

DPA 7 – Highway Service Commercial Development Permit Area

8.3 DPA 7 Guidelines

Development Permits issued in DPA 7 shall be in accordance with the following guidelines:

		Compliant?	Comment
8.3.1	Siting and Orientation of Buildings		
i	Buildings must be oriented to face the street		
ii	Corner buildings must be oriented to face both streets		
iii	Building must be located in close proximity to the front property line to encourage a pedestrian-friendly orientation		
iv	Locate drive-thru facilities internally and not between building faces and public streets		
v	Locate loading bay, outdoor storage and garbage enclosure areas behind buildings and separated from visitor parking areas, where size of property permits		
vi	Make loading areas and facilities accessible to service vehicles without interfering with pedestrian circulation		
vii	All buildings and site design must incorporate Universal Design Guidelines		
8.3.2	Architecture		
i	Commercial buildings shall reflect Creston's small town character		
ii	Buildings must include some form of pedestrian weather protection over the front entry		
iii	Provision of site amenities near main entrances, such as benches, is encouraged		
iv	Create architectural interest by varying building materials, colours, roof-lines and other architectural elements		
v	Monolithic structures and long expanses of straight walls are not permitted		
vi	Large buildings shall be designed to create the impression of smaller units by encouraging façade relief and variety between sections		
vii	All storefronts shall include large display windows		
viii	Long expanses of blank, straight facades are not permitted		
8.3.3	Exterior Building Treatments		
i	The use of local materials is strongly encouraged, including recycled materials, where appropriate		
ii	Large surface areas of concrete, concrete blocks and similar materials are not permitted		
iii	The use of vinyl siding as an exterior building treatment is strongly discouraged		
iv	The use of highly reflective or mirrored glass windows is not permitted		
8.3.4	Landscaping		
i	A site specific landscape plan prepared by a registered Landscape Architect or related professional shall be submitted, as part of the Development Permit Application		
ii	Healthy, mature trees and vegetation shall be retained where possible		
iii	Plantings and planting areas shall:		

a.	screen abutting residential buildings from commercial buildings and associated parking areas where they are not separated by a street or a lane with a vegetated buffer containing mature plantings along the entire property line excepting areas of ingress and egress		
b.	screen abutting residential buildings from commercial buildings and associated parking areas where they are not separated by a street or a lane with a minimum 3m vegetated buffer containing mature plantings along the entire property line, excepting areas of ingress and egress		
c.	screen commercial buildings and associated parking areas from the edge of the road right-of-way with a minimum 5m vegetated buffer containing mature plantings along the entire property line, excepting areas of ingress and egress		
d.	screen storage areas such as waste receptacles, dumpsters, and building mechanicals from the street		
e.	be used as a treatment to break up large building façades		
f.	define or frame paths, streets, entrances		
g.	shade buildings and outdoor spaces		
h.	slow runoff and facilitate on-site infiltration of stormwater		
i.	provide street trees along the frontage road		
j.	provide planting in other open space areas not needed for parking, access roads or walkways		
8.3.5	Parking and Vehicular Access		
i	Parking areas must not be located between streets and the front of the building		
ii	Parking areas shall be broken up with tree plantings and landscaping		
iii	The use of permeable paving materials is strongly encouraged		
iv	On-site retention and infiltration of stormwater is required where achievable		
v	Provision shall be made for the parking of motorized scooters and bicycles		
vi	All parking and access routes shall be adequately illuminated utilizing Dark Sky Compliant Lighting Guidelines		
8.3.6	Pedestrian Access		
i	Provide well defined pedestrian access from the adjacent street / sidewalk and / or parking areas to all building entrances		
ii	All walkways shall be designed for Universal Accessibility		
iii	The use of permeable paving materials is strongly encouraged for walkways and patios		
8.3.7	Signs		
i	All signs must meet the requirements of the Town of Creston Sign Bylaw as amended from time to		

time		
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VI. DEVELOPMENT PERMIT AREAS

DPA 7 - HIGHWAY SERVICE COMMERCIAL

8 DPA 7 - Highway Service Commercial Development Permit Area

8.1 Area Designation

In accordance with the provisions of Section 488(1) (d) (revitalization of an area in which a commercial use is permitted) and (f) (establishment of objectives for the form and character of commercial, industrial or multi-family residential development) of the *Local Government Act*, with supporting designations under Section 488(1)(a) (environmental), (h) (energy conservation), (i) (water conservation) and (j) (*GHG* reduction). All development within those areas designated as Highway Service Commercial DPA on the Development Permit Map (Schedule C of this Plan), shall be subject to approval for Development Permit in accordance with the following Guidelines (8.3 DPA 7 Guidelines).

8.2 Justification

Currently, land uses adjacent to Highway 3 are typical of many commercial “strips” found in similar sized communities, with older, well established buildings mixed with newer ones. Historically, this area had developed without any substantial design guidelines and has resulted in a commercial district that might not provide a comfortable or aesthetically pleasing area in which to stop and shop. Parking, access, landscaping and screening will enhance opportunities reduce functional restrictions, and promote overall revitalization of the area.

The objectives of DPA 7 are to:

- i. revitalize Highway Service Commercial areas to present a positive image that respects the existing cultural and heritage attributes of the built environment;
- ii. address energy conservation and reduction of *GHG* emissions;

- iii. require the retention and infiltration of stormwater on-site where achievable;
- iv. promote a viable marketable environment that is attractive to the public and fosters community pride;
- v. to ensure that development provides a visually pleasing aesthetic;
- vi. respect the form and character of surrounding development;
- vii. improve the pedestrian experience in Highway Service Commercial developments; and,
- viii. minimize any negative impact of commercial development on adjacent residential areas.

