



PERMIT AREA 8: TOWN CENTRE MIXED RESIDENTIAL / COMMERCIAL

8.1 PURPOSE

The Town Centre Mixed Residential/Commercial Development Permit Area (DPA) establishes objectives and the provision of guidelines for the form and character of mixed residential/commercial development pursuant to the Local Government Act.

8.2 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; and
- » 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.

8.3 DESIGNATED AREA

Pursuant to section 488 (1) (f) of the Local Government Act, all parcels shaded the applicable colour as indicated on the Map Schedule 10A and 10B's legend are collectively designated as the town centre mixed commercial/residential development permit area (the "Town Centre Mixed Commercial/Residential DPA").

8.4 EXEMPTIONS

A development permit shall not be required for:

- a. construction undertaken within the exterior walls of a principal building or structure;
- b. 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 \$100,000 for all uses. (Major renovations to the exterior of a building involve the restoration or reconfiguration of a building's whole facade and development permit guidelines fully apply to them.)
- c. 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;
- d. placement of signage on a temporary sales centre incidental to development for which a development permit has been granted;
- e. exterior building envelope repairs;
- f. construction, building improvements or site improvements associated with approved temporary use permits;
- g. 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;
- h. a proposed development that is limited to subdivision;
- i. site improvements such as addition of landscaping, walkways, bikeways and permeable paving; or
- j. construction or addition of not more than one building or structure with a floor area less than 20 m² that is not visible from any road, public recreation area or path.

8.5 APPLICATION REQUIREMENTS

All development applications must include a comprehensive design package and a letter of intent that demonstrate how the proposed development meets the requirements outlined in the Design 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 design.

8.6 GUIDELINES

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

8.6.1 Building Form and Siting

- a. All buildings, structures and expansions or additions thereto shall be architecturally co-ordinated 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.
- b. New buildings adjacent to existing small-scale buildings should be designed to ensure privacy and livability for all properties.
- c. 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.
- d. All buildings should 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.
- e. Buildings on corner sites shall front both street edges and should be massed towards the intersection. Building elevations visible from streets should be finished as the front elevation. Ground-floor residential units located at or near grade on streets and public pathways should be raised a minimum of 0.6 m to aid in the provision of privacy of the dwelling units.
- f. In order to ensure that a maximum number of units has been provided with good sun exposure, all proposals of two or more storeys are required to provide an analysis of the effects of solar orientation.

- g. All residential dwelling units should be provided with outdoor space in the form of balconies, decks and/or patios, which should not protrude beyond the frontal plane of the commercial ground floor.

8.6.2 Exterior Design and Finish

- a. Street-facing facades of buildings on Harris Road should be designed for a pedestrian scale, with the first storey architecturally differentiated from upper floors.
- b. The main entrances of the buildings should be clearly identified by canopies, gateways, landscaping, lighting, special paving or entry walkways.
- c. Building faces should provide visual interest by means of articulation, using variable setbacks, windows, vertical elements, changes in materials/colours and creative design of balconies.
- d. Exterior finishes of buildings should be of high quality to ensure integrity of the building envelope and to present an attractive appearance. Stucco siding should be restricted to no more than 25% of any given elevation.
- e. 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.
- f. Wood design elements should be incorporated in the building facade and landscaping features wherever possible.
- g. Accessory buildings, fencing, signage and railings should be compatible with the colour scheme of the site's principal building.
- h. Low-rise buildings should have a pitched roofline with a minimum slope of 5 in 12. The pitched roof should extend for full length of the building and may include false mansards or parapets.
- i. Mechanical equipment should be screened or integrated within roof forms in a manner consistent with the overall architecture of the building.
- j. Garbage/recycling containers, utility boxes, fans, vents and open storage areas should be screened from public views.

8.6.3 Pedestrian Environment and Building Frontages

- a. Building and frontage design in the Town Centre should create an attractive pedestrian environment. The pedestrian experience should be enhanced through easily identifiable building entrances, narrow

commercial storefronts, shop fronts with clear, untinted glazing, concentration of signage at pedestrian eye level, attractive landscaping, street furniture and well-defined pedestrian corridors and crossings.

- b. 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 facade as well as the provision of numerous entrances in large frontage buildings.
- c. Buildings should provide weather protection over building entrances and frontages.

