

6.2.8 Development Permit Area No. 10 – Lickman East Industrial Lands

Description of Permit Area

The area shown on Schedule 6-10 is designated as a Development Permit Area (Development Permit Area No. 10) under Section 919 of the Local Government Act for the establishment of objectives and the provision of guidelines for the form and character of Industrial Development.

Within the designated area, the following activities shall require a Development Permit prior to commencement:

- Construction of new development, including signage
- Addition to or (exterior) alteration of industrial development

A development permit shall not be required for any development involving only the following:

- Subdivision of land zoned for industrial use

Reasons for this Development Permit Area

- To establish guidelines that maintain a consistent streetscape and enhance the urban design of the surrounding community.
- To encourage a high standard of site and building design and a visually appealing business park.
- To facilitate the orderly development of the area and to encourage coordination of the siting, form and volume of new buildings and their area for parking, storage, signage and landscaping.

Guidelines

Building Form and Character

1. All Buildings, structures and expansions or additions thereto shall be architecturally coordinated and should be planned in a comprehensive manner, giving consideration to the relationship between buildings and open areas, efficiency of circulation, visual impact and design compatibility with surrounding properties and streets.
2. All public façades of buildings should be oriented to respond to the public in such a manner that the façades are perceived to be the “front” of the building. In cases where buildings have more than one public façade, (e.g. corner sites, or sites with ‘double frontages’), additional façades shall be designed to be visually attractive from both abutting streets. This may be done through the articulation of structure forms, modular façades (which may be defined by entrances, windows and signage) and variations in rooflines, as well as through the variation of exterior materials and colour. Glazing is encouraged on all street façades.
3. Box-like structures with little surface articulation, and long expanses of uninterrupted single-height flat roofs shall be voided.
4. Materials are to be of high quality; the use of untreated or unfinished concrete, metal or aluminum and/or prefabricated metal buildings are not acceptable. Public entrances should be clearly identified and accessible by sidewalks.

5. Roof top equipment shall be located to minimize exposure to the street.
6. The use of garish or neon colours shall not be permitted.
7. Loading bays and service compounds should be located internally away from the street, and be screened from office and entry areas.

Site Planning

8. Site Planning must consider the entire property and avoid the creation of leftover or untreated space. All space should be considered carefully for its use, including open space.
9. Garbage receptacles and recycling facilities shall be in the rear yard, and shall be screened from the road.

Crime Prevention Through Environmental Design (CEPTED)

10. The application of CEPTED principles for the building design, lighting, signage and other elements is encouraged.

Screening

11. Use of berms, shrub beds, low walls, and other plantings should screen undesirable views and soften expansive architectural features.

Lighting

12. Lighting should be provided for all walkways, driveways, parking areas, and loading areas to ensure personal safety and site security.

Parking

13. Where possible, parking should be provided at the back and the side of buildings.
14. On site parking and loading areas shall be designated to promote safe and efficient vehicle and pedestrian movements.
15. Parking areas should be screened from streets with substantial landscaping (e.g. use of berms, shrub beds, low walls, hedge plantings).

Public Open Space and Recreational Pathways

16. Open space areas should be planned to allow for meaningful passive and/or active recreational opportunities for employees.
17. Site amenities may be shared between developments.
18. Street should incorporate wide and safe pedestrian/cyclist realms.

Landscaping

19. Plant material should provide visual interest and variety throughout the year