Amending Bylaws

8. Development Permit Area Guidelines

8.3 Downtown Development

Exemptions

Bylaw 8256

8.3.1 A downtown development permit is not required for the following:

a) subdivision;

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b) temporary buildings and structures in accordance with Section 5 of this *Bylaw*, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit;

c) construction of, addition to or alteration of a building or structure by the City, the federal or provincial governments, or their agents for construction or maintenance of works;

d) construction of, addition to, or alteration of a building or structure involving only: interior renovation; repair or maintenance; façade improvement to an area less than 20% of the existing façade; an addition to a principal building less than 100 m^2; and construction of an accessory building;

e) replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location;

f) the repair or alteration of any building, structure or use to rectify an unsafe condition if correction of such unsafe condition has been ordered by the City Building Inspector; or

g) replacement, alteration or addition to a building such as new siding, roofing, doors, building trim, awnings, canopies, or windows where it does not impact the overall form and character of the building and would not impact the existing landscape or access provisions, as determined by the Planning and Development Department.

Guidelines

Connectivity: Enhancing the Pedestrian and Cycling Network

8.3.2 For new development or redevelopment on large sites, incorporate streets and pathways that support and extend existing streets, lanes, the open space network and pattern of small blocks established by the original 1912 Brett and Hall Town Plan.

8.3.3 Where lanes have been removed, they should be restored through redevelopment as opportunities arise.

8.3.4 Avoid cul-de-sacs and other physical barriers that deter or prevent people from walking or cycling and remove these barriers as opportunities arise.

8.3.5 Increase pedestrian connections to adjacent parks, activity nodes, and residential neighbourhoods to create more route options and direct connections for pedestrians and cyclists.

Street Definition

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8.3.6 Minimize the distance that buildings are set back from the sidewalk to create good street definition and a sense of enclosure.

8.3.7 Build ground floor commercial uses up to the front property line so that a continuous commercial street frontage and a positive street definition are

maintained. A setback may be considered where there is a courtyard, restaurant patio or other feature that benefits businesses, patrons and pedestrians, or to respond to the building setback from an adjacent property, and should consider the incorporation of public art.

8.3.8 For new developments with tall buildings (over 6 storeys in height) incorporate a base building or street-wall at a scale similar to adjacent buildings and street width.

8.3.9 Site and design buildings to respond to specific site conditions and opportunities, including: prominent intersections, corner lots, unusual topography and natural features, sites framing important open spaces, and sites with buildings that terminate a street end view.

Transparency: Creating Active Frontages

Commercial and Mixed Use Buildings

8.3.10 Provide pedestrian access to storefronts and businesses from the adjacent public street, and orient upper-storey windows and balconies to overlook adjoining public open spaces.

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8.3.11 On corner lots, develop street-facing façades for both streets. Design front elevations with pronounced entrances oriented to the corner or primary streets.

8.3.12 Ensure that storefronts are transparent: clear sight lines from the inside of buildings to open public spaces should allow for casual surveillance of the street and sidewalk, and store interiors should be visible from the street.

8.3.13 The following design parameters are desired to create active and transparent street frontages:

a) provide a minimum glazing area of 75% for frontages at grade for commercial frontages downtown;
b) establish a minimum retail frontage depth of 10 m along commercial streets;
c) entrances 10 m to 20 m apart along commercial streets to create active storefront activity; and
d) recess entrances to buildings from the sidewalk or property line by a minimum of 0.6 m to protect the pedestrian from door swings and to emphasize entrances.

8.3.14 Architecturally differentiate residential entrances (private) from business entrances (public) in mixed-use buildings.

8.3.15 Incorporate small, transparent storefronts with frequent entrances into large floor plate commercial developments to compliment the pattern and character of commercial streets downtown.

8.3.16 Encourage smaller shop frontages and upper level residential uses into large format commercial buildings.

8.3.17 Avoid expansive blank walls (over 5 m in length) and retaining walls adjacent to public streets. When blank walls and retaining walls are unavoidable, use an appropriate design treatment, such as:

a) install a vertical trellis in front of the wall with climbing vines or other plant material;
b) set the wall back slightly to provide room for evergreens and conifers that provide year- round screening;
c) provide art (e.g. a mosaic, mural, relief) over a substantial portion of the wall surface.

d) employ quality materials of different textures and colours to make the wall more interesting visually;
e) provide special lighting, canopies, awnings, horizontal trellises or other human-scale features that break up the size of the blank wall surface and add visual interest;
f) incorporate walls into a patio or sidewalk café space; and,
g) terrace (step down) retaining walls.

