

- c. Inclusion of weather protection on buildings along pedestrian routes at maximum 3.5 m height above finished grade through the use of awnings, arcades, and canopies that are integral with the building form.
5. Shop fronts at street level should be highly transparent and constructed of glass or similar material.
6. Publicly accessible pathways and/or elevators are encouraged between the waterfront walk and street edges of properties that front both. Pathways should have a minimum width of 2 metres and be designed for universal accessibility where possible.
7. Building design should integrate First Nations, marine, heritage and/or waterfront design elements. These design elements are also encouraged in the design of street furniture, landscaping, and public art.

2. Building Form and Design

1. Building facades facing the principal commercial street or lane frontage shall include design features emphasizing the first storey to provide a pedestrian sense of scale.
2. Where a building height of greater than two-storeys is allowed, the design shall step back to a minimum of 3.0 m above the second floor.
3. Commercial uses facing a street are encouraged to provide weather protection features in the form of canopies, awnings, overhangs, vestibules, recessed entrances, or other architectural elements to provide all-season weather protection for pedestrians.
4. An unobstructed view corridor 3.0 m wide should be provided at every 30.0 m to allow open views of the ocean.
5. The building longitudinal axis of any building, measured at or above an elevation of 1.0 m above the natural grade of the Gower Point Road property line, must not exceed 30.0 m in length.
6. Building massing should be stepped with the natural grade of the land.
7. Varied roof heights are encouraged to provide variety in the roovescape and skyline.
8. Street and waterfront elevations should be articulated to allow small building sections to stand out.

9. New developments or building renovations should retain the similar form and design of the surrounding neighbourhood (*Image 5*). The development is encouraged to respect and preserve the building and property's historical elements, where possible.

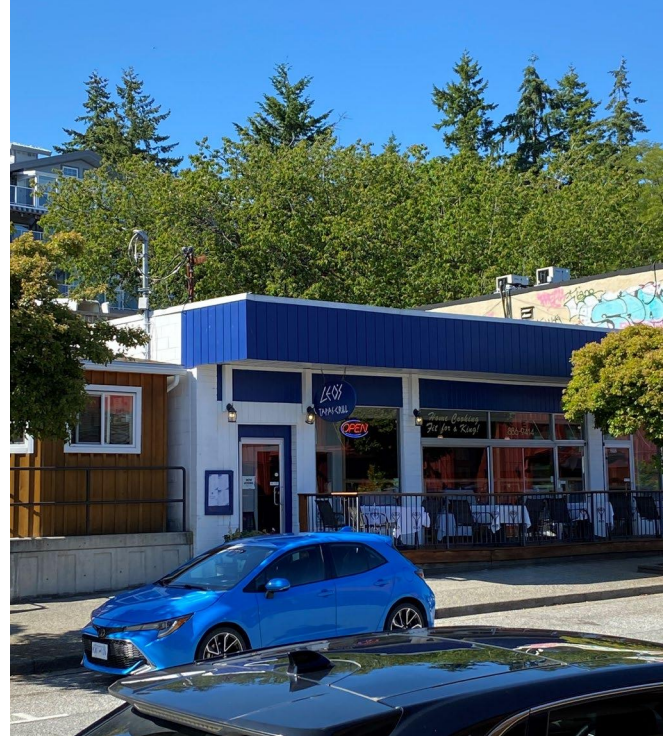


Image 5. Examples of designs that enhance the scale and architectural design of the Harbour Area at Gibsons Landing.

3. Transitions – Fencing and Landscaping

1. Transitions between the waterfront walkway and adjoining properties should emphasize landscape elements (*Image 6*). These landscape elements are to be reviewed by a Qualified Environmental Professional to ensure plantings along the marine shoreline are in accordance with the ESA DPA.
2. Fencing should not exceed a height of 1.2 meters and should be supplemented with plant material.
3. Landscaping should consist primarily of local indigenous species.
4. Large areas of non-vegetative materials such as gravel, bark, mulch, etc. are prohibited.
5. Outdoor storage areas, mechanical equipment, waste containers, and parking areas shall be screened.
6. Planted trellises should be incorporated into non-vegetative screens wherever possible.
7. The physical orientation of the Harbour and the surrounding hillside creates an opportunity for terraced building forms and landscape design. Buildings and landscape design in the Harbour Area shall be designed to follow the natural site contours. Where retaining walls are required, they should become important features of the design to create features such as walkways, steps, planted habitat (especially adjacent to the marine shore and riparian areas), gardens and viewing areas.



Image 6. Example of 3 meter buffer at seawalk.

