

Bylaw 2600-2016,
being "Official Community Plan Bylaw, 2016" Schedule "C"



PART 4 DEVELOPMENT PERMIT GUIDELINES

City Centre

Commercial Streets

Tall Buildings



DEVELOPMENT PERMIT GUIDELINES

Local Governments are authorized to create and adopt Official Community Plans (OCP) through the *Local Government Act* in British Columbia. Official Community Plans provide the long term vision for a community and set the policies relating to land use management within the area covered by the plan.

Within the OCP, Local Governments can designate Development Permit Areas (DPAs) for several reasons, such as:

- the protection of the natural environment,
- protection from hazardous conditions,
- protection of agricultural lands,
- and/or, to guide the form and character of development.

Development Permit Areas can help to achieve the objectives set forth in the Official Community Plan. Once an area has been designated, land development and construction can only take place after a development permit has been issued.

To establish objectives for the form and character of development in the City Centre, the City designates lands as subject to City Centre Form and Character Development Permit Guidelines. All development outside these areas remain subject to the Official Community Plan Development Permit Guidelines.

These guidelines supersede the Form and Character Development Permit Guidelines contained in the Official Community Plan. Where there are inconsistencies between the Official Community Plan Development Permit Guidelines and the City Centre Development Permit Guidelines contained in this chapter, the latter will supersede.



CITY CENTRE DEVELOPMENT PERMIT GUIDELINES

AREA

All development occurring within the City Centre Core and City Centre Residential land use designations, and commercial and multifamily development occurring within the Civic Institutional land use designation, is subject to these Form and Character Development Permit Guidelines.

City Centre guidelines apply to all development.

Commercial Streets guidelines to all developments that abut a Required Commercial Street.

Tall Buildings guidelines apply to all developments greater than 6 storeys tall.

JUSTIFICATION

The City Centre will become a city-wide focal point and regional destination that requires specific attention to detail and character. It is the only area in Abbotsford where high rises are permitted, which require specific guidelines relating to their design and interface with neighbouring buildings. In addition, Commercial Streets will play a significant role in the character and vibrancy of the neighbourhood and require specific guidelines to ensure they are attractive and have a common identity.

OBJECTIVES

The following guidelines are intended to encourage the construction of human-scaled buildings in the City Centre that respect adjacent buildings and properties. Development will help create vibrant and attractive Commercial Streets that provide unique shopping experiences, along with elegant and respectful Tall Buildings. All City Centre developments should seek to create livable, connected, and green environments for residents and visitors to enjoy. Crime Prevention Through Environmental Design (CPTED) principles have been incorporated directly into many of these guidelines, but does not preclude additional specific CPTED analysis as required.



EXEMPTIONS

1. Subdivision
2. Interior Renovations
3. Façade renovations limited to repainting or recladding without changing the building roofline, footprint or openings
4. Signage copy change
5. Murals on building façades that do not face a public street
6. Minor landscaping improvement that do not reduce or remove amenity space
7. Building additions to a maximum of 50m² not abutting a street
8. Emergency circumstances to remove any immediate danger
9. Buildings that have been destroyed by fire and/or natural disaster less than 75%, as determined by the building inspector provided the building massing, siting, and general appearance are as prior to destruction and the use conforms to the City's *Zoning Bylaw*

GUIDELINES

The following guidelines provide direction for all development in the City Centre and may be applied when setting Development Permit conditions.

City Centre

Site Context

To guide the design of development sites that fit within the broader context of the neighbourhood and are compatible with adjacent properties.

CC1 Neighbourhood Connectivity

Design the site to enhance the pedestrian, bicycle, and vehicle connections in the area.

CC2 Neighbourhood Compatibility

Design the site to be compatible, in terms of scale and design, with adjacent development and future land uses.

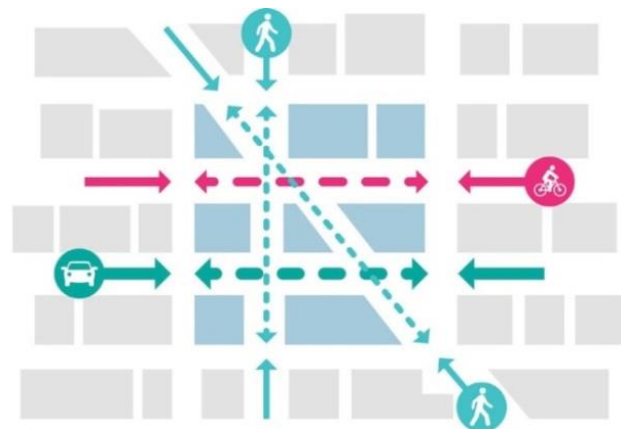


Figure 22 - Neighbourhood Connectivity



CC3 Streetwall Continuity

Design commercial, residential, and mixed use areas with distinct, pedestrian friendly streetwalls by aligning architectural features and establishing patterns with neighbouring buildings.

