8.1
BENT COURT

INTRODUCTION

The Bent Court study area, identified as Development Permit Area 8.1 [See Map 8.0], is designated in order to provide a mixed use and mixed density area which preserves existing heritage assets and streetscape character while recognizing existing development entitlements.

New design guidelines will be developed for new development in this area that will ensure that new buildings have a high quality design and are complementary to heritage buildings that are preserved. In the meantime properties will be evaluated against this objective through a Heritage Revitalization Agreement process.

Through a Heritage Revitalization Agreement, a development that preserves heritage buildings may be eligible for incentives such as reduced parking requirements, increased flexibility of other parking requirements (e.g. size, location), reduction in or waiving of required commercial space and consideration of purchase of City owned land and rights-of way to facilitate consolidation of provision of parking which would make it viable to conserve assets with heritage merit.

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

- establishment of objectives for the form and character of commercial, multi-family residential and mixed use development,
- establishment of objectives to promote energy conservation,
- establishment of objectives to promote water conservation, and
- establishment of objectives to promote the reduction of greenhouse gas emissions.



Bent Court Study Area

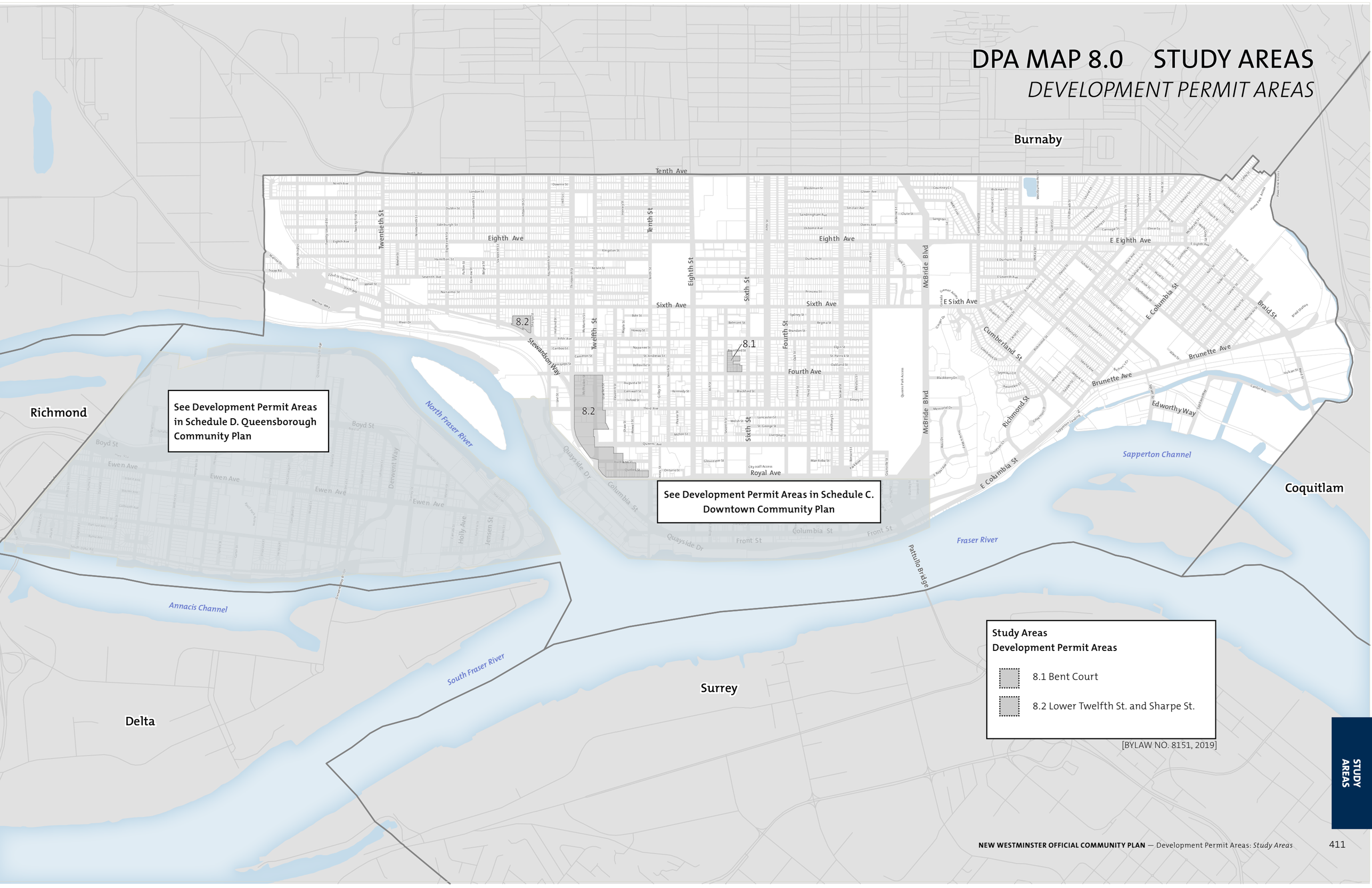
School/Park/Open Space

Applications to develop properties located within this Development Permit Area for multi-unit residential, through a Heritage Revitalization Agreement, should consider the design guidelines included in the Multiple Unit Residential Development Permit Area.

Applications to develop properties located within this Development Permit Area for commercial uses, in accordance with existing commercial zoning, must instead comply with the design guidelines included in the Uptown Mixed Use Node Development Permit Area.

DPA MAP 8.0 STUDY AREAS

DEVELOPMENT PERMIT AREAS



[BYLAW NO. 8151, 2019]

STUDY AREAS