8.3 DPA 7 Guidelines

Development Permits issued in DPA 7 shall be in accordance with the following guidelines:

8.3.1 Siting and Orientation of Buildings

- i. Buildings must be oriented to face the street.
- ii. Corner buildings must be oriented to face both adjacent streets.
- iii. Buildings must be located in close proximity to the front property line to encourage a pedestrian-friendly orientation.
- iv. Locate drive-thru facilities internally and not between building faces and public streets.
- v. Locate loading bays, outdoor storage and garbage enclosure areas behind buildings and separated from visitor parking areas, where size of property permits.
- vi. Make loading areas and facilities accessible to service vehicles without interfering with pedestrian circulation.

VI. DEVELOPMENT PERMIT AREAS

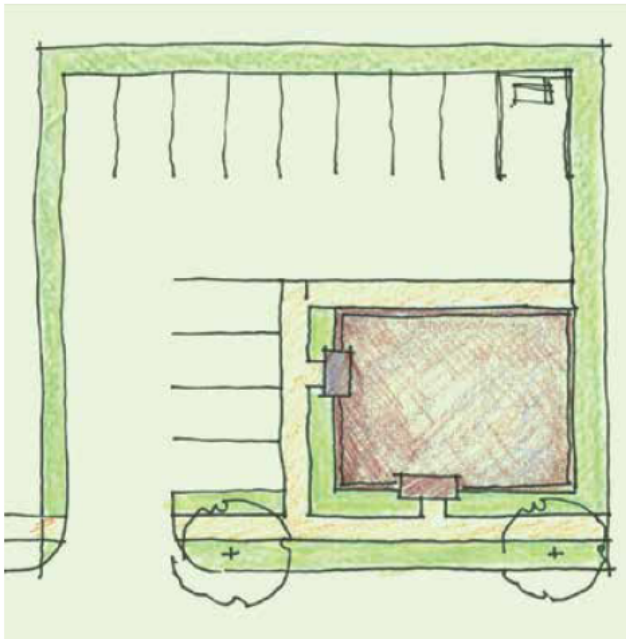


DPA 7 - HIGHWAY SERVICE COMMERCIAL

vii. All buildings and site design must incorporate *Universal Design Guidelines*.

8.3.2 Architecture

- i. Commercial buildings shall reflect Creston's small town character.
- ii. Buildings must include some form of pedestrian weather protection over the front entry.



DPA 7 – Highway Service Commercial

- Building faces street
- Parking to rear or side
- Pedestrian access from sidewalk/ street and parking
- Landscape screening at perimeter

iii. Provision of site amenities near main entrances, such as benches, is encouraged.

iv. Create architectural interest by varying building materials, colours, roof-lines, and other architectural elements.

v. Monolithic structures and long expanses of straight walls are not permitted.

vi. Large buildings shall be designed to create the impression of smaller units by encouraging façade relief and variety between sections.

vii. All storefronts shall include large display windows.

viii. Long expanses of blank, straight façades are not permitted.

ix. All buildings and site design must incorporate *Universal Design Guidelines*.

8.3.3 Exterior Building Treatments

i. The use of local materials is strongly encouraged, including recycled materials, where appropriate.

ii. Large surface areas of concrete, concrete blocks and similar materials are not permitted.

iii. The use of vinyl siding as an exterior building treatment is strongly discouraged.

iv. The use of highly reflective or mirrored glass windows is not permitted.

8.3.4 Landscaping

i. A site specific landscape plan prepared by a registered Landscape Architect or related professional shall be submitted, as part of the Development Permit application.

ii. Healthy, mature trees and vegetation shall be retained where possible.

OCP - FRESHLY PICKED FUTURE

VI. DEVELOPMENT PERMIT AREAS

DPA 7 - HIGHWAY SERVICE COMMERCIAL

- iii. Plantings and planting areas shall:
- a. screen abutting residential buildings from commercial buildings and associated parking areas where they are not separated by a street or a lane with a vegetated buffer containing mature plantings along the entire property line excepting areas of ingress and egress;
 - b. screen abutting residential buildings from commercial buildings and associated parking areas that are separated by a street or lane with a minimum 3m vegetated buffer containing mature plantings along the entire property line, excepting areas of ingress and egress;
 - c. screen commercial buildings and associated parking areas from the edge of the road right-of-way with a minimum 5m vegetated buffer containing mature plantings along the entire property line, excepting areas of ingress and egress;
 - d. screen storage areas such as waste receptacles, dumpsters, and building mechanicals from the street;
 - e. be used as a treatment to break up large building façades;
 - f. define or frame paths, streets, entrances;
 - g. shade buildings and outdoor spaces;
 - h. slow runoff and facilitate on-site infiltration of stormwater;
 - i. provide street trees along the frontage road; and,
 - j. provide planting in other open space areas not needed for parking, access roads or walkways.

8.3.5 Parking and Vehicular Access

- i. Parking areas must not be located between streets and the front of the building.
- ii. Parking areas shall be broken up with tree plantings and landscaping.
- iii. The use of permeable paving materials is strongly encouraged.
- iv. On-site retention and infiltration of stormwater is required where achievable.
- v. Provision shall be made for the parking of motorized scooters and bicycles.
- vi. All parking and access routes shall be adequately illuminated utilizing *Dark Sky Compliant Lighting Guidelines*.

8.3.6 Pedestrian Access

- i. Provide well defined pedestrian access from the adjacent street/sidewalk and/or parking areas to all building entrances.
- ii. All walkways shall be designed for *Universal Accessibility*.
- iii. The use of permeable paving materials are strongly encouraged for walkways and patios.

8.3.7 Signs

- i. All signs must meet the requirements of the Town of Creston Sign Bylaw as amended from time to time.