CC4 Landscape Integration

Design the site to integrate with existing significant natural features, topography and vegetation.

CC5 Climate and Comfort

Maximize sun exposure to public open spaces, nearby buildings, and dwelling units through site planning and building height adjustments.

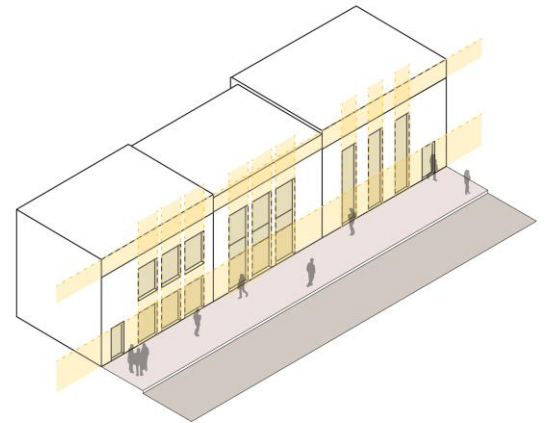


Figure 23 – Streetwall Continuity

Site Planning

To guide the design of development sites with efficient circulation, safety and positive interfaces with public streets.

CC6 Passive Solar Design

Lay out development sites to optimize solar gain for each building.

CC7 Defined Streetscape

Site buildings so they front and frame public streets. For corner sites, site buildings to front both streets.

CC8 Street Relationship

Require that buildings either: front directly onto the street property line; or be set back to allow space for outdoor functions of the building occupancies.

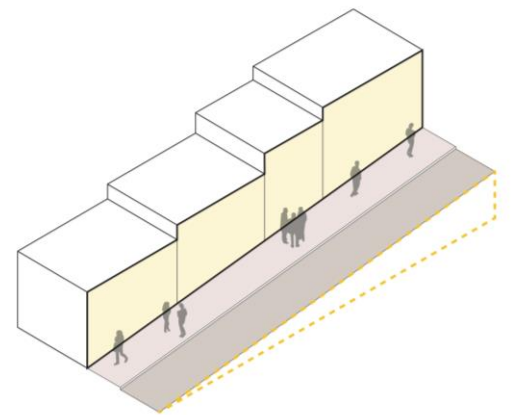


Figure 24 – Landscape Integration

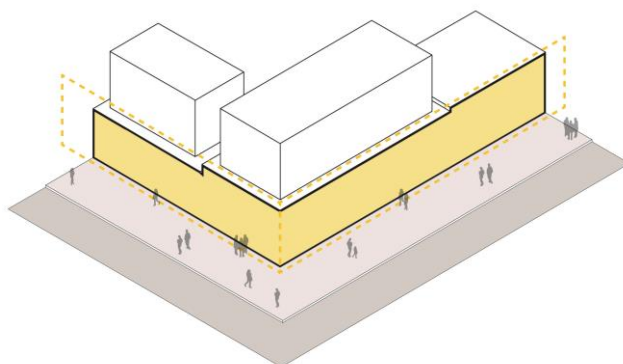


Figure 25 - Defined Streetscape

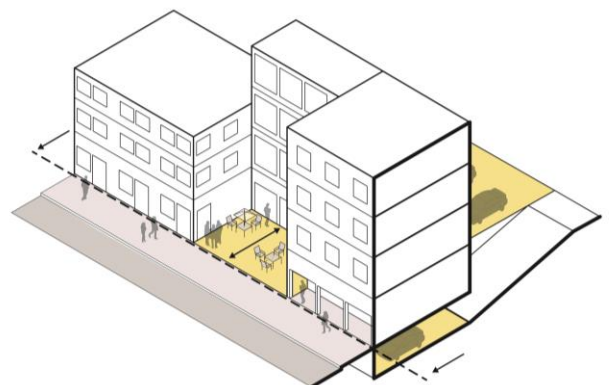


Figure 26 - Street Relationship



CC9 Views and Street End Vistas

Orient views from buildings and open spaces towards prominent features including significant civic frontages, landmarks, and natural features including the mountains to the north and southeast. Site architecturally significant buildings and/or provide strong massing where visible at the terminus of a street or walkway.

CC10 Hierarchy of Spaces

Define the spaces that are public from those that are private with elements such as patios, paving treatments, grade changes, fencing, or landscaping.

