



STAFF REPORT

TO: Committee of the Whole **MEETING DATE:** June 19, 2018

FROM: Lesley-Ann Staats
Director of Planning **FILE NO:** 6480-20-GRNP

SUBJECT: Gospel Rock Village Form and Character Development Permit Area
Guidelines for the Gospel Rock Neighbourhood Plan Area – DPA No. 10

RECOMMENDATIONS

1. THAT the report titled Gospel Rock Village Form and Character Development Permit Area Guidelines for the Gospel Rock Neighbourhood Plan Area – DPA No. 10 be received;
 2. AND THAT the *Official Community Plan Amendment Bylaw No. 985-21, 2018* be referred to the following First Nations, agencies, and advisory groups for consultation:
 - a. Squamish Nation
 - b. School District 46
 - c. Sunshine Coast Regional District
 - d. Vancouver Coastal Health
 - e. Ministry of Transportation and Infrastructure
 - f. Town of Gibsons Advisory Planning Commission
 - g. Town of Gibsons Fire Department
 - h. Town of Gibsons Infrastructure Services Department
 3. AND FURTHER THAT *Official Community Plan Amendment Bylaw No. 985-21, 2018* be forwarded to Council for consideration of First and Second Readings.
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PURPOSE

The purpose of this report is to provide information to the Committee of the Whole on draft form and character Development Permit Area (DPA) guidelines to be applied to commercial and

multi-family residential development within the Gospel Rock Neighbourhood Plan (GRNP) area, and to forward a bylaw to Council for consideration of First and Second Readings.

BACKGROUND

Official Community Plan (OCP) Policy 3.4.11 in the Gospel Rock Neighbourhood Plan (GRNP) provides direction on the timing of establishing new form and character design guidelines as a Development Permit Area (DPA). The policy states:

Commercial development shall be subject to development permit area guidelines that will be established in conjunction with the rezoning of the commercial site. The guidelines will be similar to the ones established for Upper Gibsons area – Development Permit Area No. 3.

Policy 3.7 in the GRNP states the following (in part):

- The form and character of multifamily residential development shall be subject to the guidelines within Multi Family Development Permit Area No. 4.

** Note – The GRNP area is designated within DPA No. 8 – Intensive Residential, not DPA No. 4 as the policy above states.*

- The form and character of commercial development shall be subject to a new development permit area that shall be created when a site is rezoned for commercial use.

Since receipt of the Gospel Rock Village Zoning Amendment Bylaw application which incorporates a commercial and mixed land use provision with multifamily residential, developing design guidelines in conjunction with the rezoning application aligns with the above policies. Rather than applying two different form and character DPA guidelines (DPA No. 4/8 and a new DPA), one new DPA for commercial and multi-family development in the Gospel Rock Village site is proposed.

On March 6, 2018, Council adopted resolution R2018-046 in part as follows:

Gospel Rock Village Amendment Bylaw

THAT as a condition of rezoning, form and character Development Permit Area guidelines for the multi-family residential and commercial uses as per Policy 3.4.11 in the Gospel Rock Neighbourhood Plan be developed.

The proposed form and character DPA guidelines mimic existing DPA No. 3 guidelines referred to in Policy 3.4.11 and DPA No. 4 guidelines for multifamily residential referred to in Policy 3.7. The DPA guidelines are enclosed as Attachment A.

This report introduces new form and character design guidelines for the GRNP area intended to be applied to commercial and multi-family residential development only. Implementing these

guidelines within the GRNP would replace the existing DPA No. 8 Intensive Residential design guidelines for the area.

To replace existing design guidelines with updated guidelines, an OCP amendment is required.

SUMMARY

To implement policies in the Gospel Rock Neighbourhood Plan, staff have drafted DPA No. 10 – Gospel Rock Village Development Permit Area. Establishing form and character design guidelines is required prior to Adoption of the Gospel Rock Village rezoning application. This report provides proposed DPA guidelines for consideration. As proposed DPA No. 10 mimics the existing form and character guidelines in the OCP, staff are recommending that the Committee of the Whole supports First and Second Readings and commencing consultation on the bylaw.

