



7. DEVELOPMENT PERMIT AREA NO. 7 - TOWNCENTRE COMMERCIAL

Purpose of this Part

The area shown on Schedule 12A is designated as a Development Permit Area No. 7 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 mixed residential/commercial development in the Town Centre Commercial area.

Objectives

- To reinforce the role of Harris Road south of Lougheed Highway as the Town Centre of the community through the creation of a distinctive, pedestrian friendly area that combines service, commercial and residential uses 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, implementing adequate buffering between 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:

MIXED RESIDENTIAL/COMMERCIAL DEVELOPMENT

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 developments, including heritage buildings;





- New buildings adjacent to existing small scale buildings should be designed to ensure privacy and livability for all properties;
- The design and siting of buildings should take into account noise sources from railway, highway or adjacent areas. Non-residential uses should be located closer to sources of noise;
- 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;
- Buildings on corner sites shall front both street edges and shall be massed towards the intersection. Building elevations visible from streets shall be finished as the front elevation;
- Ground floor residential units located at or near grade on streets and public pathways shall be raised a minimum of 0.6 metres (2 feet) to aid in the provision of privacy of the dwelling units;
- In order to ensure that a maximum number of units have been provided with good sun exposure, all two and more storey proposals shall be required to provide an analysis of the effects of solar orientation;
- All residential dwelling units shall be provided with outdoor space in the form of balconies, decks and/or patios, which shall not protrude beyond the frontal plane of the commercial ground floor.

Exterior Design and Finish

- Street facing façades of buildings on Harris Road shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors;
- 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/ colors and creative design of balconies;
- Exterior finish of buildings shall be high quality to ensure integrity of the building envelope and to present an attractive appearance. Stucco siding shall be restricted to no more than 25% of any given elevation;



- Colours of buildings should reflect the common colour palette of the surrounding area. A range of colours within a traditional palette is acceptable. Contrast trim should be used to outline windows, doors, parapet and gable edges, and other building details;
- Accessory buildings, fencing, signage and railings shall be compatible with the colour scheme of the site's principal building;
- Low rise 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;
- 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 in the Town Centre 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 stores 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;



- Buildings shall provide weather protection over building entrances and building frontages.



Commercial Development

The following guidelines will be considered together with other guidelines for this Development Permit Area:

- Free standing commercial buildings within an outdoor mall setting should attempt to present an individuated roofline wherever possible. If this is not possible, the continuous roofline along the length of the mall should include some roofline features which break up the image of one flat continuous roofline;
- Free standing commercial buildings should have rooflines which have a pitched roof silhouette. Gable, mansard and hipped roofs facing either the front or flanking street are encouraged. Pitched roofs shall have a minimum slope of 5 in 12;
- 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;
- Commercial buildings located outside an outdoor mall setting shall be located at or 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;
- Store frontages of commercial buildings should remain relatively small wherever possible. Visual diversity along the building face shall be achieved by means of variations in the design, colors, and/or texture of the façade as well as the provision of several entrances in larger frontage buildings.



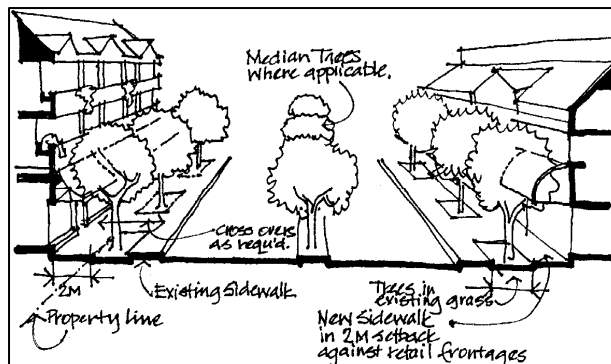
Parking and Vehicular Access

- Parking for buildings built at residential densities of 60 or more units per net hectare will be encouraged to locate in underground structures;
- Where lane access is available, access to a residential parking area from a street shall not be permitted;
- Where surface visitor parking spaces for residential buildings are provided at the rear of the property, there must be direct access from the parking area to an entrance to the building;
- Parking provided at street level shall not be located within any front yard or side yard facing a street;
- Individual residential unit driveway access shall not be permitted on Harris Road.

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 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, manoeuvring aisles, and parking lots;



- Parking areas visible from streets and adjacent residential 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;
- Parking areas should be inter-planted with trees;
- Retention of mature trees is encouraged;
- 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;
- Consider the use of ‘the green roof technology’ to reduce site stormwater runoff, reduce energy costs and enhance the livability of outdoor spaces;
- 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 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 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 in the Towncentre area 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. 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 (CPTED), 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 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 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;
- Exterior building envelope repairs covered under the Homeowner Protection Act, SBC1998;
- 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 20m² that is not visible from any road, public recreation area or path (Bylaw No. 2432, 2009)