

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

PART 4: DEVELOPMENT PERMIT GUIDELINES



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 by City Council.

The University Village Development Permit Guidelines supersede the Development Permit Guidelines contained within the Official Community Plan. However, **all development applications outside of the University Village are subject to the Development Permit Areas and Guidelines contained within the Official Community Plan.**

UNIVERSITY VILLAGE DEVELOPMENT PERMIT GUIDELINES

AREA

Development within the University Village area is subject to these Form and Character Development Permit Guidelines.

The map below outlines the University Village area

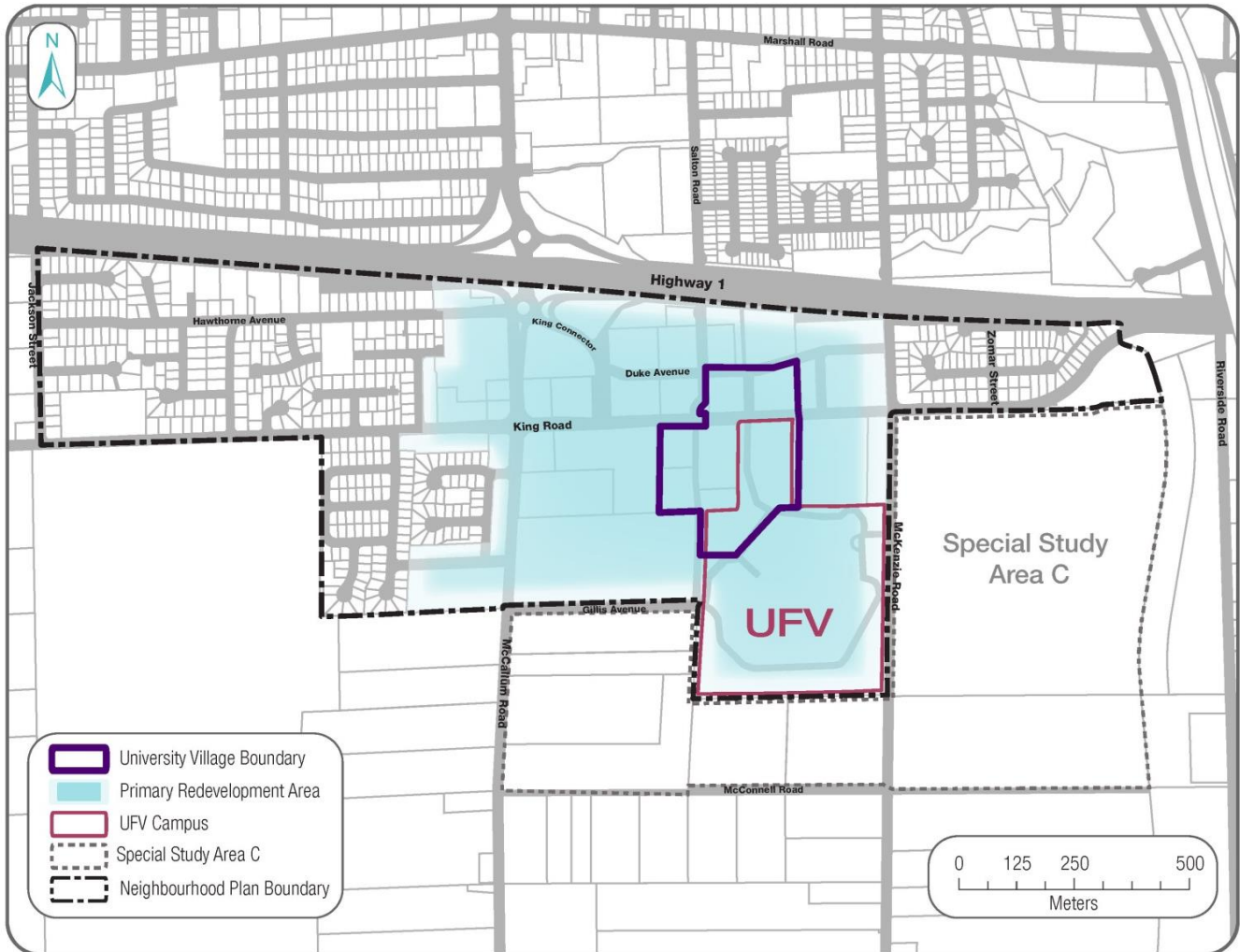


Figure 24 - University Village

JUSTIFICATION

As the UDistrict Urban Centre redevelops, the new University Village will act as the focal point for the community. It will be important for this area to have a distinct character that blurs the boundaries between the university campus and the community. This core area will become the vibrant centre of the neighbourhood by providing the widest range of uses.