DISCUSSION

Council is authorized under Section 488(1)(f) of the *Local Government Act* to designate form and character objectives in a DPA. Form and Character DPA's provide design guidelines for future development. The visual appearance and siting of buildings are important for the long-term success of the Gospel Rock Neighbourhood Plan area.

The main objective of the Gospel Rock Village DPA designation is to ensure that high quality, pedestrian-oriented development is constructed and to ensure that new commercial and multi-family residential development enhances the appearance of the neighbourhood for the benefit of visitors, residents, and businesses.

The area is rural, adjacent to a highly valuable ecosystem, with sweeping ocean views. The proposed DPA intends to maintain Gibsons's small town character through these guidelines and to ensure development provides: significant landscaping; mix of building masses and open space; effective transitions between public-private realms and commercial-residential areas; West Coast design elements; low impact development techniques for stormwater management; local materials; public art; varied building forms and rooflines; emphasis on buildings stepping down with the natural slope of the site; higher degree of formal design in village portion of development; private spaces for residential development; emphasis on human-scale and pedestrian orientation by presenting a 1-2 storey building façade and pedestrian links (trails/sidewalks); emphasis on small commercial frontages, oriented towards public spaces; underground parking, landscaping surface parking, and providing electric vehicle charging stations; and architecturally integrated signage.

What's the difference between DPA No. 3 (Upper Gibsons Commercial), DPA No. 4 (Multi-Unit Residential) and DPA No. 10 (Gospel Rock Village)?

DPA No. 3 was prepared specifically for the commercial area in Upper Gibsons, which is the primary commercial location in Gibsons. The GRNP identifies a small commercial area in the range of 5,000 square feet (Policy 3.4.9), accommodated within a mixed-use building with residential units above the commercial space (Policy 3.4.10). The Gospel Rock Village commercial area is significantly smaller than the Upper Gibsons commercial area and is intended to remain small, unlike the Upper Gibsons Commercial area. Thus, DPA No. 3 guidelines are

specific to commercial buildings only, whereas DPA No. 10 applies to a wider range of uses (commercial, multi-family residential, and mixed-use buildings).

DPA No. 4 is specific to multi-unit residential development only. DPA No. 10, as noted above, incorporates a mix of uses identified in and near the proposed Gospel Rock Village centre. Many elements of DPA No. 4 are included in DPA No. 10 such as scale and massing of buildings, siting, amenity spaces and private areas with a focus on pedestrian-orientation.

DPA No. 10 mimics the existing DPA's in the OCP, but include further provisions for environmental management and pedestrian orientation. Site planning and landscaping emphasizes minimizing building coverage, preserving natural features and minimizing rainwater run-off. Landscaping emphasizes using native varieties that compliment the site-specific ecosystem (dryland forest), and the majority of parking is underground to focus on the pedestrian-scale.

COMMUNICATION

Staff recommends that the proposed DPA design guidelines be referred to the Squamish Nation, School District 46, Sunshine Coast Regional District, Vancouver Coastal Health, Ministry of Transportation and Infrastructure, the Advisory Planning Commission and internal departments to begin early and ongoing consultation. Staff will report back with referral comments received.

POLICY / PLAN IMPLICATIONS

Strategic Plan Implications

The development of DPA design guidelines is aligned with Council's strategic priority of Asset Management and Community Development.

Financial Plan Implications

Introducing new form and character design guidelines which replace existing guidelines does not impact the Financial Plan.

Official Community Plan Implications

The development of design guidelines implements Policies 3.4.11 and 3.7 in the Gospel Rock Neighbourhood Plan.

