



# Village Centre Commercial Development Permit Guidelines

## Form, Character & Performance

**Sustainable OCP Bylaw 3475, 2012**

*This handout is for general guidance purposes only. It does not replace any bylaws or other legislation. For complete details please refer to the Official Community Plan Bylaw 3475, 2012, Part V: Development Permit Areas.*

**As part of your Development Permit application you will need to consider the following:**

- **General Multi-Family, Commercial and Industrial Form, Character & Performance Development Permit Guidelines**
- **Specific Development Permit Area Guidelines**
- **For complete explanation of this section please refer to Chapter 17, Sustainable OCP Bylaw 3475, 2012.**

### Village Centre Commercial Development Permit Guidelines

#### **ADDITIONAL ARCHITECTURAL GUIDELINES**

- a) Development should incorporate building form and character compatible with and complementary to the fundamental build form in the area.
- b) Incorporate design features that respond to the pedestrian scale and provide visibility and security through the principle of “eyes on the street”.
- c) The use of articulated building facades is encouraged with variable cladding on walls without window, door or patio relief.

#### **ADDITIONAL SITING, MASSING & ORIENTATION GUIDELINES**

- a) Stepped or alternating massing of buildings is encouraged to give character and avoid a “box-like” appearance.

#### **ADDITIONAL CIRCULATION, ACCESS & PARKING GUIDELINES**

- a) Provide strong connections and linkages between walkways in village centres with pedestrian connections and greenways trails in the residential and open space areas.



## **ADDITIONAL LANDSCAPING GUIDELINES**

- a) Provide landscape buffers and treed areas adjacent to South Dogwood Street and Jubilee Parkway.
- b) Where covered parking is provided, design of the roof area should be complimentary with the overall project design, including consistent roof pitch.

**Please contact Land Use Services Department staff for further discussion.**



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## CHECK LIST

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**As part of your Development Permit application you will need to consider the following:**

- **General Multi-Family, Commercial and Industrial Form, Character & Performance Development Permit Guidelines**
- **Specific Development Permit Area Guidelines**
- **For complete explanation of this section please refer to Chapter 17, Sustainable OCP Bylaw 3475, 2012.**

### Village Centre Commercial Development Permit Guidelines

	Comply	Does not Comply
<b>Architectural</b>		
a) Development should incorporate building form and character compatible with and complementary to the fundamental build form in the area..		
b) Incorporate design features that respond to the pedestrian scale and provide visibility and security through the principle of "eyes on the street".		
c) The use of articulated building facades is encouraged with variable cladding on walls without window, door or patio relief.		
<b>Siting, Massing &amp; Orientation Guidelines</b>		
a) Stepped or alternating massing of buildings is encouraged to give character and avoid a "box-like" appearance.		
<b>Circulation, Access &amp; Parking Guidelines</b>		



	Comply	Does not Comply
a) Provide strong connections and linkages between walkways in village centres with pedestrian connections and greenways trails in the residential and open space areas leave front access for pedestrians only.		
<b>Landscaping Guidelines</b>		
a) Provide landscape buffers and treed areas adjacent to South Dogwood Street and Jubilee Parkway.		
b) Where covered parking is provided, design of the roof area should be complimentary with the overall project design, including consistent roof pitch.		