Development Permit Area C11 – Highway Bluff Commercial

Category:	F – Commercial
Area:	Development Permit Area No. C11, as shown on map 'Schedule No. 2.3', includes commercial properties located south of Island Highway 19A.
Justification:	These commercial properties are located on Island Highway 19A overlooking the oceanfront and beach area of the Town. Both the Highway as a scenic route for visitors, and the beach itself are prime resources of the Town. Enhancement of form and character is desirable in this area.
Guidelines:	Development Permits issued for this site shall be consistent with the following guidelines: 1. Parking areas, garages or carports shall not be prominent in the design of buildings. Large comprehensive developments shall provide underground parking. Where adjoining properties are being developed as part of a comprehensive scheme, owners shall explore creative methods of providing a centralized access and parking facility shared with neighbouring properties, including underground parking where this opportunity is possible. Smaller individual developments shall take extreme care, primarily through the design of buildings, and secondly through landscaping, to ensure parking structures are not a prominent design feature. 2. Designs shall be stepped with the slope of the bluff and shall not visually create a vertical wall or tunnel effect along the Highway. 3. Designs shall avoid massive building components and shall include varied rooflines and extensive landscaping. 4. Where development involves more than one building or multiple dwelling components, unit designs that appear repetitive or monotonous should be avoided in favour of a variety of different unit designs that exhibit harmonious architectural features. 5. Because of the topographic constraints of the properties in this area, the zoning regulations regarding maximum height and minimum setbacks may be relaxed as part of a development permit, in order to achieve an improved overall architectural design and safe use of the property.