

# Development Permit Area 5

---

DRAFT revised development permit area

June 20, 2017

## Section 5

### Table of Contents

1. Introduction
2. Exemptions
3. Design Concepts
4. Guidelines



# Development Permit Area 5

## 1. DESIGNATION

The Bowser Village Center Development Permit Area is shown on Map No.6 and applies to the Bowser Village Centre.

## 2. AUTHORITY

The Bowser Village Center Development Permit Area is designated a development permit area for the following purposes, pursuant to Section 488(1)(a)(e)(f)(h)(i)(j) of the *Local Government Act*:

- (a) protection of the natural environment, its ecosystems and biological diversity;
- (e) establishment of objectives for the form and character of intensive residential development;
- (f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- (h) establishment of objectives to promote energy conservation;
- (i) establishment of objectives to promote water conservation; and
- (j) establishment of objectives to promote the reduction of greenhouse gas emissions.

## 3. JUSTIFICATION

The Bowser Village Centre Development Permit Area has been designated in recognition of the community's desire to see Bowser Village Centre evolve into a 'compact', 'mixed-use' village where people can live, work, play and learn in a safe, healthy and attractive environment.

Historically, for the past 90 - 100 years, the Bowser Village Center has been the location for businesses providing products and services to the wider community. The community has expressed its desire to see Bowser Village Centre maintain its role as focal point supporting a variety of commercial, recreational, community and professional services, and to gradually become a more vibrant mixed use core with residential uses close to shops, services and other amenities. Further to this, the community vision is to become a more sustainable community in terms of environmental and groundwater protection and to incorporate features and construction standards that promote more efficient use of energy and water resources. In addition, the Bowser Village Center is intended to reduce greenhouse gas emissions through the more efficient building design and active transportation uses.



The Bowser Hotel with Charlie "Cappy" and Florence Winfield, 1920 circa.  
Photo by: Janice Young.

# Development Permit Area 5

---

## 4. OBJECTIVES

1. Create a more compact village center that supports a diverse, healthy population by allowing a mix of land uses that encourages a range of housing affordability and types, services, employment and recreational arrangements.
2. Provide a safe and cohesive pedestrian-oriented environment with strong connections within Bowser Village Center and between adjacent neighbourhoods.
3. Enhance and integrate the relationship between the built and natural environment through building design and landscaping.
4. Ensure that ground and surface water resources are protected from potential negative impacts associated with development.
5. Promote energy efficiency, water conservation and the reduction of greenhouse gas emissions through innovative building design, site planning and management.
6. Create a 'sense of place' through effective design that reflects and enhances the valued rural character of the area.
7. Provide a clearly defined attractive entrances to the community.

## 5. APPLICABILITY

A development permit is required for the following activities wherever they occur within the development permit area, unless specifically exempted:

1. alteration of land, placement of fill, disturbance of soils, including grubbing, scraping and the removal of top soils;
2. construction of new buildings and structures;
3. creation of non-structural impervious or semi-pervious surfaces; and
4. subdivision of land as defined in the Land Title Act or Strata Property Act.

## 6. EXEMPTIONS

The following activities are exempt from any requirement for a development permit:

1. Construction, renovation, or addition to a single dwelling unit, detached secondary suite or duplex dwelling unit.
2. Addition to an existing building or structure that is not visible from a public road way or other public spaces<sup>1</sup>.
3. The replacement or repair of an existing sign providing the sign is not enlarged or moved and is replaced with the same type of sign (i.e., fascia, freestanding, etc).
4. Subdivision of land as defined in the *Land Title Act* or *Strata Property Act*, except for intensive residential.
5. Maintenance of existing landscaping, existing roads, parking areas, paths and trails.

---

<sup>1</sup> For the purpose of this DPA, intensive residential shall mean any residential development with an average minimum parcel size of 2000 m<sup>2</sup> or density of 35 or 45 dwelling units per hectares.

