



8. DEVELOPMENT PERMIT AREA NO. 8 - SOUTH LOUGHEED COMMERCIAL

Purpose of this Part

The area shown on Schedule 12A is designated as a Development Permit Area No. 8 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.

Guidelines

SECTION 1

Aesthetic Character

Façades and Exterior Walls

- Façades should be articulated to reduce the massive scale and the uniform impersonal appearance of large retail buildings and provide visual interest that will be consistent with the community's identity character and scale;
- Façades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the façade and extending at least 20% of the length of the façade. No uninterrupted length of any façade shall exceed 100 horizontal feet;
- Ground floor façades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than 60% of their horizontal length;

Smaller Retail Stores

- The presence of smaller retail stores gives a centre a friendlier appearance by creating variety, breaking up large expanses, and expanding the range of activities on the site. Windows and window displays of such stores should be used to contribute to the visual interest of exterior façades. The standards presented in this section are directed toward those situations where additional, smaller stores, with separate, exterior customer entrances are located in the principal buildings;



- Principal buildings that contain additional, separately owned stores, which occupy less than twenty-five thousand (25,000) square feet of gross floor area, with separate, exterior customer entrances should implement the following:
 - a) the street level façade of such stores shall be transparent between the height of three feet and eight feet above the walkway grade for no less than 60% of the horizontal length of the building façade of such additional stores;
 - b) windows shall be recessed and should include visually prominent sills, shutters or other such forms of framing.

Detail Features

- Buildings should have architectural features and patterns that provide visual interest at the scale of the pedestrian, reduce massive aesthetic effects and recognize local character;
- Building facades must include a repeating pattern that shall include no less than three of the elements listed below. At least one of these elements shall repeat horizontally;

All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically:

- ◊ colour change;
- ◊ texture change;
- ◊ material module change
- ◊ expression of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal or projecting rib.

Roofs

- Variations in rooflines should be used to add interest to and reduce the massive scale of large buildings. Roof features should complement the character of adjoining neighbourhoods;
- Roofs shall have no less than two of the following features:
 - a) parapets concealing flat roofs and rooftop equipment such as HVAC units from public view. The average height of such parapets shall not exceed 15% of the height of the supporting wall and such parapets shall not at any point exceed one-third of the height of the supporting wall. Such parapets shall feature three dimensional cornice treatment;



- b) overhanging eaves, extending no less than three feet past the supporting walls;
- c) sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one foot of vertical rise for every one foot of horizontal run, and less than or equal to one foot of vertical rise for every one foot of horizontal run;
- d) three or more roof slope planes

Materials and Colours

- Predominant exterior building materials shall be high quality. These include, without limitation: brick, wood, sandstone, other native stone tinted and textured, concrete masonry units;
- Façade colours shall be low reflectance, subtle, neutral, or earth tone colours. The use of high intensity colours, metallic colours, black or florescent colours are prohibited;
- Building trim and accent areas may feature brighter colours, including primary colours, but neon tubing shall not be an acceptable feature for building trim or accent areas;
- Exterior building materials should not include the following: smooth-faced concrete block, tilt-up concrete panels, pre-fabricated steel panels.

Entryways

- Entryway design elements and variations should give orientation and aesthetically pleasing character to the building. The standards identify desirable entryway design features;
- Each principle building on a site shall have clearly defined, highly visible customer entrances featuring no less than three of the following:
 - ◇ canopies or porticos;
 - ◇ overhangs;
 - ◇ recesses/projections;
 - ◇ arcades;
 - ◇ raised cornice parapets over the door;
 - ◇ peaked roof forms;
 - ◇ arches;
 - ◇ outdoor patios



- ◇ display windows;
- ◇ architectural details such as tile work and moldings which are integrated into the building structure and design;
- ◇ integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

Back and Side Façades

All façades of a building which are visible from adjoining properties and/or public streets should contribute to the pleasing scale features of the building and encourage community integration by featuring characteristics similar to the front façade.

SECTION 2

Site Design and Relationship to the Surrounding Community

Entrances

All sides of a principal building that directly face an abutting public traffic thoroughfare shall feature at least one customer entrance. Where a principal building directly faces more than two abutting public thoroughfares, this requirement shall apply only to two sides of the building, including the side of the building facing the primary thoroughfare, and another side of the building facing a second thoroughfare.

Parking Lot Orientation

Parking areas should provide safe, convenient, and efficient access. They should be distributed around large buildings in order to shorten the distance to other buildings and public sidewalks and to reduce the overall scale of the paved surface.

Outdoor Storage, Trash Collection and Loading Areas

- Areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such uses shall not be visible from abutting residential areas or traffic thoroughfares;
- No areas for outdoor storage, trash collection or compaction, loading or other such uses shall be located within twenty (20) feet of any public thoroughfares, public sidewalk, or internal pedestrian way;



- Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public thoroughfares, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape;
- Non-enclosed areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences.

Pedestrian Flows

- Continuous internal pedestrian walkways, no less than eight feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site;
- Internal pedestrian walkways shall provide weather protection features such as awnings or arcades within thirty (30) feet of all customer entrances;
- All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

Central Features and Community Spaces

- Buildings should offer attractive and inviting pedestrian scale features, spaces and amenities. Entrances and parking lots should be configured to be functional and inviting with walkways conveniently tied to logical destinations. Bus stops and drop-off/pick-up points should be considered as integral parts of the configuration;
- Pedestrian ways should be anchored by special design features such as towers, arcades, porticos, pedestrian light standards, planter walls, and other architectural elements that define circulation ways and outdoor spaces, examples include outdoor spaces and plazas, patios, courtyards and window shopping areas;



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 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.