



June 26, 2008 h:\gis-2000\planning\ocp maps\dp area maps (layout 10.37)

Map 10.37  
 Development Permit Area 35  
 Humboldt Valley



## DEVELOPMENT PERMIT Area 35, HUMBOLDT VALLEY

1. Under section 919.1, for the purposes of section 920, of the *Local Government Act*, the area shown within the heavy black dotted line on Map 10.37 is designated as Development Permit Area 35, Humboldt Valley, for the purposes of establishing objectives and providing guidelines for:
  - (a) the form and character of multi-family residential development;
  - (b) the exterior design and finish of buildings and landscaping.
2. The following are the special conditions, and the objectives for the integration of new development with those special conditions, that justify this designation:
  - (a) the unique character of the Humboldt Valley Precinct;
  - (b) the mix of traditional and modern building forms;
  - (c) the way that new buildings respond to historical forms and materials;
  - (d) the mature treed boulevards;
  - (e) the walkability of the area;
  - (f) the scale of existing development.
3. To address the special conditions and objectives, the following guidelines will be considered when new development applications are brought forward in Development Permit Area 35:
  - (a) new development should respect the view corridors and skyline landmarks as identified in the Humboldt Valley Precinct Plan;
  - (b) where new buildings with minimal setbacks are proposed, consideration should be given to the relationship of the new building to its immediate neighbours, particularly with regard to shade and shadowing, visual privacy, balcony locations, window alignments, and overlook;
  - (c) large buildings should be visually broken into smaller “human scale” component parts, which could be achieved in a number of ways, including breaks in form, projections, balconies, window design, surface treatments, and articulation;
  - (d) building massing should respect the existing collection of building forms in order to enhance the unique character of the area;
  - (e) individual street-oriented entrances for new residential development are encouraged; entrances to buildings should be clearly identified, visible, and street-oriented;
  - (f) principles of Crime Prevention Through Environmental Design should be incorporated into all proposals;
  - (g) consideration should be given to the creation of private open space for residential development, which could be achieved in a number of ways, including, but not limited to, innovative landscaping, courtyards, and green roof areas;

- (h) mature street trees are an important neighbourhood characteristic; the impact of new buildings on street trees will be assessed as part of a development application; applicants should consult with the City's Parks Department before submitting an application to determine if there are concerns about City-owned trees that may be affected by the development;
- (i) any new front-yard trees should complement the character of existing streetscaping; applicants should discuss species, size, and location of new planting or landscape treatments with the City's Parks and Engineering Departments before submitting an application.