6. Construction of unpaved driveways and walkways not exceeding 4 meters in width.

## 7. DESIGN CONCEPTS

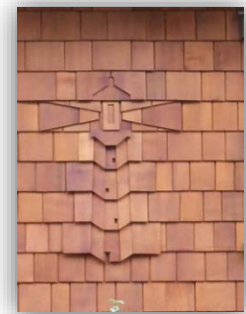
1. The following design concepts were identified by local residents at the Bowser Village Charette (Design Workshop) held June 8-9, 2009:
2. Increase visual appeal, starting from the points of entry into the Bowser Village; these points of entry are the intersection of Crosley Road and Highway 19A and the intersection of McColl Road and Highway 19A.
3. Create a pedestrian friendly environment through design, height and siting of buildings (3 storey heights, buildings close to street, accessible sidewalks, parking to the rear of buildings out of sight of roads and highway).
4. Use natural systems as 'green infrastructure' with a network of streets and parks performing natural drainage functions and providing a pedestrian friendly environment.
5. Increase greenways and separate pedestrians from vehicles by green borders, boulevards and swales; slow down traffic, and improve safety.
6. Group similar commercial activities together so that residents can park once and then walk to several destinations.
7. Encourage live-work buildings, where owners might live above their businesses
8. Increase density of residences and of commercial space in order to gain green-space around the buildings.



## 8. GUIDELINES

### *Context and Regional Expression*

1. Incorporate form and images that relate to the natural and cultural landscape of Bowser by integrating one or more of the following themes:
  - a. Lighthouse Country
  - b. First Nations History
  - c. Post 1900's historical themes such as logging, fishing and shellfish aquaculture
  - d. Connect to water such as Thames Creek, Strait of Georgia, surface water and aquifers
  - e. West coast influenced design incorporating BC wood products



*Example of desired design detail.*

# Development Permit Area 5

2. Through building design and placement, address sunlight penetration, natural ventilation, and protection from different weather elements to improve the pedestrian experience in commercial areas (e.g., covered walkways, awnings, canopies, overhangs, pergolas and shade trees).
3. Protect and enhance public views of landmarks, buildings, open spaces, natural features and the ocean through careful building siting, height and form.

## Human Scale

1. Design from human scale and visual interest in all building elevations. This can be achieved by placing an emphasis on street facing building entrances, windows and landscaping relative to walls and building structure.
2. Mixed use and commercial buildings shall be located in close proximity to the sidewalks and pedestrian spaces.
3. Where mixed use or commercial buildings are proposed, avoid large spaces between buildings.
4. The use of drive-through shall not be a part of building or site design.
5. Design, siting and construction of sidewalks or paths in the road right-of-way shall be consistent with the Active Transportation Plan for Electoral Area H, 2017 or provide rationale for taking a different approach as presented in that Plan. Note that approval from the Ministry of Transportation and Infrastructure is required for works in the road right-of-way.



*Example of mixed-used building, orientated to the street with covered walkway.*

## Building Massing, Height and Form

1. Larger buildings (e.g., > 12meters in width) shall be designed to avoid large, flat building expanses by creating multiple, separate buildings such that individual buildings appear as many small buildings that are compatible in shape, mass, and exterior finishes. Consider using building articulation, visually-interesting rooflines (e.g., variations in cornice lines and roof slopes); architectural elements (e.g., balconies, bay windows, cupolas, dormers), and other detailing that creates rhythm along the lines of the building.



*Example of building articulation, varying rooflines & exterior architectural design detail.*



# Development Permit Area 5

- Utilize landscaping treatments to further soften the mass of building form (e.g., strategic location of trees, hedge borders, trellis and surface materials such as pavers).
- On slopes, building design should step with the natural topography. Building form should depict a series of buildings nested into the hillside, rather than a single, uniform building form.



- Building height is limited to a maximum of 12 meters (i.e., 3 storeys) unless otherwise specified.
- Where building height is 12 meters (i.e., 3 storeys), incorporate step back and/or terrace above the second floor to reduce visual impact and to strengthen the pedestrian-scale of the building.
- Development shall not be separated or 'gated' with walled or fenced enclaves.

## **Building Style & Exterior Materials**

- High quality, functional exterior finishes suited to a west coast climate should be used to ensure the integrity of the building envelope and to present an attractive appearance.
- Natural, local non-combustible, high quality building materials should be used to the greatest extent possible, with an emphasis on British Columbia wood products.
- Use exterior colours that are found in or complement the area's natural and cultural landscape.
- Use materials in combination to create contrast, enhance human scale and reduce massing of a building.



