

8.3 Shopping Centre Development Permit Area

1. Category

The Shopping Centre Development Permit Area is designated pursuant to Sections 9.19.1(i) and (f) of the *Local Government Act* for the form and character of shopping centre development.

2. Justification

To implement specific design criteria for the structures and parking facilities associated with high-volume retail or retail warehouse shopping developments. Large retail developments depend on high visibility from major public roads. As a result and given the scale of these projects, their design and landscaping determines much of the character and attractiveness of the project itself and the streetscapes in the City.

3. Guidelines

Development permits will be considered in accordance with the following:

A. Form and Character

1. The perimeter of buildings shall relate to a pedestrian scale. This may be expressed by detailing of the façade, windows and spandrel glass, awnings or roof canopies. Large expanses of any one material are not acceptable without architectural detailing such as pilaster, textured building materials or the introduction of colour variation to create visual interest. Awnings, lighting fixtures and other structures shall be architecturally integrated with the design of the buildings.
2. To support the pedestrian environment, continuous weather protection should be provided over pedestrian focal points, at exterior building walls where appropriate.
3. All roof top, mechanical equipment shall be screened from view or screened to blend in with the roof and elevator penthousing and shall be incorporated into the overall architectural treatment of the building.
4. Stepped or varied building massing, articulated building walls and roof lines and sloped roofs shall be incorporated to develop building form and character.
5. The architectural design and building materials shall be of a high standard that indicates quality, stability and permanence.
6. Any wall of a building fronting on a street shall incorporate display windows or spandrel glass, entry areas, awning or canopies, or other similar features along not less than 40% of their horizontal length.
7. Side facades facing a street and front facades of all buildings greater than 30 metres in length shall incorporate wall plane projections or recesses extending at least 20% of the length of the façade.
8. Side facades facing a street and front facades of all buildings shall incorporate display windows, entry areas, awnings, foundation landscaping, or other similar features along not less than 40% of their horizontal length.
9. Where a development is to be constructed in several phases, the proposed phasing plan indicating the sequence and timing of construction shall be included as part of the development permit application.

B. Signage

1. All signs shall conform to the City of Courtenay Sign Bylaw No. 2042, 1998 and all amendments thereto.
2. The size, colours, design and placement of signs and their supporting structures and surrounding framework shall be carefully coordinated with architectural elements of the building face, other signs on the parcel and landscaping.
3. Exposed wood and flat stone are strongly encouraged as sign materials and raised or recessed letters or symbols are strongly encouraged to give relief to signs.
4. Multi-tenant buildings shall provide combined tenant signage.
5. The use of indirect lighting methods to illuminate signage is required.
6. The illumination of all signs shall conform to the City of Courtenay Dark Skies Policy.
7. All freestanding signs on 29th Street, Cliffe Avenue, Crown Isle Boulevard, Island Highway, Kilpatrick Street, Lerwick Road, and Ryan Road shall be ground oriented and no freestanding signs adjacent to any City street shall be supported by a single support.

C. Siting, Landscaping and Screening

1. A Landscape Architect or registered professional shall prepare a plan which will incorporate plant species, quantities and installation suitable for the project.
2. A detailed landscaping and screening plan, drawn to scale and showing the type, size and location of proposed landscaping, shall be submitted with the development permit application.
3. A continuous perimeter landscaped area of at least 10 metres in width shall be provided along the inside of all property lines adjacent to all streets and 7.5 metres along all other property lines. Landscaping shall be incorporated within all setback areas. Where a building is greater than 4500 sq.m. a continuous perimeter landscaped area of at least 15 metres in width shall be provided along the inside of the adjacent property lines.
4. Parking and outdoor storage shall not be permitted in the required landscape setback.
5. Loading areas, garbage and recycling containers and storage areas shall be screened and gated to a minimum height of 2 metres by buildings, a landscaping screen, a solid decorative fence or a combination thereof.
6. Chain link fencing shall be used only when screened by landscaping. Decorative fences are encouraged.
7. Developments shall include installation of street trees and sidewalks along all adjacent streets. Boulevards of adjacent streets shall be landscaped, irrigated and maintained by adjacent developments. Foundation landscaping along the face of the building is encouraged. Distinct paved surfaces, benches and ornamental street lights are encouraged throughout the site. Outdoor patios or amenities areas for employees are encouraged.

8. Continuous internal pedestrian walkways, no less than 1.8 metres in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such material.
9. Sidewalks of an appropriate width shall be provided along the full length of the building along any façade featuring a customer entrance, and along any façade abutting a parking area. Planting beds for foundation landscaping, shall be incorporated, where appropriate into the design of the sidewalk along the façade of the buildings.
10. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.
11. Any development adjacent to or near stream or wetland areas shall adhere to the requirements of the Stream Stewardship, 1993 guidelines and “Land Development Guidelines for the Protection of Aquatic Habitat 1992” prepared by the Department of Fisheries and Oceans and the Ministry of Water, Land and Air Protection along all streams and their tributaries.
12. The City shall require an environmental analysis of site conditions in areas subject to natural hazards such as slope slippage, drainage, or high vegetation value, prior to development.
13. It is City policy to limit the peak run off from areas of new development to that which the same catchment areas would have generated under the pre-development land use. A storm water management plan will be required as part of any development and shall be prepared by a Professional Engineer to comply with the City’s stormwater management policies and plans and the City’s Water Balance Model.
14. Setback areas abutting stream areas shall be fenced prior to development occurring to prevent encroachment of equipment or material into the stream system.
15. A biophysical assessment of the site prepared by a professional biologist shall be required, where applicable, outlining any environmental values to be protected during and after developments and the methods to achieve this to the satisfaction of the City and federal and provincial agencies.
16. Prior to the subdivision or development of land containing a stream, the natural watercourse and surrounding area shall be considered for dedication to the Crown, the Municipality or other public agencies committed to the protection and preservation of natural watercourses.
17. Undeveloped areas of the site shall be left in its natural state if there is substantial existing native vegetation. Otherwise, the owner will undertake vegetation control within 6 months of building occupancy satisfactory to the City.
18. The City will require the following minimum depth of topsoil or amended organic soils on all landscaped areas of a property:
 - shrubs – 450 mm
 - groundcover & grass – 300 mm
 - trees – 300 mm around and below the root ball

19. All landscaped areas shall be serviced by an underground irrigation system.

D. Lighting

1. Lighting should be designated for security and safety. However, there should not be glare on neighbouring properties, adjacent roads or the sky.
2. All new, replacement and upgraded street lighting in existing and proposed developments will be Full-Cut Off/Flat Lens (FCO/FL) luminaries to light roads, parking, loading and pedestrian areas. Exterior building lighting will also be required to have FCO lighting fixtures.

E. Parking

1. Parking areas shall be screened from adjacent properties and from direct view of large expanses of parked vehicles from the street. The screening may be achieved by landscaping and fencing where appropriate.
2. Parking areas shall include landscaped areas, defined by concrete curbs with landscaping, to provide visual breaks between clusters of approximately ten stalls, where practicable, given parking lot circulation and other site constraints. The termination of parking aisles shall be landscaped.
3. Parking lots shall be broken down into smaller parking areas evenly dispersed throughout the development integrated with planted landscaped areas. Tree planting is required throughout all parking areas where practicable given parking lot circulation and other site constraints.
4. Vehicular and truck movement patterns shall be illustrated to ensure adequate circulation.
5. The site plan must demonstrate the capacity for the safe and efficient movement of people and traffic.
6. Bicycle parking facilities shall be provided at grade near the primary building entrances of all buildings.