CC11 Walking Connections

Connect main entrances and unit entrances to public sidewalks, trails, parking areas and adjacent residential and commercial sites (existing and future) with a minimum 1.5m wide pathway.

CC12 Access to Transit

Design buildings to provide direct access and clear sightlines to bus stops.

CC13 Public and Private Amenity Spaces

Integrate usable public and private open spaces, including squares, plazas, and roof-top gardens. Locate publicly accessible open spaces adjacent to active uses (cafes, shops, small businesses, etc.). Provide benches, shelters, and other amenities near main entrances.

CC14 Public Overlook

Ensure housing units, offices, and other upper floor uses overlook public spaces and connections such as trails, park land, and strata roads to provide views over activity areas.

CC15 Retaining Walls

Avoid the use of retaining walls. Step buildings along the length of a sloping street. When retaining walls are required, limit the height to 1.2m and terrace and landscape them. Materials can include split face concrete block, natural stone, or cast-in-place concrete. Lock block style retaining walls are not permitted.

CC16 Bike Parking

Provide secured and weather protected long term bike parking in the form of a cage or locked room where bicycles can be fastened to a rack. These facilities should be conveniently located near building entrances and lobbies, preferably on the main floor. Provide bike racks for short term use near building entrances and in highly visible locations, preferably covered.

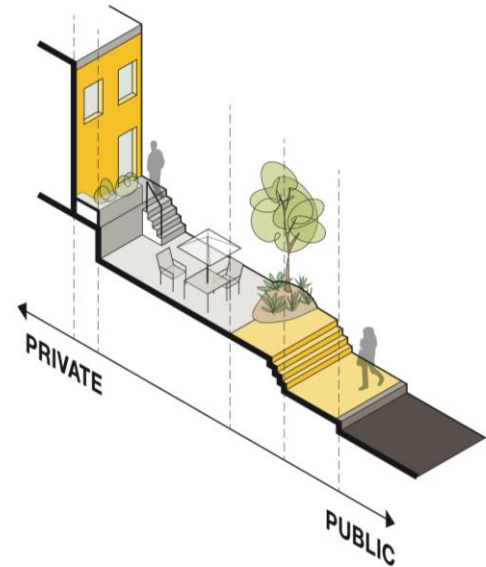


Figure 27 - Hierarchy of Spaces



CC17 Parking Location and Design

Provide the majority of required off-street parking underground, with limited surface parking for commercial uses and residential visitors. Reduce the number of accesses by providing easements to adjacent properties. Parking for persons with disabilities must be easily accessible and centrally located.

Underground parking should not exceed grade level. Where it must be partially above grade, limit it to 1.0m above grade and use attractive, high quality materials on the exposed structure and/or screen with landscaping.

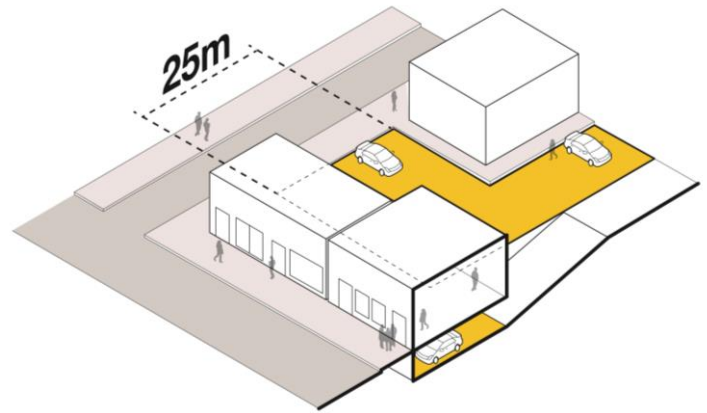


Figure 28 - Parking Location and Design

Surface parking is not permitted between the building and a public street. Where surface parking is provided, it should be beside or behind the building. When it is beside a building on a public street, it must not exceed 25m in length, including any accesses, and be visually deemphasized and screened with landscaping.

CC18 Parking Structures

Parking structures that are next to streets should be designed to be compatible, in terms of scale, form, and materials, with neighbouring properties to ensure streetwall continuity. Vehicle entrances should be architecturally integrated into the structure, while ensuring pedestrian entrances and stairwells are prominent and highly visible from the sidewalk.

CC19 Drive Thru Facilities

New drive thru facilities for any purposes are not permitted.

CC20 Storage, Garbage and Recycling

Incorporate garbage, composting, and recycling internally within buildings where possible. Otherwise, locate them behind or beside buildings, and screen them with attractive, high quality materials and architectural treatments that are complementary with the associated building(s).