*Example of use of materials in combination to create contrast*

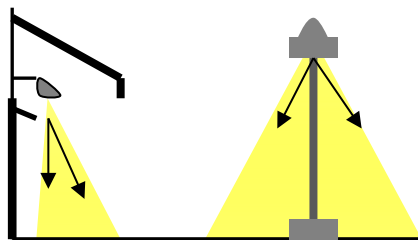
# Development Permit Area 5

## Signs, Canopies & Lighting

1. Signs should be visually unobtrusive, grouped wherever possible and primarily pedestrian-oriented, designed at a pedestrian scale. Handcrafted signs of a professional quality, designed to be effective with minimal lighting and integrated into the overall design of the building and landscape are preferred.
2. The following types of signage shall be encouraged:
  - a. projecting two dimensional signs suspended from canopies, awnings or overhangs,
  - b. externally, front lit signs especially with LED Lighting,
  - c. fascia signs integrated into the design of the building,
  - d. letter signs mounted on storefronts, and
  - e. carved wooden signs.
3. The following types of signage shall be avoided:
  - a. awnings as signs or large signage on awnings (letter heights over 30 cm/12 inches)
  - b. internally lit, plastic face, aluminum box style signage
  - c. animated, flashing, oscillating or moving signs
  - d. pylon (stand alone) signs
  - e. roof top signs
4. Continuous weather protection for pedestrian's comfort should be provided in commercial areas (e.g., awnings, canopies, overhangs, pergolas and shade trees). All design elements should complement the overall building and public realm.
5. Exterior lighting shall be low intensity, pedestrian-orientated with an emphasis on public safety and the prevention of glare onto adjacent properties, roads or sky. The use of solar power lighting is encouraged.



*Examples of desired signage that is attractive and informative for both pedestrians and the travelling public*



*Examples of Full-Cut Off Lighting and decorative exterior lighting*

# Development Permit Area 5

6. All new or replacement exterior lighting in commercial areas shall use Full-Cut Off/Flat Lens (FCO/FL) lighting fixtures on exterior to light roads, parking, loading and pedestrian areas.
7. Light fixtures should be concealed, unless they are decorative and then the style shall be consistent with the design and character of the building.

## Outdoor Public Open Spaces

1. Outdoor patios and dining areas should be designed to create a compatible and complementary relationship with the adjacent streetscape, building architecture, and uses. These spaces should be well defined by landscaping, decorative fencing or other vertical barriers while being generally open and visible from public areas.
2. Fountains and other examples of public art should be considered for public plazas and courtyards.
3. All play areas for children should have adequate shade and seating for adults.
4. The retention of natural features (like trees, rock or other landscape features) in open spaces shall be encouraged.
5. Street furniture to enhance the pedestrian experience, such as benches, decorative street lamps, bicycle racks and refuse containers shall be incorporated in the landscape design. These shall be required to be consistent, similar, or identical in character to the architectural character of the development and identified by type and source in the application.

## Accessibility & Connectivity

1. Universal design shall be employed to ensure accessibility for people with disabilities, children, and older people. Universal design features include things such as accessible, barrier-free travel routes to the main building entry, smooth, ground-level entrances without stairs, and wide interior doors and hallways. Consider those using such equipment as wheelchairs, strollers and bicycles.



Example of accessible, laneways that connect commercial areas to public/social spaces.

2. Accessible travel routes shall be provided that incorporate transitions between public walkways, together with private walkways, parking areas, retail shops and services,



# Development Permit Area 5

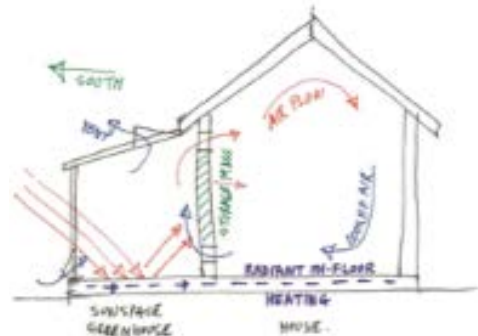
and roads to provide seamless and interesting access for all users, including those of different ages and abilities.

## Crime Prevention

1. Best practices for “Crime Prevention through Environmental Design” should be incorporated into building design, such as:
  - a. Natural surveillance, ‘eyes on the street’: visibility, light and openness should maximize the ability to see throughout the site through placement of windows that access all areas, appropriate lighting to avoid darken spaces and walkways, entrances and site features should be designed to avoid areas for hiding.
  - b. Define spaces: creating a clear definition between public and private space that express ownership and boundaries, particularly for multi-residential and mixed-use developments.
  - c. Active Spaces: Encourage legitimate activity in public spaces by locating uses in complementary arrangements. Avoid spaces that appear confined, isolated, or unconnected, or appear without a clear purpose or function.

