

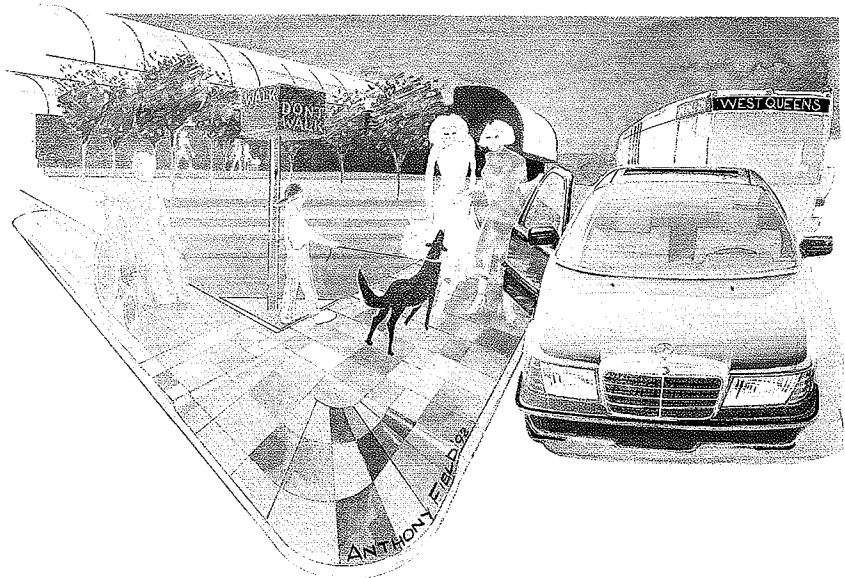


## 4 THE BUILT ENVIRONMENT

As the District increases in population, the quality and setting of its buildings and building sites become increasingly important to the overall quality of life and sense of well-being in the community. Where densities are increased, additional public amenities such as parks, pathways, benches and street landscaping should be added to enhance the quality of the built environment.

New neighbourhoods in Seymour are being comprehensively planned and developed to meet the needs of new residents. In existing neighbourhoods however, there are fewer opportunities to institute major change but there is an opportunity to revitalize some of the older commercial and industrial areas. This plan recommends the conservation of buildings, sites and structures of heritage value and encourages their integration into future urban design plans wherever possible.

Of increasing concern to residents in existing neighbourhoods is the scale, density and “fit” of new housing. As housing ages and is replaced, or as infill occurs, the character of the neighbourhood starts to change. This plan recognizes that this change will occur and makes provision to minimize its negative impact.





## **OBJECTIVE 4.1**

**To enhance the image and character of the built environment.**

**POLICY 4.1.1** Coordinate building and site design with municipal streetscape and neighbourhood development.

**IMPLEMENTATION 4.1.1.1** Urban design schemes will be instituted where recommended in local area plans.

**POLICY 4.1.2** Utilize natural features and landscaping as unifying elements with the built environment.

**POLICY 4.1.3** Incorporate, wherever appropriate, heritage sites and buildings into urban design schemes.

**POLICY 4.1.4** Identify and preserve the community's principal view corridors.

**IMPLEMENTATION 4.1.4.1** Protect significant public view corridors through local area urban design schemes and development permit guidelines.



## **OBJECTIVE 4.2**

**To maintain high standards of quality in commercial, industrial, multi-family, institutional, and park development.**

POLICY 4.2.1 Designate commercial, industrial, and multi-family zones as development permit areas and establish building design and landscaping guidelines appropriate for each area.

IMPLEMENTATION 4.2.1.1 Schedule "B" of this Plan and applicable local area official community plans designate development permit areas and applicable regulations.

POLICY 4.2.2 Designate all municipally-owned institutional lands having buildings with any form of commercial use as development permit areas subject to building design and landscaping guidelines appropriate for each area.

POLICY 4.2.3 Provide for continued review of all development proposals by a representative panel of design professionals, the Advisory Design Panel, on behalf of the community.

POLICY 4.2.4 Encourage the revitalization, design co-ordination and good maintenance of older retail and business districts.

POLICY 4.2.5 Encourage the upgrading and design co-ordination of the industrial districts and the port in terms of building and site improvements, road systems, lighting, signage, landscaping and screening.



### **OBJECTIVE 4.3**

**To maintain high standards of quality in the design and construction of municipal streetscapes and amenity areas.**

POLICY 4.3.1 Require underground wiring, ornamental lighting, and footpath systems, where feasible in all neighbourhoods.

POLICY 4.3.2 Provide boulevard planting and other urban landscaping at key focal points in the municipality.

### **OBJECTIVE 4.4**

**To maintain a high standard of livability in the District's new and established residential neighbourhoods.**

POLICY 4.4.1 Provide in neighbourhoods containing high or medium density development, additional amenities in the form of landscaping, benches and lighted pedestrian routes.

POLICY 4.4.2 Require where possible, infill housing to respect the established character of existing neighbourhoods in the size and style of homes constructed.

IMPLEMENTATION 4.4.2.1 Review infill proposals for compliance with policy and design guidelines as these are adopted.

POLICY 4.4.3 Encourage flexibility and innovation in new housing design.

IMPLEMENTATION 4.4.3.1 Provide public information on housing design options and technological advances in building advances through the District public libraries and the District Permits and Licenses Department.