

# EXISTING OCP

## Residential

### ***High Standard of Urban Design for Multi-Family Housing***

*To foster a high standard of livability for residents within multi-family developments, improve the integration of higher density housing forms within neighbourhoods, and ensure new developments provide a high quality of design, all multi-family housing is required to obtain a Development Permit in accord with the Development Permit Area section.*

### **Residential Development Permit Areas**

#### **Designation**

All areas zoned in the city allowing Multiple Family Housing, comprehensive duplex dwelling areas, or comprehensive strata developments, are hereby designated as a Development Permit Area.

#### **Objectives**

1. To provide for an appropriate level of design and site lay-out that is compatible with adjacent land uses
2. To provide the city with the ability to tailor new multiple family or duplex housing sites to local site conditions and area character.

## Commercial

### ***Build a Beautiful City***

*Improved urban design standards along our highways is required, and all new development will be required to obtain Development Permits with focus on quality signage, landscaping, site design and building appearance which emphasize local, rather than corporate, character.*

### **Commercial Development Permit Areas**

#### **Designation**

All commercial designated, as well as commercially zoned properties are hereby designated as a Development Permit Area. Other locations may be added by the City on a site-specific basis.

#### **Objectives**

1. To foster improved design of commercial buildings given the high visibility of these areas, and their exposure to major traffic routes.
2. To offer an opportunity to develop pedestrian friendly commercial sites.
3. To provide an appropriate degree of landscaping for commercial sites, with special attention to the streetscape and adjacent non-commercial uses.

## Industrial

### Industrial Development Permit Areas

Key industrial designated areas also comprise Development Permit areas. This allows the City some control over the overall quality of development. The following applies:

#### Designation

The Carter Industrial area, Queensway East, Airport, Light Industrial area, and any Industrial designated or zoned lot within 50 metres of a Major Road (see Map 9) is hereby declared an Industrial Development Permit Area.

#### Objectives

1. To foster improved design of industrial buildings, especially where such buildings occur in an urban environment in proximity to commercial and residential use or where such buildings are visible from major highways.
2. To provide an appropriate degree of landscaping for industrial sites, with special attention to the streetscape and adjacent non-industrial uses.

## Heritage

### *Heritage Preservation and Conservation*

1. *The City will support the development of a registry of buildings, sites and features with heritage significance. The registry may include built and natural heritage and heritage trees.*
2. *The registry properties will be subject to evaluation concerning heritage conservation for such actions as rezoning, major renovations, demolitions, tree removal and site modification.*
3. *The City may consider actions permitted by provincial legislation to preserve built and natural heritage in the city and may propose an area for designation as a "heritage conservation area."*

The City will promote awareness of the city's heritage and will encourage sensitive adaptation of built heritage for other uses.

## Design With Nature; A Community Plan Based on Natural Landscape Features

*The lands indicated on Map 2— Sensitive Natural Features – will generally remain undeveloped or in a very low-density form of development to preserve the key environmental qualities. Lands shown on this map have generally been excluded from the urban development areas, although principal parks and park reserves are illustrated for context.*

*Sensitive natural areas include:*

- *Significant slopes over 20%*
- *Rivers, streams, lakes and other watercourses including wetland and groundwater recharge areas*
- *Agricultural lands (designated as Agricultural Land Reserve or ALR by the provincial government)*
- *Important fish and wildlife habitat*