OBJECTIVES

The following guidelines are intended to encourage the construction of a dynamic, livable and attractive neighbourhood. New University Village development should seek to enhance an innovative and distinct urban neighbourhood that brings community and campus life together.

GUIDELINES

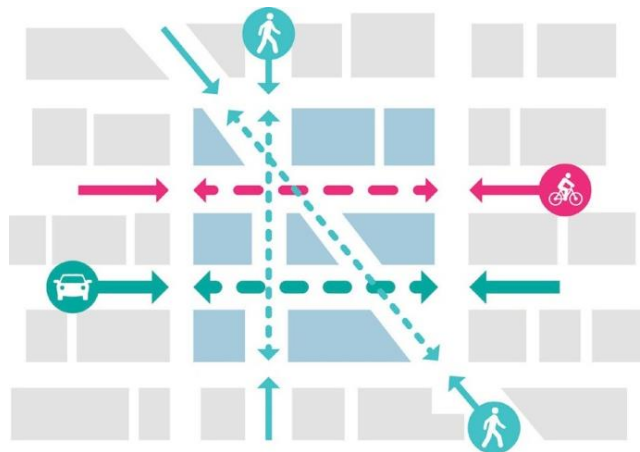
The following guidelines provide direction for intended outcomes for all development in the University Village, and may be applied when setting Development Permit conditions.

SITE CONTEXT

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

UV1 Neighbourhood Connectivity

Design the site to enhance the pedestrian, bicycle, and vehicle connections in the area. Specifically, sites which are adjacent to UWalk North, Cascades Plaza, or UWalk South need to ensure pedestrian and bicycle connections are a priority.



UV2 Neighbourhood Compatibility

Design mixed use development to be compatible, in terms of scale and design, with future land uses.

UV3 Streetwall Continuity

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

UV4 Landscape Integration

Site and design development to integrate with existing significant natural features, topography, and vegetation.

UV5 Climate and Comfort

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

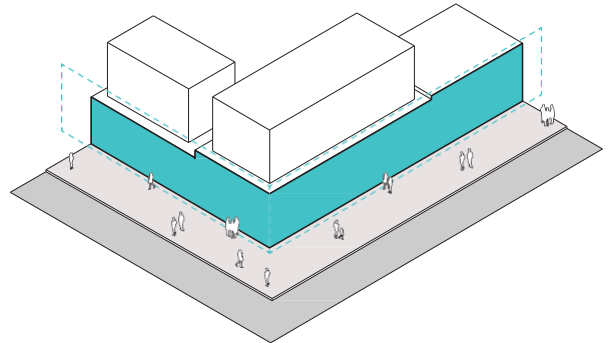
SITE PLANNING

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

UV6 Defined Streetscape

Orient buildings towards the UWalk, King Road, and Duke Avenue. Facades should be parallel to the property line directly abutting the public street.

New buildings should be sited along the maximum extent of both the front and flankage property lines. Gaps between buildings should be limited to driveways, laneways, walkways, and/or public space.



UV8: Defined Streetscape

UV7 Shadow Impacts

Buildings should be designed to minimize adverse shadow impacts on adjacent buildings, streets, public spaces, or private amenity spaces.

UV8 Passive Solar Design

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

UV9 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.

UV10 Walking Connections

Connect main entrances and unit entrances to public sidewalks, parking areas and adjacent residential and commercial sites (existing and future) with a minimum 2m wide pathway.

UV11 Access to Transit

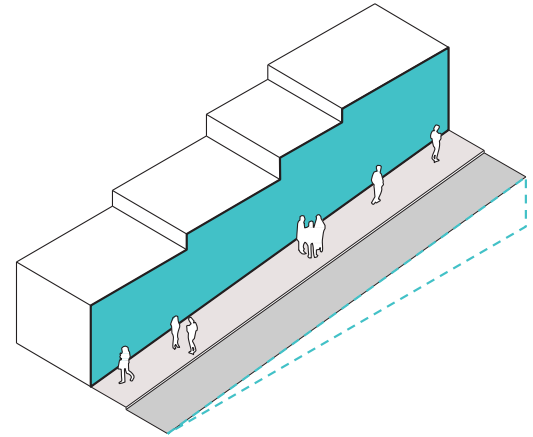
Design buildings to provide direct access and clear sightlines to bus stops and the transit terminus.

UV12 Public and Private Amenity Spaces

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

UV13 Site Grading

Avoid the use of retaining walls. Step buildings along the length of a sloping street. When retaining walls are required, limit the height to 1.2 metres and terrace and landscape them. Lock block style and poured-in-place concrete retaining walls are not permitted.



