

CITY OF  
**PRINCE RUPERT**

# **CITY CORE DEVELOPMENT PERMIT GUIDELINES**

**FOR COMMERCIAL, INDUSTRIAL AND MULTIFAMILY DEVELOPMENT**

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# INTRODUCTION

These City Core Development Permit Guidelines for Commercial, Industrial and Multifamily Development apply to the Midtown, Downtown and Waterfront Districts within the Development Permit Area. They seek to create beautiful public spaces, vibrant streets and dynamic architecture by defining time-tested strategies and guidelines for new development.



## How to Use the Guidelines

These City Core Development Permit Guidelines for Commercial, Industrial and Multifamily Development apply to all development within the City Core, unless specifically exempted in Section XX. The City Core is made up of three distinct Districts: Midtown, Downtown and Marina.

The guidelines are organized into three parts:

### GENERAL GUIDELINES

The general guidelines apply to all development within the City Core Development Permit Area. They establish the basic principles of good site and building design for any development application.

### DISTRICT GUIDELINES

The district guidelines are additional guidelines to the general guidelines that apply to development within each specific district. Each district has a different character.

### CHARACTER AREA GUIDELINES

The character area guidelines are additional guidelines to the general and district guidelines that apply to development within each specific character area.

- 1 MIDTOWN
- 2 DOWNTOWN
- 3 MARINA

- 1 HERITAGE CORE
- 2 CIVIC NODE
- 3 COW BAY
- 4 WATERFRONT

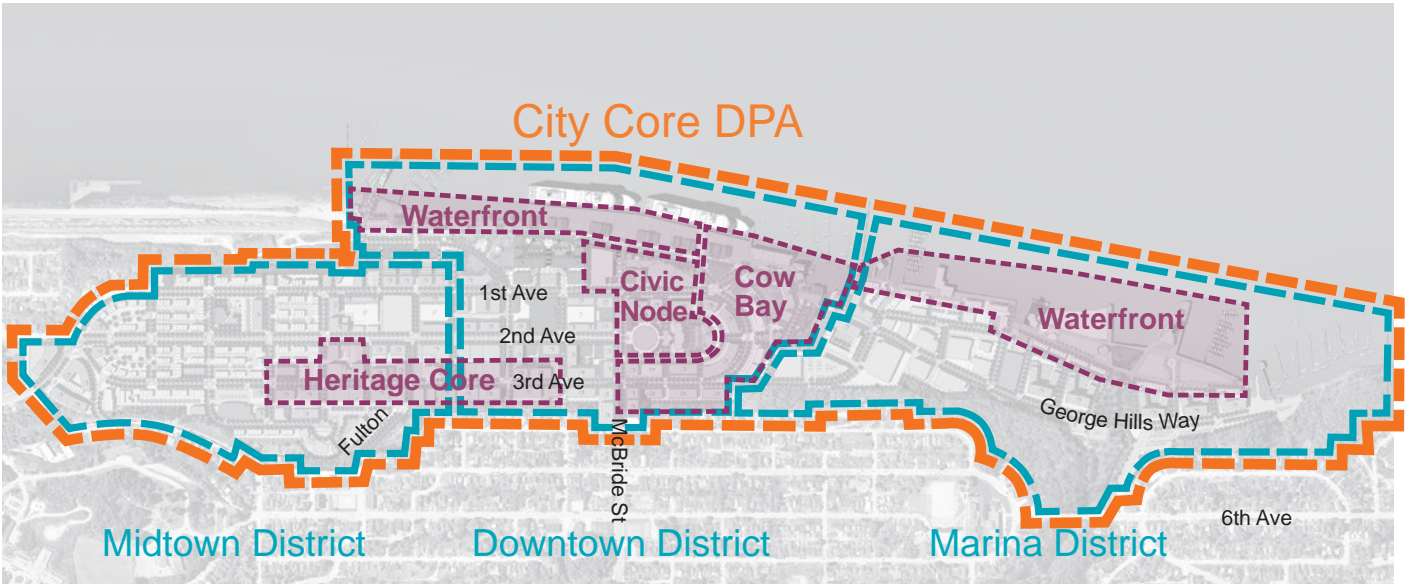


Figure 1: City Core Development Permit Guidelines for Commercial, Industrial and Multifamily Development Areas of Applicability. Refer to each district and character area for greater detail.

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## Foundation

These City Core Development Permit Guidelines for Commercial, Industrial and Multifamily Development support the design and city-building objectives of the Prince Rupert: City of Rainbows Official Community Plan (OCP) (2020).

They are an evolution of the design guidelines that have previously applied, including:

- Downtown Development Permit Area Design Guidelines (formerly Schedule C to Bylaw No. 3286)
- Cow Bay Development Permit Area Design Guidelines (formerly Schedule B to Bylaw No. 3286)

Many of the core principles of those documents have been carried forward into these design guidelines, including graphic examples.

These design guidelines also reinforce Prince Rupert 2030 The Vision. The demonstration plans used in these design guidelines are from Prince Rupert 2030 The Vision, and serve to illustrate the intended urban form of the City Core.

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## Interpretation

These guidelines are meant to achieve a balance between compatibility with the existing urban fabric and traditional design principles, while enabling individual expression in new developments. There are many ways to achieve this balance. The guidelines enable a range of strategies for creating buildings that reinforce the vision for the City Core, based on principles of good urbanism and architectural design.

Every building site is unique. Their location, street frontage, adjacent buildings and uses, accessibility and visibility, and historic considerations vary site by site. As well, each new building or building addition will have its own functional programme such as the types of uses, building area, building height, parking and access requirements. Some guidelines will be more important than others depending on the specific context and programme of each building.

It is crucial to interpret these guidelines with flexibility and encourage innovation. While the guidelines provide time-tested strategies for achieving the principles of good urbanism and architectural design, alternative approaches – even breaking the rules – may be appropriate for exceptional new designs.

## Urban Design Principles

Urban design is the comprehensive and cohesive integration of buildings, streets, and open spaces to create liveable places/environments. The essence of good urbanism is determined by the organization of these elements and the relationship between the public and private realm at ground level.

Buildings must face onto streets and public spaces with doors and windows which invite interaction between indoor and outdoor uses, provide casual observation of space, and facilitate direct pedestrian movement and activity. Pedestrian-oriented buildings, streets, squares, and plazas are essential elements to the creation of a functional, aesthetic and vibrant City Core.

Within the City Core, there are six principles of urban design that the public and private realms should work together to achieve.

### 1 Make Connections

Ensure new development reinforces a fine grained pattern of streets and small blocks, including re-establishing the grid network of the 1912 Brett and Hall Town Plan.



### 2 Define Gateways & Entrances

Create a sense of entry at key gateways into the downtown.



### 3 Make Streets for People

Ensure active and visually interesting building fronts to create vitality, comfort and safety for pedestrians.



### 4 Protect Public Views

Preserve and restore significant view corridors to the harbour, prominent buildings and landscape features.



### 5 Protect from the Elements

Incorporate weather protection to enhance pedestrian comfort.



### 6 Foster a Unique Sense of Place

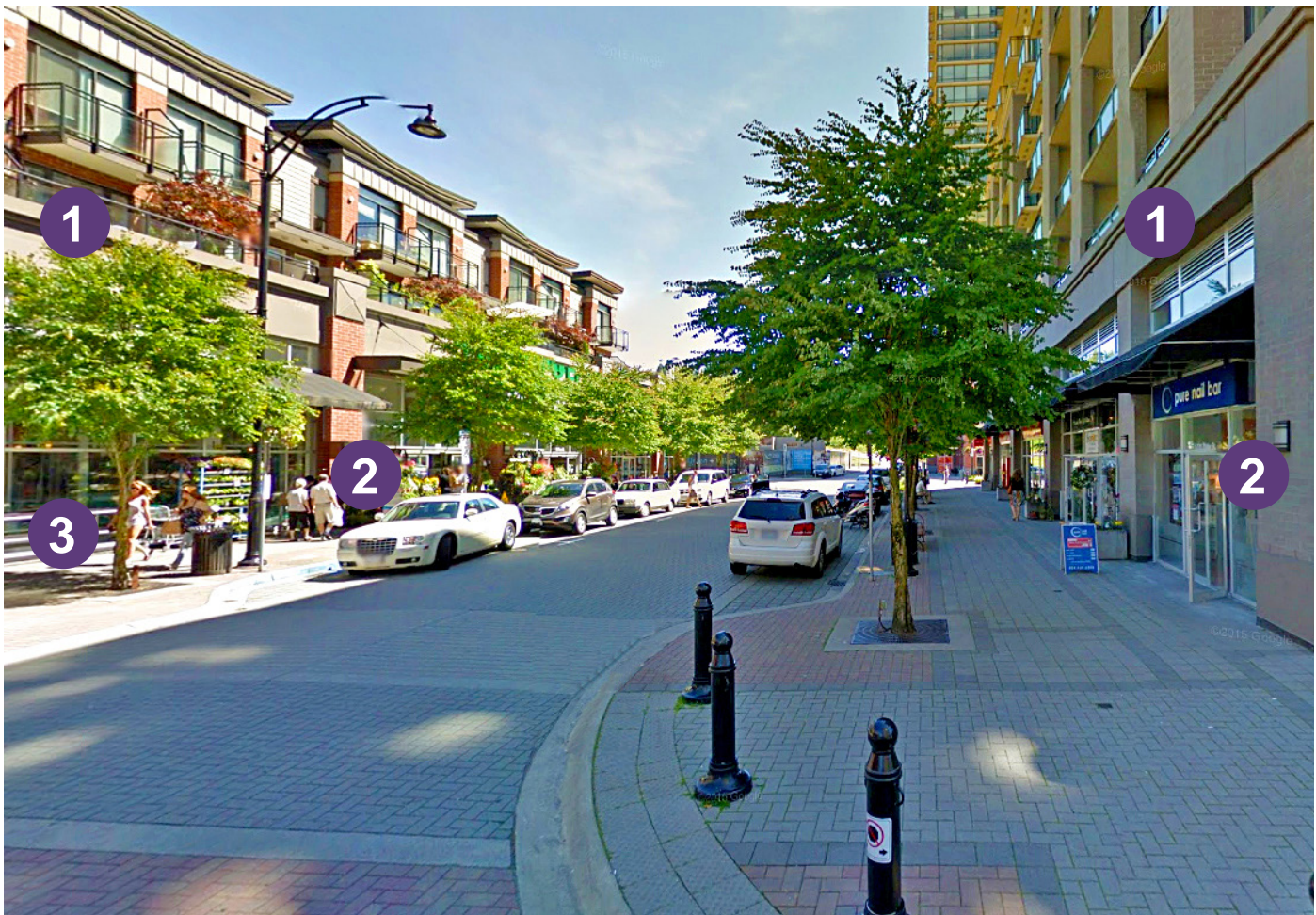
Design buildings that are rooted in the history and cultural identity of Prince Rupert.



# DESIGN PRINCIPLES

In order to support the development of vibrant and active streets, healthy neighbourhoods, and a sense of community, these guidelines are premised on the following three simple yet fundamental approaches to the design of the private realm:

- 1 Build to the sidewalk to create a sense of enclosure, immediacy and continuity along the street.
- 2 Make the street front visually and physically permeable with doors and windows to active uses at ground level.
- 3 Design at a pedestrian scale, including by locating off-street parking behind or under the building.







# GENERAL GUIDELINES FOR ALL DISTRICTS

The general guidelines outline the fundamental strategies for achieving site and architectural designs that are pedestrian scaled, create great streets and public spaces, and establish a building stock that contributes to a great City. The general guidelines apply to all development with commercial or multifamily residential uses, including mixed uses.

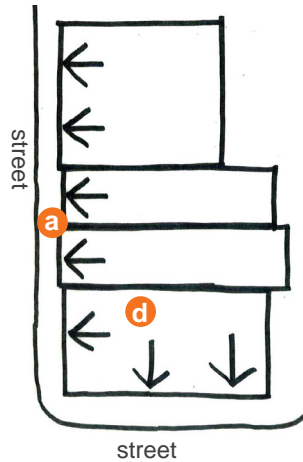
# BUILDING PLACEMENT & ORIENTATION

## Objective

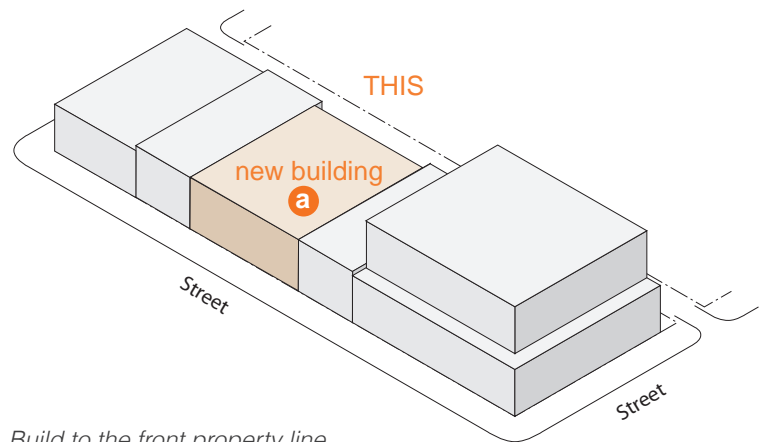
- » To locate and design buildings to frame and define streets and other public open spaces.
- » To arrange buildings in response to their context and specific site conditions and opportunities.

## Guidelines

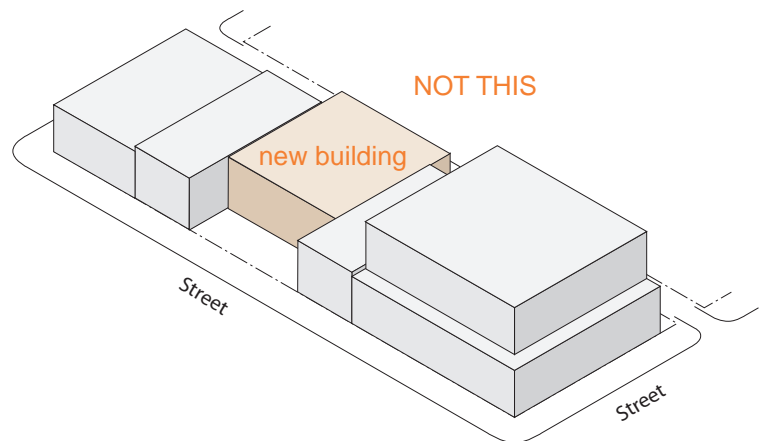
- Locate buildings at or near the front property line to create good street definition and a sense of enclosure.
- Along streets with an established building setback, new buildings should be placed to fit within the predominant setback of the block.
- No parking is permitted between any building and the street edge.
- Orient the primary facade to face the street or adjacent public space.
- Buildings may be set back from the street edge where they frame and define the edges of public space, such as plazas, courtyards, seating areas and enhanced sidewalks; or, where it provides a view to an important landmark.