## Green & Healthy Buildings

1. Evaluate site design for passive solar gain and cooling opportunities (e.g., passive solar water heating, solar mass wall, passive solar heating of intake air). On sites with substantial solar exposure, buildings should be sited, designed, and landscaped to take advantage of passive solar gain in winter and reduce sun expose in summer.
2. Minimize exposure to noise and pollution through site and building design, especially for those developments located along busy roads (e.g. triple-pane glazing, orient courtyards, playgrounds, open spaces, and building air intakes away from the road).
3. Utilize sustainable construction methods and materials, including the reuse, rehabilitation, restoration, and recycling of buildings and/or building elements.
4. All new commercial, mixed-use, and multi-unit residential buildings within the development permit area are encouraged to be efficient and healthy, and are encouraged to seek third party certification, such as Built Green Gold or Leadership in Energy and Environmental Design (LEED). The Regional District may be able to provide assistance in the planning process and may offer financial assistance in accordance with Regional District’s environmental rebate and grant programs.
5. The design and layout of open spaces that can accommodate buildings and areas for edible landscapes and food production are encouraged (e.g., planter boxes, green house, compost facility, private and/ or community gardens, arbours and associated planting, bee hives).



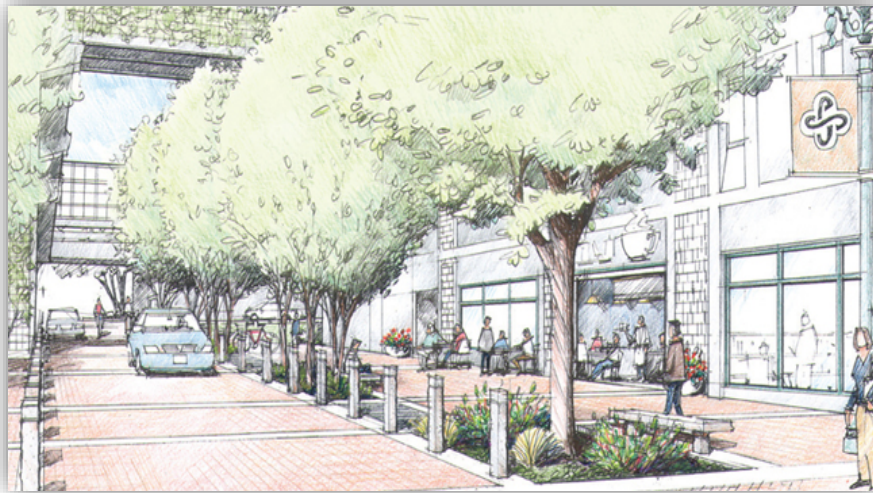
Example of a passive solar gain designed house.

# Development Permit Area 5

6. The installation of electric vehicle charging stations are encouraged. The Regional District may be able to provide assistance in the planning process and may be able to identify applicable rebate and grant programs.

## *Relationship to the Street*

1. Orient residential and commercial buildings to face the street.
2. Commercial and mixed-use buildings should be sited within close proximity to sidewalks and the pedestrian space to enhance the pedestrian experience, unless where a setback may be considered to provide transition to adjacent building or pedestrian-friendly features such as a patio, courtyard or plaza.



*Example of an animated, mixed-use streetscape that provides a buffer between pedestrians and road traffic and a development plan that includes “corner cut” street treatment.*

3. Building setbacks from lot lines should:
  - a. be designed to create an intimate, pedestrian friendly streetscape;
  - b. be between 0.0 m and 3.0 m (RDN in collaboration with Ministry of Transportation and Infrastructure will determine minimum building setbacks from lot lines);
  - c. consider relationship and transition to adjacent buildings;
  - d. corner sites are encouraged to feature landmark design or alternatively to provide a semi-public or public open space; and
  - e. include “corner cuts” or similar treatment to expand sidewalks adjacent to intersections.
4. Pedestrian sidewalks or defined walkways connecting building entrances to and through parking areas and sidewalks or road right-of-ways of the adjacent streets shall be provided.

# Development Permit Area 5

5. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of a clearly delineated pathway or 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.
6. In residential areas, side street should consider 'woonerf' style streets that integrate needs of multiple users such as walking, cycling, playing, gardening and socializing.
7. Pedestrian sidewalks or defined walkways connecting building entrances to and through parking areas and sidewalks or road right-of-ways of the adjacent streets shall be provided.
8. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of a clearly delineated pathway or 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.



Example of integrated street design with protected walkways, bike parking and outdoor public space for socializing.