CC21 Loading Areas

Make loading areas and facilities accessible to service vehicles without interfering with pedestrian circulation and screen them with landscaping and fencing. Locations within buildings or with rear accesses are preferred.



Building Design

To guide the design of buildings that are people focused, attractive, and functional with the streets in the City Centre.

CC22 Building Length and Height

Limit the length of buildings to 90m. New buildings must exhibit a minimum three storey expression, either in terms of height in metres or actual storeys.

CC23 Corner Buildings

Design a building at the corner of two streets to front both streets. Strongly mass the building at its corner to exhibit a visually prominent, landmark architecture. Where a proposed plaza is shown on the corner (Map 11), additional setbacks may be required to accommodate the additional public space.

CC24 Scale Transition

Incorporate complementary building forms and transitional heights to harmonize with the height and scale of adjacent buildings, especially when next to lower density residential land use designations.

CC25 Grade Transition

On sloping sites, step ground floor slabs to ensure a level transition between the sidewalk and the building/storefront entrances. Similarly, design the roofline to follow the slope of the site.

CC26 Architectural Interest

Vary building materials, colours, rooflines, and other architectural elements. Establish a rhythm to the streetscape by integrating vertical elements and breaks in the façade of a building. Accent colours for architectural features are strongly encouraged.

Visually break down the length of a building in larger projects by establishing a vertical emphasis in the façade treatment. Provide depth and variety to the building mass through the use of elements such as balconies, bay windows, moldings, cornices, and porches.

Large, blank, flat street facing walls, and large expanses of singular materials, are not permitted.

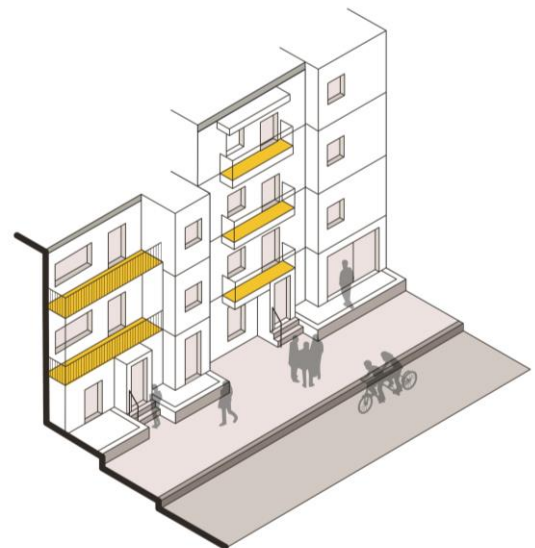
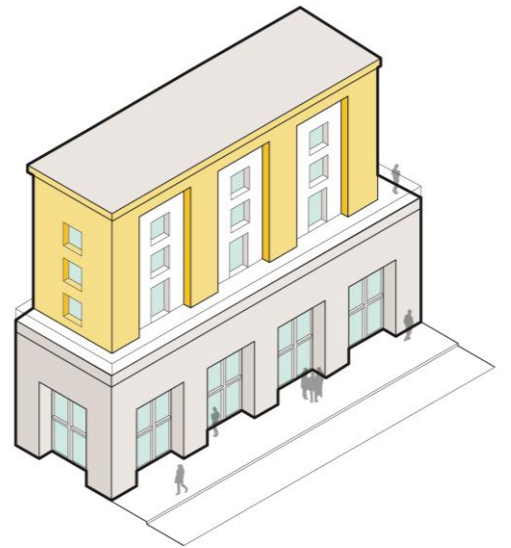


Figure 29 - Architectural Interest



CC27 Building Materials

Products such as natural wood, glazing, metal panels, or contemporary brick are encouraged. Ground floor levels should be clad in a different material than upper levels to provide a visual break in the façade. Vinyl siding is not permitted.

CC28 Top Floor Setback

Consider setting back the top floor of buildings by 2.0m to reduce the apparent height, add architectural interest, and provide amenity spaces.

CC29 Self-Contained Uses

For mixed-use buildings, separate and distinctly design entrances for upper storey uses from the entrances to ground floor commercial uses. Design buildings to ensure each different use is self-contained, with a focus on security for residential uses.

CC30 Building Entrances

Provide well-lit and visually prominent entrances. Main commercial and residential entrances must face the street and connect directly to the public sidewalk. Large recessed entryways should be avoided.

CC31 Retail and Transparent Fronts

Design street facing ground level storefronts and lobbies to promote visibility with large amounts of transparent glazing. Do not obscure ground level facades with reflective glazing or excessive window signage.