NEXT STEPS

Next steps in the OCP amendment process includes:

- First and Second Readings
- Referrals
- Public Hearing
- Third Reading
- Fourth Reading / Adoption

Council may extend or condense the process based on the public interest and consultation involved. Council may increase consultation by adding a public information meeting, mail outs, and/or add agencies to the referral list. Should there be lots of public interest, staff would recommend increasing public consultation. If there is little public interest, Council could give the bylaw a Third and Fourth Reading immediately following the Public Hearing.

RECOMMENDATIONS / ALTERNATIVES

Staff's recommendations are on page 1 of this report.

Alternatively, Council may alter the design guidelines and/or the consultation requirements:

AND THAT the design guidelines are altered to add / delete...

AND THAT a public information meeting be held prior to scheduling a Public Hearing to share information and consider feedback on the proposed DPA design guidelines.

ATTACHMENTS

- Attachment A – Official Community Plan Amendment Bylaw No. 985-21, 2018

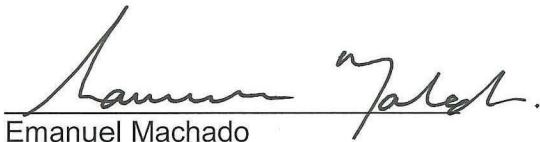
Respectfully Submitted,



Lesley-Ann Staats, MCIP, RPP
Director of Planning

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I have reviewed the report and support the recommendation(s).



Emanuel Machado
Chief Administrative Officer

TOWN OF GIBSONS

BYLAW NO. 985-21, 2018

A Bylaw to amend *Town of Gibsons Official Community Plan Bylaw No. 985, 2005*

WHEREAS the Council for the Town of Gibsons has adopted *Town of Gibsons Official Community Plan Bylaw No. 985, 2005*;

AND WHEREAS the Council for the Town of Gibsons deems it desirable to amend *Town of Gibsons Official Community Plan Bylaw No. 985, 2005*;

NOW THEREFORE the Council for the Town of Gibsons, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as "*Official Community Plan Amendment Bylaw No. 985-21, 2018*".
2. *Official Community Plan Bylaw No. 985, 2005*, is amended as follows:

a) Altering the Development Permit Area designation for the Gospel Rock Neighbourhood Plan Area from "DPA 8 Intensive Residential" to "DPA 10 Gospel Rock Village" on Schedule E to Bylaw No. 985, as shown on Schedule 1 attached to and forming part of this bylaw;

Adds DPA10 to map

b) Altering Policy 3.4.4 in the Gospel Rock Neighbourhood Plan so that it reads:

3.4.4 Land designated Single Family shall be used for single family lots with lot sizes not greater than 4,000 square feet in accordance with the guidelines within Development Permit Area No. 8, except along the perimeter of the neighbourhood adjacent to the acreage lots in Elphinstone within the Agriculture Land Reserve, in which case the minimum lot size shall be 8,600 square feet.

Changes reference to DPA8 instead of deleted "Gospel Rock Small Lot DPA10"

c) Altering Policy 3.4.5 in the Gospel Rock Neighbourhood Plan so that it reads:

3.4.5 Land designated Cluster Housing may accommodate up to a maximum of 16 units per acre consisting of any combination of single family dwellings, row houses, granny flats, coach houses and secondary suites, the intent of which is to provide alternative housing opportunities, in particular affordable rental housing, and to maintain the single-family character of the neighbourhood. Cluster housing shall be developed in accordance with the guidelines within Development Permit Area No. 8.

Changes reference to DPA8 instead of deleted "Gospel Cluster Housing DPA11"

Changes DPA4 to DPA10

- d) Altering Policy 3.4.6 in the Gospel Rock Neighbourhood Plan so that it reads:

3.4.6 Land designated Townhouse shall be developed to a maximum net density of 16 units per acre and in accordance with the guidelines within Gospel Rock Village Development Permit Area No. 10.

- e) Altering Policy 3.4.7 in the Gospel Rock Neighbourhood Plan so that it reads:

3.4.7 Land designated Apartment shall be developed to a maximum net density of 36 units per acre and in accordance with the guidelines within Gospel Rock Village Development Permit Area No. 10.

