

16.4 Upper Gibsons Commercial Development Permit Area No. 3

Purpose

The Upper Gibsons Development Permit is designated under Section 919.1 (1)(f) of the Local Government Act for the form and character of commercial development.

Area

The Upper Gibsons Development Permit Area is shown as Development Permit Area No. 3 on Schedule E: Form & Character DPAs. These guidelines shall also apply to any currently zoned commercial sites on Gibsons Way or North Road.

Justification

A significant amount of commercial development in Gibsons is located along the highway and is highly visible to motorists. The general appearance of this commercial development is important for the economic well-being of Gibsons. Council has designated this Development Permit Area in order to ensure a high quality of development along the highway.

The main objective of the Development Permit Area designation is to improve the commercial area and enhance the appearance of private developments for the benefit of visitors, residents and businesses.

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:

- *Innovative building design and configuration which introduces variety and detail to the buildings.*
- *Siting of buildings near the front of a parcel with the building's front face and main access facing the street.*
- *Parking at the rear or side of buildings rather than the front.*
- *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 small town character.*
- *West Coast design features should be included in the design.*
- *The use of natural colours is encouraged, and the use of a variety of complementary colours as accents is also encouraged to promote visual interest.*
- *Design lighting to minimize light spill, glare and sky glow by using non-glare full cutoff fixtures.*

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:

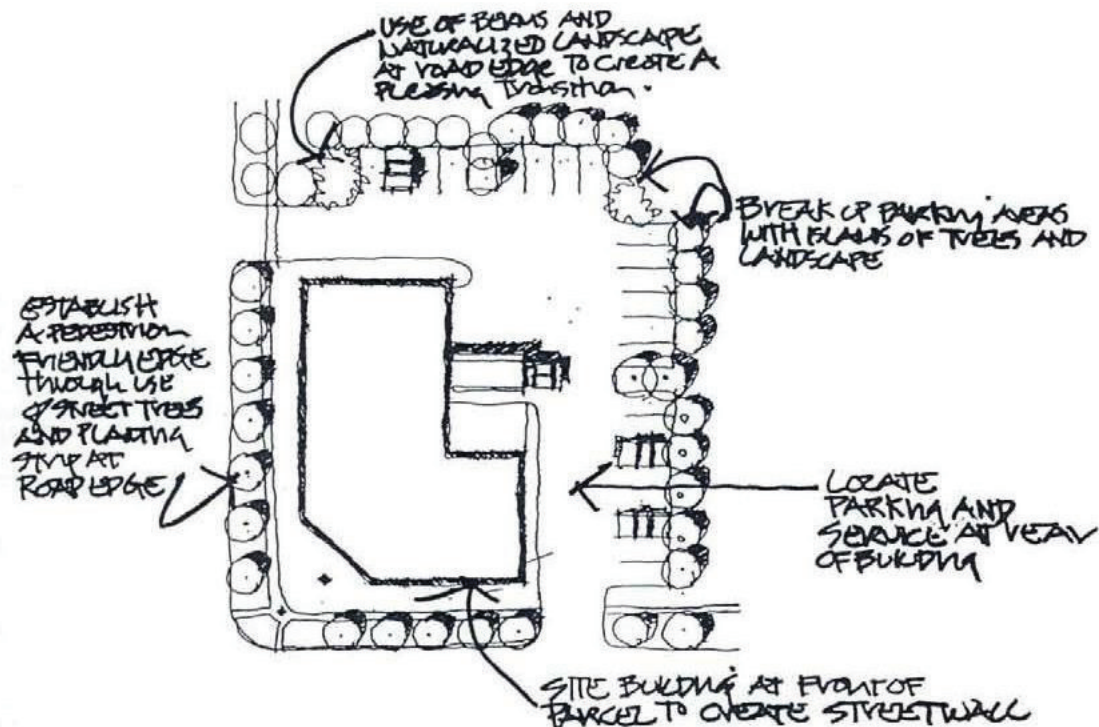
- *Varied building forms will be encouraged. Long, single story buildings should incorporate elements that add vertical definition such as sloped roofs or façade treatments such as fascia or awnings.*
- *Large areas of blank wall are not acceptable on a face with a pedestrian or residential area orientation.*

- Wall lines should be off-set and modulated along the building elevation to create visual interest along the building section.
- Pitching and stepping down of rooflines should be incorporated to vary height in the roofscapes of buildings.
- On sloped sites, building forms should step gradually step down to follow the slope of the site.
- 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.
- General modification of standardized corporate franchise building designs or features may be required in the event of conflict with these design guidelines.