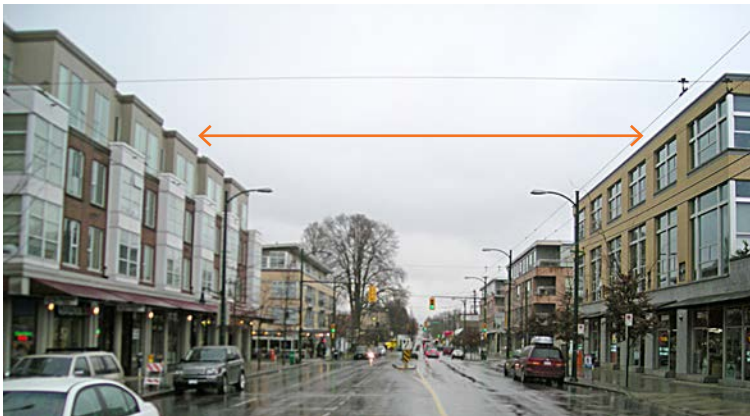
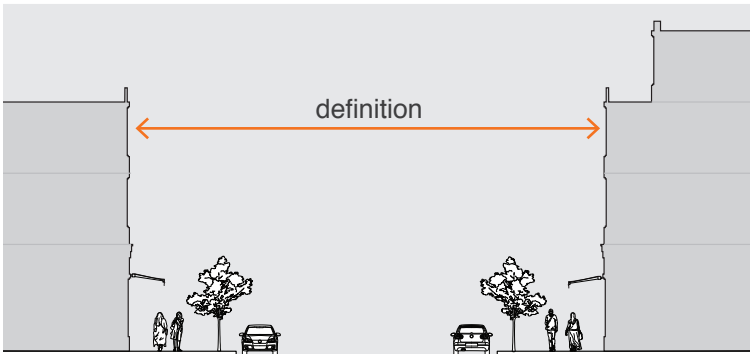


*Buildings should be oriented towards and address public streets and open spaces.*

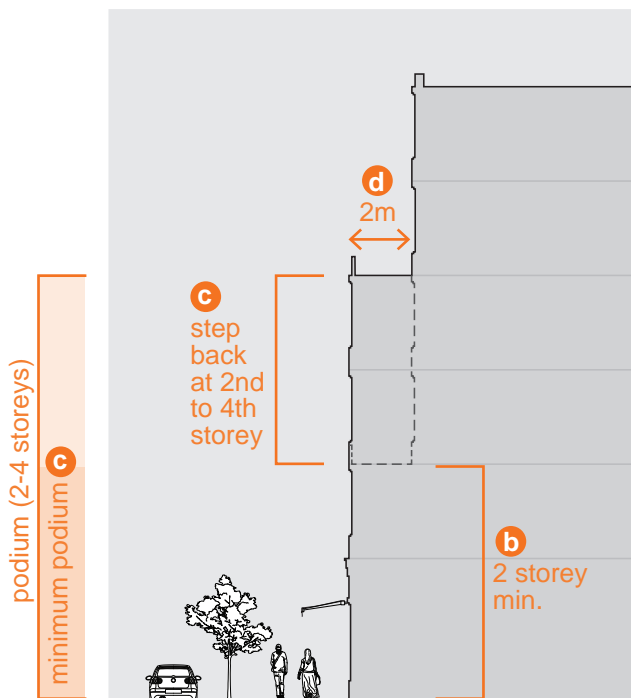


*Build to the front property line.*





Great streets require definition. This is achieved by building to the sidewalk, building continuously along the frontage, and creating a pedestrian scaled street wall.



2m step back above the 2nd, 3rd, or 4th storey for buildings of 5 or more storeys.

## Objective

- » To create continuity in the building edges that define streets and public spaces.
- » To reduce the visual mass of large, single buildings.
- » To ensure pedestrians have access to light and sky views from sidewalks.

## Guidelines

- Buildings should be continuous along their frontages at podium level. Side yard setbacks and gaps are generally discouraged, except where required for mid-block pedestrian connections or access. See District Guidelines for specific percentages.
- Building heights should be a minimum of 2 storeys.
- Building height at the street wall should be between 2 and 4 storeys. The street wall height of the building is referred to as the podium.
- Buildings of 5 or more storeys should provide a minimum 2 metre step back above the podium.

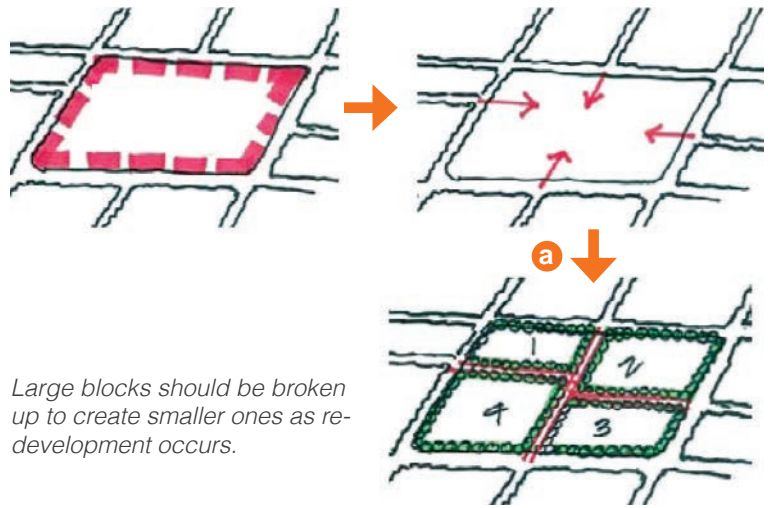
# PEDESTRIAN GRAIN

## Objective

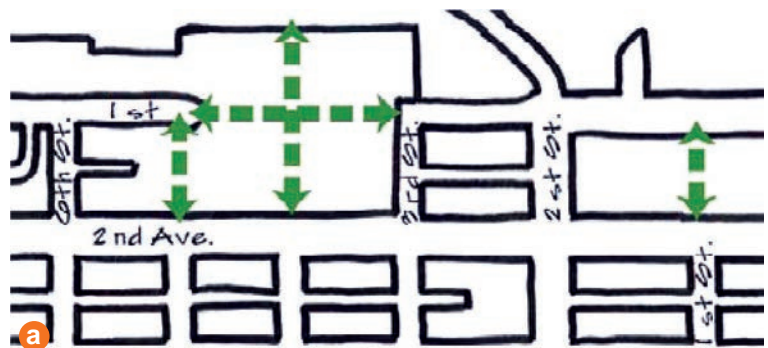
- » To encourage large sites to incorporate streets and pathways that connect to the surrounding street pattern of small blocks established by the original Brett and Hall town plan.
- » To demonstrate pedestrian focus at all scales, including site design, building orientation, building frontage and architectural details.

## Guidelines

- Subdivide large blocks with new streets that connect with the established fine grained downtown street network.
- Avoid and/or remove cul-de-sacs and other physical barriers which prevent people from walking or cycling through the downtown.
- Where large blocks are unavoidable, provide publicly accessible mid-block pedestrian and bicycle pathways.
- Increase pedestrian connections to the waterfront and surrounding residential neighbourhoods to create more options for pedestrians traveling to, from and through the City Core.
- Break up the visual mass of large buildings to reduce their visual impact from the pedestrian realm, and to create variation along the street. This can be achieved by incorporating minor visual breaks in their façades using upper storey step backs, changes in plane, and changes in material.
- The portions of buildings above 3 storeys in height should be a maximum of 60 metres in length along a street or public space. Upper portions of buildings that are longer than 60 metres in total length should incorporate a substantial setback such as a courtyard, public square, pedestrian walkway or other open space feature to break up the massing along the street edge.



Large blocks should be broken up to create smaller ones as re-development occurs.



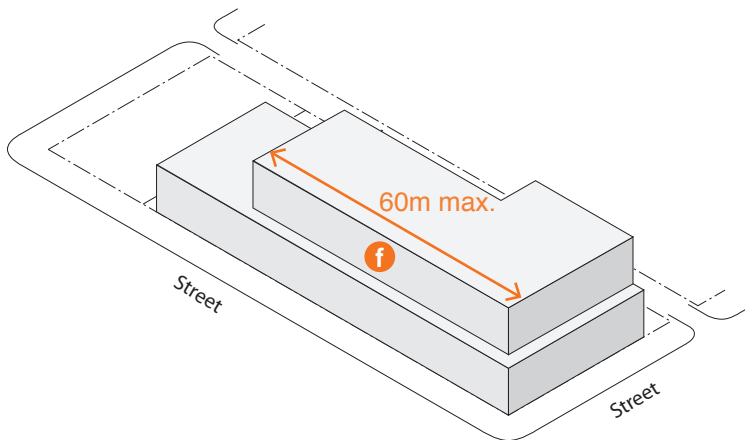
Large sites, such as the Rupert Square Mall and the Safeway site, should incorporate streets and pedestrian connections through the site on redevelopment, with buildings that front onto those connections and streets.



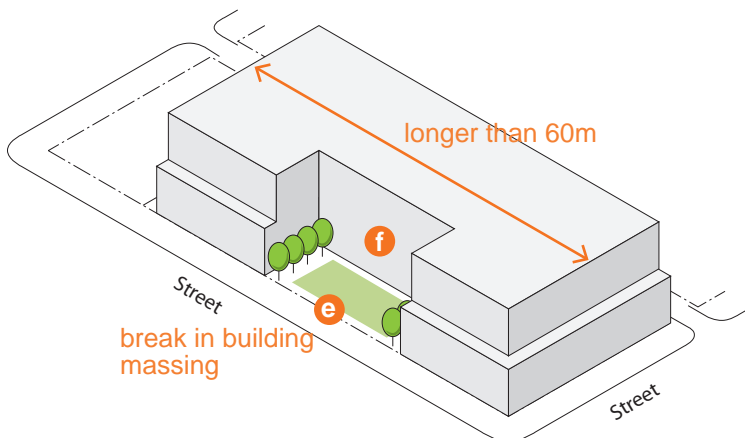
Pedestrian connections to, from, through and within the downtown should be enhanced and expanded.



A courtyard can be used to break up the visual mass of large buildings.



The length of buildings above the 3rd storey should be 60m in length (facing streets and public spaces) or less. If longer, see below.



Buildings taller than 3 storeys in height with over 60m in length above the 3rd storey should incorporate a substantial break in the building massing.

## Objective

- » To contribute to pedestrian scale, a sense of animation and the perception of quality through attention to detail.
- » To consider the three dimensional qualities of the façade, where architectural elements such as windows, doors and trim have depth, creating a dynamic play of light and shadow.
- » To promote articulation that indicates structural elements such as floor levels, interior spaces and even adjacent buildings.

## Guidelines

- a) The design of buildings should express a unified architectural concept that incorporates both consistency and variation in façade treatments by, for example, articulating facades into a series of intervals.
- b) Incorporate a range of architectural features and design details into building facades that are rich and varied in detail to create visual interest at a pedestrian scale. Examples include:
  - variation in height and massing
  - change in plane
  - datum lines, columns, pilasters, cornices, roof lines, sign bands, trim, molding
  - change of material
  - bay windows and balconies
  - decorative roof lines and cornices, stepped roofs
  - dormers and gables for sloped roofs
  - towers, cupolas, turrets, recesses and other architectural features
  - entrances
  - canopies and overhangs
  - ornament or integrated artwork
  - lighting.
- c) Design buildings to express their internal function and use.
- d) Buildings are generally intended to be built with minimal or no side yard setback and party walls with no windows. Over time, buildings will fill in to create a continuous street frontage. However, where there are blank side facades visible from street level, they should have a compatible architectural treatment such as:
  - wrapping the primary façade's architectural expression including materials and datum lines a minimum of 5 metres around the side
  - using a simplified but compatible materials palette across the entire blank wall
  - provision of public art or hand painted heritage-compatible advertising.



*Vertical and horizontal articulation, through changes in plane, reduce the perceived scale of large buildings.*



**e** The expression of a base, middle and top is a traditional architectural technique used in Prince Rupert's historic buildings.

## Base-Middle-Top

e) Use step backs, projections, textures, detailing and materials to articulate a clearly defined organization of the façade that includes:

- Base: Within the first 3 storeys a base should be defined that contributes to the quality of the pedestrian environment through animation, transparency, articulation and material quality
- Middle: the middle or body of the building should contribute to the physical and visual quality of the overall streetscape. The design of the middle or body should consider the dimensions that are suited for its location and orientation on its site and in relationship to the base building
- Top: Clearly distinguish the upper storey, roof or roof line of the building's façade from its walls, for example, through the use of a cornice, projecting overhang, or decorative motif.



**e** Facade articulation is equally applicable to traditional or contemporary buildings. Details can be simple.



# ARTICULATION

## Horizontal rhythm

- f) To reinforce a fine grain character of the street wall for all buildings greater than 7.6m in frontage, incorporate a rhythm of vertical elements in the organization of the façade, for example through columns, bays, datum lines, or window placement.



A rhythm of vertical elements in facades creates a fine grain.

## Windows and balconies

- g) Orient upper story windows and balconies to overlook adjoining public open spaces.
- h) Design balconies as integral parts of the building expression.
- i) In the Midtown and Downtown Districts, more traditional window proportions are desired. Refer to the District Guidelines.



Balconies are designed as integral parts of the building's composition through continuity of datum lines, bays, or materials.

## Roofline and rooftop mechanical

- j) Rooftop mechanical systems and penthouses should be integrated with the design of the building, contributing to the roofline expression, or set back or concealed so that it is not visible from ground level.
- k) Ensure mechanical equipment, conduit, vents, flashing, telecommunications equipment and other rooftop systems are neatly detailed, as they can be visible from buildings and public spaces at a higher elevation.
- l) Green roofs are encouraged to provide aesthetic and sustainability benefits, and provide amenity space for building occupants.

Screening of mechanical equipment is integrated with the building design and is part of the building's top.

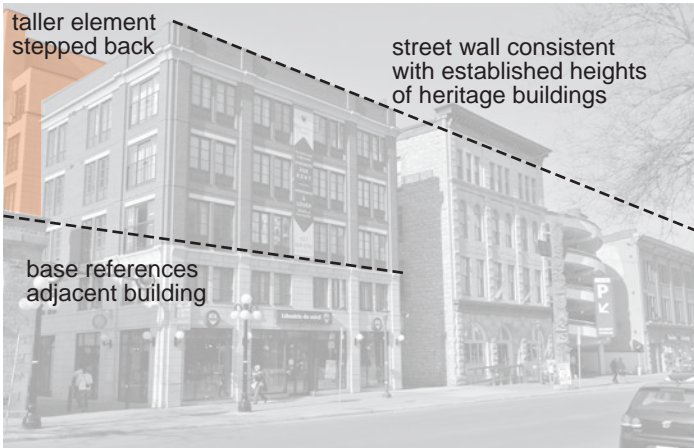




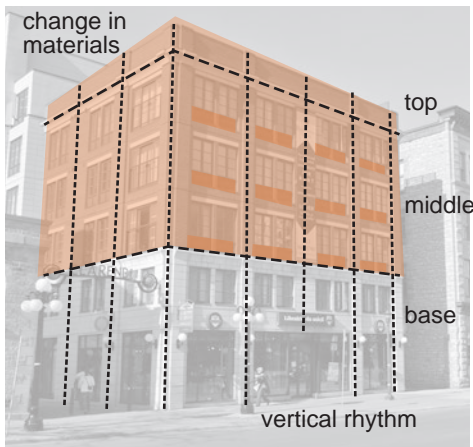
a b e f j



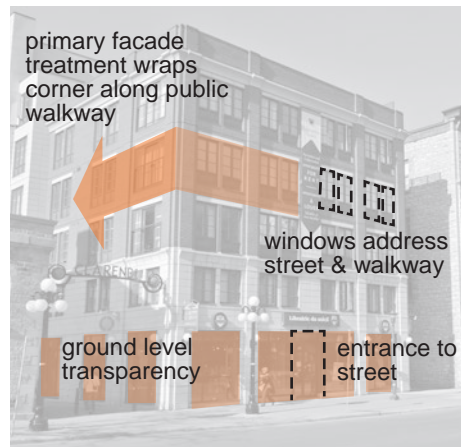
*This building is well articulated. It has a lower podium that relates to the street and its historic neighbours. It has an active facade with visual interest organized by vertical and horizontal datum lines creating rhythm.*



## Massing



## Datum lines



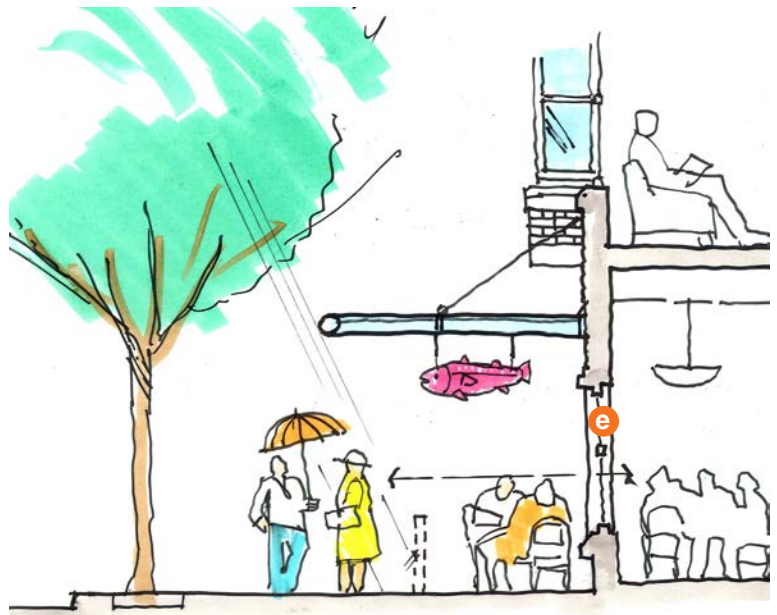
## Relationship to public space

## Objective

- » To ensure buildings are sited and designed to create welcoming frontages and encourage street vitality, visual interest and safety.
- » To ensure entrances are visually and physically accessible from adjacent public spaces.