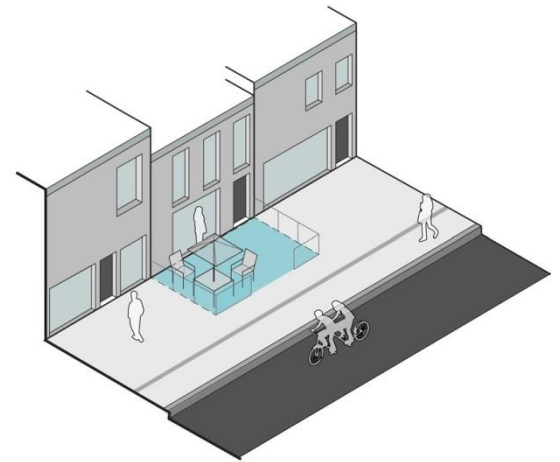
UV13: Site Grading

UV14 Setbacks

Minimize building setbacks on University Way N and King Road while ensuring sufficient setbacks for weather protection, and from adjacent residential uses to allow for privacy.

UV15 Commercial Patios

All commercial patios should be located between the building face and the street, or on building rooftops. Patios located in corner buildings should wrap around both building edges. Consistent fencing should be considered, such as matte stainless steel or aluminum fencing with glass panels to delineate patio spaces.



UV15: Patios

UV16 Setback Treatment

If provided within Cascades Plaza, seating in the form of benches or chairs should be located close to building entrances. Similarly, store display areas, restaurant menu displays and sandwich boards must be located within the required building setback. Any landscaping should be in the form of planter boxes and flower pots; grass or in-ground landscaping is not permitted.

UV17 Paving

Ensure that paving schemes in the public street right-of-way extends onto adjacent private land, including into entries, to provide visual uniformity.

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



Paving bands used to demarcate the private realm from the public realm

UV18 Bike Parking

Provide secured and weather protected bike parking inside residential buildings in the form of a cage or locked room where bicycles can be fastened to a rack.

UV19 Parking

Reduce the number of accesses with shared parking facilities and shared access points. Provide all required off-street residential parking underground (including visitor parking).

Where surface parking is provided for commercial uses, parking spaces must be provided at the rear of the building, out of view from the street.

Access to parking areas, including underground parking, is not permitted from King Road or University Way N/Cascades Plaza.

Handicapped parking must be easily accessible and centrally located.

UV20 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).

UV21 Loading

Loading areas must be internally located within buildings, where possible.

UV22 Drive Thru Facilities

Drive thru facilities are not permitted within the University Village.

BUILDING DESIGN

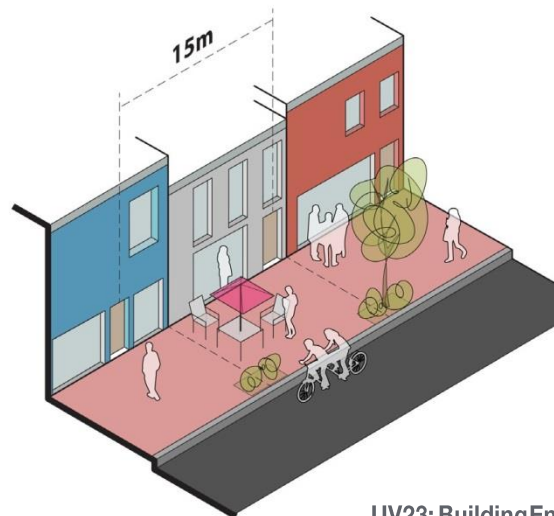
To guide the design of buildings that are people focused, attractive and functional with the streets on which they will front.

UV23 Building Entrances

Provide well-lit and visually prominent entrances on King Road, University Way N, and Duke Avenue. Main commercial and residential entrances must face and directly connect to the public sidewalk. Large recessed entryways must be avoided.

Ensure entrances are a maximum of 15 m apart at their centres.

Where residential and retail entrances appear on the same block, residential entrances should be located on flanking streets, allowing for retail and commercial continuity. Where this is not possible, residential entrances will be recessed to minimize interruptions to retail frontage.



UV23: Building Entrances

UV24 Corner Buildings

Design a building at the corner of two streets to front both streets. Mass the building at its corner to exhibit visually prominent, landmark architecture. Design corner buildings with corner entries.

UV25 Active Uses

Active uses must be located at grade and be directly accessible from the public sidewalk. Active uses include, but are not limited to, cafes/restaurants, retail, lobbies, and community uses.

Entrances are to be located at grade and be covered by a cantilevered roof or awning. The height of a retail storefront along University Way N should be between 3.5m and 5.5m to facilitate a long-term range of uses while maintaining pedestrian scale.