CC32 Residential Ground Floor

In residential buildings, incorporate ground oriented units along public streets. Design each unit with an individual front door accessible from the street. Where grades permit, elevate the entrance 0.5m from the public right-of-way for privacy.

CC33 Residential Building Setback

Set back residential ground floors from the street property line to enable privacy and broaden pedestrian facilities, and to allow for front patios, courts, and gardens for ground floor units. Upper floors may step back further to accommodate outdoor balconies or decks.

CC34 Visual Privacy

Consider offsetting window placements between buildings that face each other in close proximity in order to maintain privacy in residential units.

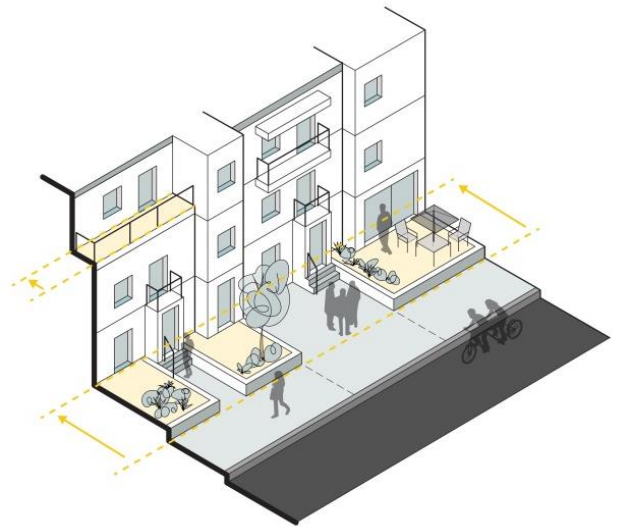


Figure 30 - Residential Building Setback



CC35 Rooftops

Landscape rooftops and make them accessible to residents as usable common/private outdoor space and install water and electrical services for their functional use. Screen or enclose mechanical equipment and appurtenances on roof tops.

CC36 Accessibility

Design buildings and entrances to address the functional needs of persons with disabilities including those who are mobility, visually, and hearing impaired, and/or have reduced strength or dexterity.

CC37 Weather Protection

Provide weather protection along the street frontage of all buildings. Commercial uses must have weather protection that may be adapted to the building context with occasional breaks, and 2.0m of depth is desirable. For residential uses, weather protection may be used more sparingly to highlight windows or other façade features, but must be provided at building entrances.

CC38 Integrated Signage

Draw from appropriate sign types in CS10 and design and integrate signage to be architecturally consistent with associated buildings. New box signs and freestanding signs, except pedestrian-scaled monument signs, are not permitted.

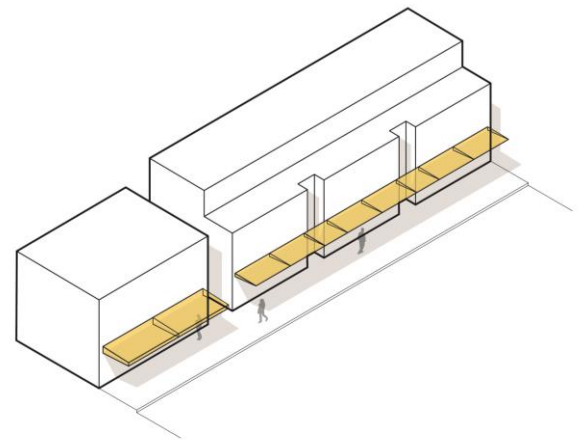


Figure 31 - Weather Protection

Landscaping

To guide the design of landscaping for a development's natural beauty, legibility, and ecological sustainability.

CC39 Public Realm

Design the spaces between buildings and street curbs as safe, convenient and interesting people places. Enliven the public realm with attractive amenities such as seating, plantings, transit shelters, public art and water features. Street and site furnishings should be designed to meet the needs of a wide range of users including children, seniors, and persons with disabilities.

CC40 Visual Interest

Provide landscape elements to enhance the visual interest and pedestrian experience. These should integrate with the architectural details of the building's street front and screen elements such as parking, loading, utility areas and garbage enclosures.

CC41 Climate, Comfort and Context

Strategically plant trees, shrubs, and other vegetation to protect from high winds and excessive heat. Use landscape materials that respect and align with the context of neighbouring properties and the overall form and character of the neighbourhood.



CC42 Tree Retention

Where possible, preserve mature trees and significant specimens and integrate them with new landscaping and buildings.

CC43 Tree Plantings and Canopies

Ensure tree plantings match site conditions. Consider soil volume, tree siting, and mature tree size, and plant appropriate tree species that align with the conditions and overall plan objectives. Where sightlines are required, use tree species that allow for a minimum branching height of at least 2.0m.