## Guidelines

- Provide active uses at ground level, with priority to retail, commercial or institutional uses that support high pedestrian activity.
- Where a building's program supports only a small quantity of retail, the retail space should be stretched out along the building's frontage at the street edge.
- Ground floor ceiling heights should generally be a minimum of 4.5m, to permit flexibility over time to adapt the ground floor to different tenants and uses.
- All uses should promote an animated street environment with frequent doors, windows, and pedestrian generating uses fronting directly onto the street.
- Ensure shop fronts are transparent. Transparency refers to where public and private realms meet. Good transparency is when interior (private) uses are visible from, and can even spill out onto, the sidewalk, and further, when public space is visible from inside buildings to allow for casual surveillance.
- Retail display windows should be located as close to the front of the façade as possible. Avoid deep columns, recesses or large building projections that reduce the visibility of retail windows as viewed from the sidewalk.



*Transparent store fronts creative activity, visual interest, and safety for pedestrians.*



When unavoidable, blank walls should be screened with landscaping or incorporate a patio cafe or special materials to make it visually interesting.



THIS



NOT THIS



A retaining wall can be used to make up grade differential across a site where it is well landscaped with hard and soft elements, and the primary building articulation still addresses the street.

## Blank Walls

g) Avoid expansive blank walls over 3 metres in length and retaining walls adjacent to public streets. When unavoidable, they should be mitigated using design treatments which can include, but are not limited to, the following:

- Providing art (such as a mosaic, mural, relief, etc.) over a substantial portion of the wall surface.
- Employing high quality materials consistent with the primary building expression, preferably stone or masonry.
- Providing special lighting, a canopy, awning, horizontal trellis or other pedestrian oriented features that break up the size of the wall's surface and add visual interest.
- Incorporating them into a patio or sidewalk café.
- Installing a vertical trellis in front of the wall with climbing vines or other plant materials.
- Setting the wall back to provide room for evergreen and conifers to provide year round screening.
- Terracing (stepping down) a retaining wall.

## Entrances

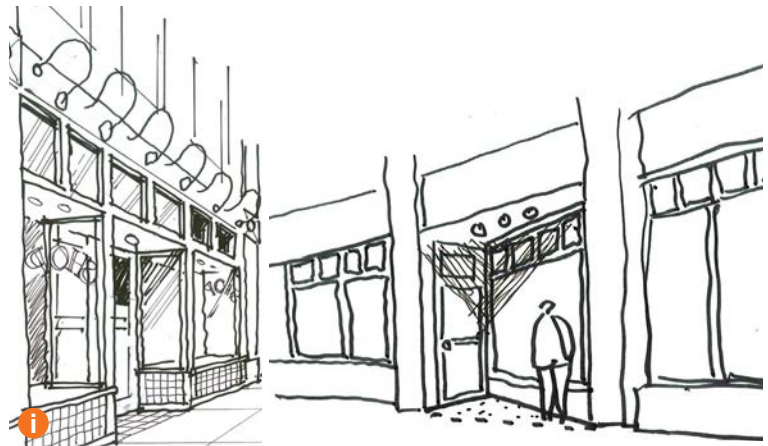
- a) Locate and design entrances to be prominent in the façade and create building identity. Modest exceptions to height, setback and step back are appropriate to emphasize entrances in the overall massing of the building.
- b) Use a high level of architectural detail and, where appropriate, landscape treatment, to emphasize primary entrances.
- c) Ensure main entrances to public buildings, offices, and residential lobbies incorporate weather protection through recess or overhang.
- d) Ensure all building entrances and transitions from outside to inside are barrier free and accessible through smooth grading of surfaces.
- e) For sites at street intersections, an entrance at the corner is encouraged, to reinforce the existing, unique design language of Prince Rupert's core area.
- f) Commercial entries tend to be public, and residential entries tend to be private. Accordingly, residential entrances should be architecturally differentiated from business entrances in mixed-use buildings.
- g) Provide pedestrian access to storefronts and businesses from the adjacent public street or space.
- h) Incorporate frequent entrances into commercial frontages facing the street with a maximum spacing of 15.2 metres.
- i) Recess commercial entrances to buildings from the sidewalk or property line a minimum of 1.2m in order to provide for door swings and to protect the entrance from rain or snow. Angled entry ways are strongly encouraged to help shield from wind. It reinforces the existing, unique design language of Prince Rupert's core area.



*Building entrance is prominent in the facade through techniques including modest increase to street wall height, change in materials and fenestration at corner, roof line overhang element, ground level canopy providing weather protection, and corner access.*



*Frequent entrances along commercial frontages can include both retail and apartment entrances.*



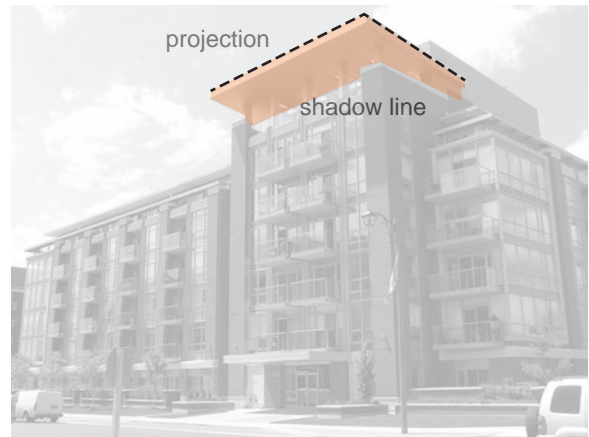
*Recessed entrances create punctuation in the street and protection from wind and rain.*

**b**

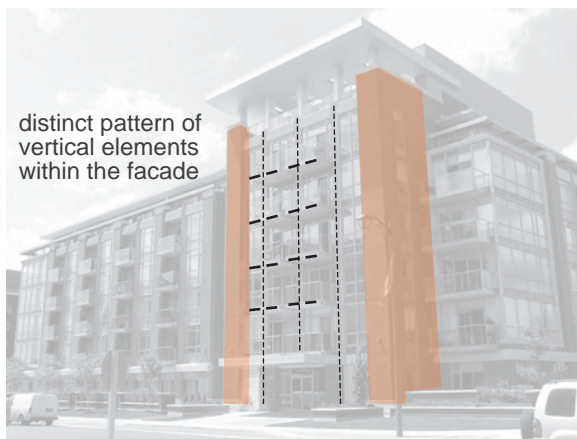
*Building entrances can be emphasized in a variety of ways. This well-articulated building uses the following techniques to make the entrance a prominent feature and create interest in the facade.*



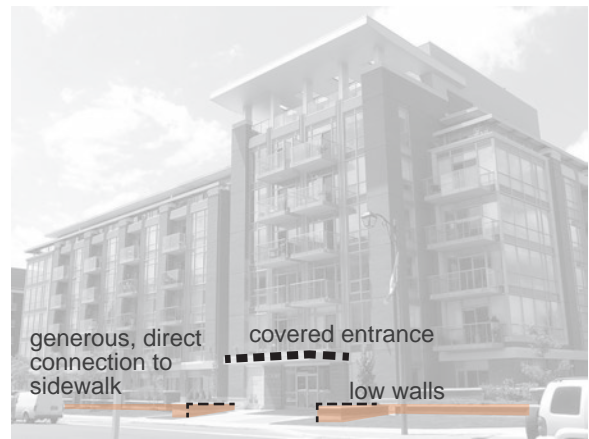
**Massing**



**Roofline emphasis**



**Articulation**



**Pedestrian emphasis**

## Objective

- » To ensure signs play a significant role in the character and animation of commercial areas.

## Guidelines

- Provide building address signage at all entrances.
- Signage should be designed, oriented and scaled to the pedestrian rather than the motorist, generally for viewing from ground level.
- Where there is retail at ground level, provide a sign band with a maximum height of 1.5m within the façade design at the first storey.
- Integrate signage into the organization and design of building facades by placing them within sign bands, architectural bays, friezes and datum lines.
- Signage should not obscure windows, cornices or other architectural elements.
- Retail-commercial signage should be in scale with the building or storefront.



Street addressing.



Pedestrian scaled signs provide interest and animation of the public realm.

## Encouraged

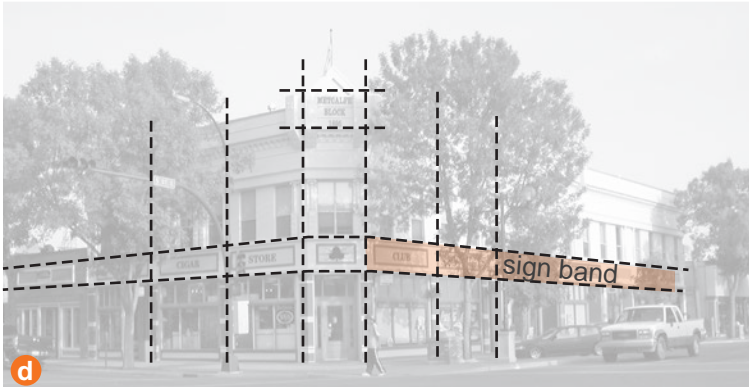
- Projecting two-dimensional or “blade” type signs mounted on buildings, or suspended underneath canopies
- Frames, graphics and letters that incorporate three dimensionality and low relief
- Individual cut-out or silhouette letter signs, with or without illumination.
- Externally lit signs
- Vertical signs or banners
- Neon signs
- Cut out letter and graphic signs applied directly to windows occupying a maximum of 25% of the window’s surface area
- Signs applied to an awning’s surface material. They should be modest in scale, occupying a maximum of 25% of the awning’s surface area and with a maximum letter height of 50cm.
- Sandwich board signs on the sidewalk. They should have a maximum height of 1.2m and should never be placed to obstruct a minimum 2.0m pedestrian clearway along the sidewalk.

## Acceptable

- Flush mounted fascia signs

## Discouraged

- Large signs on the surface of awnings
- Signs mounted above canopies
- Internally lit plastic box signs with flush surfaces
- Pylon (stand alone) signs
- Rooftop signs



Signs are organized into the datum lines of the facade. A traditional sign band is located above the retail display windows.



**Encouraged:** blade signs hanging from weather protection or mounted to the building.



**Encouraged:** three dimensional lettering; sign bands; modest window and awning signs.



**Discouraged:** internally lit and plastic box signs; signs mounted on buildings or weather protection without regard for datum lines, especially when large.

## Objective

- » To ensure building lighting enhances the overall quality and character of the City Core.
- » To ensure lighting is fully integrated within site and building designs.
- » To make a positive contribution to the sense of safety and security of pedestrians.
- » To provide supplementary lighting to street lighting.

## Guidelines

- All lighting should be night sky compatible and bird friendly.
- Illuminate storefronts, decorative building facades and architectural features by providing lighting on the face or interior of buildings.
- Illuminate retail display windows from within the building.
- Entry areas and walkways on private property should be well lit to promote pedestrian comfort and security.
- Full-spectrum “white” light is preferred in public areas.
- Ensure lighting is sensitive to nearby residential uses. Avoid visible, glaring light sources by using down-and/or up-lights with cut off shields.
- Gooseneck lights and sconces applied to fascias are preferred in commercial areas.
- Incorporate valence lighting into canopies to illuminate sidewalks and walkways.



Building lighting is complementary to street lighting, and serves a decorative function to highlight architectural features, signs, and display windows.



A combination of wall mounted lights, valence and surface lighting animate this building facade and adjacent pedestrian areas.



Canopy lighting (left) and gooseneck lighting (right).





*Sensitive incorporation of new weather protection minimizes obscuring of the building facade and historic detailing.*



*Weather protection organized in modules and terraced to step down a slope.*

## Objective

- » To shelter pedestrians from rain, wind and sun along sidewalks in pedestrian-oriented shopping areas and public spaces.
- » Figure 2: Weather Protection identifies priority areas for weather protection.

## Guidelines

- Provide weather protection over store fronts and display windows for pedestrian comfort, using overhangs, awnings, canopies or arcades.
- Provide weather protection for primary building entrances to curbside taxi zones or drop-off areas in front of theatres and places of entertainment, hotels, restaurants, and major public buildings.
- Provide weather protection on buildings at street corners (for the benefit of people waiting for traffic lights) and adjacent to bus stops.
- Awnings, canopies and overhangs should be architecturally integrated into the design of the façade, and incorporate design features of the buildings from which they are supported. This includes consideration of the building façade's datum lines, fenestration pattern (placement of windows and doors), style, scale, form, and historic period.
- Place awnings and canopies on building facades in a manner that does not obscure the building façade or historic detailing.
- Where sidewalks slope, organize awnings and canopies in modules to follow the general profile of the sidewalk slope.
- Avoid continuous opaque (solid) weather protection along the full length of facades. Provide gaps or transparent sections to allow some light penetration to the sidewalk.

# WEATHER PROTECTION

Weather protection is encouraged throughout the City Core, with key areas where it is a priority, as identified below.