UV26 Building Transparency

Provide a minimum of 80% transparent glazing at the ground level, including entrances, for buildings located on King Road, University Way N, and the Duke Avenue. Transparent glass can be clear or lightly tinted to a minimum viewing depth of 1 metre. Do not obscure ground level facades with excessive window signage (1/4 of total window area).

UV27 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.

UV28 Architectural Interest

Vary building materials, colours, rooflines, and other architectural elements. Bold accent colors for architectural features are strongly encouraged.

Wider buildings should be visually broken into smaller building sections. Integrate vertical elements and breaks into the façade of a building. Large expanses of singular materials, such as vinyl siding and stucco, and blank walls are not permitted.

Variation in three-dimensional building elements such as balconies, bay windows, moldings, cornices, porches, and other similar elements should be used to provide depth and variation to the building mass. Large, flat street-facing walls should be avoided.



Bold accent colours provide visual interest and vibrancy to the neighbourhood

UV29 Building Materials

Products such as natural wood, glazing, metal panels, or contemporary brick should be used. Ground floor levels should be clad in a different material than upper levels to provide a visual break. For residential uses, Hardi-Plank cladding may be used above the first floor.

The following facade materials are not permitted:

- Vinyl siding
- Stucco
- Cast concrete (except as an accent or base)
- Concrete units

UV30 Balconies

Balconies should be integrated within the building façade through terraces or recessing, and be designed with transparent glass that is clear or tinted in a vibrant color.

Balconies projecting from exterior building walls should be designed with glass that is clear or has lightly tinted glazing.

UV31 Rooftop Design and Accessibility

Landscape commercial and residential rooftops and make them accessible to customers, tenants and/or residents as usable common outdoor spaces. Screen or enclose mechanical equipment and appurtenances on rooftops.

UV32 Scale Transition

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

UV33 Grade Transition

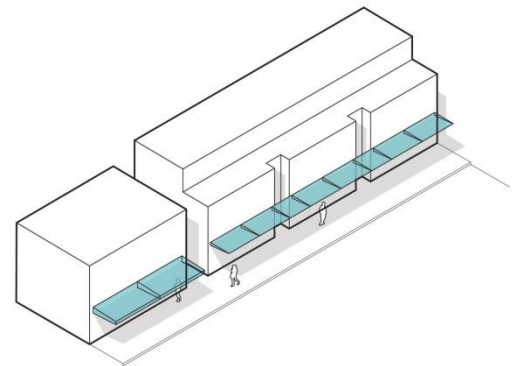
On sloping sites, step ground floor slabs to ensure a level transition between the sidewalk and the building/storefront entrances. Similarly, design the roofline to follow the slope of the site.

UV34 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.

UV35 Weather Protection (awnings/canopies)

Within Cascades Plaza, provide continuous 3m deep weather protection for patio space and building entrances. Acceptable forms include transparent glass with reinforced steel beams, and retractable awnings which provide greater sun/ shadow control for businesses. No arcades are permitted. Awnings/canopies should provide a minimum height clearance of 3m, not obstruct pedestrians and be designed so that rainwater does not drip directly on the travel path of pedestrians, where possible.



UV35: Weather Protection

UV36 Signage

Directly integrate signage into building façades. Signage should be designed to be architecturally consistent with associated buildings. Freestanding signs and/or backlit box signs are not permitted.

The following types of signage are permitted and should be sized appropriately for a pedestrian environment:

- Awning – located on awning/canopy to identify a business
- Fascia – mounted flush against a building face to identify a business or residence
- Sandwich boards – located within the setback to advertise a businesses
- Window – window signage should not exceed 25% of the window area
- Projecting – affixed to the building wall or canopy, perpendicular to the building face

LANDSCAPING

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

UV37 Visual Interest

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

UV38 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.

UV39 Climate and Comfort

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

UV40 Tree Retention

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

UV41 Tree Canopies

Where sightlines are required, use tree species that allow for a canopy at least 2m in height.

UV42 Tall Hedges

Avoid using tall, visually concealing hedges along public sidewalks and streets.

UV43 Native Species

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

UV44 Fence Height and Design

Keep fences below 1.5m along public streets. Matte stainless steel or aluminum fencing which provides adequate visibility should be used. Chain link fences are not permitted along public streets.

UV45 Stormwater Infiltration

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

UV46 Highway #1

Incorporate a landscape buffer adjacent to Highway 1 to buffer development from the highway.

LIGHTING

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

UV47 Light Pollution

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

UV48 Pole Mounted Lighting Height

Place lighting fixtures no higher than 6m from the ground.

UV49 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.

UV50 Up-lighting

Use up-lighting sparingly and only for accenting architectural elements or landscape features.

UV51 Sensor Activated Lighting

Use sensor activated lighting for security lighting.

UV52 Even Wash

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

UV53 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.

