



November 27, 2008 n:\gis-2000\maps\ocp maps\dp area maps (layout 10.38)



Map 10.38
Development Permit Area 36
Docksider



DEVELOPMENT PERMIT Area 36 DOCKSIDE

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 10.38 is designated as Development Permit Area 36, Dockside, for the purposes of establishing objectives and providing guidelines for:

- (a) the form and character of commercial, industrial or multi-family residential development;
- (b) revitalization of an area where commercial use is permitted.

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 following are the special conditions, and the objectives for the integration of new development with those special conditions, that justify this designation:

- (a) The need to revitalize this former heavy industrial site for a variety of uses, including combined commercial and residential use; live/work and work/live arrangements and light industrial, allowing for a vertical as well as a horizontal mix of uses;
- (b) Development of the area in a comprehensive and coordinated manner; and on the basis of “green” building practices to demonstrate leadership in energy and environmental design;
- (c) The goal of developing and integrating a mix of uses of the area to provide variety to meet public and community needs;
- (d) To direct future development of the Harbour Road Waterfront Industrial Area;
- (e) To protect high quality views by preserving view corridors.

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 36:

- (a) *Advisory Design Guidelines for Building Signs and Awnings (1981)*;
- (b) *Design Guidelines for the Dockside Area (2005)*;
- (c) *Harbour Road Industrial Waterfront Design Guidelines (2008)*.