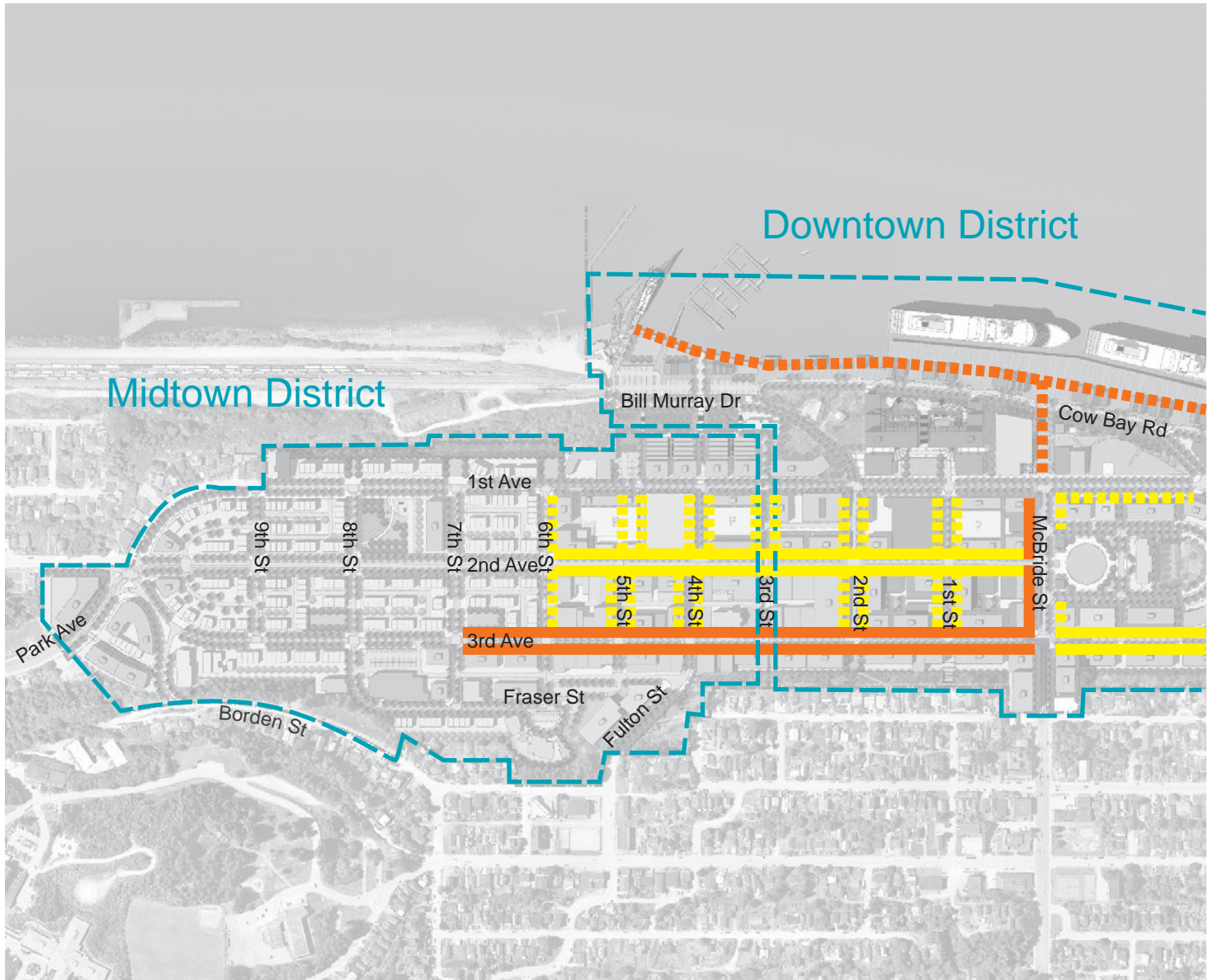
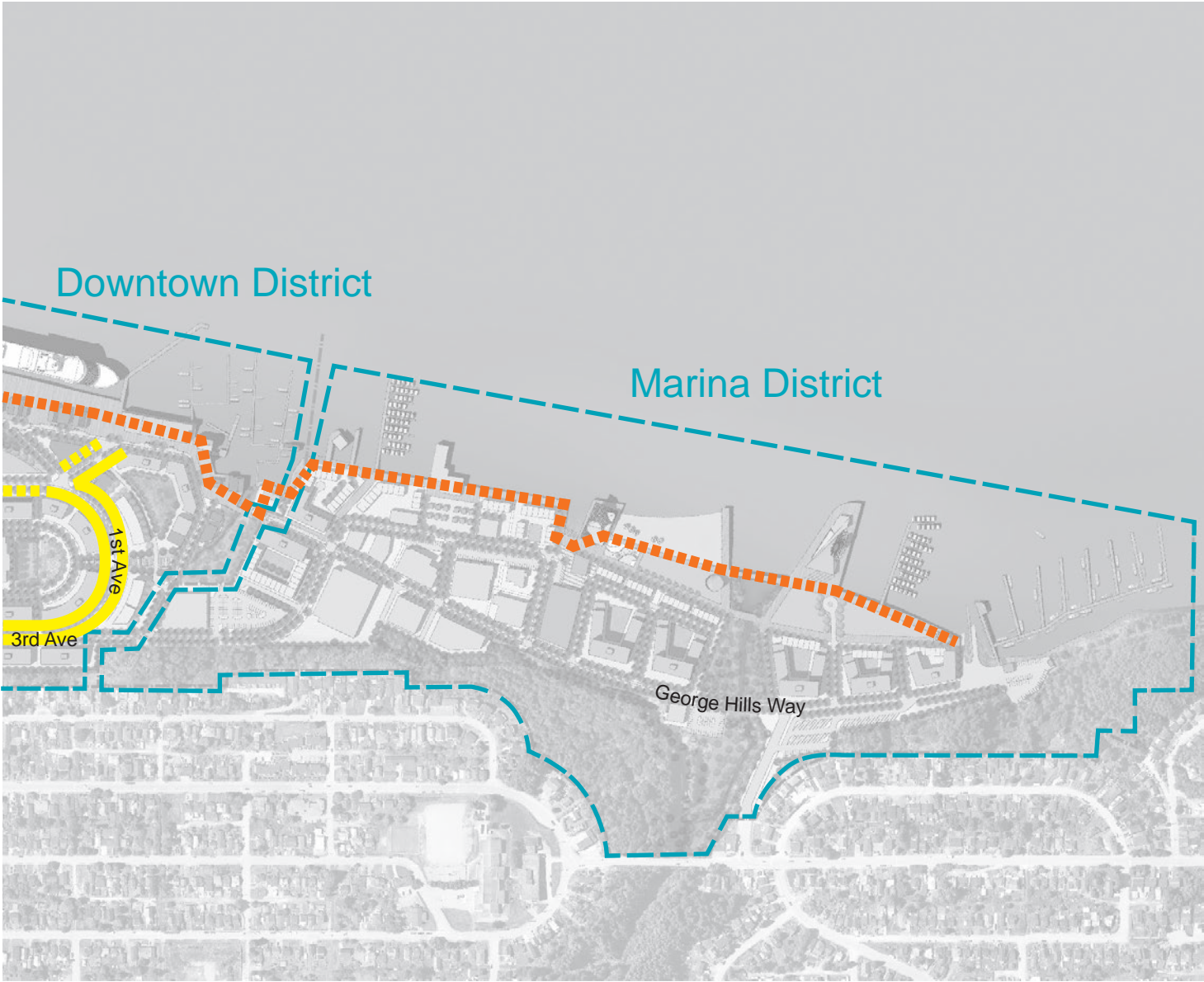


Figure 2: Priority Areas for Weather Protection



**Priority Area**

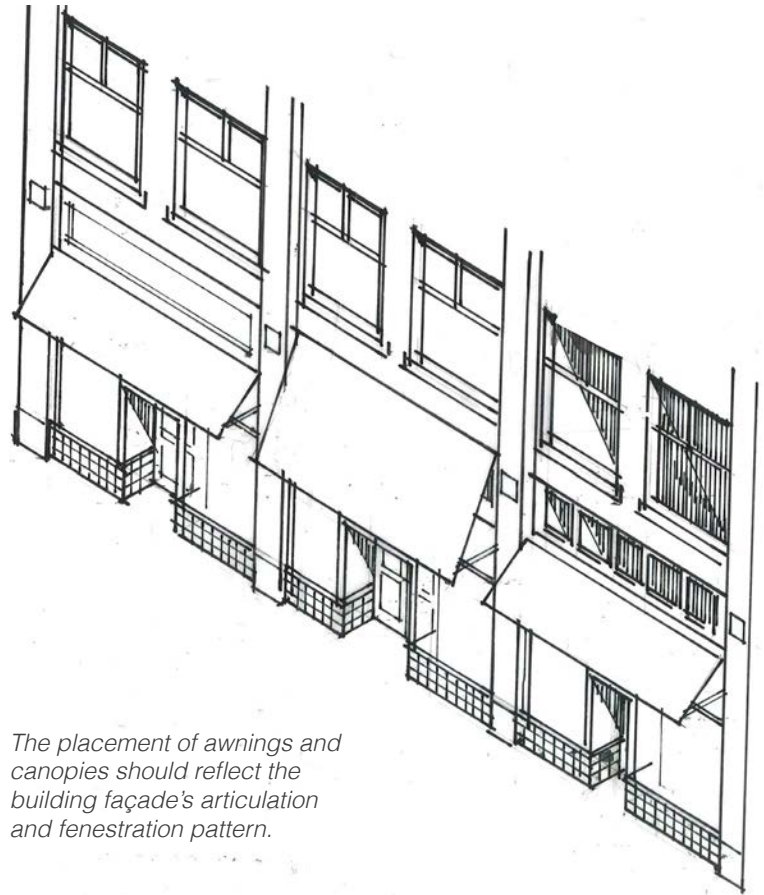
- Continuous weather protection
- - - Intermittent weather protection

**Encouraged**

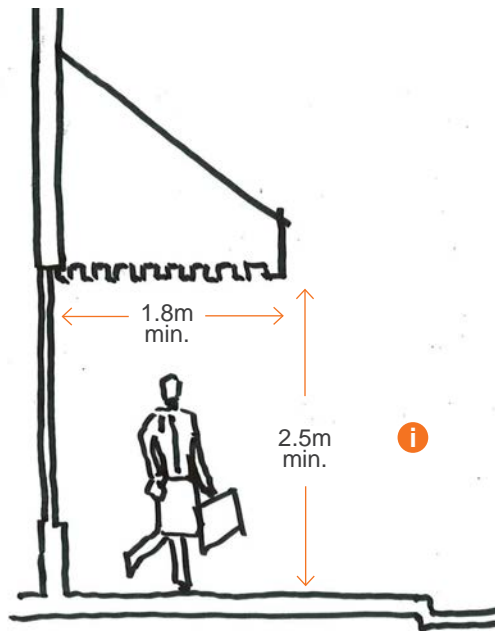
- Continuous weather protection
- - - Intermittent weather protection

## Awnings

- h) Awnings are preferred over canopies for use on storefronts less than 10m in width and in areas where there is an established eclectic character resulting from a variety of existing awnings, such as along 3rd Street.
- i) Awnings should have a minimum vertical clearance of 2.5 m measured from the sidewalk and should extend out over the sidewalk a minimum of 1.8 m, with greater coverage desirable in areas of high pedestrian traffic and where sidewalk widths are adequate. Awnings should not occupy more than 2/3 of the total sidewalk width.
- j) Awnings should have a minimum slope of 30 degrees, and should be tightly stretched over a rigid metal frame, to allow for proper drainage and self cleaning action of rain and wind.
- k) 3 or 4-point awnings are preferred.
- l) Construct awnings of durable, colour-fast material. This may include reinforced plastic coated fabric provided the look and feel of canvas is maintained.
- m) Avoid the use of quarter barrel awnings.

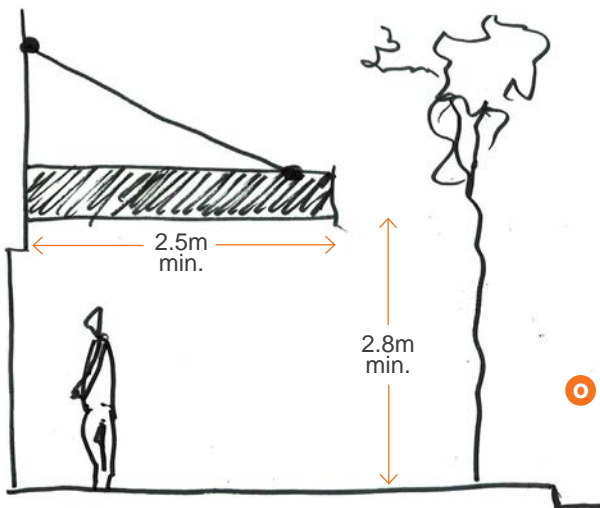


*The placement of awnings and canopies should reflect the building façade's articulation and fenestration pattern.*





Transparent canopies made of glass and steel, or those incorporating transparent bands or panels, are preferred over solid, opaque canopies.



## Canopies

- n) 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 theatres and other buildings in front of which significant waiting occurs.
- o) Canopies should have a minimum vertical clearance of 2.8 m measured from the sidewalk and should preferably extend out over the sidewalk at least 2.5 m while maintaining a minimum 1.2m setback from the outer face of the curb.
- p) Canopies should be supported entirely from the building. Post supports for canopies within city property are not permitted.
- q) Use transparent and translucent canopies to allow natural light to penetrate to storefronts and the sidewalk.
- r) Steel and glass are the preferred materials for canopies. Materials should be non-combustible.

---

## Objective

- » To use durable, high quality materials that are appropriate for Prince Rupert's climate.
- 
- » To ensure the quality of materials and their detailing fosters a sense of character and timelessness.
- 

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## Guidelines

- Choose materials for their functional and aesthetic characteristics to exhibit quality of workmanship, longevity, sustainability and ease of maintenance.
- Use materials and fastening systems that are authentic to their purpose and neatly detailed. Do not use materials that imitate other materials.
- For traditional building styles, choose materials and architectural details such as cornices, sign bands, lintels, etc. that are consistent with the chosen architectural style.
- For contemporary building styles, ensure materials are crisply detailed with consistent reveals. Inexpensive materials, in particular, must be used creatively and exhibit a high quality of application and fastening.
- Changes of material should be purposeful and coincide with substantial massing elements or datum lines of the building. Generally, changes of material should not occur at building corners; a material return is preferred.
- To create visual interest, consider using a dominant and 1-2 subordinate materials for the primary facade, in addition to glass and window surround materials for windows.

## Encouraged

- Masonry: stone and brick
- Glazed tile
- Concrete: cast in place, precast, flat profile tiles
- Pre-finished, non-corrugated metal used consistently in either horizontal or vertical arrangements
- Corrugated metal, marine grade painted steel, weathering (corrosion-resistant) steel
- Clear glass, including low iron glass (ultra clear) for shop windows
- Standing seam metal roofing for sloped roofs

## Acceptable

- Marine grade stained or painted wood
- Hardboard with integral colour
- Vinyl for window frames

## Discouraged

- Tinted, figured or mirror glass that obscures transparency, especially at ground level
- Vinyl siding
- Stucco
- Plastic



Corrugated metal is used creatively as a reference to shipping containers. It is crisply detailed, and transitions neatly to other materials such as glass.



**Preferred:** brick, steel, clear glass



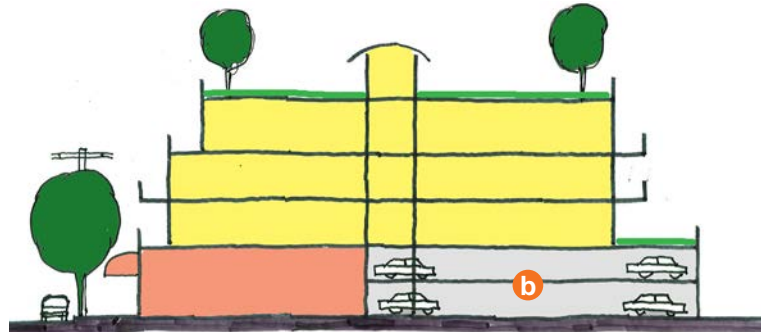
The interplay of materials helps to activate this facade and act as datum lines defining zones.

