5.1
VICTORIA HILL

INTRODUCTION

The Victoria Hill Mixed Use Neighbourhood, identified as Development Permit Area 5.1 [See Map 5.0], is designated in order to in order to establish this area as a mixed use neighbourhood that provides a mix of housing forms, as well as commercial, employment, institutional and park spaces. This area also prioritizes the conservation of items historically significant to the community, and the preservation of the Glenbrook Ravine and significant and historic trees. New develop is expected to mitigate the impacts of the East Columbia Street and Royal Avenue development corridors. The development of this area should be well integrated with the supporting community, including surrounding parks, and preserve views to the Fraser River. Objectives and specific guidelines for this area are outlined in Woodlands Rezoning and OCP Amendment – Appendix 3 Design Guidelines (October 18, 2002).

This area is designated as a Development Permit Area with the following purposes:

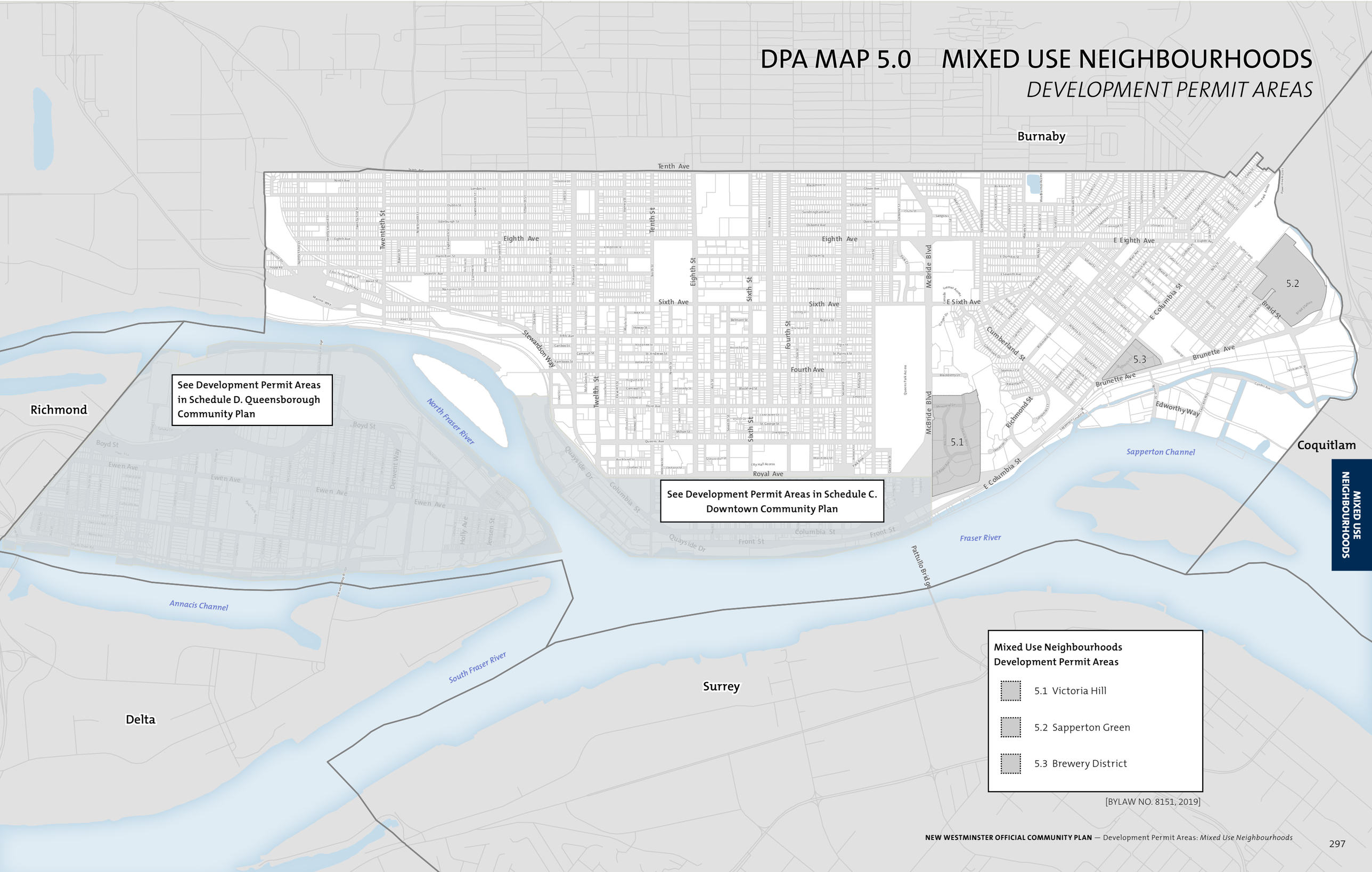
- establishment of objectives for the form and character of commercial, mixed use, and multi-family residential development,
- protection of the natural environment, its ecosystems and biological diversity, and
- protection of development from hazardous conditions.



Residential - Multiple Unit Building
Residential - High Rise
Mixed Use - Low Rise
Mixed Use - High Rise
Greenway/Trail
School/Park/Open Space

DPA MAP 5.0 MIXED USE NEIGHBOURHOODS

DEVELOPMENT PERMIT AREAS



[BYLAW NO. 8151, 2019]