CC44 Tall Hedges

Tall, visually concealing hedges along public sidewalks and streets are not permitted.

CC45 Native Species

Where appropriate, use native and drought tolerant plant and tree species.

CC46 Fence Height and Design

Keep fences below 1.5m along public streets and use high quality materials such as matte stainless steel, powder coated metal, or aluminum, which are visually permeable. Chain link fences are not permitted along public rights-of-way.

CC47 Stormwater Infiltration

Incorporate bioswales and rain gardens into landscaped areas. Consider the use of permeable pavement for paved surfaces.

Lighting

To guide the design of lighting for the protection of the neighbourhood from light pollution, and for a development's security.

CC48 Light Pollution

Avoid light pollution by directing lighting downwards and using full cut off fixtures with horizontally aligned flush mounted (non-protruding) lens.

CC49 Pole Mounted Lighting Height

Place lighting fixtures no higher than 6.0m from the ground.

CC50 Pole Mounted Lighting Orientation

Direct lighting fixtures on the perimeter of a site 45 degrees downwards away from adjacent residential uses with a side-to-side horizontal aiming tolerance of no more than 22.5 degrees. Lighting fixtures located inside the perimeter may be lit at 90 degrees from the pole.

CC51 Uplighting

Use uplighting sparingly and only for accenting architectural elements or landscape features.



CC52 Sensor Activated Lighting

Use sensor activated lighting for security lighting.

CC53 Even Wash

Create an even wash of light across surfaces desired to be lit that are not adjacent to residential uses.

CC54 Nighttime Use

Do not light areas not intended for nighttime use. Focus lighting on popular pathways that provide key connections between destinations that people desire to use at night.

Commercial Streets

To guide the design of buildings along Commercial Streets so they are people focused, attractive and functional for a vibrant shopping experience.

CS1 Parking and Limited Access

Notwithstanding CC17 and CC18, surface parking is not permitted beside any building along a street. Parking access is limited to lanes only, or a single consolidated access shared by multiple properties to avoid interruptions to the public sidewalk.

Parking structures must be wrapped on the ground floor with active commercial uses to screen the parking use from the street.

CS2 Large Tenants

Disguise large tenant stores by wrapping them with smaller stores. These larger stores should locate the majority of their floor space behind the smaller stores.

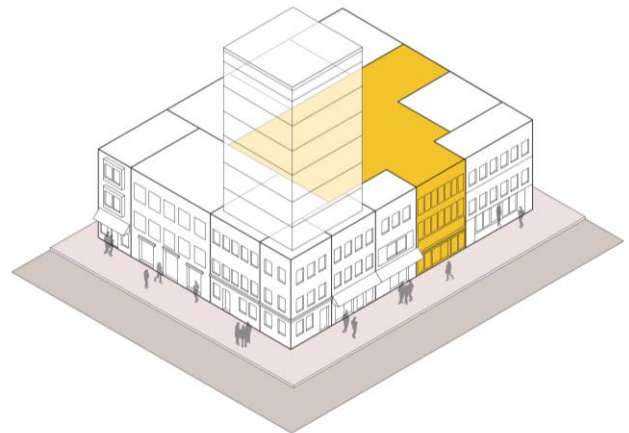


Figure 32 - Large Tenants

CS3 Commercial Unit Width

Further to CC30, ensure commercial unit entrances are generally 15m apart at their centres.

CS4 At-Grade Entrances and Height

Provide individual commercial unit entrances at grade and be directly accessible from the public sidewalk. The height of the ground floor should be 3.5m to 5.5m to facilitate a long-term range of commercial uses while maintaining pedestrian scale.

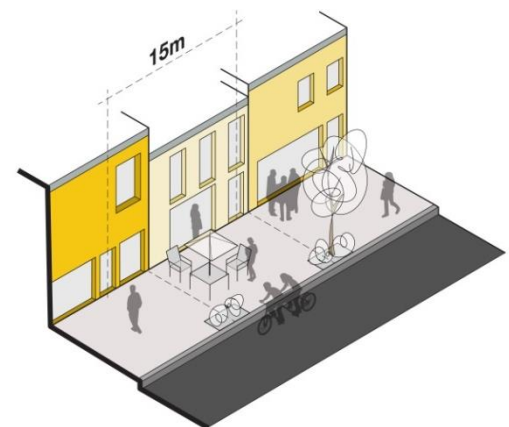


Figure 33 – Commercial Unit Width

CS5 Minimum Transparency

Further to CC31, provide a minimum of 80% transparent glazing at the ground level, including entrances. No more than 25% of the glazing may be signage.



