



4. DEVELOPMENT PERMIT AREA NO. 4
BUSINESS PARK

Purpose of this Part

This part creates Development Permit Area No. 4 for the purpose of Section 919.1 of the Local Government Act and designates the lot(s) legally described as:

Parcel Identifier: 000-720-020

Lot 61 Sections 12 Block 5 North Range 1 East New Westminster District Plan 68181

Parcel Identifier: 025-907-867

Lot 2 Sections 12 Block 5 North Range 1 East New Westminster District Plan BCP9735

Parcel Identifier: 025-667-971

Lot B Section 13 Block 5 North Range 1 East New Westminster District Plan BCP5764

Parcel Identifier: 025-667-963

Lot A Section 13 Block 5 North Range 1 East New Westminster District Plan BCP5764

Parcel Identifier: 023-596-899

Strata Lot 1 District Lot 254 Group 1 New Westminster District Plan LMS2592

Parcel Identifier: 023-596-902

Strata Lot 2 District Lot 254 Group 1 New Westminster District Plan LMS2592

Parcel Identifier: 011-338-385

Lot 1 District Lot 254 Group 1 New Westminster District Plan 8763

Parcel Identifier: 011-338-415

Lot 2 District Lot 254 Group 1 New Westminster District Plan 8763

Parcel Identifier: 011-338-458

Lot 4 District Lot 254 Group 1 New Westminster District Plan 8763

The area shown on Schedule 12A is designated as Development Permit Area No. 4 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 Industrial Development.



Objectives

The objectives of this development permit area are:

- To encourage high standard industrial development that is cohesive and integrated into the surrounding environment;
- To create sustainable and environmentally friendly development by applying green building technology and sustainable building practices.

General Requirements

- All development applications must include a comprehensive development design package and a statement of intent that demonstrates how the proposed development meets the requirements outlined in the Development Permit Guidelines. The design package should include in addition to the standard Development Application drawings required by the City, a landscape plan and a concept plan for signage.

Guidelines

Development Permits issued for this area shall be in accordance with:

- The South Harris Business Park Form and Character Design Guidelines in the Schedules section of this Plan; and
- The guidelines that follow:

Building Form & Character

All buildings, structures, and expansions of additions shall be architecturally coordinated and should be planned in a comprehensive manner, giving consideration to the relationship between buildings and open areas, efficiency of the circulation system, visual impact and design compatibility with the surrounding developments.

- Front façade shall be designed to be visually attractive by:
 - a) Modulating the façade – stepping back or extending forward a portion of the façade;
 - b) Changing materials, colors, patterns and textures within the building plane;
 - c) Changing the rooflines to reinforce the façade modulation;
 - d) Designing buildings with visually distinct bases, middles and upper storeys.
- The front façade theme should be extended around the building walls that are visible from the side streets;
- Main entrances to the buildings should be easily identified from streets or entry driveways;



- Offices, reception and other public use areas should be located at the front of buildings to face streets;
- Shared service areas among buildings are encouraged (e.g. shipping and receiving, parking and outdoor lunch areas);
- Rooftop equipment (satellite dishes, air conditioning) are required to be screened from public view or integrated within the building architecture;
- Opportunities to display objects and symbols of industrial activities should be considered to increase public and visitors interests and awareness.

Parking and Access

- Where possible, parking should be provided at the rear of buildings;
- Loading areas will be located at the side or rear of the buildings and should be screened from view. Where a loading area is facing the side yard, the overhead doors need to be integrated into the overall design of the building;
- Parking areas and vehicle circulation need to be designed to avoid conflicts between trucks, heavy vehicles and passenger vehicles;
- Pedestrian and cycling routes within industrial development need to be connected with routes in the surrounding areas.

Landscaping and Screening

- Landscaped islands should be used in parking areas to break-up large paved surfaces. The islands should be a minimum of 1.8 m wide;
- Trees and shrubs should be planted throughout the parking area to intercept precipitation, reduce surface heating, and enhance aesthetics of the area. Trees should be planted within parking areas at the following frequency:
 - a) one tree per six parking stalls to be located in a minimum of 10 cubic metres of growing medium to allow maturity;
 - b) two adjoining rows of parking stalls (front to front) will require a minimum of one tree per bank of 12 parking stalls spaced no more than 18 meters between trees;
 - c) the end of each single row of parking stalls will require a tree and a landscaped island between the end of parking stall and the adjacent drive aisle;



- Parking spaces should be designed in a way that a portion of the vehicle hangs over into a landscape strip where possible;
- Landscaping should be used to identify entrances to the site and building;
- Outside storage and staging areas should be screened with landscaping or screening finished in a manner consistent with the principal building;
- Ancillary or secondary buildings should be screened on a site from public streets with dense planting.

Green Technology Principles

- Buildings should be oriented to maximize opportunities for passive solar heating and natural lighting;
- Dual-flush toilets, electronic sensors on all lavatory faucets and low-flow shower heads should be considered in order to reduce the use of potable water;
- The use of permeable materials for parking areas, roads and sidewalks is recommended;
- Opportunities to re-circulate water, including collected stormwater and high quality wastewater should be investigated and incorporated into a development project where possible;
- 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 runoffs to bio-swales and bio-filtration strips.

LEED Certification

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

Environmental Control

- Industrial developments should be planned so that the uses and activities do not create nuisance such as the emission of odours, dust, fumes, noise or light pollution;
- Garbage and waste material should be stored in waterproof and animal resistant containers that are visually screened from the public and employees.



Crime Prevention through Environmental Design (CEPTED)

- The application of CEPTED principles for the building design, lighting, landscaping and other elements should be applied.

DEVELOPMENT PERMIT AREA EXEMPTIONS

Development Permit Area Exemptions

Development permit will not be required for:

- Construction undertaken within the exterior walls of a principal building.
- 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 a building involve the restoration or reconfiguration of a building's whole façade and development permit guidelines fully apply to them);
- Construction or addition of a building or a structure with a floor area less than 45 m² that is not visible from any road, residential area, or public recreation area or path;
- 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 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 addition of landscaping, walkways, bikeways, and permeable paving.