

16.7 Service Commercial / Light Industrial Development Permit Area No. 6

Purpose

The Light Industrial/Service Commercial Development Permit Area is designated under Section 919(1)(f) Local Government Act to regulate the form and character of commercial and industrial development. The objective is to encourage a high standard of site design, building form and landscaping to improve the appearance of this important business district.

Area

The Light Industrial/Service Commercial Development Permit Area is shown as Development Permit Area No.6 on Schedule E.

Justification

This area is the only existing industrial area in Gibsons. Council would like to improve the image of the area, its relationship to surrounding uses, and work toward creating a more attractive service / industrial area.

Although some uses have provided limited landscaping, interesting building design and indoor storage areas, others have not, resulting in a visually uncoordinated image. The image of the area also needs to be improved because it is visible from Payne Road, adjacent commercial uses on Gibsons Way and the future Medium Density Multi-unit Residential Area on Park Road. Improved landscaping and design is needed to better integrate with adjacent uses.

Guidelines

Development Permits issued in this area should be in accordance with the guidelines set out below:

Building Form and Character

The following guidelines respecting building form and character shall apply:

- *Monolithic structures and long expanses of straight walls facing the roadway should be avoided.*
- *Walls facing roadways should incorporate elements that add variety and vertical definition such as windows, entrances, and sloped roofs.*
- *Larger buildings should be designed in a way that creates the impression of smaller blocks or units.*
- *Buildings should generally be finished in painted or coated metal, wood, or textured concrete rather than just leaving untreated flat concrete blocks as the final building finish.*
- *Buildings and structures should be permanent in nature, and should not appear to be temporary structures or trailers.*
- *Design lighting to minimize light spill, glare and sky glow by using non-glare full cutoff fixtures.*

Screening and Landscaping

The following guidelines respecting screening and landscaping shall apply:

- *The site should be provided with a landscaped strip composed of grass, vegetated earth berms, shrubs, trees, other vegetation, or a combination of these in the following areas:*
- *along the property edge next to roadways;*
 - *between parking areas, roadways and buildings*
 - *between different parking areas*
 - *between buildings and parking areas*
- *The landscaping should consist of a mix of coniferous and deciduous vegetation, with low plantings and taller tree species at intervals. Large areas of bark mulch, bare earth, landscape fabric, gravel or other similar materials are not suitable.*
- *Support service facilities and structures such as loading bays, refuse containers and storage areas, 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.*
- *Outdoor and rooftop service installations, including mechanical, electrical and other service equipment, should be enclosed in a screening structure that relates to the building design.*

Signs

The following guidelines respecting signs shall apply:

- *All signs should be architecturally coordinated with the overall design of buildings and landscaping. Multi-unit buildings should have unit signs of compatible size, arrangement and character.*
- *Fascia type signs (on building surfaces) are encouraged.*
- *Changeable copy signs are not supported, except where clearly required due to the nature of the business activity.*

Transitions

The following guidelines respecting transitions shall apply:

- *Transitions between the Light Industrial/Service Commercial area and adjacent residential properties should ensure privacy and avoid the impacts of noise, glare and shadows.*
- *Commercial buildings should be sited to afford maximum privacy to adjacent residential and rural properties.*
- *Effective transitions should be provided by a combination of the following methods:*
 - *fencing, combined with dense naturalized shrubbery or hedges*
 - *landscaped earth berms*
 - *dense shrubbery or hedges capable of impeding sound travel through to adjacent properties*
 - *trees that can grow to sufficient height to screen the commercial use from a 3 storey multiple family dwelling*

Parking

The following guidelines respecting parking shall apply:

- *Parking areas in excess of 10 spaces should be broken into smaller groups, divided by landscaping.*
- *Access to parking areas should be landscaped and sited, wherever possible on secondary roads.*