Changes DPA4 to DPA10

- f) Altering Policy 3.4.11 in the Gospel Rock Neighbourhood Plan so that it reads:

3.4.11 Commercial and mixed-use development shall be developed in accordance with the guidelines within Gospel Rock Village Development Permit Area No. 10.

Changes reference to developing new DPA to DPA10 and includes mixed-use development

- g) Altering Policy 3.7 in the Gospel Rock Neighbourhood Plan so that it reads:

3.7 Development Permit Areas

- o The form and character of commercial, multi-family residential, and mixed-use development shall be subject to the guidelines within Gospel Rock Village Development Permit Area No. 10.
- o The form and character of small lot residential development shall be subject to the guidelines in Development Permit Area No. 8.
- o The form and character of cluster housing residential development shall be subject to the guidelines in Development Permit Area No. 8.

Changes DPA4 to DPA10

- h) Inserting Section 16.11 Gospel Rock Village Development Permit Area No. 10 after Section 16.10 Gibsons Aquifer Development Permit Area No. 9 as shown on Schedule 2, attached to and forming part of this bylaw;

Adds DPA10 guidelines

- i) Renumbering Section "16.11 Temporary Use Permits" to Section "16.12 Temporary Use Permits"; and

Bumps TUP section to follow DPA section

- j) Making such consequential alterations and annotations as are required to give effect to this amending bylaw, including renumbering of subsequent provisions of the Bylaw.

READ a first time the

day of MONTH , YEAR

PURSUANT to Section 475 of the Local Government Act consultation requirements considered the

day of MONTH, YEAR

READ a second time the

day of MONTH , YEAR

CONSIDERED in conjunction with the Town of Gibsons' Financial Plan and any applicable Waste Management Plans pursuant to the *Local Government Act* the