## Objective

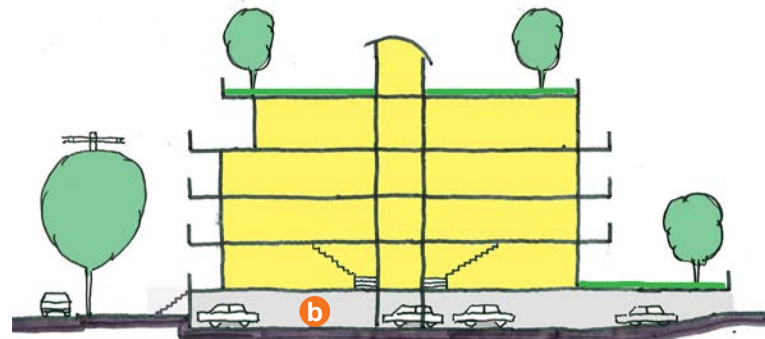
- » To minimize the physical and visual impacts of servicing, vehicle access and parking on safety and attractiveness of the public realm, while recognizing the importance of these functions to the success of the City Core.

## Guidelines

- A welcoming pedestrian environment with continuous street edge definition and active use is critical to the character of the City Core, particularly along retail streets. Therefore, it is important that vehicular and service functions and other back of house activities remain primarily accessed from rear lanes wherever possible, so as not to conflict with pedestrian oriented street activity.
- Structured underground or tuck-under parking is preferred over off-street surface parking.
- Where off-street surface parking is unavoidable, it should be located to the rear of the building with parking access from a lane or side street.
- Off-street parking should not be located between a building and the public sidewalk, nor within individual garages that face onto streets or public spaces.
- If located beside the building and adjacent to the public sidewalk, screen surface parking areas from sidewalks and public spaces using materials that provide a visual buffer while still allowing clear visibility into the parking areas from adjacent sidewalks and building entrances to promote personal safety and security. Screening could include landscaping, low screen walls, decorative fencing, a trellis, or grillwork.



Structured parking that is fully above ground level should be located at the rear of sites, with active ground floor uses between the parking and the street or public space.



Structured parking that is partially above ground level should be completely concealed by the base of the building, generally no more than 1 metre above grade.



Surface parking adjacent to the sidewalk screened by hard and soft landscape.



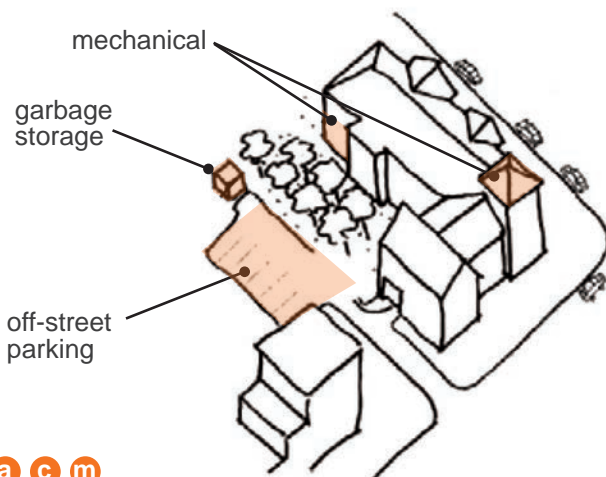
NOT THIS



THIS



Off-street parking located behind, underneath or beside, but never between the front of a building and the public sidewalk.



**a c m**

Off-street parking and servicing located to minimize impacts on pedestrian realm.

f) In general, vehicular access should be from a lane or side street. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided:

- There is minimal interruption of the pedestrian realm and streetscape treatment.
- Waiting, or pick-up drop-off areas are located internal to the site, not in the public right-of-way.
- There is no more than one interruption per block face and only one curb cut on the street.
- Design clearly prioritizes pedestrian movement.

g) Avoid ramps accessed directly from a street. Minimize negative impacts of parking ramps and entrances through treatment such as enclosure, screening, high quality finishes, sensitive lighting, and landscaping.

h) Any vehicular entrance to a building from the street, including its associated components (doorways, ramps, etc.) should be architecturally integrated into the building design.

i) Clear lines of sight should be provided at access points to parking, site servicing, and utility areas to enable casual surveillance and safety. They should be well lit at night.

j) Shared parking and access is encouraged where possible.

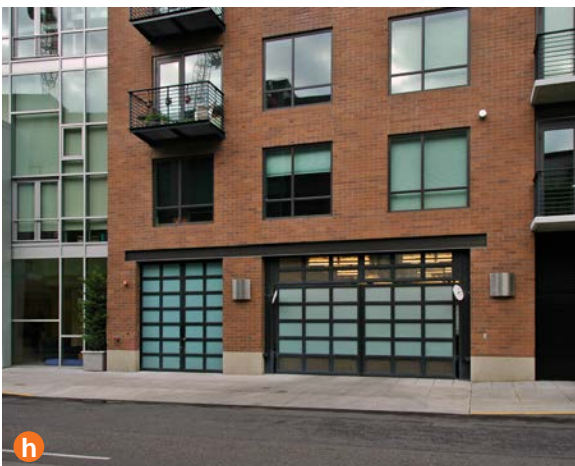
k) Large parking lots should be avoided and should be broken into smaller ones through the use of walkways, lighting and low landscaping. Continuous parking areas are limited to 50 stalls without the use of a break.

# SITE SERVICING

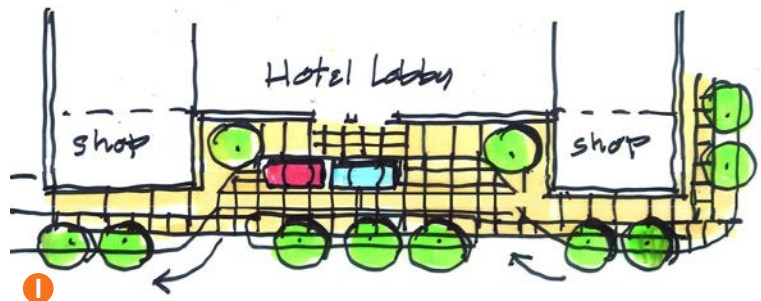
- l) Incorporate adequate and comfortable drop-off areas for hotels that are directly adjacent to lobbies and that minimize impacts on the pedestrian realm and streetscape.
- m) Locate utility meters, service meters, vents, telecommunications gear and other necessary mechanical equipment discretely:
  - Preferred locations are along rear laneways
  - Where they are visible from public spaces, they should be integrated into the design of the building through techniques such as recesses, enclosures, and under steps or porches
  - Screened by landscaping
  - Or, use enhanced materials or public art such as a mural treatment.
- n) Integrate garbage storage areas into the building design wherever possible.



Large parking lots subdivided into smaller units with walkways and landscaping.



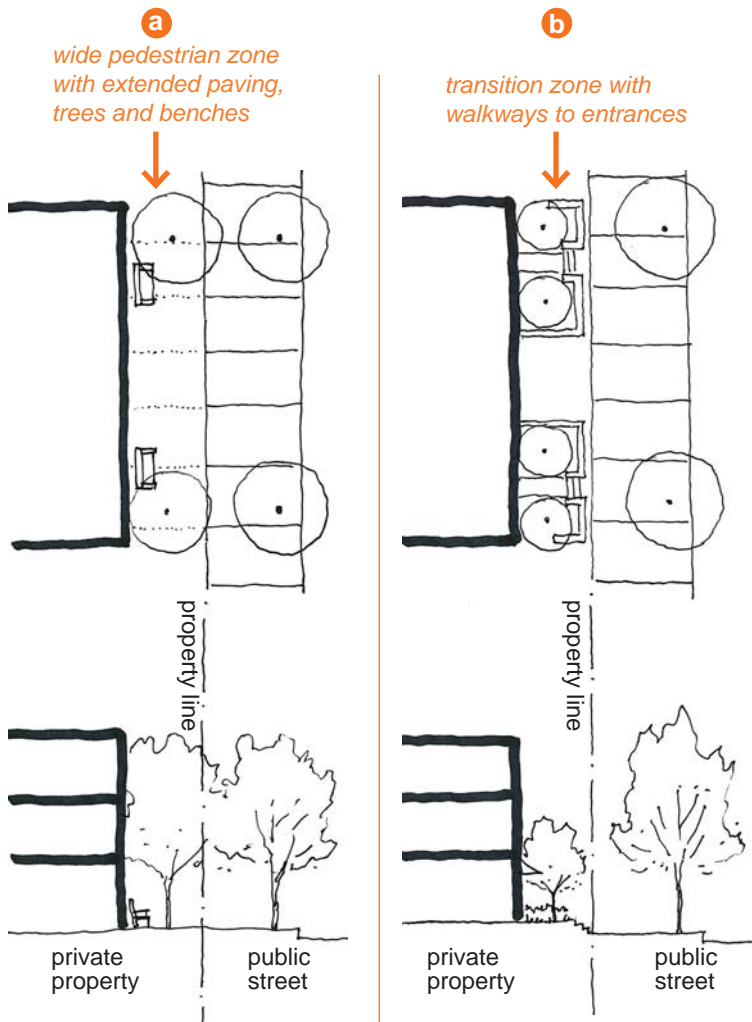
Loading doors, parking doors and service rooms integrated with the design of the facade.



Hotels should incorporate convenient and safe drop-off areas directly adjacent to lobbies while minimizing impacts on the pedestrian realm.

# LANDSCAPING

*These guidelines are intended for street edge landscaping, not for plazas, squares, parks, courtyards or mid-block connections.*



*Where ground level uses are active, such as retail or commercial, private landscaping becomes an extension of the public sidewalk.*



*Where ground level uses are less active, such as residential, private landscaping addresses the street edge, creates a front yard zone, and provides a transition.*



## Objective

- » To reinforce streetscapes by supplementing, where necessary, the primary role of the street wall in defining the street edge.
- » To provide amenity for pedestrians and building occupants.
- » To reinforce an 'urban' landscape appropriate to the City Centre and avoid a suburban character.
- » To establish well designed zones from public, to semi-public, to semi-private and private.

## Guidelines

- Where a building is set back from the street edge, a widened public realm sidewalk is preferred, with, where space permits, additional street trees, and pedestrian amenities such as seating, lighting and public art.
- Where a building is set back from the street edge but ground level uses do not support a widened sidewalk, a transition should be created between the sidewalk and the building face through techniques such as grade separation, low walls or fencing, planting, and walkway connections to building entrances. This creates a semi-private front yard amenity space for residents.
- Trees on private property should reinforce the primary tree planting on the public street in terms of species selection, location, spacing and planting condition. Where there are no street trees, trees on private property should be located to reinforce the façade articulation of the adjacent building.
- Low landscaping should reinforce the street edge and walkway connections.

## Objective

- » To celebrate and enhance Prince Rupert's character defining elements such as its topography, rock outcrops, significant stands of trees, shoreline, and harbour area.
- » To celebrate Prince Rupert's existing cultural and built heritage.
- » To ensure buildings in visually prominent and landmark locations express a higher design standard.
- » Figure 3: Visually Prominent Sites identifies special sites in the City Core where the following guidelines apply.

## Guidelines

- a) Locate and design buildings to respond to specific site conditions and opportunities including irregularly shaped lots, location on prominent intersections, corner lots, unusual topography, significant vegetation, views and other natural features.
- b) New development and landscaping should frame rather than block public views of prominent natural features, landmark sites and buildings, public art and other prominent downtown features.
- c) Street end views of the harbour should be restored through redevelopment of large sites such as Rupert Square Mall and in the Marina District as opportunities arise.
- d) On corner sites, develop both street facing facades as front elevations with pronounced entrances oriented to the corner and/or primary streets.
- e) Minimize impacts from sloping sites on neighbouring development, for example, by using terraced retaining walls of natural materials or by stepping a project to respond to the slope.
- f) Taller building elements at gateways and landmark sites/frontages are encouraged, such as towers, rotundas, porticos, change in building plane, overhangs, special rooflines, public art, and street wall height exceptions, where those elements exhibit:
  - Compatibility with adjacent context, including appropriate scale
  - Compatibility with the principal building expression
  - Design excellence.
- g) Enhanced architectural features are encouraged at corners, including corner entrances.
- h) Enhanced quality of materials and detailing is encouraged.
- i) Where key views from a higher elevation overlook the buildings below them, ensure the roofscapes of the lower buildings are designed with enhanced architectural treatments, and all mechanical equipment is screened and neatly organized.
- j) Surface parking visible from the street edge is not appropriate at gateway locations.



Both frontages of corner sites should be articulated as primary facades, with a primary entrance located at the corner. Architectural elements respond to corner and gateway sites.



Street ends should be maintained as open space to preserve views of the harbour. As development occurs over time, new buildings should reinforce the view corridor. Important view corridors include those to the harbour and to landmark sites.

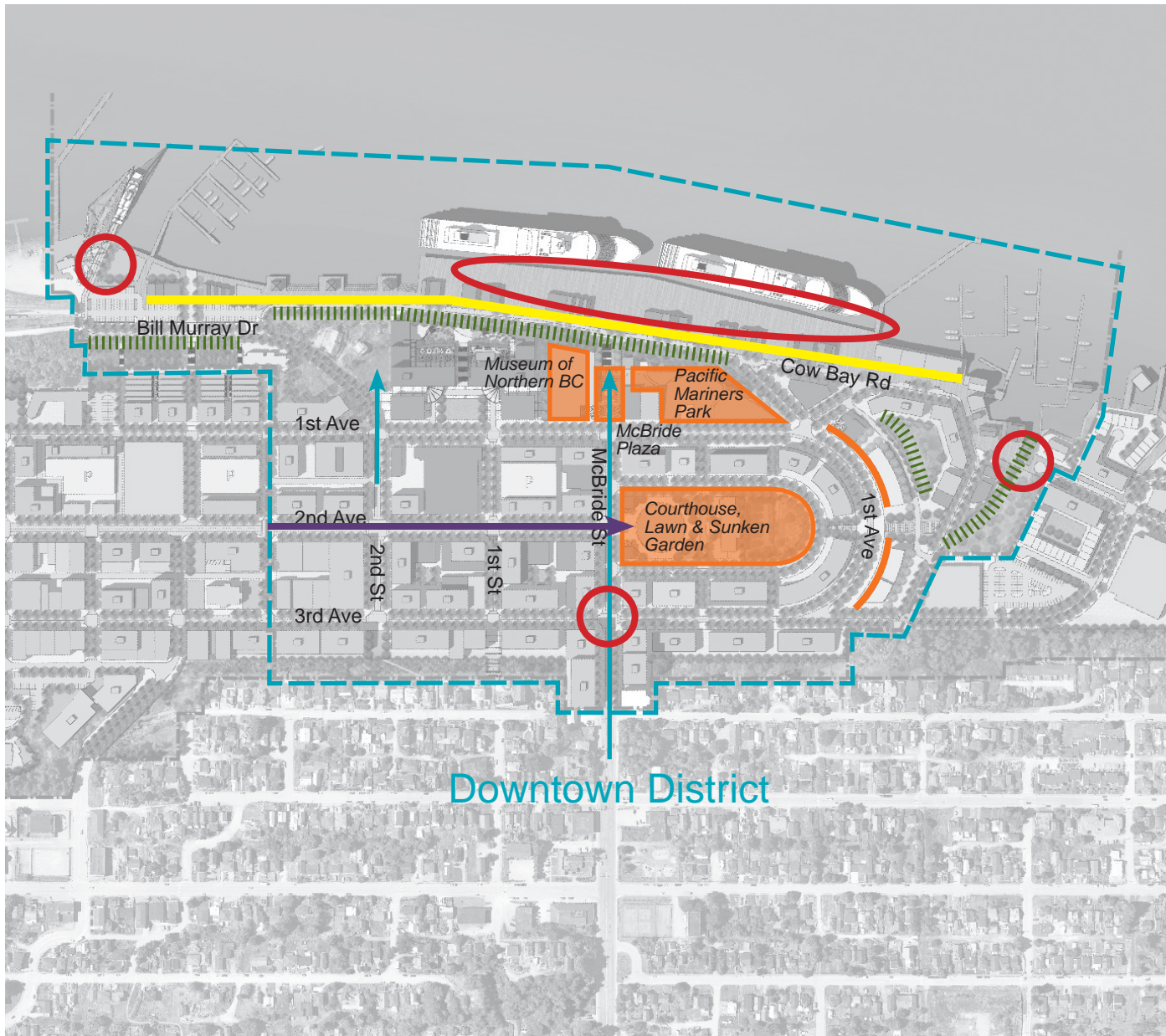


Enhanced building elements are encouraged at corner, gateway and landmark sites.