4. Architectural Features

1. New commercial and mixed-use buildings shall be designed to emphasize the presence of individual store fronts and a fine grain of building facades in similar width and rhythm to surrounding buildings (*Image 7*).
2. Incorporate bright and playful colours, where possible, to enhance the vibrancy of Lower Gibsons.
3. Projected window bays are encouraged in commercial development.



Image 7. New small-scale storefront on Gower Point Road.

4. Where code restrictions allow, provide windows on side walls that are visible from the street in commercial development.
5. Artistic banners and flags without logos or advertising are encouraged to provide bright accent colours and activate the streetscape.

5. Signage

1. The size, style, and siting of signage should be scaled and oriented to the pedestrian.
2. Signage should be architecturally coordinated with the overall design, architectural features and finishes of the building.
3. Signage may be incorporated into canopies, awnings, or pediments, hung from wood or metal canopies by means of ornamental brackets, printed on feature windows or, where buildings are set back from the street, incorporated into the landscaped frontage.
4. Timber or wood-look materials and metal are the preferred materials for signs. Individual carved and/or hand-painted signs are encouraged.
5. Signage is to be externally illuminated and not to be internally illuminated.

6. Parking

1. Off-street parking should be located underground wherever possible. Where surface parking is necessary due to subsurface aquifer conditions or other constraints, it should be internal to the development and screened from view by a combination of attractive walls, fencing, hedging, planting, other screening materials, or a combination of these materials.
2. Off-street parking areas and access roads should have adequate pedestrian-scale lighting.

Industrial Commercial Development Permit Area



5. INDUSTRIAL COMMERCIAL DEVELOPMENT PERMIT AREA (IC)

1. Purpose

The Industrial Commercial Development Permit Area is designated under Section 488(1)(d)(e) of the LGA to regulate the form and character of commercial and light industrial development. This area is applied to lands designated as Industrial Commercial in the OCP. The intent of this area is to encourage a high standard of site design, building form, and landscaping to improve the appearance of the Upper Gibsons business district. Landscaping and building design shall be carefully considered to integrate this area with the surrounding mixed-use commercial and medium-density residential development.

2. Area

The Industrial Commercial DPA applies to lands designated as Industrial Commercial in the OCP. This DPA is primarily located along the Sunshine Coast Highway, Payne Road, and Venture Way in Upper Gibsons, as shown on [Map C-4](#).

3. Justification

The character of this area is transitioning from industrial to service-based activities. Council would like to improve the architectural identity of the area, its relationship with surrounding uses to create a more attractive service area..

4. Guidelines

1. Building Form and Design

1. Building design must be compatible with surrounding development and land uses and incorporate visual interest to avoid monotonous appearance or blank walls.
2. Monolithic structures and long expanses of straight walls facing the roadway should be avoided.
 - a. Walls facing roadways should incorporate elements that add variety and vertical definition such as windows, entrances, and sloped roofs.
 - b. Larger buildings should be designed in a way that creates the impression of smaller blocks or units.
3. Buildings and structures should be pedestrian oriented at the ground level. This can be achieved by:
 - a. An emphasis on the fenestration (the arrangement and positioning of windows);
 - b. Providing architectural emphasis, awnings, or step-backs at the first or second storey to impart a pedestrian-scale to building frontages; and

- c. Inclusion of weather protection on buildings along pedestrian routes at maximum 3.5 m height above finished grade through the use of awnings, arcades, and canopies that are integral with the building form.
4. Buildings should generally be finished in painted or coated metal, wood, or textured concrete rather than leaving untreated flat concrete blocks as the final building finishes.
 - a. Buildings and structures should be permanent in nature and should not appear to be temporary structures or trailers.
 - b. Design lighting to minimize light spill, glare, and sky glow by using non-glare full cutoff fixtures.

2. Screening and Landscaping

1. The site should be provided with proper screening and landscaping (*Image 8*) composed of grass, vegetated earth berms, shrubs, trees, other vegetation, or a combination of these in areas such as:

- a. Along the property edge next to roadways:
- b. Between parking areas, roadways, and buildings,
- c. Breaking up larger parking areas, and
- d. Between buildings and parking areas.



Image 8. Landscape buffers with a variety of tree, shrub, and ground cover.

2. 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.
3. Outdoor and rooftop service installations, including mechanical, electrical, and other service equipment, should be enclosed with a screening structure that relates to the building design.
5. Mechanical equipment (such as air conditioning and ventilation, antennae and receiving dishes) should not be visible from street level except for solar panels, windmills or other equipment directly required to the reduction of energy use and greenhouse gases. Where visibility is unavoidable, use planting to screen and mechanical equipment and improve the appearance of building façades.