

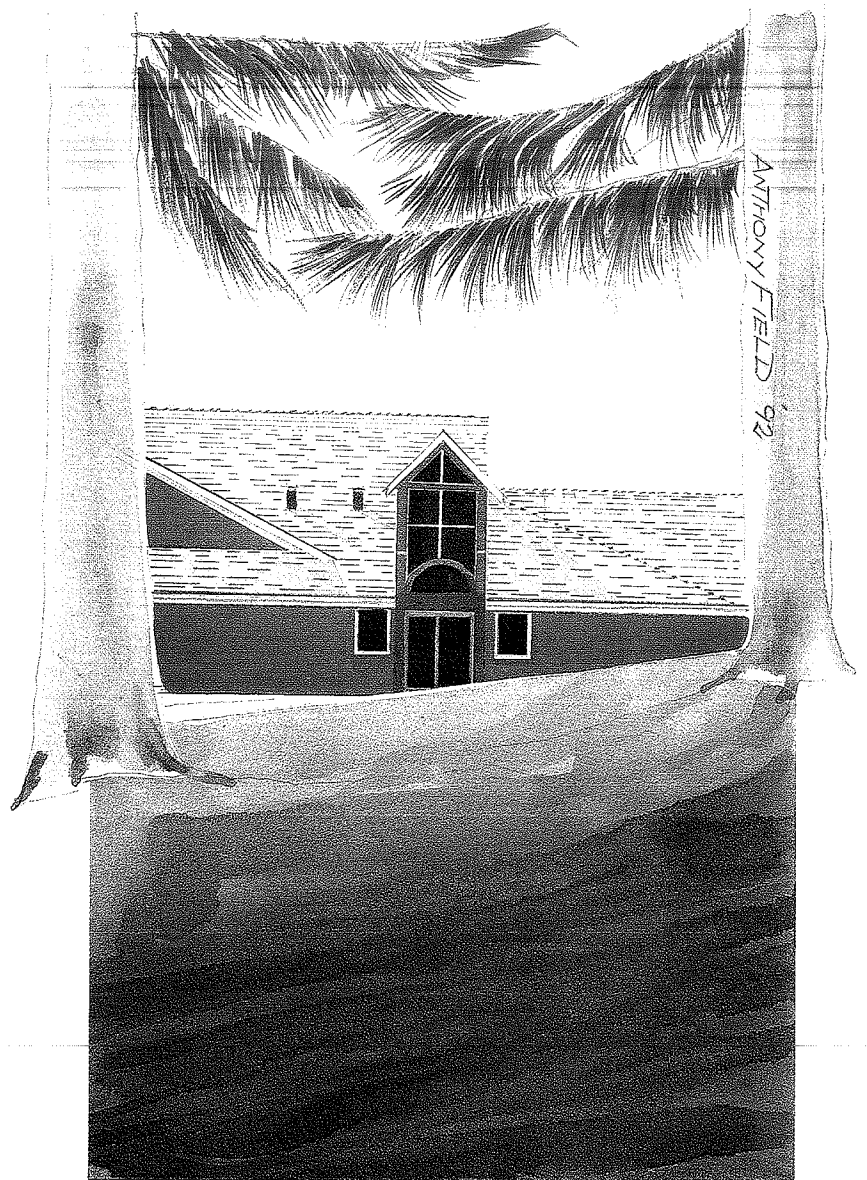


## COMMERCIAL/INDUSTRIAL/ MULTI-FAMILY DEVELOPMENT

### 4.1 OBJECTIVES

4.1.1 To create an attractive, efficient community through high quality design.

4.1.2 To take advantage of the District's natural setting and view opportunities while preserving the forested character of the community.





## 4.2 GUIDELINES

In addition to these general guidelines, site specific guidelines may be adopted by Council.

4.2.1 View opportunities of the mountains, the forests, and the harbour should be maximized through the careful siting of buildings and open spaces and through innovative design of shopping centres, major buildings and multi-family residential development.

4.2.2 Building forms should adapt to the natural land forms.

4.2.3 The architectural character of the development should reflect the natural identity of the site.

4.2.4 The layout, design and scale of the development should encourage neighbourhood cohesion. Building designs should be complementary to adjacent residential dwellings in order to minimize the impact of overlooking, shadow effects, noise, and view obstruction.

4.2.5 Building height within the commercial centres should be appropriate to human scale and reflect a suburban setting. Sloped roofs are preferred with the upper floors of multi-storey commercial buildings stepped back to reduce scale and visual impact.

4.2.6 The extensive use of intense colour on exterior surfaces, such as building walls, is discouraged. Important building features such as entrances may be highlighted architecturally and through the use of colour accents. Where exposed, concrete should be of a high quality finish and where appropriate, it should be painted to harmonize with the colour scheme of the project.

4.2.7 A unified landscape concept for building sites, public open spaces and streets within a given area should be achieved. Buildings should be sited to retain as much natural vegetation as possible and to protect natural watercourses within property boundaries. Where conditions permit, existing native vegetation should be incorporated in site landscaping.

4.2.8 In multi-family residential developments, private and public open spaces should be clearly defined through appropriate landscaping, pathways, street furniture, and fencing.



4.2.9 Extensive paved areas should incorporate a variety of materials, patterns and textures. Planters, fountains, art works, and benches should also be appropriately located.

4.2.10 A landscape concept creating a "courtyard" rather than "parking lot" approach to parking areas should be devised incorporating trees, hedges and screen fences.

4.2.11 Footpaths should radiate from the various centres to surrounding neighbourhoods. Local footpaths should link building entrances to sidewalks and parking areas. Within large parking lots, well marked pedestrian routes should be provided.

4.2.12 Weather protection should be provided for building entrances and bus stops.

4.2.13 Building and site designs should reflect accepted design principles with regard to visibility and security measures. Exterior lighting at a pedestrian scale should be provided along footpaths, parking areas, and in public areas to encourage evening use and improve safety.

4.2.14 Appropriate acoustical design should be used to minimize noise levels, particularly when adjacent to residential dwellings or major transportation routes.

4.2.15 All rooftop mechanical equipment should be screened from view and elevator penthousing incorporated within the overall architectural treatment of buildings.

4.2.16 All electrical and telephone services should be installed underground except for marine and heavy industrial installations. All electrical transformers, connection boxes, gas meters, etc., should be located and screened to minimize their visibility. Utility companies should be consulted early in the design process to determine the least obtrusive locations for these installations.

4.2.17 Loading bays, refuse containers and storage areas should be located and screened to minimize their visibility from public areas.



4.2.18 Signage should be integrated with the design of the principal building facades in order to enhance rather than dominate. All signage should be in reasonable proportion to the size of the building. On multi-unit buildings, the unit signs should be of uniform size, arrangement and character. Standardized corporate or franchise buildings or features that conflict with the guidelines are unacceptable.

4.2.19 Where development is considered to be minor and in keeping with adopted policies, the requirement for a development permit may be waived.