Example of site plan demonstrating a 'woonerf' style streetscape.

## *Pedestrian Access, Provisions for Cyclists Circulation, Vehicles and Loading*

1. Clearly defined, safe pedestrian access shall be provided through sites and parking areas to maintain a pattern of active transportation that is integrated with building entrances, walkways, sidewalks, trails and adjacent streets.
2. Locate parking areas to the rear of buildings, internal to the building, or below grade.
3. Avoid large expanses of parking. Provide paved surfaces with visual interest and landscaped areas to create safe pedestrian walkways and visual breaks between clusters of parking stalls (approximately every seven stalls).
4. Bicycle and scooter parking facilities should be provided at grade near primary building entrances.
5. Where side road access is not feasible, shared driveways to access business and residential properties from Highway No. 19A shall be encouraged for new development.

# Development Permit Area 5

6. Vehicular and truck movement patterns must be illustrated on the site plan submitted by the applicant to ensure adequate circulation. A professional engineer may be required to ensure that adequate lane widths and turning radiuses are provided for all forms of vehicles intended to use the property.
7. All loading and storage areas shall be complementary to the development, screened with landscaping and/or gated fencing to a minimum 2.0 meters as appropriate and wherever possible be located to the rear of the building in unobtrusive areas.
8. Provision should be made for promoting easy access to public transit, emergency vehicle, delivery and service vehicles and may include construction of a bus shelter or pad.



Example of BC Transit bus shelter stop with wet-weather shelter.

## Landscaping & Screening

1. Where landscaping is required within the development permit area, the Regional District may require the applicant to submit a landscaping plan prepared by a landscape architect or other qualified professional and security deposit equal to the total estimated costs of all materials and labour as determined by a landscape architect or other qualified person to the satisfaction of the Regional District.
2. Applicants are encouraged to refer to the most recent edition of the British Columbia Landscape Standards published by the BC Society of Landscape Architects when creating their plan. Landscaping should be used in site design to achieve the following list of objectives:
  - a. retain existing healthy, mature trees and new plantings should consist of indigenous vegetation or other non-invasive vegetation suitable for local environmental conditions;
  - b. utilize a variety of native plants that are drought tolerant suitable to local growing conditions;
  - c. enhance the pedestrian experience (e.g., aesthetics, weather conditions, safe movement throughout site and visual separation from and between uses) and compliment the development and surrounding area;
  - d. add texture and three dimensional components to the site (e.g., ground level planting, raised beds, shrubs, tree canopy) and avoid creating areas that are predominately bark mulch, gravel or other similar materials;



Example of a vertical green wall system.

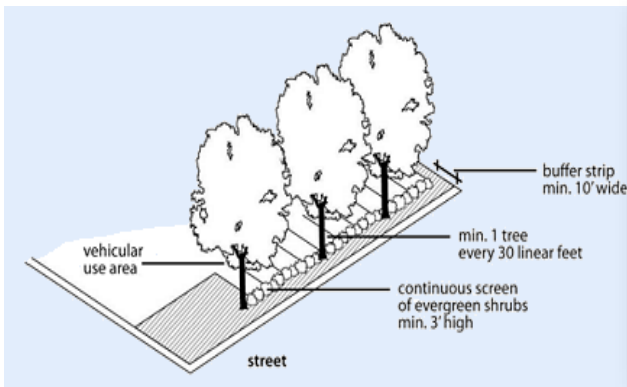


# Development Permit Area 5

- e. minimize water consumption through conservation techniques such as micro-irrigation and xeriscaping;
  - f. respect required sightlines from roadways and enhance public views;
  - g. help screen parking areas, electrical and mechanical features, and refuse and recycling facilities;
  - h. contribute to a sense of personal safety and security;
3. Mitigate undesirable architectural elements (e.g., blank walls can be covered with trellis and vines).
4. Minimize water consumption through conservation techniques such as micro-irrigation and xeriscaping. Landscaping is to meet the minimum depth of topsoil or amended organic soil on all landscaped areas of a property:
- a. Shrubs - 45 cm
  - b. Groundcover and grass - 30 cm
  - c. Trees - 30 cm around and below the root ball



*Example of parking plan with safe pedestrian access and landscaping features.*



*Example of landscaped buffer from street or between residential properties.*



*Example of decorative fencing and landscaped screening.*

5. Landscape plans must be drawn to scale and show type, size and location of proposed landscaping works and planting materials and shall be submitted with the development permit application.
6. Where irrigation is required to maintain proposed landscaping, it should be designed and installed by an Irrigation Industry Association of British Columbia certified irrigation designer or another qualified person.