Siting of Building and Structures

To reduce the impact of the large parking areas associated with commercial areas, and to reduce the apparent width of Gibsons Way, the following guidelines respecting siting of buildings shall apply:

- Buildings should be sited with the entrance to the buildings facing the street (Gibsons Way, North Road or the access road) to encourage creation of an interest and access for pedestrians. Buildings on corner sites should have façade interest facing both streets.
- Parking should occur at the rear or side of buildings rather than the front and shall be buffered from view by significant landscape islands.
- The buildings or structures should be used to reinforce the definition of street corners.
- Natural landscape which includes significant tree stands should be retained and incorporated into site development plans when feasible.



Siting of building/structures and parking and use of buffering space and landscaping

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, but not be less than 2.0 metres in width.*
- *Careful positioning of lighting, parking and access points to minimize impacts on adjacent properties.*

Pedestrian Environment

The transition from Gibsons Way edge to the building or parking edge should attempt to reduce the apparent width of Gibsons Way, encourage a “pedestrian friendly” environment and create a “green area” to reduce impacts of traffic. This can be achieved by application of the following guidelines:

- *Buildings and structures should be pedestrian oriented at the ground level. This can be achieved by:*
 - *an emphasis on the fenestration (the arrangement and positioning of windows)*
 - *inclusion of weather protection along outside pedestrian routes through the use of awnings, arcades and canopies*
 - *weather protection must be integral with the building form, and the materials and colors used should be consistent with the façade*
- *Developing pedestrian routes, including sidewalks on each side of Gibsons Way. The pedestrian routes should be well separated from the highway edge by a planting strip of not less than 1.5 metres, wherever possible.*
- *A minimum 3.0 metre planted edge between the sidewalk and the building or parking edge should be established (see illustration below).*
- *Providing pedestrian amenities within the 3.0 metre transition zone between the sidewalk and the building or parking edge such as benches, shelters, alcoves, seating, walls, trellises and arbors and pathways to the adjacent businesses.*

Landscaping

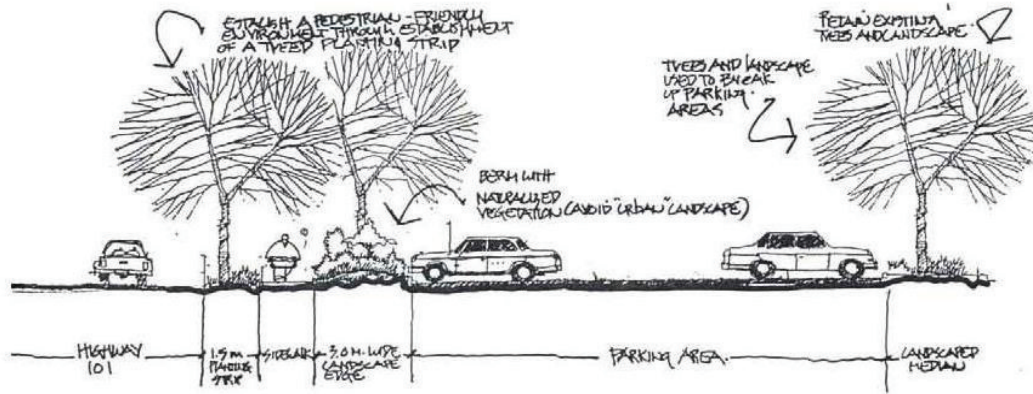
Landscaping of commercial and multifamily areas in Upper Gibsons is a key to improving the image and character of this area. For all developments:

- *A detailed professional landscaping plan shall be provided.*
- *Emphasis on major road edges is required through a combination of “street trees” and lower plantings.*
- *Native plant materials are preferred, and shall include a mix of coniferous and deciduous species.*
- *The retention of natural tree stands is encouraged.*

Parking

- *Parking should not visually dominate a development. Parking areas should be integrated into developments by such means as incorporating significant landscaping, coordination of outdoor elements and linking of buildings with parking by distinctively paved walkways.*
- *Parking lots should be paved and shall include landscaped areas within the lot. No more than 10 parking stalls in a row should be allowed without a landscaping break.*
- *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.*

Use of landscaping around parking area



Signage

Signage in the Upper Gibsons Development Permit Area shall comply with the following guidelines:

- All signs should be architecturally coordinated with the overall design of buildings and landscaping and may require modification of corporate or franchise design elements.
- Multi-unit buildings are encouraged to have an attractive, simple, single entry sign rather than multi-tenant signs which create a cluttered appearance.
- 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.
- Changeable illuminated copy signs shall not be permitted on properties in Development Permit Area No. 3, except where such signage is clearly a requirement of the business activity (i.e. movie theatres, gas stations).
- Internally illuminated (backlit box) signs shall not be permitted, with the exception of internally illuminated channel lettering.
- External lighting for fascia and wall signs should be directed downward and use goose neck style lighting fixtures. An illumination design needs to ensure all wiring and conduits are concealed.