Residential Buildings

8.3.18 Site and orient townhouses and apartments to overlook public streets, parks, walkways, and communal spaces, while ensuring the security and privacy of residents.

8.3.19 Develop ground floor residential uses that incorporate individual entrances to each ground floor unit and are accessible from the fronting street. This enhances pedestrian connections, street activity and safety.

8.3.20 Create residential entries that are clearly visible and identifiable from the fronting public street to make the building more approachable and create a sense of association amongst neighbours.

8.3.21 Set back buildings with residential uses on the ground floor generally between 2 m and 4 m, and elevate the entryway by a minimum of 0.6 m to create a semi-private transition zone to individual units.

8.3.22 On streets with high traffic volumes, consider a landscaped transition zone in between the entryway and public sidewalk.

8.3.23 Ensure lobbies and main building entries are clearly visible from the street, and have direct sight lines into them.

8.3.24 Incorporate lobbies with multiple access points to enhance building access and connectivity with adjacent open spaces.

Parking Servicing and Access

8.3.25 Parking, vehicular loading, service functions, garbage disposal, and other similar activities should be located at the rear of the building with lane access and appropriate landscape screening so as not to conflict with pedestrian-oriented activity fronting the street.

8.3.26 Structured underground parking is preferred over off-street surface parking.

8.3.27 To ensure attractive and pedestrian oriented open spaces, off-street parking located between the front face of a building and the public sidewalk is strongly discouraged along commercial streets within the downtown.

8.3.28 Screen off-street parking adjacent to the public sidewalk using materials that provide a visual buffer while still allowing clear visibility into the parking areas. Screening could include landscaping, such as trellis or grille with climbing vines.

8.3.29 Locate public on-street parking at the curb to provide convenient and easy access to commercial and residential entrances.

8.3.30 In general, vehicular access should be from the lane. Where there is no lane, and where the reintroduction of a lane is difficult or not possible, access may be provided from the street, provided that:

a) access is from the long face of the block;

b) there is minimal interruption of the pedestrian realm and streetscape treatment through the use of mountable curbs to reduce grade change;
c) waiting or pick-up/drop-off areas are located internal to the site, not in the public right-of- way; and
d) there is no more than one interruption per block face and only one curb cut on the street.

8.3.31 Architecturally integrate vehicular entrances and associated components into the building through treatments such as enclosure, screening, high-quality finishes, sensitive lighting and landscaping. Avoid ramps located directly off the street.

Bylaw 9041

8.3.32 Do not locate vehicle entrances and curb cuts along Primary Retail and Service Streets.

8.3.33 Provide clear lines of sight at access points to parking, site servicing, and utility areas to enable casual surveillance and improve traffic and pedestrian safety, with pedestrian priority design.

8.3.34 Encourage shared parking and access where possible.

8.3.35 Avoid large parking lots by incorporating pedestrian pathways and landscaping.

8.3.36 For hotels, incorporate adequate and comfortable drop-off areas that are directly adjacent to lobbies to minimize impacts on the pedestrian realm and streetscape.

8.3.37 In developments that have a reasonable expectation of needing more parking for the disabled than required by Section 7.1.27, additional parking should suit the circumstances.

Height and Massing

8.3.38 Break up the visual mass of large buildings to reduce their visual impact on the pedestrian realm and to create variation along the street. This can be achieved by incorporating minor visual breaks in building façades using vertical setbacks and upper-storey step-backs.

8.3.39 Limit the visual mass of building façades to lengths of 40 m or less. This can be achieved by incorporating a substantial setback such as a courtyard or framed periodic openings to provide public views into private open space features.

8.3.40 Buildings over 3 storeys in height should be developed with a maximum frontage length of 80 m. Development of buildings 3 storeys in height or lower should have a maximum frontage length of 40 m.

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8.3.41 Determine street wall height by the width of the fronting street; generally, the wider the street, the taller the street wall.

Weather Protection

General

8.3.42 Provide weather protection over storefronts and display windows to encourage browsing and casual viewing of merchandise by pedestrians.

8.3.43 Provide adequate weather protection in front of buildings adjacent to bus zones and street corners where people wait for traffic lights.

8.3.44 Provide weather protection from building entrances to curb-side taxi zones or drop-off areas for major buildings and places of entertainment, where people wait for significant durations.