## Development Permit Area 5

---

7. Where a commercial property abuts residential zoned property, landscaped buffer area should be provided between the commercial property and the residential property(s).
8. High-efficiency, water saving, automatic irrigation systems are encouraged.
9. All refuse and recycling facilities shall be screened with landscaping and/or gated fencing to a minimum 2.0 meters. Similarly, utilities, electrical and mechanical features shall be screened with fencing, landscaping or a combination of the two.
10. Decorative fences are encouraged. Where chain link fencing used, it shall be screened with landscaping.

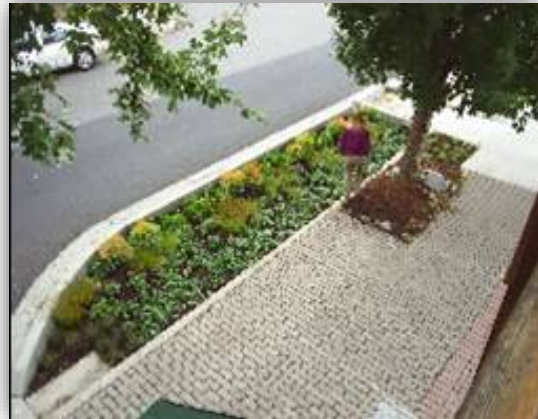
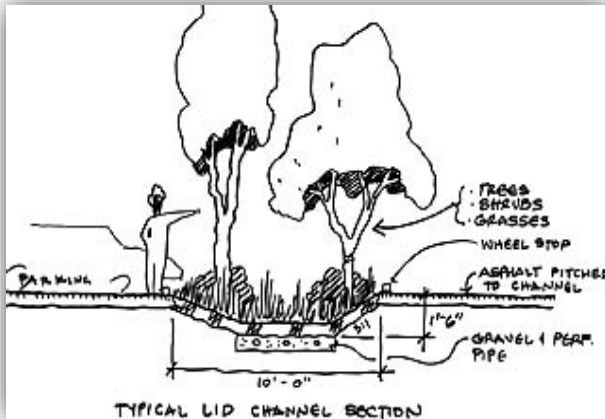
### *Rainwater Management*

1. Design sites and buildings to use best practices for integrated rainwater management and water conservation techniques, including appropriate source controls such porous and permeable surfaces, bioswales, absorbent landscaping, infiltration facilities, and re-use systems and other techniques aligned with Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia, 2014, published by the B.C. Ministry of Environment, or any subsequent editions.



*Examples of a rain garden and rainwater harvesting system.*

2. New buildings are encouraged to include non-potable water harvesting in the form of rainwater catchment or green roofs.
3. The Regional District may require a rainwater management plan prepared by a professional engineer or other qualified professional.



Examples of bioswales, permeable surfaces and absorbent landscaping.

## Multi-Residential and Intensive Residential Development Guidelines

1. Residential units should be clustered to make the most efficient use of land and preserve as much land as possible for open space.
2. Residential land uses should be arranged to achieve gradual transition and minimize conflicts with adjacent housing types and surrounding neighbourhoods.
3. Residential units shall be designed to allow residents privacy as well as a sense of community such that each unit has at least one private outdoor space with access to or views of adjacent semi-public spaces.
4. Use landscaping and design to clearly distinguish and provide transitions between public and private spaces especially where residential uses are mixed with commercial uses.
5. Children's play areas should be located to facilitate 'natural surveillance' with high visibility from residential units.

## Additional Commercial Mixed-Use Development Guidelines

1. The maximum floor area for individual retail and commercial units should be 300 m<sup>2</sup> with the exception of grocery stores where a maximum 1,500 m<sup>2</sup> of retail space will be allowed.
2. Building size for institutional and commercial service/light industrial uses shall be a maximum 1,000 m<sup>2</sup>.

## Additional Service Commercial/Light Industrial Development Guidelines

1. Retail and office uses in commercial service development should be ground oriented,



Example of mixed-use building with commercial retail on the main floor and residential units above.

## Development Permit Area 5

---

located adjacent to the street with non-retail functions located to the rear of the property.

2. Residential 'live-work' units shall be located above street level over top of commercial service uses.
3. Where possible residential 'live-work' units should be oriented to overlook public streets.
4. Residential 'live-work' units shall have at least one private outdoor space with access to or views of adjacent semi-public spaces.