CS6 Building Build-to and Setbacks

Front all buildings directly onto the street to provide a continuous streetwall, reinforcing the continuity of retail fronts and building façades along the street. A maximum setback of 3.0m is allowed to provide space for elements such as outdoor seating, commercial spill out, and weather protection.

Where a proposed plaza is shown (Map 11), additional setbacks may be required to accommodate the additional public space.

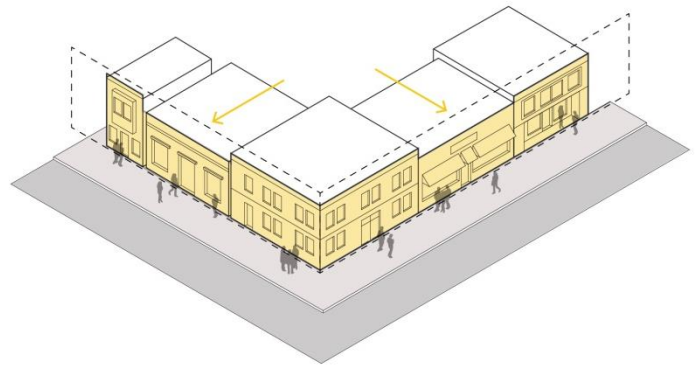


Figure 34 – Building Build-to and Setbacks

CS7 Setback Treatment

Locate seating close to building entrances. Similarly, locate store display areas, restaurant menu displays and sandwich boards within the building setback. Any landscaping should be in the form of planter boxes and flower pots; grass or in-ground landscaping is not permitted.

Ensure that paving schemes in (or planned for) the public street right-of-way extend into the setback to provide visual uniformity.

Use a continuous paving band to demarcate the private realm from public realm, and areas used for outdoor display, patios and awnings.

CS8 Patios

Locate commercial patios adjacent to the street, or on building rooftops. Railings should have a complimentary design that considers the immediate and adjacent building architecture, and street and public realm standards.

CS9 Weather Protection

Notwithstanding CC37, provide continuous 2.0m deep weather protection. Acceptable forms include transparent glass with reinforced steel beams, and retractable awnings which provide greater sun/shadow control for businesses. A minimum height clearance of 3.0m is required to not obstruct pedestrians, and where possible they should be designed to avoid rainwater dripping directly on the travel path of pedestrians.

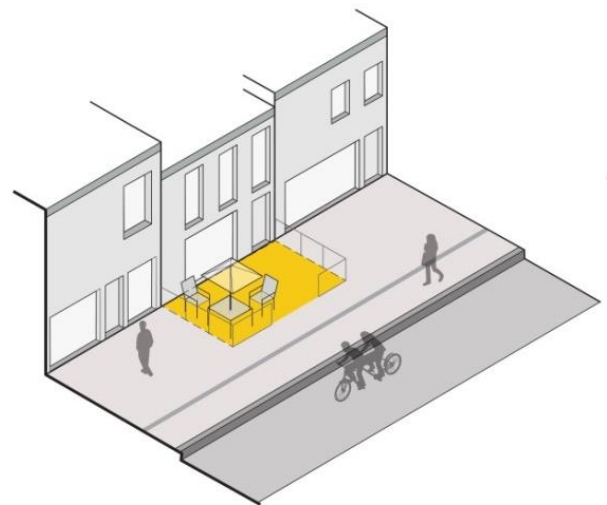


Figure 35 - Patios



CS10 Signage

Use building signage that is focused on a pedestrian environment to facilitate a commercial street experience.

Appropriate sign types include:

- façade (dimensional, mounted, or painted)
- awning
- projecting (min 2.0m ground clearance)
- window (max 25% of the window area)
- sandwich board (located in front of building and maintaining pedestrian movement zone)

Inappropriate sign types include:

- box
- freestanding

Tall Buildings

To guide the design of the middle and top of tall buildings over 6 storeys so they are human-scaled, elegant, and respectful of their surroundings.

TB1 Size and Proportion

The bottom of a tall building may be up to 6 storeys in height. In the middle of a tall building, above 6 storeys, a setback of at least 2.0m is required. At the top of a tall building, above 12 storeys, the floor plate is limited to 750m².

TB2 Architectural Articulation

Further to CC26, design a tall building with the middle and top having a different design and architecture from the bottom. This could be achieved using setbacks, shapes, materials, balcony designs, cornices, and/or more.

