



Map 10.32
 Development Permit Area 32
 Menzies Street, James Bay Neighbourhood



DEVELOPMENT PERMIT Area 32, MENZIES STREET JAMES BAY NEIGHBOURHOOD

1. (a) 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 10.32 is designated as Development Permit Area 32, Menzies Street, James Bay Neighbourhood for the purposes of:
 - i. revitalize the area as a viable village centre to provide for the retail and service needs of the James Bay Neighbourhood;
 - ii. establish policy objectives and guidelines for the form and character of buildings in the neighbourhood.

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. This designation is justified by the following objectives:
 - (a) the conservation, enhancement, and improvement of the character of central Menzies Street as a neighbourhood shopping area through attractive designs;
 - (b) controlling future development to create a liveable, positive urban image in the development of the area with attractive shop frontages along the streets;
 - (c) to realize the aesthetic and economic potentials and importance of Menzies and Simcoe Streets as the core of the commercial district serving the neighbourhood;
 - (d) to protect and enhance access for all, including pedestrians, particularly seniors and children to the area through the appropriate management of vehicular circulation;
 - (e) the landscaping treatment of commercial properties abutting residential developments should be designed to provide a seamless buffer between them.
3. The Advisory Design Guidelines for Buildings, Signs and Awnings, (1981) apply in Development Permit Area 32.
4. Where there is any conflict between the provisions of the guidelines specified in section 3 and the other provisions of the Official Community Plan; the provisions of the Official Community Plan prevail.