day of MONTH, YEAR

PUBLIC HEARING held the

day of MONTH, YEAR

READ a third time the

day of MONTH, YEAR

ADOPTED the

day of MONTH, YEAR

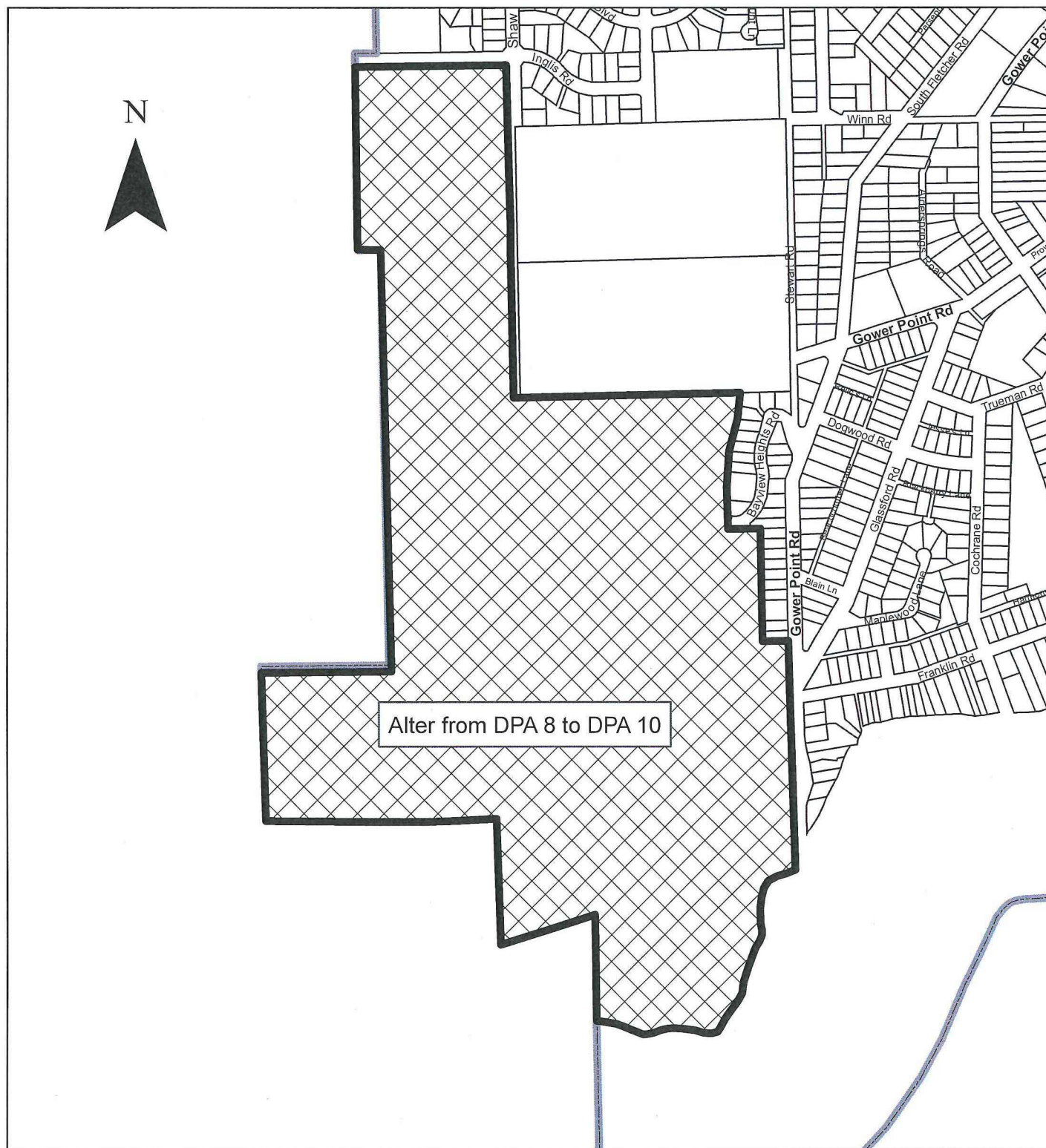
Wayne Rowe, Mayor

Selina Williams, Corporate Officer



Schedule 1

OCP Amendment Bylaw No. 985-21, 2018



Altering the Development Permit Area designation for the Gospel Rock Neighbourhood Plan Area from "DPA 8 Intensive Residential" to "DPA 10 Gospel Rock Neighbourhood Commercial and Multi-Family Residential" on Schedule E to Bylaw No. 985

SCHEDULE 2

16.11 Gospel Rock Village Development Permit Area No. 10

Purpose

The Gospel Rock Village Development Permit Area (DPA) is designated under Section 488(1)(f) of the *Local Government Act* for establishing form and character objectives for multi-family residential, commercial, and mixed-use development.

The main objective of the Gospel Rock Village DPA is to ensure high quality, pedestrian-oriented development within the Gospel Rock Neighbourhood and enhance the appearance of development for the benefit of visitors, residents, and businesses.

Area

The Gospel Rock Village DPA is shown as DPA No. 10 on Schedule E: Form & Character DPAs. It applies to multi-family residential, commercial, and mixed-use development in the Gospel Rock Neighbourhood Plan area.

Justification

The form and character of commercial and multi-family residential buildings within the Gospel Rock Village are important for the long-term success of the larger Gospel Rock Neighbourhood Plan.

New development should seek to enhance the public realm. Buildings should be oriented to and relate to the public realm. Where a development includes multiple buildings, they should be grouped in such a way as to form usable open spaces for the enjoyment of residents and visitors.

Building façades should be designed in ways that express individual identity. Street trees and planting also improve the character, aesthetics, and enjoyment of the pedestrian, bicycle and vehicular realms of the streetscape.

