



January 5, 2005 h:\gis-2000\planning\ocp maps\dp areas maps (layout 10.17)



Map 10.17
Development Permit Area 17
Hillside



DEVELOPMENT PERMIT Area 17, HILLSIDE

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 10.17 is designated as Development Permit Area 17, Hillside.
2. The purpose of this designation is to establish objectives and guidelines for:
 - (a) Revitalizing an area in which a commercial use is permitted;
 - (b) 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.

3. The objectives which justify this designation are:
 - (a) To realize the aesthetic and economic potential of Hillside Avenue as a prominent arterial street;
 - (b) To ensure that a high standard of architectural and streetscape design is maintained; and
 - (c) To encourage development which is compatible with adjacent and nearby family housing.
4. To achieve the objective, the following guidelines in the Oaklands Neighbourhood Plan 1993 apply within Development Permit Area 17:
 - (a) The scale and massing of buildings should relate to adjacent buildings and provide an easy transition between a proposed development and its neighbours;
 - (b) The shape, siting, roof lines and exterior finishes of buildings should be sufficiently varied to avoid a monotonous appearance;
 - (c) Exterior lighting and signs should be unobtrusive and be in scale with their surroundings;
 - (d) The location, height and form of buildings should be in keeping with the topography; and
 - (e) The landscaping treatment on commercial properties abutting residential areas should be designed to provide an immediate effect and a good buffer between these uses.
5. The following guidelines apply in Development Permit Area 17 to achieve the objectives set out in Section 3:
 - (a) Advisory Design Guidelines for Buildings, Signs and Awnings, 1981
 - (b) Cridge Centre Design Guidelines, 2001.
6. Where there is a conflict between any provisions of the guidelines specified in Sections 4 and 5 and the provisions of the Official Community Plan, the provisions of the Official Community Plan will prevail.
7. A development permit is not required in Development Permit Area 17 for a project that has a construction value of less than \$200,000.00.