# VISUAL PROMINENCE



Figure 3: Visually Prominent Sites



- Landmark site
- Landmark frontage
- Prominent natural feature
- Gateway
- View corridor to harbour
- View corridor to landmark site
- Prominent roofscape

# VISUAL PROMINENCE



Figure 3: Visually Prominent Sites

- Landmark site
- Landmark frontage
- Prominent natural feature
- Gateway
- View corridor to harbour
- View corridor to landmark site
- Prominent roofscape





Encouraging more murals in Prince Rupert will enliven the public realm and provides opportunities to showcase local culture.

## Objective

- » To enhance the experience of the public realm with high quality public art.
- » To ensure public art opportunities are consistent with the city building objectives of the City of Prince Rupert.
- » To tell the story of the place and peoples of Prince Rupert

## Guidelines

- a) Priority locations for public art are visually prominent locations such as gateways, corners, landmark sites, and important view corridors. Public art should be clearly visible and physically accessible to the public.
- b) Public art should enhance the public realm through artistic excellence and originality, and be appropriate to the site or location's physical and cultural context.
- c) Public art should not obstruct pedestrian, cyclist or vehicular circulation, entrances, windows, or sight lines to important natural and built features.
- d) Public art should not impact, or be diminished by, existing utility locations.
- e) Public art should exhibit high quality construction, installation and materials, as appropriate for its intent.
- f) Appropriate maintenance procedures should be secured. Public art should not obstruct maintenance of the public or private realm.
- g) Selection of public art should include the involvement of the City of Prince Rupert's cultural representatives (e.g. a cultural development officer, a public art advisory committee, or a public art jury) to ensure consistency with the goals of the OCP, these City Core Development Permit Guidelines for Commercial, Industrial and Multifamily Development, and any relevant City policies.



Public art can be integrated with the building's structure and expression (above), or be stand-alone (top).

## Objective

- » To ensure universal access to buildings and sites.
- » To promote building siting, orientation, and design that enhances feelings of personal safety and security.

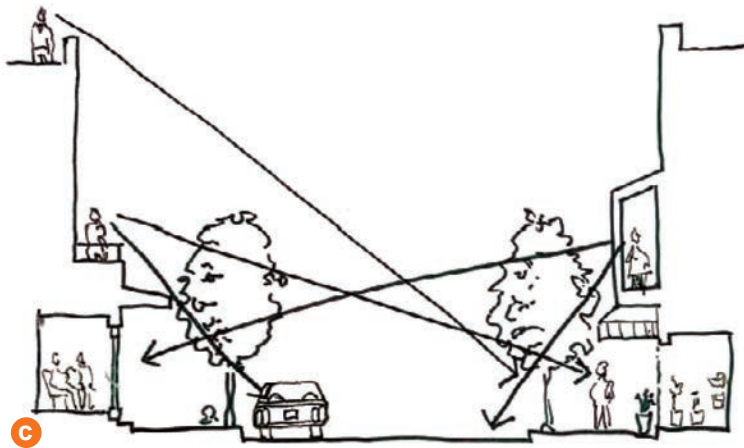
## Guidelines

### Accessibility

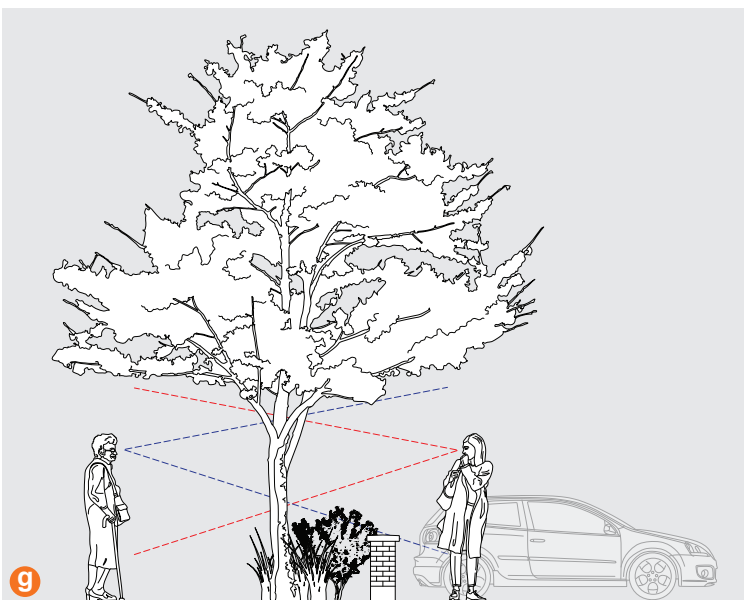
- Ensure pedestrian routes including those leading to building entrances are safe and easy to use by all people, including those using mobility devices and guide animals. Routes should be direct, level, obstacle free, easily identifiable and clearly separated from vehicular routes.
- Provide accessible options for site furnishings, where present, including seating and waste/recycling bins. Accessible seating should include armrests for assistance, and clear areas in front and to one side for people using mobility devices.



**b** Accessible seating.



*Buildings should be designed and oriented to encourage casual surveillance and 'eyes on the street.'*



*An open field of view at eye level promotes observation and safety.*

## Safety

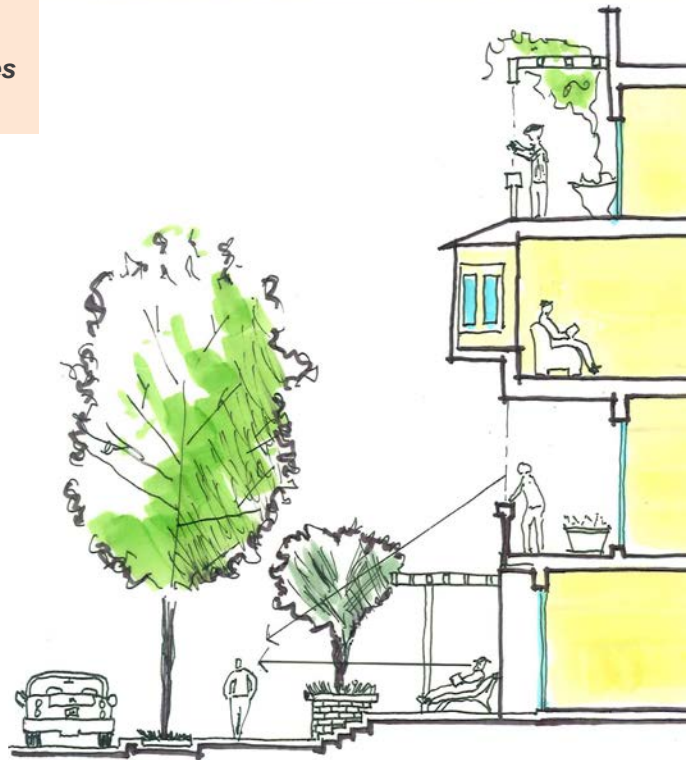
- c) Ensure the design of new development, through the placement of street-level uses, entrances, windows and balconies contributes to “eyes on the street” and allows for casual surveillance of streets, parks, open spaces, and children’s play areas.
- d) Avoid blank, windowless walls that do not permit people to observe the street from inside buildings.
- e) Provide lighting at all common entrances, in parking areas, along all internal walkways, and in laneways.
- f) If necessary for security purposes, security measures such as grilles over ground floor windows, or fencing, should be ornamental and complement the architectural expression.
- g) Ensure structures, landscaping and plant materials maintain an open field of vision between 1.0m and 2.5m above ground level, and do not provide hiding places for undesirable activity. If elements such as front yard fencing is taller, ensure it is visually permeable such as wrought iron.

# RESIDENTIAL BUILDINGS

*These guidelines apply to buildings that only have residential uses, or wherever there are residential uses at ground level.*

## Objective

- » To ensure the ground floor of residential buildings have well articulated, active facades that address streets and public spaces.
- » To provide frequent entrances along the street to encourage activity.
- » To provide a semi-private transition zone between the public sidewalk and the residential building.



*Buildings should be designed and oriented to encourage casual surveillance and 'eyes on the street.' A defined semi-private zone acts as a transition to the street.*

## Guidelines

- a) Site and orient multi-family residential buildings to overlook public streets, parks, and walkways and private communal spaces while ensuring the security and privacy of its residents.
- b) Set back residential buildings on the ground floor a minimum of 1.5 metres to create a semi-private entry or transition zone to individual units, such as for a porch, stoop, landscape area, or elevated entryway.
- c) Apartment lobbies and main building entries should be clearly visible from the fronting street, and have direct sight lines into them. Where possible, apartment lobbies should have multiple access points to enhance building access and connectivity with adjacent open spaces.
- d) Where located adjacent to existing or planned commercial sites, design residential buildings to accommodate future changes to ground floor use by incorporating a minimum ground floor to ceiling height of 4.5 metres. This allows for adaptability and flexibility over time.
- e) Articulate individual units at ground level in the design of the facade and incorporate individual entrances to ground floor units in residential buildings that are accessible from the fronting street or public space. This provides easy pedestrian connections to buildings, encourages street use and walking and enhances safety.
- f) Emphasize entrances to individual units through porches, covered stoops, cornices, transoms, side lights, and building massing.



*Ground floor residential uses should step back to create a semi-private transition zone. Individual ground floor units with direct access from the sidewalk enhances street activity.*



*In the City Core, residential buildings should be located close to the sidewalk to provide street definition, intimacy and an urban character. A transition area is important to provide a sense of privacy and separation for ground floor units.*

## Why this building works

### Placement

- located close to the street edge, defines the sidewalk

### Ground Floor

- individual units have doors and windows facing the street
- a narrow semi-private landscape zone provides a transition

### Active Facade

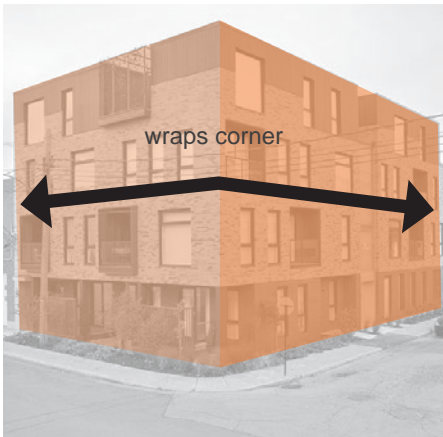
- windows and balconies overlook the street
- variation in massing, materials, colours, projections and window proportion add interest

### Context

- building has a unique character and expression while reinforcing the urban context



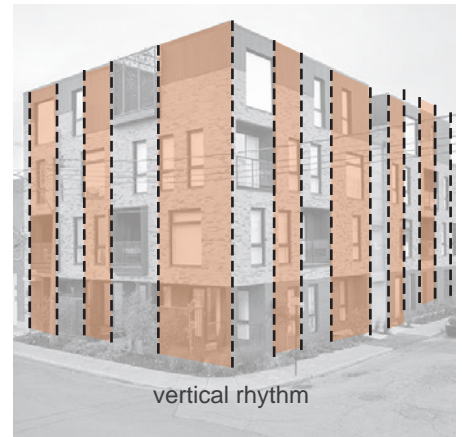
# RESIDENTIAL BUILDINGS



Wraps corner



Horizontal articulation



Vertical articulation



Ground level design



Massing articulation



Materials



Entrance

# OFFICE BUILDINGS

*These guidelines apply to buildings that only have office uses, or wherever there are office uses at ground level.*

## Objective

- » To ensure office buildings are articulated at a pedestrian scale, and contribute to the quality of the City Core on par with mixed use buildings.

## Guidelines

- Organize the ground floor of office buildings to present the most animated uses or functions to the street, such as lobbies, cafeterias, and gathering areas, with a highly transparent façade.
- Provide occupant signage (company names) in a similar fashion to retail signage. Locate signs above entrances or within a sign band above ground level. An upper level company sign is also permitted, provided it is located below the roofline.



## Why this building works

### Placement

- located close to the street edge, defines the sidewalk

### Ground Floor

- windows and multiple entrances provide animation along the sidewalk
- servicing entrance is integrated into the design of the facade and uses high quality materials

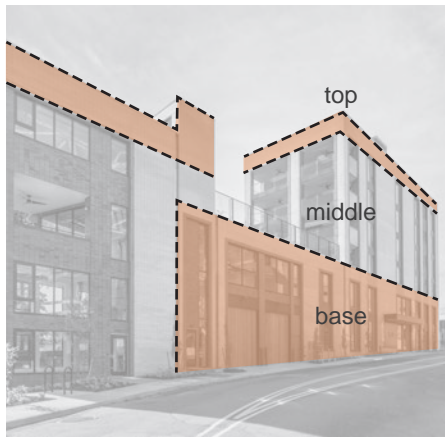
### Massing

- maintains a two storey street wall
- a long building frontage is articulated into a series of smaller volumes
- the massing creates a dynamic roof line

### Materials

- metal, glass and two tones of brick are used in a variety of ways to create an active facade
- materials are used consistently across the building to unify a complex form

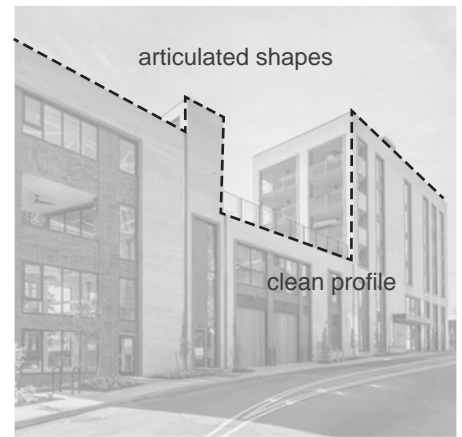




Horizontal articulation



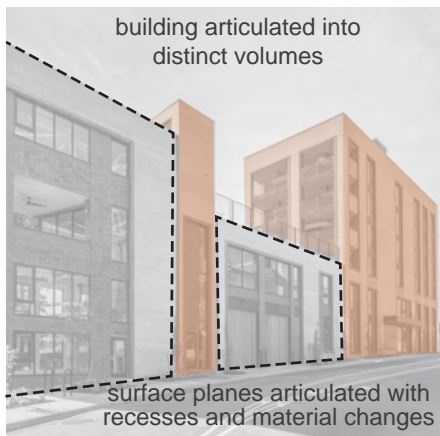
Vertical articulation



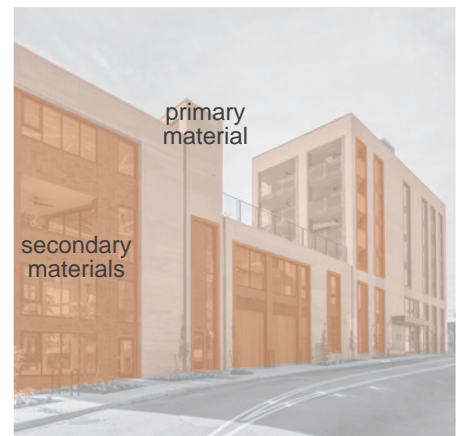
Roofline



Ground level design



Massing articulation



Materials



Servicing entrance



Landscaping

# LARGE RETAIL BUILDINGS

*These guidelines apply to large format retail stores in either mixed use or single use configurations.*

## Objective

- » To ensure large retail buildings or stores, where appropriate, maintain the pedestrian scale of City Centre streets.