Guidelines

Development permits issued in this area shall be in accordance with the following guidelines:

General Form and Character of Development

To create a high quality, visually appealing development with a safe, comfortable pedestrian environment, the following guidelines shall apply:

- *Where feasible, minimizing site grading and retaining natural vegetation is encouraged.*
- *Significant landscaping adjacent to public roadways and integrated within the site, use of both architectural and landscape features to provide a “gateway” or distinct entrance.*
- *The form and character should support and enhance the Gibsons small-town character, including a mix of building masses and open spaces reflective of more incremental development.*

- *Provide a clear distinction between private and public realms through subtle cues in materials, pathway edges, grade and/or landscape design elements.*
- *Each dwelling unit in a residential or mixed-use project shall incorporate direct access to a usable private outdoor space such as a patio, balcony, and/or upper-level terrace.*
- *West Coast sea-side design features should be incorporated in the design, including:*
 - *The emphasis on natural light through the significant glazing and orientation of buildings to views and/or other significant natural features*
 - *Consideration of indoor/outdoor relationships and flexibility within open-plan layouts*
 - *The use of natural building materials and exposed timber (structural) features*
 - *The use of natural colours with a variety of complementary colours used as accents to promote visual interest.*
- *Low Impact Development techniques for stormwater management is encouraged – including swales or other landscape features that alleviate impacts of storm runoff from impervious surfaces, including roofs and surface parking areas; green roofs and permeable parking areas are encouraged*
- *Design lighting to minimize light spill, glare and sky glow by using non-glare full cutoff fixtures.*
- *Recycling facilities are required for all commercial, multi-family residential, and mixed-use buildings.*
- *To the extent possible, locally sourced materials should be used to reduce transportation impacts and reflect the local climate, light, history, and culture. Additionally, the following materials are encouraged:*
 - *Recycled materials or materials with a high-recycled content.*
 - *Concrete with at least 25% fly ash or slag.*
 - *Wood products certified CSA Sustainable Forest Management Standard or equivalent.*
 - *Interior finishes and installation methods with low toxic emissions.*
- *To the extent possible, buildings should be designed to reduce energy usage by incorporating standards such as solar ready and LEED.*
- *Opportunities for the inclusion of public art should be explored in public space, especially plazas and other public open space to enhance the overall open space network.*

Building Form, Scale, and Massing

To encourage varied building forms and to avoid creation of a commercial strip image, the following guidelines respecting massing and scale shall apply:

- *Varied building forms will be encouraged.*

- *Large areas of blank wall are not acceptable on a face with a pedestrian or residential area orientation.*
- *Long, unbroken building lines and rooflines should be avoided.*
- *Wall lines should be off-set and modulated to create visual interest.*
- *Pitching, stepping down, and/or varying rooflines should be incorporated to vary height in the roofscapes of buildings.*
- *On sloped sites, building forms should step down with the natural grade of the site to avoid imposing masses on the downhill slopes.*
- *Where commercial development incorporates a residential or multi-unit use on upper floors, a graded transition in the building height is desired to ensure adjacent properties are not faced with a massive wall.*
- *Longer frontages of townhomes will articulate “clusters” of not more than three homes in order to avoid repetitive forms.*
- *Building form and character will create visual interest through the subtle articulation of massing, roof forms and changes in materials and colours.*
- *Street-facing units and units fronting a public space / green street should utilize a layering of elements – including but not limited to street-facing stairs, stoops, porches, patios, and landscaping to transition between private-use and the public realm:*
 - *ground floor units should be elevated between 0.5-1 metre above the street. If the ground floor is not elevated, other means of separation and/or buffering for privacy should be utilized.*
 - *gates, railings, walls and landscaping providing a buffer from the street and creating a clear distinction between the public and private realm shall be provided.*
 - *Landscape buffer elements should be 0.9-1.2 metres tall.*

Siting of Building and Structures

To maintain a strong street presence while also framing the interior open space (Village Green and Greenlane), the following guidelines respecting siting of buildings shall apply:

