



12. DEVELOPMENT PERMIT AREA NO. 12 - BARNSTON VIEW ROAD

(Bylaw No. 2432, 2009)

The area shown on Schedule 12A is designated as Development Permit Area No. 12 under Sections 919.1 of the Local Government Act for the establishment of objectives and the provision of guidelines for the form and character of commercial development

Objectives

- To reinforce the role of Barnston View Road as a community commercial centre in the south of Pitt Meadows through the creation of a distinctive, pedestrian-friendly area that combines stores and services with public gathering and outdoor spaces;
- To ensure consistency in form, massing, and siting of new development;
- To control the interface between residential and commercial use by requiring consideration of the potential impacts of mixing land uses, and regulating the proportion of structures.

Guidelines

The guidelines respecting the manner by which the objectives of the form and character designation shall be addressed are as follows:

Building Form and Siting

- All buildings, structures and expansions or additions thereto shall be architecturally coordinated and shall be planned in a comprehensive manner, giving consideration to the relation between buildings, open areas and other features, building height, site coverage, yard setback, efficiency of circulation systems, visual impact and design compatibility with the surrounding development;
- All buildings shall be located near the front property line. Only if the building features a public seating area and/or other amenity along its frontage, will a larger building setback be accepted;
- Buildings on corner sites shall front both street edges and shall be massed towards the intersection. Building elevations visible from streets shall be finished in materials and style consistent with the front elevation.

Exterior Design and Finish

- The main entrances of the buildings shall be clearly identified by canopies, gateways, landscaping, lighting or special paving or entry walkways;
- Building faces shall provide visual interest by means of articulation using variable setbacks, fenestration, vertical elements, changes in materials / colours.



- Exterior finish of buildings shall be high quality to ensure integrity of the building envelope and to present an attractive appearance;
- Mechanical equipment shall be screened or integrated within roof forms in a manner consistent with the overall architecture of the building;
- Garbage/recycling containers, utility boxes, fans, vents and open storage areas shall be screened from public views.

Pedestrian Environment and Building Frontages

- Building and frontage design shall create an attractive pedestrian environment. The pedestrian experience will be enhanced through easily identifiable building entrances, narrow commercial storefronts, shop fronts with clear un-tinted glazing, concentration of signage at pedestrian eye level, attractive landscaping, street furniture, and well-defined pedestrian corridors and crossings;
- Where store have bigger frontages, visual monotony along the building faces will be avoided by means of variations in the design, colour and texture of the façade, as well as the provision of numerous entrances in large frontage buildings;
- Window boxes, bay windows and robust window trims are encouraged to give depth to the façade. Enhanced window detailing may be appropriate;
- Flashings and gutters etc. should be integrated into the design by colour or other methods;

Landscaping

Landscape planting shall:

- Provide definition for pedestrian corridors;
- Delineate private and semi-private space from public space;
- Present a pleasing street image;
- Soften the transition of adjacent land uses; and
- Create interesting views and focal points into and out of the site for pedestrians, drivers, tenants and adjacent sites;
- Landscaping shall be planned so that driving sight lines are maintained from adjacent roads, maneuvering aisles and parking lots;
- Native trees and plants should be used where possible;



- All vegetation used for landscaping shall be mature and of a quality acceptable to the City. All planting must comply with the standards of, or similar to, those endorsed by the B.C. Nursery Trades Association and which are specified in the British Columbia Landscape Standard (1984) or as it may be amended;
- All landscaping materials, other than vegetation, shall be “non-skid” type and of durable quality.

Green Building Design Principles

- Use permeable materials for parking areas, roads and sidewalks wherever possible;
- Limit the use of potable water for landscaping irrigation. Consider using captured rainwater, recycled water and other non-potable water;
- Parking and other paved areas should be designed to minimize the negative impacts on surface runoff volume and quality by installing oil/water separators for high traffic areas and directing runoff to infiltration chambers or bio-filtration strips.

Signage and Lighting

- Signage shall be integrated with the design of the building, shall be at ground level only, and its size and design shall complement the scale and architectural detail of the building.
- The location and design of the signage shall be incorporated into the Development Permit application.
- Applications for individual tenant signage submitted later shall demonstrate how the proposal is compatible with the building architecture and the surrounding area;
- Exterior illumination shall be provided as a means to provide aesthetic accent and to enhance personal safety through natural surveillance in low light conditions. Illumination shall be designed to avoid light spill on adjacent properties.

Safety and Security

All developments shall be designed for safety and security by incorporating the principles and guidelines of Crime Prevention Through Environmental Design (CEPTED), particularly with respect to:

- Access control
- Surveillance
- Territoriality; and
- Maintenance



Leed Certification

New developments are encouraged to apply for LEED Certification (Leadership in Energy and Environmental Design green building rating system) to assess the environmental sustainability of building design.

Development Permit Area Exemptions

A development permit shall not be required for:

- Construction undertaken within the exterior walls of a principle building or structure;
- Minor renovations to the exterior of a building that do not significantly impact the overall appearance of the exterior elevations. This would include repainting or refinishing of a building, roof repair, restoration or replacement of windows and doors at the same locations and replacement or addition of awnings. Minor renovations shall not exceed a value of \$75,000. Major renovations to the exterior of the building involve the restoration or reconfiguration of a building's whole façade and development permit area guidelines apply fully to them.
- Construction of a temporary sales centre less than 250 m² gross floor area incidental to a development for which a development permit has been granted.
- Placement of signage on a temporary sales centre incidental to development for which a development permit has been granted;
- Construction, building improvements or site improvements associated with approved temporary use permits;
- Replacement or alteration of existing signs and the erection of new ones provided that they are in full compliance with the Sign Bylaw or an existing development permit;
- A proposed development is limited to subdivision;
- Site improvements such as the addition of landscaping, walkways, bikeways, and permeable paving



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