

DPA 10 – Business and Industry

Designation

A high standard of finished appearance and landscaping is important for all business and industrial areas. DPA 10 applies to all lands designated in the OCP or zoned for industrial or business uses, primarily located at Wilson Creek/Airport, East Porpoise Bay and Tillicum Bay as shown on Schedule C. DPA 10 also applies to any business or industrial uses within the Working Waterfront designation. The DPA guidelines are also intended to improve existing industrial areas over time as redevelopment occurs.

Category

Form and character of commercial and industrial development.

Objectives

- To support business and industrial development in Sechelt.
- To create high quality, attractive business and industrial districts.
- To reduce visual and noise impacts of industrial use on adjacent areas.

Guidelines

Site Planning

- Retain mature trees, vegetation and topsoil as part of any new development.
- Incorporate natural features into the site design, including topography,

drainage courses, trees, vegetation and topsoil.

- Watercourses and shoreline areas shall be maintained in undisturbed state, except where zoned and authorized for marina or similar uses.
- Site buildings to increase the visibility of the business entrance and minimize visibility of parking, storage and loading areas.

Building Form and Character

- Emphasize prominent entrances or windows, and avoid blank walls for street facing buildings (Field Road, Sechelt Inlet Road, and Highway 101).
- Loading bays, storage areas and overhead garage doors should not face primary roads.
- Use building design, colours and materials to create attractive buildings with a sense of permanence. Unpainted metal or untreated concrete blocks are not suitable for highly visible locations.
- Natural materials such as local stone and heavy timbers as accent materials are encouraged.

Compatibility with Adjacent Uses

- Provide additional setbacks and a graded transition in building height where commercial or industrial

development abuts residential use to ensure residential properties are not faced with a massive wall.

- Do not locate parking and storage adjacent to residential uses.
- Design the layout to minimize impacts of truck access, storage operations, loading and mechanical/ventilation equipment on adjacent areas.
- Use dense and effective landscape screening adjacent to residential areas at least 2.0 metres in width.

Lighting

- Orient exterior building, storage and parking area lighting away from residential areas and roadways.
- Design lighting to minimize light spill, glare and sky glow by using non-glare full cutoff fixtures.
- High intensity security lights are not supported, particularly if they are visible from adjacent areas or roadways
- All lighting systems are to be designed by a qualified engineer, and submissions to the District shall include luminance calculations and distribution diagrams.

Signage

- Coordinate signage with the architectural character of the building.
- Freestanding directory signs should have a simple, clean appearance and be located within the landscaped area.

Parking, Loading and Storage

- Locate parking at the rear or sides of a building, buffered from view by significant landscaping.
- Separate parking areas with more than 20 spaces into smaller groups by landscaped islands.
- Locate outdoor storage and loading areas toward the rear of the site wherever possible and screened from view.

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 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).

Landscaping and Screening

- Provide a high quality, continuous landscaping at least 2.0m deep along any frontages on Field Road, Sechelt Inlet Road or Highway 101.
- Provide landscaping in front of any blank walls, internal or external roadways, or between parking areas and buildings.
- Use street trees and lower level shrub plantings along any road frontage, with a mix of deciduous and coniferous vegetation. Large areas of

bark mulch, gravel or other similar materials are not suitable.

- Screen storage compound areas and chain link fencing by landscaping or a combination of solid fencing and landscaping.
- All areas not covered by buildings, parking or storage areas 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.

Working Waterfront Areas

- All businesses located on marine waterfront shall meet the environmental guidelines of DPA 3 and requirements of federal and provincial approval agencies.
- Design buildings with natural materials and colours consistent with the surrounding marine environment.
- Avoid light spill on marine waters or adjacent uses.
- Incorporate areas for public access and/or viewing of the waterfront in the site or building design.
- Locate any outdoor storage areas as far as possible away from the shoreline, and screen from any adjacent uses or public roads with dense landscaping at least 1.5 planted height or solid fencing.
- Meet all other DPA 10 guidelines.