- *Buildings should be sited with the entrance to the buildings facing the public street and the internal open space (Village Green and/or Greenlane) to activate public spaces and signal access and priority for pedestrians.*
- *Buildings situated along the Village portion of the Greenlane are intended to represent a higher degree of formal design to help frame the Village Greenlane and signal a transition from the Lookout Park to the Village.*
- *Natural landscapes, including significant trees, should be incorporated into site development when feasible.*

Residential/Commercial Buffers

Effective transitions between commercial areas and adjacent residential properties can be achieved by:

- *Fencing, combined with a broad area of landscape plantings (tree, shrubs).*
- *Dense shrubbery or hedges capable of impeding travel through to adjacent properties, and which is not visually transparent to adjacent properties.*
- *Creating a transition zone to complement the scale of the development, not less than 3.0 metres in width.*
- *Minimizing the potential for overlook to neighbouring windows and private spaces.*
- *Careful positioning of lighting, parking, and access points to minimize impacts on adjacent properties.*

Amenity Space / Private Areas (for multi-unit residential buildings)

The location and size of outdoor spaces such as patios and balconies have a considerable effect on the sense of privacy. New residential buildings should be designed to provide privacy for each resident; through windows, private outdoor spaces or balconies, or through changes in grade or elevation as follows:

- *An outdoor living space/patio terrace of minimum 2.3 metres depth for townhouses and minimum size of 10 m² (110 ft²) is recommended.*
- *Where yards are accommodated, a minimum 5 metres depth and a minimum area of 30 m² (325 ft²) is recommended.*
- *Apartments should have a minimum 1.5 metres depth terrace or balcony, sufficiently large to create a usable outdoor "room". Balconies should be at least half enclosed in order to give the occupant privacy, security and weather protection.*
- *Changes in grade can provide for private areas between street edges and the development units.*

Pedestrian Environment

The design of Gospel Rock Village is intended to prioritize the pedestrian within the central open spaces whereby vehicle access is largely accommodated at the outer edge of the Neighbourhood. The following guidelines further define building design responses to support a pedestrian-friendly environment:

- *Buildings shall emphasize a human-scale and pedestrian orientation within the Neighbourhood by presenting 1-2-storey façade elements to engage pedestrian edges. Single storey elements are preferred. This may be achieved by:*
 - *well-marked building entrances*
 - *architectural features*
 - *an emphasis on the fenestration (the arrangement and positioning of windows)*

- *weather protection through the use of awnings, arcades and canopies along commercial storefronts and building entries. Weather protection must be integral to the building form, and the materials and colors used should be consistent with the façade.*
- *Pedestrian facilities shall link to form an interconnected network of sidewalks and trails, linking individual buildings to semi-public and public open space and parks.*
- *Buildings and open spaces should be wheelchair accessible.*
- *To provide small commercial frontages, commercial retail bays should be no wider than 10 metres in order to create a fine-grained pattern of shops. A maximum spacing of 8 metres for entrances is desired along the key pedestrian-oriented high streets. A larger retailer may combine bays internally; however, the external bay articulation should be maintained.*
- *Commercial retail buildings shall be oriented towards, and shall meet the sidewalk at grade, and are encouraged to be built to the property line so that a continuous commercial street frontage and positive street definition are maintained.*
- *Commercial retail frontages should engage and enliven the pedestrian realm through visual access (maximized glazing) and by way of distinguished display materials, signage, and lighting.*

Landscaping

Landscaping of commercial and multi-family areas in the Gospel Rock Village is key to situating development within its landscape context. Site planning and landscaping contribute to neighbourhood character and aesthetics, livability, and environmental sustainability. Site planning should strive to minimize building coverage, preserve natural features and minimize rainwater run-off.

