8.2
LOWER TWELFTH ST. & SHARPE ST.

INTRODUCTION

The Lower Twelfth Street and Sharpe Street study area, identified as Development Permit Area 8.2 [see Map 8.0], is intended to encourage a creative and flexible combination of land uses such as residential, commercial and ultra-light industrial or other employment generating uses. A Master Plan, which includes more specific land use designations and design guidelines, will be created for the area.

Applications for the development of a catalyst project that sets the standards for this Development Permit Area and meets the objective of combining a non-traditional mix of uses, including ultra-light industrial uses, may be considered. Other catalyst projects that strongly support other City priorities may also be considered.

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

- establishment of objectives for the form and character of commercial, industrial, 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.

[BYLAW NO. 8151, 2019]

Applications to develop properties located within this Development Permit Area for commercial or industrial uses, in accordance with existing zoning, must instead comply with the design guidelines included in the Brunette Employment Lands Development Permit Area.

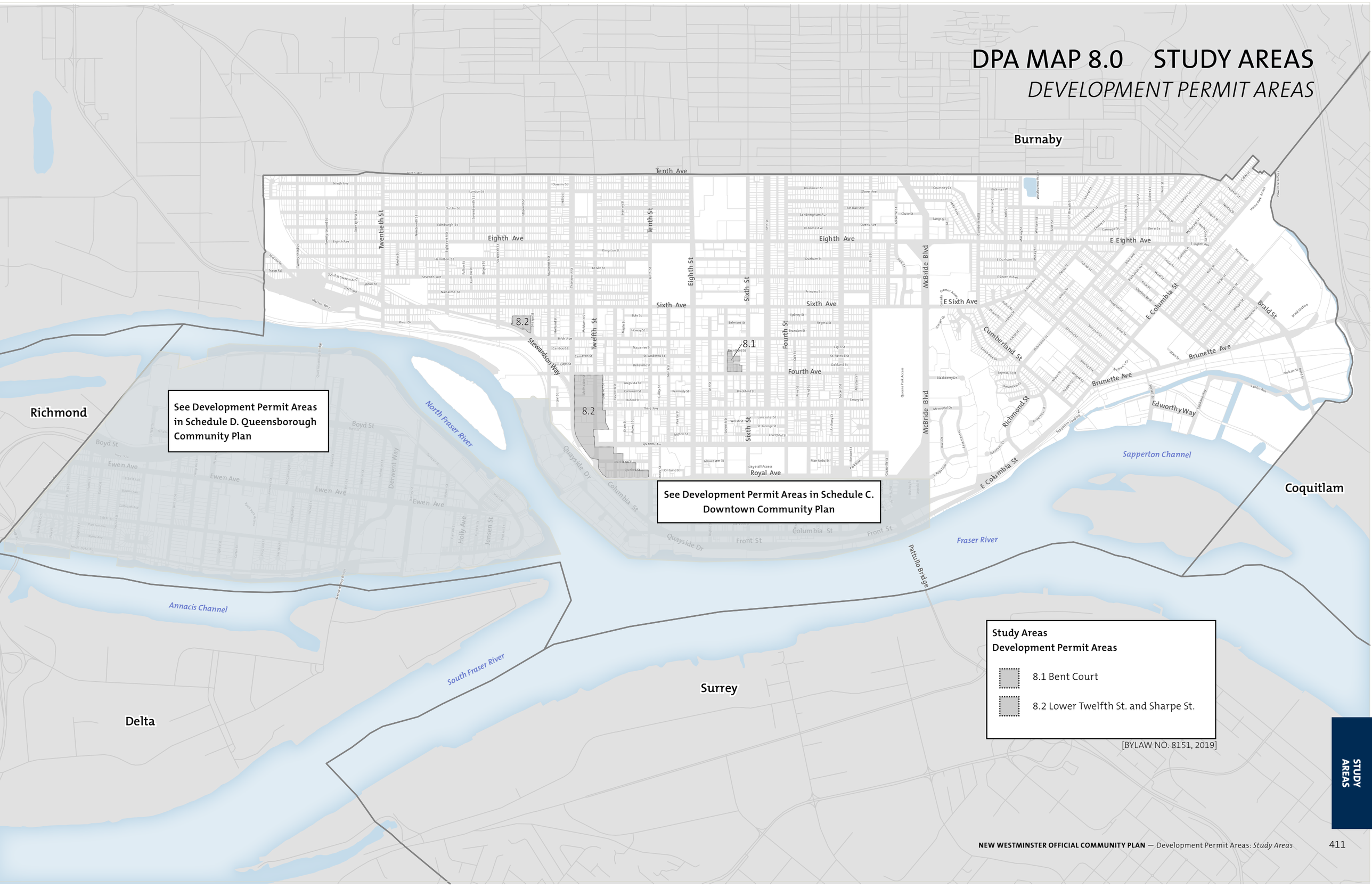


Lower Twelfth St. and Sharpe St. Study Area

School/Park/Open Space

DPA MAP 8.0 STUDY AREAS

DEVELOPMENT PERMIT AREAS



[BYLAW NO. 8151, 2019]

STUDY AREAS