8.3.45 Balance weather protection with daylight penetration when placing awnings and canopies. Avoid opaque canopies that run the full length of façades.

8.3.46 Integrate the design and placement of awnings or canopies with public space furnishings such as ornamental street lighting, banners, hanging baskets or street trees.

Awnings

8.3.47 Awnings are preferred to canopies for use on storefronts less than 10 m in length, and along George Street to reinforce its heritage character.

8.3.48 Three-point or four-point awnings are preferred.

8.3.49 Avoid the use of quarter-barrel awnings.

8.3.50 Awnings should meet the following dimensions:

a) a minimum clearance of 2.6 m measured from the sidewalk; and,

b) a minimum width over the sidewalk of 1.8 m, but no more than two thirds of the total sidewalk width.

8.3.51 Establish a minimum slope of 30 degrees for awnings to allow for proper drainage and the cleaning action of rain and wind.

8.3.52 Design awnings to be sympathetic to the style, scale, form, and period of the building.

8.3.53 Construct awnings of durable, colourfast material. This may include reinforced plastic-coated fabric provided that the look and feel of canvas is maintained.

8.3.54 In order to encourage attractive building frontages, discourage the use of awnings as signs (and signs as awnings). Signage on the front face of a 4-point awning should not exceed 0.3 m in height along the front face of the awning.

8.3.55 Awnings, canopies, and overhangs should incorporate architectural design features and the fenestration pattern (placement of windows and doors) of the buildings they extend from.

8.3.56 Minimize obscurement of the building façade or historic detailing when placing awnings and canopies.

Canopies

8.3.57 Canopies are preferred for use on building frontages over 15 m, along sloped sidewalks, along major pedestrian routes having a predominance of existing canopies, and on

8.3.58 Canopies should have a minimum vertical clearance of 2.6 m, as measured from the sidewalk. Extend canopies out over the sidewalk by at least 2.6 m, while maintaining a minimum 0.6 m setback from the outer face of the curb.

8.3.59 Transparent and translucent canopies are preferred to allow natural light to penetrate to storefronts and the sidewalk. Wood and glass are encouraged for canopies.

8.3.60 Design canopies to extend over building frontages greater than 30 m to reduce their apparent scale and length to better relate to the pedestrian scale of the street. The preferred approach is to break up the canopy to reflect the architecture and fenestration pattern (placement of windows and doors) of the building façade, and to step down to follow the profile of the street.

8.3.61 Unless indicated otherwise by the City, install canopies in a way as to be removable should this be required at a future date.

Signage

8.3.62 Provide attractive signage on commercial buildings that clearly identifies uses and shops, and is scaled to the pedestrian rather than the motorist.

8.3.63 Provide visible signage identifying the building address at all entrances.

8.3.64 Limit signage in number, location, and size to reduce visual clutter and to make individual signs easier to see.

8.3.65 Representational and iconic signs are encouraged to help recognize Prince George's history and character.

8.3.66 Apply a single fascia sign to each façade at the first storey, in a size that does not exceed 0.9 m in height along any length.

8.3.67 Signage should be externally lit. Signage within shop front glazing may be backlit, but it is recommended not to exceed 0.5 m in height and 2 m in length.

Bylaw 8256

8.3.68 Maintain a minimum 4.5 m clearance for vertical banners above sidewalk/street level, and do not project them into the street.

8.3.69 The following are preferred or acceptable types of commercial signage in the downtown:

a) projected two-dimensional or marquee signs suspended from canopies and awnings (fitting within a 36.2 by 60.2 inch horizontal rectangle);
b) flush-mounted fascia signs;
c) externally lit signs;
d) small vertical banners and signs with individual letters should not exceed 18 inches in any dimension; and,
e) individual cut-out or silhouette letter signs mounted on storefronts. Individual letters should not exceed 18 inches in any dimension.

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8.3.70 Flush-mounted and marquee signage hanging from awnings and canopies are preferred along Primary Retail and Service Streets. These signs should maintain a minimum clearance of 2.3 m over sidewalk and/or public spaces.

8.3.71 The following types of signage are strongly discouraged and should be avoided:

a) signs as awnings or awnings as signs;
b) internally lit plastic box signs;
c) pylon (stand-alone) signs; and
d) rooftop signs.

Lighting

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8.3.72 Encourage architectural lighting on the face of commercial buildings and at main entries of residential buildings to help create a sense of safety and intimate space around a building.

