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Industrial Development Permit Guidelines



Area

Industrial development within the Urban Development Boundary is subject to these Form and Character Development Permit Guidelines.

Justification

Contemporary Industrial developments can include a wide variety of uses, take shape in a large range of forms and can often be visually prominent. For industrial neighbourhoods that are attractive to employers and accommodate the needs of employees, it is important they be designed to operate effectively. Additionally, high quality design of Industrial development is important because many industrial areas are positioned as gateways into the city providing a first impression to visitors.

Objectives

Bylaw No.
2721-2018

The following guidelines are intended to encourage the construction of attractive, safe and high quality employment lands with a particular focus on the function and economic viability of Industrial development. 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

Bylaw No.
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1. Subdivision
2. Interior Renovations
3. Façade renovations limited to repainting or recladding without changing the roofline, footprint or number of openings into the building
4. Signage copy change
5. Building additions and accessory buildings to a maximum of 100m² when adjacent to other industrial uses
6. Minor site alterations no greater than approximately 1.2 metres in height
7. Airside development in the Airport land use designation (groundside development is not exempt)
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, 2014*
10. Unless otherwise stated in a Neighbourhood Plan

Guidelines

The following guidelines may be applied when setting Development Permit conditions.

SITE CONTEXT

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

IN1 Neighbourhood Connectivity

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

IN2 Climate and Comfort

Maximize the benefits of sun exposure to staff lunchrooms and indoor and outdoor amenity areas.

SITE PLANNING

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

IN3 Defined Streetscape

Orient buildings so they are facing public streets.

IN4 Open Storage

Locate open storage areas behind or beside buildings and visually deemphasize these areas with screening elements such as landscaping, trellises or other appropriate means.

IN5 Site Grading

Avoid the use of retaining walls. When required, limit their height to 2.0 metres. When visible from or adjacent to the street, terrace and landscape retaining walls.

IN6 Walking Connections

Provide well defined pedestrian connections from the street, bus stops and parking areas to main building entrances.

IN7 Bike Parking

Provide bike racks near a building entrance, in a highly visible location. For larger industrial developments consider secured, weather protected bike parking.

IN8 Buffering

Incorporate buffers between industrial and residential uses sharing a common property line with a minimum 5.0 metres of landscaping.

IN9 Wayfinding

Include wayfinding signage for large multitenant sites.

IN10 Loading Bays and Storage Areas

Locate loading bays, outdoor storage and garbage enclosure areas behind buildings and separated from visitor parking lots. At grade overhead doors are permitted along street facing elevations, but should be visually de-emphasized and recessed from the front of the building.

BUILDING DESIGN

To guide the design of buildings that are peoplefocused, attractive and functional with the streets on which they will front.

IN11 Building Entrances and Location

Locate offices, reception and other public uses at grade and along building faces that front streets. Ensure entrances are easily identifiable and architecturally distinct.

IN12 Corner Buildings

Front corner buildings to both street edges and strongly define the corner by massing the building with visually prominent architecture.

IN13 Architectural Interest

Vary building materials, colours, rooflines, glazing and other architectural elements. Blank walls are not permitted along public streets.

IN14 Weather Protection

Provide weather protection to the main entrance to a building.

IN15 Accessibility

Design buildings 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.

IN16 Integrated Signage

Directly integrate signage into building façades. Design signage to be architecturally consistent with associated buildings. Single or double pole mounted signs are discouraged.

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LANDSCAPE

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

IN17 Visual Interest

Define pedestrian areas and screen unsightly areas such as parking lots, blank walls, loading bays and storage areas with the use of landscaping elements.

IN18 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.

IN19 Climate and Comfort

Strategically plant trees, shrubs and other vegetation to protect from high winds and excessive heat.

IN20 Tree Retention

Preserve mature trees and significant specimens and integrate them with new landscaping and buildings.

IN21 Tree Canopies

Where sightlines are required, use trees that allow for a canopy at least 2.0 metres in height.

IN22 Native Species

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

IN23 Fence Height and Design

Keep fences below 1.5 metres along public streets. Use wrought iron or other similar high quality materials which provide adequate visibility.

IN24 Stormwater Infiltration

Incorporate bio-swales and rain gardens into landscaped areas. Consider the use of permeable pavement for parking lots and other paved surfaces.

LIGHTING

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

IN25 Light Pollution

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

IN26 Pole Mounted Lighting Height

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

IN27 Pole Mounted Lighting Orientation

Direct lighting fixtures on the perimeter of a site 45 degrees downwards away from adjacent rural or residential properties 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.

IN28 Uplighting

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

IN29 Sensor Activated Lighting

Use sensor activated lighting for security lighting.

IN30 Even Wash

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

IN31 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.

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