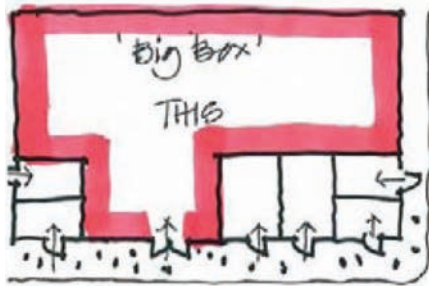


*Smaller sized stores line the street edge. Large floorplate stores are located behind or above smaller stores.*

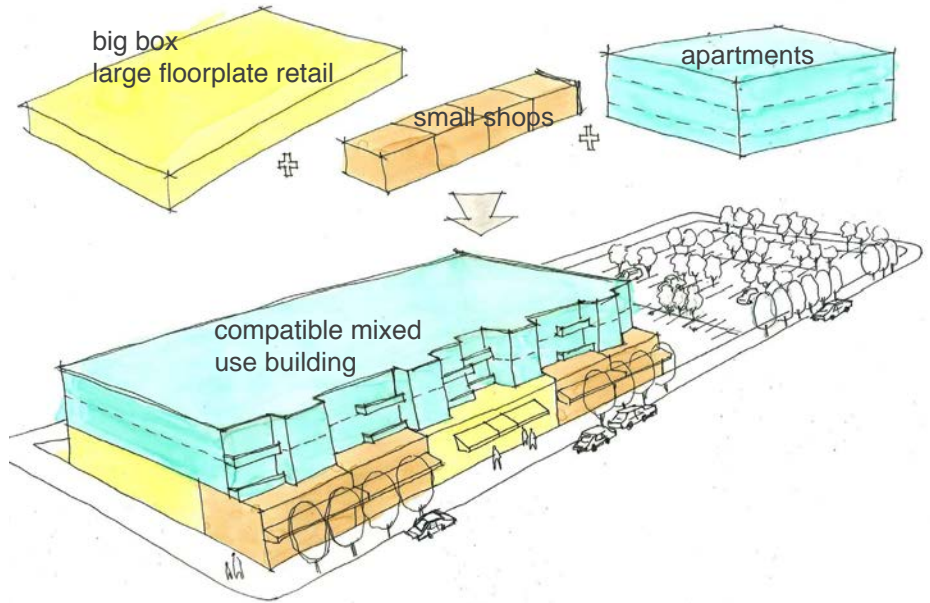
## Guidelines

- Large floor plate commercial developments should respond to the prevailing street character by incorporating frequent entrances and transparent shop front windows. Where new commercial is located in proximity to existing development, windows and entrances should be consistent with the established pattern of shop front entrances and windows along the street.
- For stand alone retail buildings over 2000 square metres in floor area, articulate the primary façade with a series of bays or shop windows to create a fine grained character to the frontage.
- In Downtown, large format commercial buildings should include a combination of these design strategies:
  - incorporate smaller shops wrapped around their edges
  - have their primary footprint located above the ground floor
  - include other uses above them, to better integrate these buildings and uses and make them more compatible with the mixed use character of Downtown.
- Maximum frontage along any street for single, large format stores is 30 metres.
- For sites over 4000 square metres in area, or for sites with multiple retail buildings:
  - Establish a street wall for a minimum of 40% of the site's frontage along public streets
  - Provide an interconnected internal walkway network that connects to all building entrances, parking areas, and adjacent public sidewalks:
    - Walkways should incorporate a pedestrian clearway (hard surface) of a minimum of 2 metres in width
    - 1.5-3.0 metres additional width to provide substantial low landscaping and/or canopy trees
    - Clearly demarcate crosswalks at all street and driveway crossings.
- Treat all facades facing primary, internal driveways as the primary building facade.

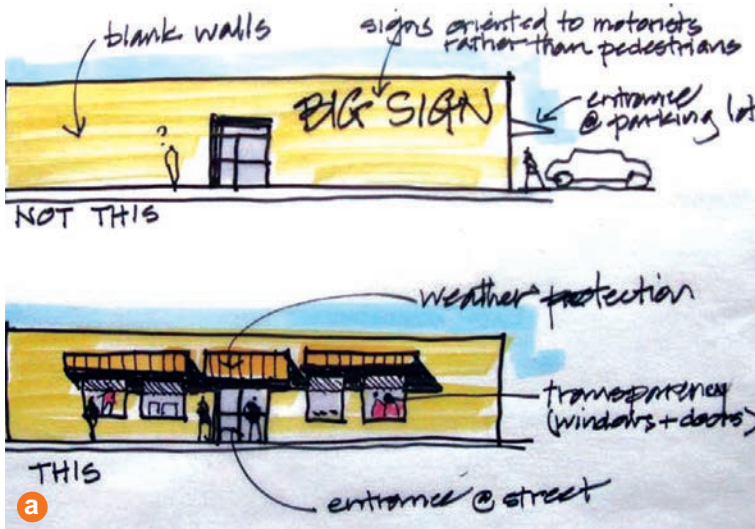
# LARGE RETAIL BUILDINGS



d



Large stores can be integrated with other uses to create more visually interesting and active frontages



a

Primary facades of large stores are articulated at a pedestrian scale with windows, weather protection and multiple entrances.



e

Surface parking for large format retail should incorporate substantial landscaping and internal walkways that directly link sidewalks on public streets to store entrances.

# COMMERCIAL - PUBLIC USE BUILDINGS

*These guidelines apply to private businesses that serve as public or quasi-institutional uses such as commercial art galleries, theatres, information services, and private utility buildings.*

## Objective

- » To ensure public use commercial buildings are articulated at a pedestrian scale, and contribute to the quality of the City Core on par with mixed use buildings.

## Guidelines

- Generally, public use commercial buildings should be built to the street edge and reinforce the street wall, consistent with other buildings on the block.
- Where set back from the street edge, public use commercial buildings should provide a public plaza or a landscaped forecourt as a public amenity.
- Commercial uses at ground level are required for frontages that would otherwise be blank, for example, back-of-house for a theatre.
- Public art treatments are required above ground level for frontages that would otherwise be blank, for example theatre fly towers or information technology buildings.
- Landmark architectural features are strongly encouraged at building entrances.



*Public use commercial buildings, such as this music school, should follow the general guidelines, and should reinforce City Core streets through their location, massing and articulation.*



*Public art treatment for upper level facades of a data centre.*

*These guidelines apply to industrial, manufacturing, storage and maker-space buildings.*

*Industrial buildings in the City Core should be focused on smaller scale uses oriented to design, craft, small batch production, and public sales/display. These use could include boat building, breweries, maker spaces, athletics (such as rock climbing, gyms), and artist space. Facilities requiring large warehousing, manufacturing, and frequent trucking are better located in the City's other employment areas.*

## Objective

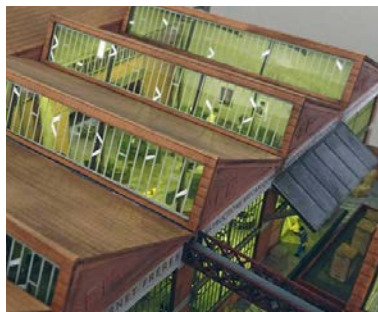
- » To ensure industrial buildings are articulated at a pedestrian scale, and contribute to the quality of the City Core on par with mixed use buildings.

## Guidelines

- Maintain the urban character appropriate to the City Core including:
  - Buildings located to define street edges, public spaces and/or walkways
  - Frequent entrances
  - Minimum 40% transparency at ground level facing public streets and spaces
  - Significant building mass along their frontages to minimize gaps
  - A well connected pedestrian network of sidewalks and walkways
- Exhibit architectural features appropriate to industrial buildings situated within an active, pedestrian-focused urban area, which could include:
  - Simplified massing based on a rectangular building footprint
  - Flat, low slope or raised clerestory roof (sawtooth skylights)
  - Exposed or visible structural systems such as trusses and bracing
  - Vertically oriented painted metal or wood siding
  - Multi pane windows with metal frames
  - Use of substantial glass areas to the full height of the façade as accents
  - Oversized industrial roll up or sliding doors incorporating glass
  - Distinctive colour schemes and larger scaled signage.



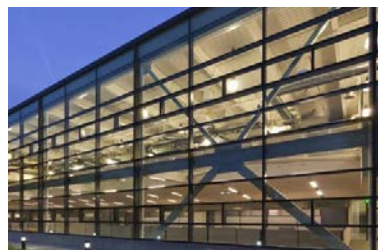
*Vertical siding, exposed structure, distinctive sign and substantial full-height glass.*



*Sawtooth roof with clerestory windows.*



*Multi-pane windows*



*Visible structural elements*



*Frequent windows and entrances with industrial details.*

# TALL BUILDINGS

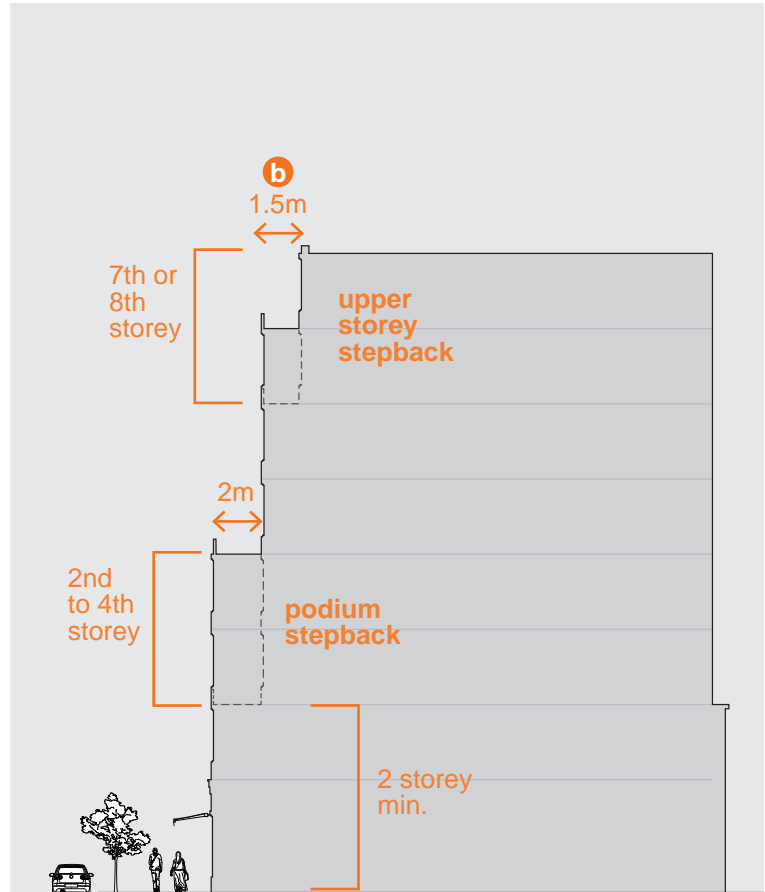
*These guidelines apply to buildings of 6 storeys or higher.*

## Objective

- » To ensure tall buildings, because of their high visibility and impact on the skyline, have a high quality of design.

## Guidelines

- The podium of tall buildings should relate to the streets and public spaces of the City Core, in particular following the Fine Grain guideline with respect to slab lengths. Above the podium, tall buildings have greater flexibility for massing and design.
- In addition to the 2m stepback above the podium, buildings of 7 or 8 storeys should ensure the top 1 or 2 storeys have a stepback of a minimum of 1.5 metres from the storey immediately below, facing publicly accessible streets and spaces.
- Where tall building sites are situated beside sites with lower height permissions, and/or where upper storeys of tall buildings will not be adjacent to other tall buildings, all sides of the upper storeys should be articulated with windows, balconies (if present) and architectural treatments consistent with publicly facing facades.
- Mechanical penthouses and elevator equipment should use materials and enclosure design that are consistent with the principal facade.



*Upper storey stepbacks apply to tall buildings.*



# DISTRICT GUIDELINES

- ① MIDTOWN
- ② DOWNTOWN
- ③ MARINA

The district guidelines provide additional direction for the specific form and character of development that is unique to each of the three districts. The district guidelines are in addition to the general guidelines, and are applied to sites based on their location within one or more of the districts.

# 1 MIDTOWN DISTRICT

## Objective

Midtown will undergo a transition to a primarily residential neighbourhood, with mixed use opportunities woven in. There will be a lot of ground contact housing, such as townhouses, in Midtown District. It will provide a wide range of housing choices and tenures, and great streetscapes will link Midtown with Downtown and the Marina District. Specific built form objectives of the Midtown District include:

- » To ensure residential uses address streets with a frontal appearance. Windows, doors, stoops, porches and front yard zones create a strong frame to the streetscape.
- » To limit gaps in the street wall and reinforce an urban character to the neighbourhood.
- » To ensure buildings are articulated with a traditional approach to window design and proportion.
- » To create a strong sense of place at the Five Corners gateway.