8.6.4 Commercial Development

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

- a. Freestanding 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 that break up the image of one flat, continuous roofline.
- b. Freestanding commercial buildings should have rooflines that 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.
- c. New commercial buildings should have windows of a variety of sizes and shapes on all building faces. Front facade 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.
- d. Commercial buildings located outside an outdoor mall setting should 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.
- e. Store frontages of commercial buildings should remain relatively small wherever possible. Visual diversity along the building face could be achieved by means of variations in the design, colours and/or texture of the facade as well as the provision of several entrances in larger frontage buildings.

8.6.5 Parking and Vehicular Access

- a. Parking for buildings built at residential densities of 60 or more units per net hectare will be encouraged to locate in underground structures.

- b. Where lane access is available, access to a residential parking area from a street should not be permitted.
- c. Where surface visitor parking spaces for residential buildings are provided at the rear of the property, there should be direct access from the parking area to an entrance to the building.
- d. Parking provided at street level should not be located within any front yard or side yard facing a street.
- e. Individual residential unit driveway access should not be permitted on Harris Road.

8.6.6 Landscaping

- a. Landscape planting should:
 - » 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.
- b. Parking areas visible from streets and adjacent residential buildings should 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.
- c. Parking areas should be inter-planted with trees.
- d. Retention of mature trees is encouraged.
- e. Native trees and plants should be used where possible.
- f. 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 (BCSLA) and the B.C. Nursery Trades Association (BCNTA), and which are specified in the British Columbia Landscape Standard (1984) or as it may be amended.
- g. All landscaping materials, other than vegetation, shall be "non-skid" type and of durable quality.
- h. Where paved areas such as parking lots are located adjacent to pedestrian streets, provide significant landscaping and architectural features to shelter pedestrians from noise and visual intrusion from vehicle movements and parking.

- i. Avoid wherever possible blank walls along streets with pedestrian sidewalks. In cases where this is unavoidable, increase the setbacks and ensure landscaping and architectural treatment in the setback and on the building face minimizes the impact of blank walls.
- j. Areas of high visibility, including driveway and sidewalk entrances and major intersections, are encouraged to have visual elements such as flags, public art and water features.

8.6.7 Green Building Design Principles

- a. Orient buildings to maximize opportunities for passive solar heating and natural lighting.
- b. Implement natural ventilation and cooling systems.
- c. Consider the use of green-roof technology to reduce stormwater run-off, reduce energy costs and enhance the livability of outdoor spaces.
- d. Limit the use of potable water for landscaping irrigation; consider using captured rainwater, recycled water and other non-potable water.
- e. Consider using dual-flush toilets, electronic sensors on all lavatory faucets and low-flow shower heads to reduce the use of potable water.
- f. Use permeable materials for parking areas, roads and sidewalks wherever possible.
- g. Use re-circulated water, including collected stormwater and high-quality wastewater, where possible.
- h. Parking and other paved areas should be designed to minimize the negative impacts on surface run-off volume and quality by installing oil/water separators for high-traffic areas and directing run-off to infiltration chambers or bio-filtration strips.
- i. New developments are encouraged to apply for LEED Certification (Leadership in Energy and Environmental Design,) a green building rating system to assess the environmental sustainability of building design.

8.6.8 Signage and Lighting

- a. Signage should be integrated with the design of the building and should be at ground level only, and its size and design should complement the scale and architectural detail of the building.
- b. The location and design of signage should be incorporated into the development permit application.

- c. Applications for individual tenant signage submitted later should demonstrate how the proposal is compatible with the building architecture and the surrounding area.
- d. Freestanding signs in the *Town Centre* area should be limited to a height of 1.8 m from grade. The base of the sign should be surrounded by landscaping. Artificial turf and chain-link fencing are not acceptable.
- e. Exterior illumination shall be provided as a means to provide esthetic accent and to enhance personal safety through natural surveillance in low-light conditions. Illumination shall be designed to avoid light spill on adjacent properties.

8.6.9 Safety and Security

- a. All developments should 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.

8.7 SECURITY

- a. The City shall require the applicant to provide security in the form of cash or an unconditional, irrevocable and automatically renewing letter of credit to ensure that the conditions of the development permit are met and to correct any damage to the environment that may result as a consequence of a contravention of a permit condition.
- b. The amount of security shall be determined by:
 - i. submission of a cost estimate of the proposed landscaping work prepared by a qualified professional. The City will require 110% of the proposed value of work as security to ensure sufficient funds to cover the cost of any work that may be undertaken by the City to correct deficient landscaping conditions, an unsafe condition and damage to the natural environment that could reasonably be expected to result from the contravention of the permit; or
 - ii. the City.