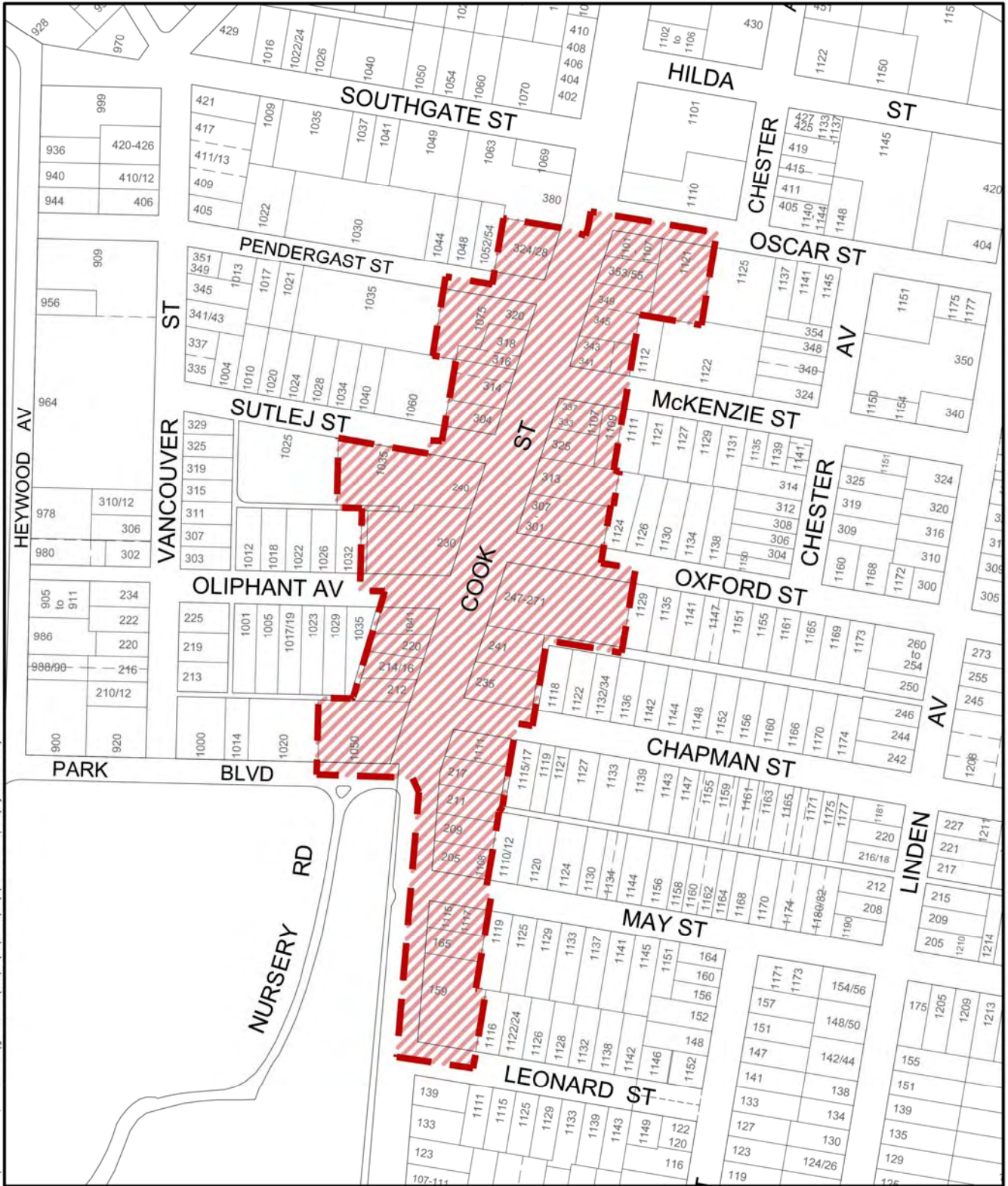


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Map 10.13
Development Permit Area 13
Lower Cook Street



DEVELOPMENT PERMIT Area 13, LOWER COOK STREET

1. Pursuant to Section 919.1 (1) (d) and (f) of the Local Government Act, the area shown within the heavy dark grey line on Map 10.13 is designated as Development Permit Area (DPA) 13, Lower Cook Street, for the purposes of:
 - i. Revitalizing an area in which a commercial use is permitted;
 - ii. Establishing objectives and providing guidelines for the form and character of industrial, commercial and multi-family residential development.

This designation enables Council to approve the particulars of the exterior design and finish of all buildings and structures and also to establish landscaping standards.

2. The objectives which justify this designation are:
 - (a) To reinforce and enhance the character of the Cook Street Village and the adjacent Beacon Hill Apartment District; and
 - (b) To realize their aesthetic and economic potential.
3. The following guidelines will apply in DPA 13 to achieve the objectives as set out in Section 2:
 - Cook Street Village Guidelines (1985)
4. Where there is any conflict between any provision of the guidelines specified in Section 3 and the provisions of the Official Community Plan, the provisions of the Official Community Plan will prevail.
5. Under the authority of section 919.1 (1) (d) and (f) of the Local Government Act, a proposal for a single family dwelling or a duplex does not require a development permit and is exempt from development permit procedures.