

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 seaside 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.*
 - *Opportunities to display Skwxwú7mesh art, language and culture in public space are especially encouraged.*

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 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 which may be achieved with 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.