For all developments:

- *A detailed landscape plan shall be prepared by a BC Registered Landscape Architect.*
- *Trees, shrubs and ground covers should be drought tolerant, low maintenance varieties suitable to the local growing conditions and climate, and complimentary to the native dryland forest ecosystem.*
- *Native plant materials are preferred and shall include a mix of coniferous and deciduous species. Invasive species are prohibited.*
- *Landscape structures – such as of arbors, archways, or pergolas – are encouraged to transition between indoor and outdoors places. An encroachment permit may be supported for trellises encroaching up to 1.8 metres onto the sidewalk provided they are not less than 2.75 metres above the sidewalk and there is no conflict with street trees or streetscape elements, such as lighting and signage.*
- *The retention of natural tree stands is encouraged.*

Parking

Parking in the Gospel Rock Village DPA shall comply with the following guidelines:

- *Off-street parking shall be provided underground with the exception of a small number of short-term convenience surface parking stalls.*
- *Parkade entrances and associated components (such as doorways, ramps, etc.), whether accessed from the street or lane, should be architecturally integrated into the building so as to minimize its exposure.*
- *Where off-street parking is provided, it should not visually dominate a development. Parking areas should incorporate significant landscaped areas within the lot. No more than 10 parking stalls in a row should be allowed without a landscaping break.*
- *Where surface parking is required, provide pedestrian amenities (such as benches, shelters, alcoves, seating, walls, trellises and arbors) as a buffer between the sidewalk and the building or parking edge and pathways to the adjacent businesses.*
- *Electric Vehicle charging stations ~~should~~shall be provided.*
- *Low, dense screening of street fronting stalls is required. This can be achieved through the use of landscape materials or a combination of landscape features such as arbors or trellises which run the length of the parking area.*
- *Support service facilities and structures such as loading bays, refuse containers, storage areas, and utility services should be located and screened with walls, fencing, hedging, planting, other screening materials or a combination of these materials to minimize visibility from public areas.*

Signage

Signage in the Gospel Rock Neighbourhood DPA shall comply with the following guidelines:

- *All signs should be architecturally integrated within the overall design of buildings and landscape and may require modification of corporate or franchise design elements:*
 - *Freestanding signs should be restricted to a maximum height of 4.5 metres above grade.*
 - *Freestanding signs should reflect a West Coast character by using elements of wood and/or stone.*
- *Multi-unit buildings are encouraged to have an attractive, simple, single entry sign rather than multi-tenant signs which create a cluttered appearance.*
- *Changeable illuminated copy signs shall not be permitted.*
- *Internally illuminated (backlit box) signs shall not be permitted.*
- *External lighting for fascia and wall signs should be directed downward ~~and the which may be~~achieved by the use of goose neck style lighting fixtures. An illumination design needs to ensure all wiring and conduits are concealed.*



Gospel Rock Village | Form & Character

The above illustration attempts to capture the intended outcomes of Development Permit Area (DPA) guidelines for form and character for Gospel Rock Village. Specifically, the above artistic rendering of the Village Green represents application of the following guidelines:

West Coast design elements are featured, including:

- 1** Emphasis of natural light through the significant glazing and orientation of buildings to views and/or other significant natural features.
- 2** Consideration of indoor/outdoor relationships and flexibility within open plan layouts.
- 3** The use of natural building materials and exposed timber (structural) features.
- 4** The use of natural colours with a variety of complementary colours used as accents to promote visual interest.
- 5** The use of a predominantly native plant palette and layered landscape transitions between public and private realms.

Additional guidelines represented include:

- 6** Effective transitions between commercial areas and adjacent residential properties.
- 7** Emphasize human-scale and pedestrian orientation by presenting 1-2-storey façade elements to engage pedestrian edges.
- 8** Pitching, stepping down, and/or varying rooflines should be incorporated to vary height in the roofscapes of buildings.
- 9** Native plant materials are preferred, and shall include a mix of coniferous and deciduous species. Invasive species are prohibited.
- 10** Small commercial frontages should be no wider than 10 metres in order to create a fine-grained pattern of shops.
- 11** Off-street parking shall be provided underground with the exception of a small number of short-term convenience surface parking stalls.