

DPA 9 – Commercial Areas (outside Downtown)

Designation

DPA 9 is established to regulate the form and character of commercial or mixed-use development in areas outside of the Downtown. This applies to any lands designated in the OCP or zoned for neighbourhood commercial, regional commercial, tourist commercial or resort development uses, and may include mixed residential/commercial uses as permitted by the OCP. This DPA also applies to any commercial use that may be permitted through rezoning within Special Infill Areas.

Objectives

The objectives of DPA 9 are:

- To create a strong sense of place and visual identity through high standards of urban design and development;
- To reflect the unique setting and character of each neighbourhood through building design, signage and landscaping.
- To emphasize the orientation to the waterfront
- To improve the pedestrian environment and streetscape of all new development.

Guidelines

Site Planning

- Preserve ocean views and view corridors in the siting, design, massing and finishing of development.
- Preserve mature trees, rock outcroppings, waterfront shorelines or natural features and incorporate them in the site design.
- Terrace buildings on slopes or waterfronts to reduce the mass of the building and maintain views.
- Orient all buildings toward the front property line or the waterfront. Setbacks from the front street will be considered only to provide seating areas or other public amenity, not parking areas.
- Mass buildings on corner sites toward the intersection to reinforce the gateway role.

Building Form and Character

- Design buildings to complement and not overwhelm adjacent buildings.
- Clearly identify main entrances with canopies, gateway features, landscaping, lighting or special paving.
- Differentiate the first storey architecturally from upper storeys. Use cornices, wood trim, canopies or other architectural details to create a visual separation.
- Vary building heights and rooflines on buildings with long frontages.

- Sloped roofs are encouraged, with pitches exceeding 5 in12 and large overhangs. Mansard, monopitch and gambrel roofs are discouraged.
- Use articulated building forms to give the appearance of smaller, individual businesses, using features such as bay windows and alcoves.
- Treat building elevations visible from all streets or adjacent residential areas as front elevations, with finished, facades and windows that compliment the character of adjacent residential areas.

Materials

- Use natural materials such as wood, stone and rock; standard brick or cement composite materials are acceptable.



- ✓ Façade details such as trimmed windows create a unique appearance in neighbourhood commercial areas.



✓ Pedestrian seating areas create significant amenity in local commercial areas. Bold use of local materials creates a distinct appearance.

- Vinyl, metal siding or artificial brick should not be used for commercial buildings. Stucco is acceptable provided it is accented with substantial use of wood trim, fascias or other features.
- Exposed concrete walls are permitted only if required for fire separation and are painted or stuccoed.
- Use local rock or stone, split granite or wood timbers as accent materials.
- Use wall colours that reflect the coastal marine setting (blues, green, and brown).
- Bright primary colours are not permitted except as accent colours.

Pedestrian Orientation

- Use outdoor seating areas, patios, plazas and street furniture to enhance the pedestrian environment.

- Provide continuous weather protection (overhangs or awnings) for seating areas and building fronts.
- Establish full pedestrian sidewalks along all street frontages.
- Provide safe and clearly marked pedestrian connections from the street and parking areas to building entrances.
- Use the location and levels of lighting, and placement and height of landscaping to define pedestrian areas.

Landscaping

Landscaping is a key element of design for commercial areas.

- Preserve mature trees as part of the design. Arborist reports will be required to assess health of existing trees.
- Use landscaping to provide a welcoming appearance, delineate pedestrian routes, and soften the transition with adjacent uses.
- Use a mix of deciduous and evergreen plants, using native materials where suitable.
- Use landscaping to screen development from adjacent residential areas.
- Chain link fencing is not permitted.
- All areas not covered by buildings, parking areas and walkways shall be landscaped.
- Landscape plans must be prepared by a professional Landscape Architect (BCLA), and all plantings must comply with the standards of the B.C. Landscape Standard.

Parking

- Locate parking areas at rear or side of buildings.
- Provide clear pedestrian routes from parking areas to building entrances.
- Parking areas shall be fully screened from adjoining residential development or pedestrian areas.
- Parking areas with more than 20 spaces shall be broken into smaller sections by landscape islands.
- Locate loading bays and refuse containers to minimize visibility from streets.