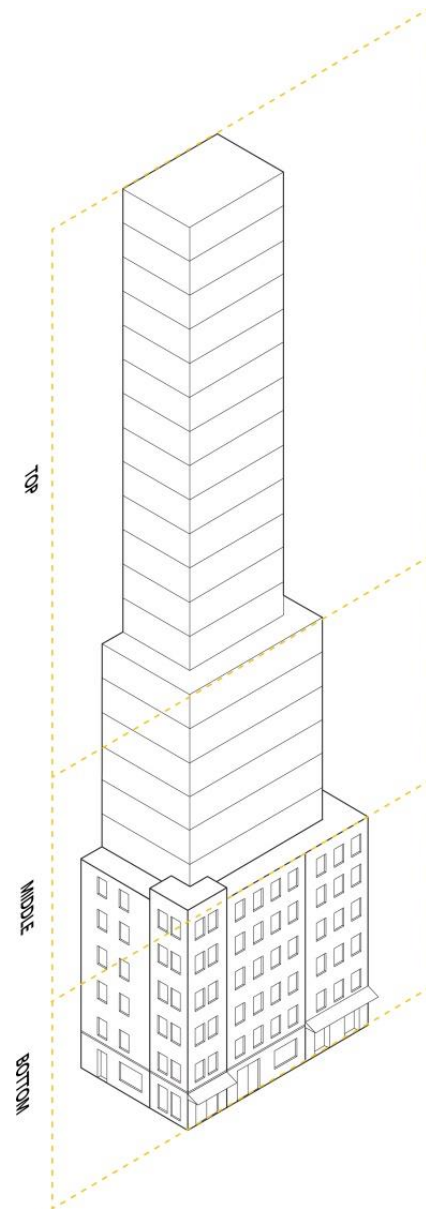


Figure 36 – Size and Proportion



TB3 Separation and Overlap

Separate tall buildings by a minimum of 30m. If 30m separation is not achievable, ensure that building overlap is 0%. If 0% overlap is not achievable, mitigate the impacts through changes to the building's size, proportion, and articulation.

TB4 Orientation and Height

Maintain views and add diversity to the skyline by designing tall buildings with distinct orientation and height. This can be achieved by rotating them 45-90 degrees relative to each other and varying their relative heights. The height of tall buildings should consider and transition to adjacent land use designations.

TB5 Shadow and Overlook

Minimize shadow and overlook impacts on adjacent buildings, streets, public spaces, or private amenity spaces.

TB6 Bird-Friendly Design

Introduce fritting and/or frosting onto the glass window panes of a tall building's façade and balconies to mitigate bird collisions.

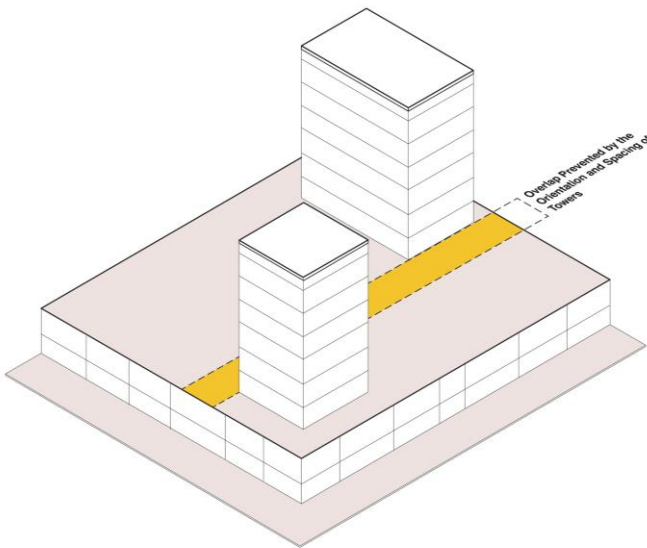


Figure 37 - Overlap

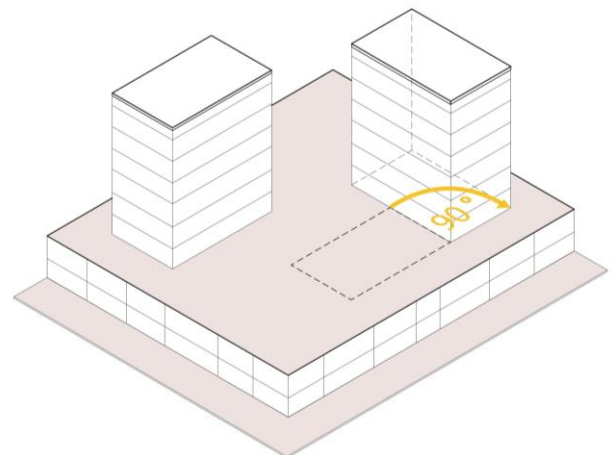


Figure 38 - Orientation

