



June 14, 2004 h:\gis--2000\planning\ocp maps\dp area maps (layout 10.18)

LANSDOWNE  
JUNIOR  
SECONDARY  
SCHOOL

SAANICH  
OF  
MUNICIPALITY

RICHMOND  
ELEMENTARY  
SCHOOL



Map 10.18  
Development Permit Area 18  
Shelbourne Street



## DEVELOPMENT PERMIT Area 18, SHELBOURNE

1. Pursuant to Section 919.1 (1) (f) of the Local Government Act, the area shown within the heavy dark grey line on Map 10.18 is designated as Development Permit Area 18, Shelbourne.
2. The purpose of this designation is to establish objectives and guidelines for the form and character of commercial and multi-family residential developments.
3. The objectives which justify this designation are:
  - (a) To realize the aesthetic and economic potential of part of Shelbourne Street as a secondary 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 18:
  - (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 provisions of the City's Advisory Design Guidelines for Buildings, Signs and Awnings 1981 apply within Development Permit Area 18.
6. If 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 prevail over the guidelines.
7. A development permit is not required in Development Permit Area 18 for a project that has a construction value of less than \$200,000.00.