✓ Local commercial areas should include individual storefronts, streetside parking and attractive landscaping.



✓ Upper storeys should be setback or distinguished from ground level by awnings or other design details. In local neighbourhoods, buildings should reflect the residential appearance of surrounding areas.

Signage

- Use signage with a unique or handcrafted appearance that is consistent with overall building design and materials.
- Backlit plastic signs, illuminated copy, digital signs, roof signs or moving signs are not supported.
- Corporate or franchise design elements may require modification and may not be suitable for some locations.

Lighting

- All pedestrian and parking areas should have pedestrian-scale lighting.
- Lighting should be non-glare full cutoff fixtures so light does not spill onto adjacent areas or roads.
- High intensity security lights are not supported.
- All lighting systems are to be designed by a qualified engineer, and submissions to the District shall include luminance calculations and distribution diagrams.

Screening

- Screen all storage areas, garbage receptacles and utility kiosks with solid fencing or landscaping.
- Screen all rooftop mechanical and ventilation equipment or integrate with the building form. Locate to minimize noise disturbance to

residential uses within or adjacent to the site.

Sustainable Development

- Orient buildings to maximize opportunities for passive solar heating and natural lighting.
- Use natural ventilation and cooling systems.
- Use energy efficient lighting.
- Consider the use of green roof systems, especially on large commercial buildings, to reduce stormwater runoff, reduce energy costs and improve visual appearance.
- Limit the use of potable water for landscape irrigation. Use captured water, recycled water and drought-resistant plants. Limit the use of in-ground sprinkler/irrigation systems once landscaping is established.
- Use building products that demonstrate green technology.
- Provide natural filtration of rainwater into the site through techniques such as raingardens, rainwater collection systems, bioswales or rock pits.
- Permeable paving should be used for hard surfaces such as driveways.
- Minimize the impacts of paved parking areas by installing oil/water separators and directing runoff to infiltration chambers or biofiltration strips.
- Provide waste management plan; reduce or eliminate any on-site

burning in favour of on-site chipping and/or reuse of site materials.

- Developments are encouraged to apply for LEED certification (Leadership in Energy and Environmental Design green building rating system).

Neighbourhood Commercial Areas

Local commercial areas often provide a neighbourhood focal point, and should be of a scale and character in keeping with that function

- Use building design, signage and lighting at a scale and form compatible with the surrounding neighbourhood, and reflect design details typical of low-density residential housing with a strong pedestrian orientation.
- Use detailed entry features, window treatments, signage, landscaping and pedestrian amenities (seating, canopies) typical of residential neighbourhoods.

Regional Commercial Areas

Major commercial sites on highway or arterial roads require careful design to avoid the appearance of strip or “big box” development without any special design reference to the Sechelt setting.

- Design the building for the location; stock building plans, signage and other corporate design elements may require modification.
- Add visual interest and reduce the massing of large structures by

articulation of building walls, roof modulation, variations in colour and texture and addition of windows, canopies and entrance features.

- Create the appearance of several small businesses (i.e. Park Royal Village).
- Locate buildings at the street edge to foster a sense of belonging within the area and to facilitate pedestrian connection. Parking should be at the side or rear.
- Mitigate the appearance of large parking areas with significant landscaping.
- Signage should be modest in scale. Large freestanding signs are not supported.
- Landscape buffers at least 6.0m wide should be established to screen commercial uses from provincial highways and arterial roads.

Waterfront Commercial

- Careful assessment and protection of natural site features shall form the basis of the development design.
- Integration with the neighbourhood is a priority; provide a welcoming entrance and public access to the waterfront or site amenities as key features.
- Site and building design should reflect the marine setting with buildings, materials and landscaping suitable to the coastal setting.

- Waterfront developments shall meet the environmental guidelines of DPA 3.

Mixed Uses

- DPA 7 guidelines for multiple family areas apply.
- Residential uses above ground floor commercial should provide distinct entrances, parking areas and amenity spaces for residents.
- Raise ground floor residential units a minimum of 0.6 metres above grade to provide privacy and separation for the residents.



✓ Local commercial uses provide an important focal point within the neighbourhood.