8.3.73 Light paths and entry areas sufficiently to ensure pedestrian comfort and security.

8.3.74 Full-spectrum white light or incandescent sources are preferred in public areas.

8.3.75 Ensure lighting is sensitive to nearby residential uses. Avoid visible, glaring light sources by using down-lights or up-lights with cut-off shields.

8.3.76 Gooseneck lights and sconces that are applied to fascias underneath weather protection elements are preferred for storefront lighting.

8.3.77 A higher level of lighting for pedestrian areas is preferred through the use of metal halide with a 3,200° Kelvin rating.

8.3.78 Incorporate valence lighting into canopies and up-lighting to illuminate pathways.

8.3.79 Encourage the use of LED lighting for storefronts and street trees.

8.3.80 Avoid the use of exterior fluorescent light sources.

8.3.81 Install glare-free lighting into the canopy soffit. Fluorescent tube lights are not permitted for this purpose.

8.3.82 Minimize light pollution through the use of full cut-off lighting, avoiding light reflectance, and directing lighting downwards. Exceptions may be made for signage and architectural lighting.

Architectural Concept: Achieving a Human Scale

General

8.3.83 Create visual interest for the pedestrian, buildings facades by incorporating a range of architectural features and design details in building facades that express both variation and consistency.

Consider architectural features that include:

a) building height, massing, articulation and modulation;
b) bay windows and balconies;
c) corner features accent, such as turrets or cupolas;
d) decorative rooflines and cornices Building entries; and
e) canopies and overhangs

Consider architectural features that include:

f) treatment of masonry (for example, ceramic tile, paving stones, brick patterns);
g) treatment of siding (for example, the use of score lines, textures, and different materials or patterning to distinguish between different floors);
h) articulation of columns and pilasters;
i) ornament or integrated artwork;
j) integrated architectural lighting;
k) detailed grilles and railings;
l) substantial trim moldings; and
m) trellises and arbors.

8.3.84 Design buildings to express their internal function and use.

8.3.85 Locate and design entrances to create building identity and to distinguish between individual commercial or residential ground floor units. Use a high level of architectural detail and, where appropriate, landscape treatment to emphasize primary entrances and to provide “punctuation” in the overall streetscape treatment.

8.3.86 Design balconies as integral parts of buildings and to maximize daylight access into dwellings through the use of glazed or narrow metal spindle guardrails.

8.3.87 Utility and mechanical equipment should be screened from pedestrians.

8.3.88 Clearly distinguish the roofline from the walls of buildings (for example, through the use of a cornice, overhang, or decorative motif).

Windows and Doors

8.3.89 Reinforce the human scale of architecture by incorporating individual windows in upper storeys that:

a) are vertically proportioned and approximately the size and proportion of a traditional window;
b) include substantial trim or molding;
c) are separated from adjacent windows by a vertical element;
d) are made up of small panes of glass; and,
e) are separated with moldings or jambs but grouped together to form larger areas of glazing.

8.3.90 Discourage the use of figured or frosted glass or tinted glazing for windows facing the street except for compatible use of stained glass or where figured or frosted glass comprises a maximum 20% of the glazing. This creates a welcoming, visually interesting and transparent street frontage.

Exterior Materials

8.3.91 Encourage the use of wood in facade design and the architectural expression of buildings to emphasize the important role the forestry industry has played in the evolution of Prince George.

8.3.92 Incorporate natural building materials into façades of new buildings to avoid a "thin veneer" look and feel, incorporated along with more modern treatments, such as glass curtain walls for office buildings.

8.3.93 The following materials are recommended for use in the downtown:

a) natural wood materials, including:
    - milled and un-milled timbers;
    - window and door trim;
    - canopy structures;
    - signage;
b) brick masonry;
c) glazed tile;
d) stone;
e) concrete, painted;
f) flat profile "slate" concrete tiles;
g) glass and wood for window assemblies;
h) standing seam metal roofing; and,
i) glass curtain walls for office buildings.

8.3.94 The following materials are acceptable for use in the downtown:

a) pre-finished metal, non-corrugated type, emphasizing either vertical or horizontal arrangements but not both; and,
b) limited amounts of stucco.

8.3.95 The following materials are discouraged for use in the downtown:

a) vinyl siding;
b) swirl Type Stucco; and
c) vinyl for window frames.

