



## 5. DEVELOPMENT PERMIT AREA NO. 5 - INDUSTRIAL

The area shown on Schedule 12A is designated as Development Permit Area No. 5 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 a high standard industrial development that is cohesive and integrated into the surrounding area;
- To control the interface between industrial and other uses in the area by implementing adequate buffering techniques.

### 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 following guidelines:

#### Building Form and 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;
- Building façades adjacent to the Lougheed Highway should contain architectural elements that provide visual interest and reduce the massing of larger structures. Architectural elements may include: façade modulation (i.e. building intervals that are stepped forward or back 0.5 to 1.5 metres), façade enhancement (e.g. distinctive roof forms, reveals, cornices), and façade articulation (e.g. horizontal articulation of buildings greater than 7.0 metres in height to reduce visual massing);



- Building faces adjacent to the Lougheed Highway should have windows of a variety of sizes and shapes;
- Main entrances to the buildings should be easily identified from entry driveways;
- Service doors shall not be located on a building facade that faces the Lougheed Highway or a residential area;
- Industrial buildings shall provide indoor and outdoor amenities for employees, such as lunch rooms and outdoor sitting areas;
- Fences abutting residential sites should be constructed with materials in keeping with the fences generally used in residential areas;
- Ancillary or secondary buildings and roof mechanical equipment shall be screened from public view with dense planting or integrated within the architecture;
- Unenclosed storage areas should not be located beside or across from residential sites or in the vicinity of the highway.

#### **Parking and Access**

- Parking and loading spaces shall not be permitted in the area facing the Lougheed Highway;
- Vehicle circulation shall be designed to avoid conflicts between heavy vehicles, trucks and passengers' vehicles;
- Development with more than one building on a site shall provide sidewalks and pathways connecting buildings on the site.

#### **Landscaping and Screening**

- Front or rear yards adjacent to the Lougheed Highway shall be screened by substantial landscaping. Solid fences in place of landscaping are not permitted;
- Trees and shrubs should be planted throughout the parking area to intercept precipitation, reduce surface heating, and enhance aesthetics of the area;
- Service areas, unenclosed storage areas and garbage containers should be screened from views by intensive landscaping;



- Landscape areas should include water efficient plants that require a minimum use of water;
- Landscaping should be used to identify entrances to the site and buildings.

### 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

- Garbage and waste material should be stored in waterproof and animal resistant containers that are visually screened from the public and employees;
- Where industrial sites abut residential areas, the setbacks shall be increased to reduce impacts such as noise, odour, or shadow from industrial buildings. The area between industrial development and residential sites shall contain a landscape buffer;
- Illumination on industrial buildings should be designed to avoid light spill on adjacent residential properties and the Lougheed Highway.



### Crime Prevention Through Environmental Design (CEPTED)

- The application of CEPTED principles for the building design, lighting, landscaping and other elements are encouraged.

### DEVELOPMENT PERMIT AREA EXEMPTIONS

Development permit will not be required for:

- Construction undertaken within the exterior walls of a principal building; (Bylaw No. 2432, 2009)
- 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 600 m<sup>2</sup> that is not visible from the Lougheed Highway, residential area, or public recreation area or path; (Bylaw No. 2432, 2009)
- Construction of a temporary sales centre less than 250 m<sup>2</sup> 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;
- Construction or addition of a building or structure related to rail yard use. (Bylaw No. 2432, 2009)