



## 6. DEVELOPMENT PERMIT AREA NO. 6 - COMMUNITY COMMERCIAL

### Purpose of this Part

The area shown on Schedule 12A is designated as a Development Permit Area No. 6 under Section 919.1 of the Local Government Act for the establishments and objectives and the provision of guidelines for the form and character of commercial development.

### Objectives

- To create a vibrant community commercial area that is consistent in form and character with the Towncentre;
- To control the interface between commercial uses and the Lougheed Highway by implementing adequate buffering and design 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

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

### Siting and Access

- New commercial buildings shall be architecturally coordinated and shall be planned in a comprehensive manner, giving consideration to the relation between buildings, open areas, building height, site coverage, yard setback, efficiency of circulation systems, visual impact, and design compatibility with the developments within the Towncentre;
- New commercial buildings shall front Harris Road in order to create the defined street edges common to vibrant and attractive pedestrian areas;



- All buildings shall be located near the front property line. Only if the building features include a continuous boardwalk, public seating area and/or other public amenity along its frontage, will a larger building setback be accepted;
- Loading spaces shall not be permitted in front yards;
- Drive-thru facilities shall not be permitted in this development permit area.

### Exterior Design and Finish

- New commercial buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors;
- Building faces shall provide visual interest by means of articulation using variable setbacks, fenestration, vertical elements and changes in materials/colors;
- Commercial buildings shall have a pitched roofline, with a minimum slope of 5 in 12. The pitched roof shall extend for full length of the building and may include false mansards or parapets;
- The main entrances of the buildings shall be clearly identified by canopies, gateways, landscaping, lighting, or special paving or entry walkways;
- Accessory buildings, fencing, signage and railings shall be compatible with the colour scheme of the site's principal building;
- 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

- Commercial buildings 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;



- New commercial buildings shall have windows of a variety of sizes and shapes on all building faces. Front façade windows should be decorated more elaborately than the windows on other elevations. Contrast trim shall be used to outline windows, doors, parapets and other building details.



#### **Parking and Vehicular Access**

- Parking provided at street level shall not be located within any front yard or side yard facing a street;
- Car access will not be permitted from the Lougheed Highway;
- Shared parking facilities and shared access points to these facilities are encouraged to reduce the amount of curb- cuts and to avoid interference with the pedestrian circulation in the area.

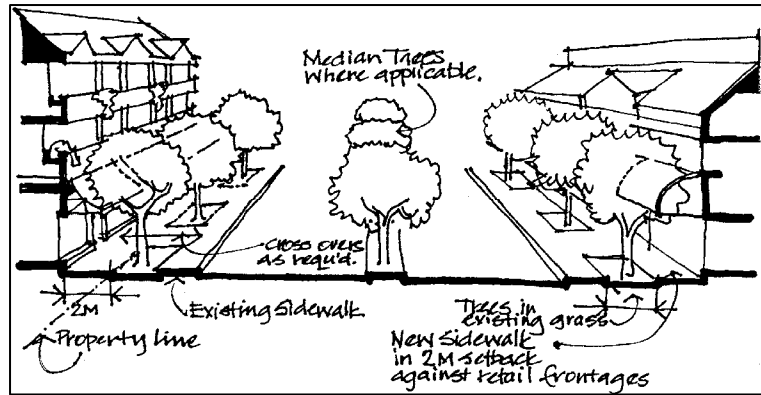
#### **Landscaping**

Landscape planting shall:

- provide definition for pedestrian corridors;
- present a pleasing street image;
- soften the transition between 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;
- New commercial developments at the corner of the Lougheed Highway and Harris Road require a landscaping buffer along the Lougheed Highway in order to mitigate the noise and soften visual impact from the road.
- Parking areas visible from streets and adjacent buildings shall be screened by landscaping in such a way that a reasonable level of public surveillance is allowed. Solid fencing in place of landscaping is not permitted;
- Tree plantings within surface parking lots shall be required to reduce the visual impacts of large paved areas, stormwater runoff and 'heat island' effects.
- 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. Society of Landscape Architects (B.C.S.L.A.) and the B.C. Nursery Trades Association (B.C.N.T.A.) 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

- Orient buildings to maximize opportunities for passive solar heating and natural lighting;
- Implement natural ventilation and cooling systems;
- Limit the use of potable water for landscaping irrigation. Consider using captured rainwater, recycled water and other non-potable water;
- Consider using dual-flush toilets, electronic sensors on all lavatory faucets and low-flow shower heads to reduce the use of potable water;
- Use permeable materials for parking areas, roads and sidewalks wherever possible;
- Use re-circulated water, including collected stormwater and high quality wastewater 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 runoff to infiltration chambers.

### 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 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.
- Free standing signs on Harris Road shall be limited to a height of 1.8 metres (6 ft) from grade. The base of the sign shall be surrounded by landscaping. Artificial turf and chain link fencing are not acceptable.
- Exterior illumination shall be provided as a means to provide aesthetic accent and to enhance personal safety through natural surveillance in low light conditions.



### Safety and Security

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

- access control;
- surveillance;
- territoriality;
- 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 principal 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 for all uses except for gas stations for which the renovations shall not exceed a value of \$10,000. (Bylaw No. 2432, 2009) (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 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 not more than one building or structure with a floor area less than 20m<sup>2</sup> that is not visible from any road, public recreation area or path (Bylaw No. 2432, 2009)