Landscaping

8.3.96 Create a positive interface between buildings and streets by using perennials, shrubs, and trees to soften buildings, where appropriate.

8.3.97 Landscaping materials should be chosen to provide colour in the winter. A suggested planting ratio is 60% coniferous and 40% deciduous.

8.3.98 Use hard landscape treatments such as terraced retaining walls and planters to transition between grades, where necessary. The following are preferred approaches for achieving this guideline:

a) incorporate a planter guard or low planter wall as part of the building design;
b) use distinctive landscaping in open areas created by building articulation;
c) include a special feature such as a courtyard, fountain, or pool; and,
d) emphasize entries with special planting in conjunction with decorative paving or lighting.

Strengthening Neighbourliness

Bylaw 8256

8.3.99 Ensure that new development responds to the positive architectural characteristics of existing development. Achieve a good fit with new or renovated buildings by ensuring that such development references the distinctive and desirable architectural qualities of adjacent buildings, such as similar or complementary:

a) massing, height, articulation and scale;
b) architectural style;
c) roof forms;
d) building details and fenestration proportions and patterns; and
e) materials and colour.

8.3.100 Incorporate articulation into the design of new buildings to create intervals in their façades that respond to the existing pattern along the street. Below are several methods in which building articulation can promote compatibility with the existing architectural context:

a) modulate the façade with step-backs or forward extensions along a portion of the façade to create a series of intervals or breaks;
b) repeat window patterns at intervals that correspond to extensions and step-backs;
c) provide a porch, patio, deck, or covered entry for each interval;
d) provide a balcony or bay window for each interval; and,
e) change the roofline by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.

Green and Healthy Buildings

8.3.101 Site and design new development to minimize the disruption of privacy and outdoor activities of adjacent buildings and private open spaces.

8.3.102 Site and orient new development so that the majority of living spaces receive direct sunlight (for the daylight hours at equinox).

8.3.103 Design residential buildings to receive daylight and natural ventilation from at least two sides of the building, or from one side and a roof. Where possible, provide dwelling units with a choice of aspect: front and back, or on two sides (for corner units).

8.3.104 Design new buildings with greater floor-to-ceiling heights to increase the amount of interior space that can be lit from windows.

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8.3.105 Dwelling units with exterior access on only one side should provide a good view of the direction of the sun (ideally both) and are most suitable. Wide frontages with shallow floor plans allow adequate penetration of daylight.

Dwelling units with exterior access on two sides are usually suitable for narrower frontages and deeper floor plates.

8.3.106 Intakes and outlets for ventilation should not be located by pedestrian walkways or in areas where they may be adversely affected by the exhaust from parked or loading vehicles.

8.3.107 Ensure that the siting, form, and scale of buildings do not block significant views and solar access from existing or anticipated development, and that shadowing impacts on adjacent residential buildings and usable open spaces are minimized.

8.3.108 In residential and mixed-use projects incorporate courtyards and greenways as defining elements of the project while providing a common garden area, play space, gathering place, walkway, or other use located to maximize the amount of direct sunlight received.

8.3.109 Incorporate safe and sunny play areas for children that have surveillance from ground-oriented and upper-storey dwellings in residential developments.

8.3.110 Where at-grade space is limited, rooftop common open spaces are encouraged. Upper-storey terraces are encouraged to open onto rooftop gardens, where possible, to increase access to semi-private outdoor amenity space.

8.3.111 Incorporate green roofs, where appropriate, to help absorb storm water and provide outdoor amenity space for residents and workers.

8.3.112 Retention and infiltration best management practices to be used as appropriate.

8.3.113 Make use of existing buildings where possible, or carefully deconstruct building and reuse materials. Use of materials with recycled content is strongly encouraged.

8.3.114 In each dwelling unit of a residential or mixed-use project incorporate direct access to a usable private outdoor space such as a patio, balcony, or upper-level terrace. These should be of adequate size and be covered to ensure comfort and usability.

8.3.115 Residential development within 300 m of the Rail Terminal on 1st Avenue should consider design details to mitigate noise and vibration issues.

<u>Personal Safety, Security, and Accessibility</u>

8.3.116 Safety and security should be considered in site design and layout. Design should respond positively to CPTED (Crime Prevention Through Environmental Design) principles of territoriality and defensible space, hierarchy of space, natural surveillance, access control, and image and maintenance as well as addressing the components of movement predictors, entrapment areas, activity generators, crime facilitators, hot spots and crime corridors, areas of conflict, edge effects, and displacement effects.

8.3.117 8Ensure the design of new development increases “eyes on the street” with the placement of windows, balconies and street-level uses, and allows for casual surveillance of parks, open spaces, and childrens’ play areas.

8.3.118 Avoid blank, windowless walls that do not permit residents or workers to observe public streets and open spaces.

8.3.119 Incorporate the creative use of ornamental grilles over ground-floor windows or as fencing, as necessary and where appropriate.

8.3.120 Provide adequate lighting along streets and at entrances to enhance the sense of personal safety and security.

8.3.121 Design parking areas to allow natural surveillance by retaining clear lines of sight between public sidewalks and building entrances.

8.3.122 Eliminate structures and landscaping materials that provide hiding places for undesirable activity. Generally, landscape elements that shield areas above eye level or below the knee are appropriate.

8.3.123 Ensure all pedestrian routes including those leading to building entrances are safe and easy to use by a wide range of pedestrian abilities. Such routes should be direct, level, obstacle-free, easily identifiable and clearly separated from vehicular routes.

Environmental Considerations

8.3.124 Construct hanging signs, parapet extensions, awnings and canopies with sufficient bracing to withstand strong winds such as might be typical of the area.

8.3.125 Design and flash architectural elements exposed to precipitation, such as roofs, cornices, edges, canopies and decorative detailing, should be properly designed and flashed to protect the building structure and carry water away from pedestrian pathways or human-use areas.

8.3.126 Design any building structure upon which snow accumulates (canopies, awnings, roof forms) to have spontaneous snow dump of accumulated loads into non-pedestrian areas. Snow must be positively shed or positively retained. Deflect shedding snow from pedestrian areas by dormers, hipped roofs, canopies, or other means. Protect all steps and wheelchair ramps from ice and snow build-up.

8.3.127 Repeated heating and cooling of snow loads can give rise to ice accumulations. In the building design, consider heat loss factors as a method of controlling ice build-up. Accord proper flashing to areas subject to ice accumulation. Design walkways, entries, and other human use areas with the aim of minimum potential ice build-up and efficient removal of accumulations that do occur.

8.3.128 Locate snow storage to ensure that solar radiation can sufficiently facilitate the melting of snow. Site plans should account for the runoff of melting snow.

Tall Buildings

8.3.129 The following guidelines are recommended for tall buildings (6 storeys or higher):

a) maintain an open spacing to ensure adequate light, air, access, and views for residents;
b) site tall buildings with an offset spacing to avoid tall buildings looking directly into each other;
c) establish a minimum facing distance of 35 m between tall buildings;
d) establish a maximum floor plate width of 24 m;
e) use vertical and horizontal articulation (for example, incorporating changes of plane, stepped terraces, or modulated plan and façade forms);

f) achieve an interesting and varied roof form (for example, by incorporating a top-level penthouse or amenity space to conceal appurtenances and mechanical equipment);
g) incorporate a base building sited and scaled to complement adjacent buildings and to create a strong street-wall definition;
h) set back tall buildings from the base building facade by a minimum of 5 m while still achieving good address on the fronting public street or open space;
i) incorporate ground-floor uses that have views into and access to, where possible, adjacent streets, parks and open spaces; and,
j) locate primary entrances so that they are clearly visible and directly accessible from the public sidewalk, plaza, or other open space.

8.3.130 High rise buildings (11 storeys or higher) should have a maximum floor plate size of 750 m^2.

Master Planning

Bylaw 8256

8.3.131 A Master Plan may be required for Tall Buildings (6 stories or higher) or Large Sites (5000 m^2 or greater). The City may, at its discretion, identify other sites with special characteristics or conditions where Master Plans are required. A Master Plan for large sites and sites with tall buildings should detail through graphics and text, the following development issues:

a) location and dimensions of:
- public streets, parks, and accessible open spaces;
- pedestrian circulation and the relationship to pedestrian sidewalks and paths, transit stops, and shelters;
- base buildings and taller buildings;
- building setbacks from streets, parks and open spaces;
- building entrances;
- site access, service areas, ramps, drop-off and parking for each building; and
- Flood Plain Areas;

b) phasing plan and schedule;
c) perspectives showing important views; and,
d) shadowing impacts on adjacent buildings and open spaces using sun/shade diagrams at the following times:
- equinox: 8 AM, 12 noon, 4 PM;
- winter solstice: 9 AM, 12 noon, 3 PM.