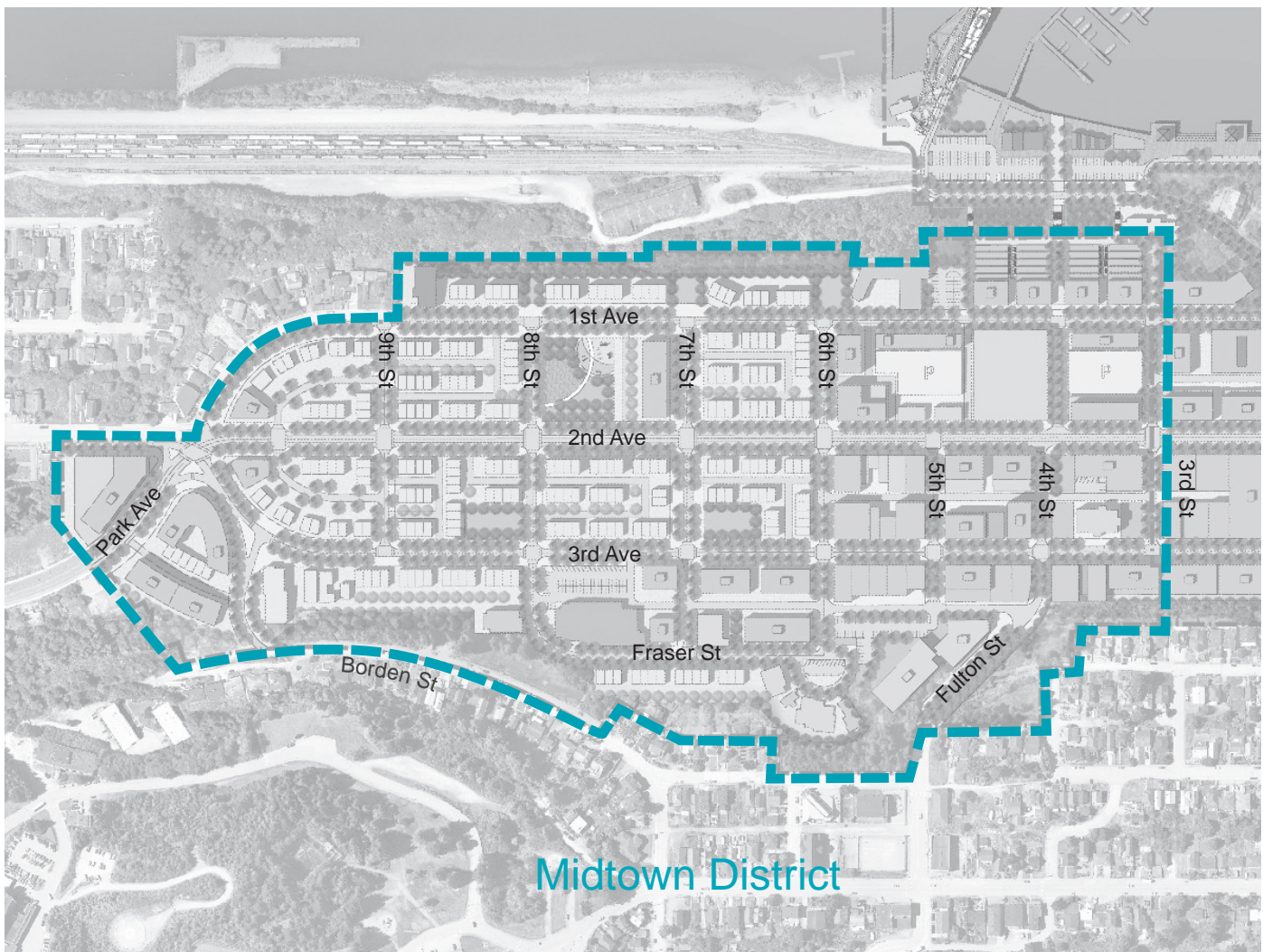
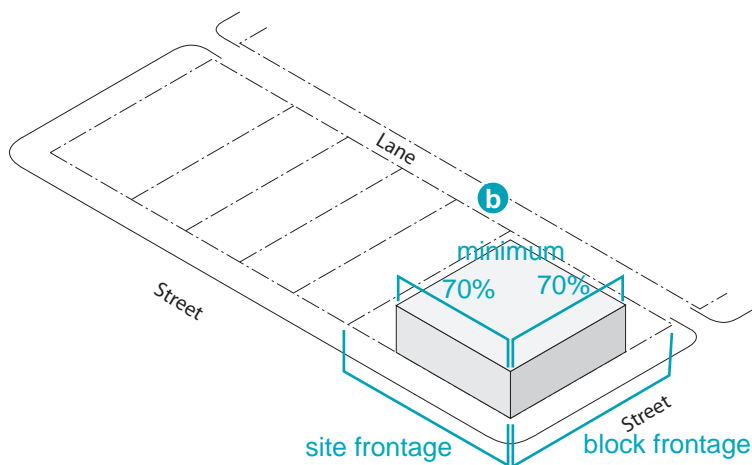


Figure 4: Midtown District Boundary, City Core Demonstration Plan From Prince Rupert 2030 The Vision





The street wall should define 70-100% of a site's frontage.

## Guidelines

- a) For streets that terminate at 1st Avenue, preserve the street-ends as open space to create and/or preserve views of the harbour, preferably for public use.
- b) Establish a street wall for a minimum of 70% of a site's frontage, or, along the length of a block.
- c) Where there are gaps in the street wall that are not used for pedestrian or vehicular access (for example, due to building code separation requirements), reinforce the street edge with landscaping such as low vegetation, visually permeable fencing, seat walls, bollards, or columns.
- d) All windows are to have a vertical proportion, although they may be subdivided by mullions into units with vertical, square or horizontal proportions.
- e) Upper storey windows should:
  - Be approximately the size and proportion of a traditional window
  - Include substantial trim, molding or sills
  - Be separated from adjacent windows by a vertical element
  - Be subdivided into smaller panes
  - Where they are grouped together to form large areas of glazing, separated with moldings or jambs.

## 2 DOWNTOWN DISTRICT

### Objective

Downtown will be the vibrant heart of the city. Great shopping on all streets will anchor mixed use buildings. A range of housing types and tenures will include small and large apartments. Improved linkages will be created between Upper Town and Lower Town, and important gateways to the city will be established. Specific built form objectives of the Downtown District include:

- » To ensure sidewalks and the pedestrian experience have the highest priority.
- » To ensure ground level uses are highly transparent and reinforce interesting, active streetscapes.
- » To minimize gaps in the street wall and reinforce an urban character to the district.
- » To ensure buildings are articulated with a traditional approach to window design and proportion.
- » To create a strong sense of arrival at two major city gateways: at McBride Street as it enters Downtown, at Rupert's Landing and all along the waterfront experience.

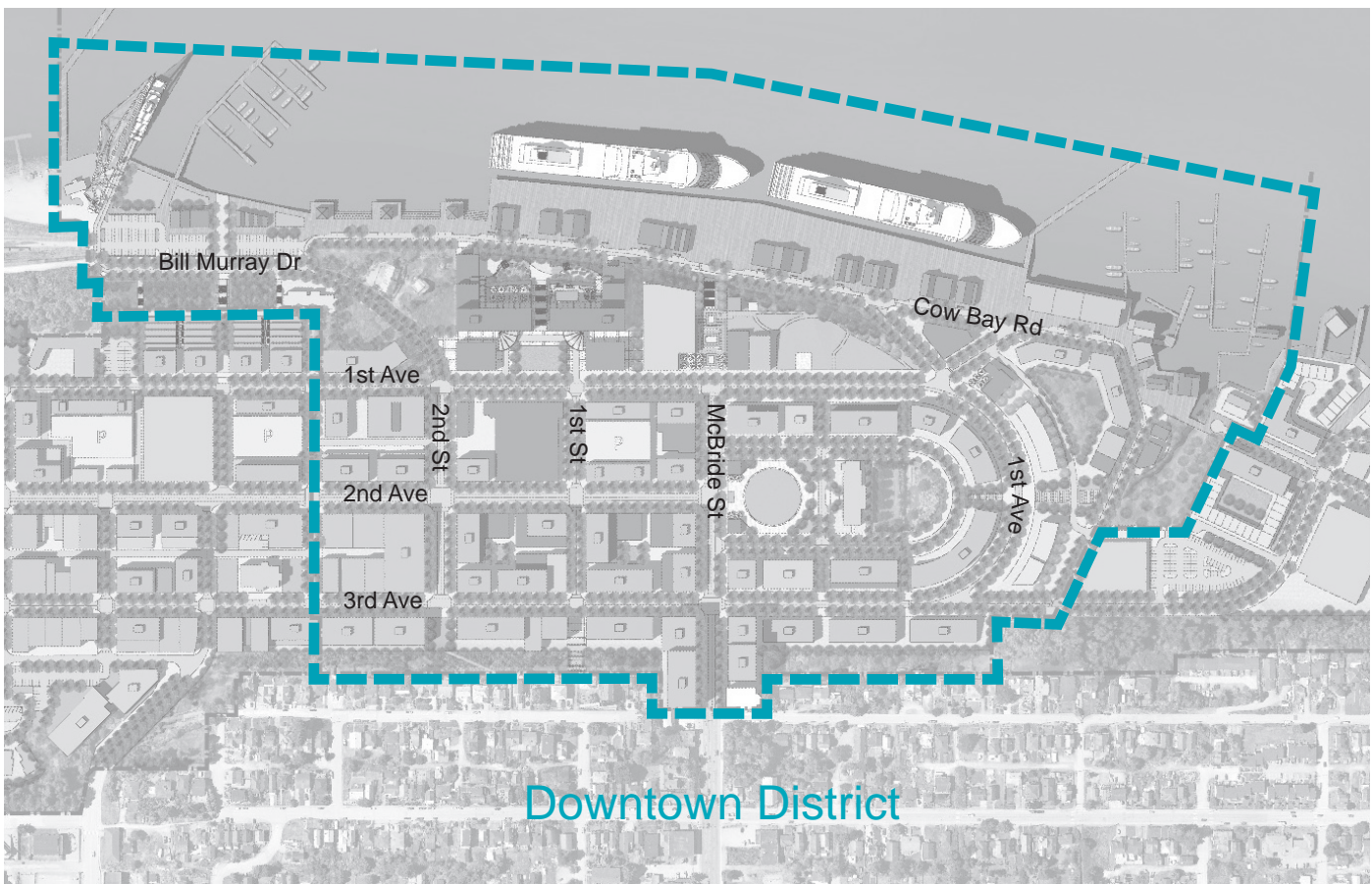
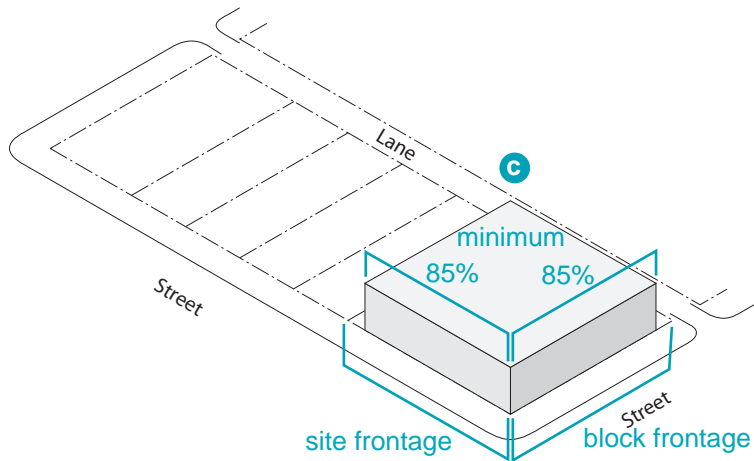


Figure 5: Downtown District Boundary, City Core Demonstration Plan From Prince Rupert 2030 The Vision



The street wall should define 85-100% of a site's frontage.



75% transparency at ground level facing public streets and spaces.

### Guidelines

- a) Build ground floor commercial uses to the front property line so that a continuous commercial street frontage and street definition is maintained.
- b) Vehicular entrances and curb cuts are not permitted along 3rd Avenue between 1st and 7th streets.
- c) Establish a street wall for a minimum of 85% of a site's frontage, or, along the length of a block.
- d) Create 75% transparency at ground level facing streets and public spaces.
- e) All windows are to have a vertical proportion, although they may be subdivided by mullions into units with vertical, square or horizontal proportions.
- f) Upper storey windows should:
  - Be approximately the size and proportion of a traditional window
  - Include substantial trim, molding or sills
  - Be separated from adjacent windows by a vertical element
  - Be subdivided into smaller panes
  - Where they are grouped together to form large areas of glazing, separated with moldings or jambs.

# 3 MARINA DISTRICT

## Objective

Through comprehensive redevelopment, the Marina District will transform into an eclectic mixed use area. The entire district will orient to the waterfront, with development creating routes to and along the water's edge. Comprehensive planning will ensure that there is ample green space throughout the district. The character of Cow Bay will continue through the shops, work spaces, and residences of the Marina District. There will be a range of housing options including luxury housing. Specific built form objectives of the Marina District include:

- » To ensure new development builds on the visual character of Cow Bay with contemporary design.
- » To create a fine grained network of publicly accessible streets and walkways that provide views of and access to a generous waterfront promenade along the ocean.
- » To provide a new waterfront destination park that has water-themed attractions for all.
- » To ensure streets and public spaces are planned to include trees and landscaping within the public realm and also on private property.
- » To limit gaps in the street wall and reinforce an urban character to the district.



Figure 6: Downtown District Boundary, City Core Demonstration Plan From Prince Rupert 2030 The Vision

## Guidelines

### Public Realm

- a) New buildings should be organized by a publicly accessible network of new streets and pedestrian spaces, designed to look and feel publicly accessible even if they are privately owned. There shall be no restrictions on public access to these spaces if privately owned.
- b) There may be additional, subordinate laneways, walkways and internal courtyards that are private.
- c) New public streets and pedestrian spaces should be aligned to provide views of and access to the waterfront from George Hills Way, including from development on the opposite side of George Hills Way.

### Streets

- d) Public streets and pedestrian spaces should generally be 60 to 80 metres apart to create a fine grain block network.
- e) New streets should include a travel lane in each direction, an on-street parking/layby lane on at least one side of the street, and sidewalks on each side of the street that are a minimum of 4.5m in width including the planting/furnishing zones. Additional on-street parking lanes, turn lanes and sidewalk space may be provided.
- f) Each sidewalk should include:
  - A continuous row of street trees that, at maturity, will form a continuously connected canopy.
  - Low vegetation within open planters where tree soil volumes are located.
  - Tree soil volumes of a minimum of 30 cubic metres per tree, within 1.2 metres of the surface. Soil volumes may be achieved under hard surface through soil cells or other methods, or by utilizing adjacent front yard landscape areas where roots have unimpeded access to those areas.
  - Benches every 50 metres.
  - Pedestrian scaled street lighting.

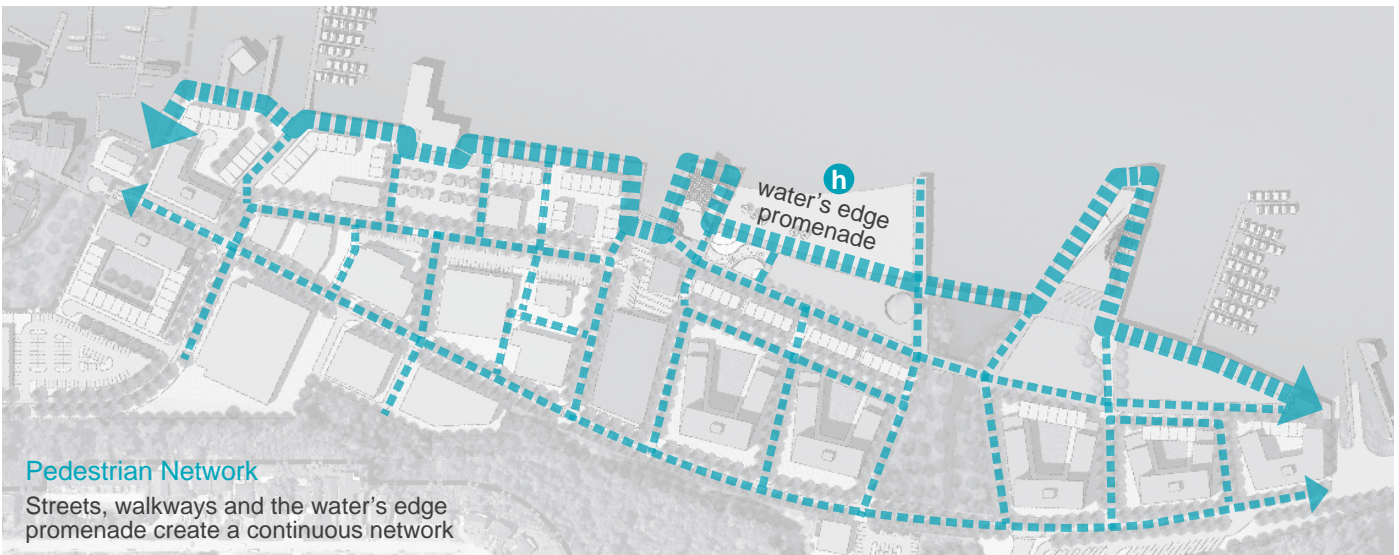
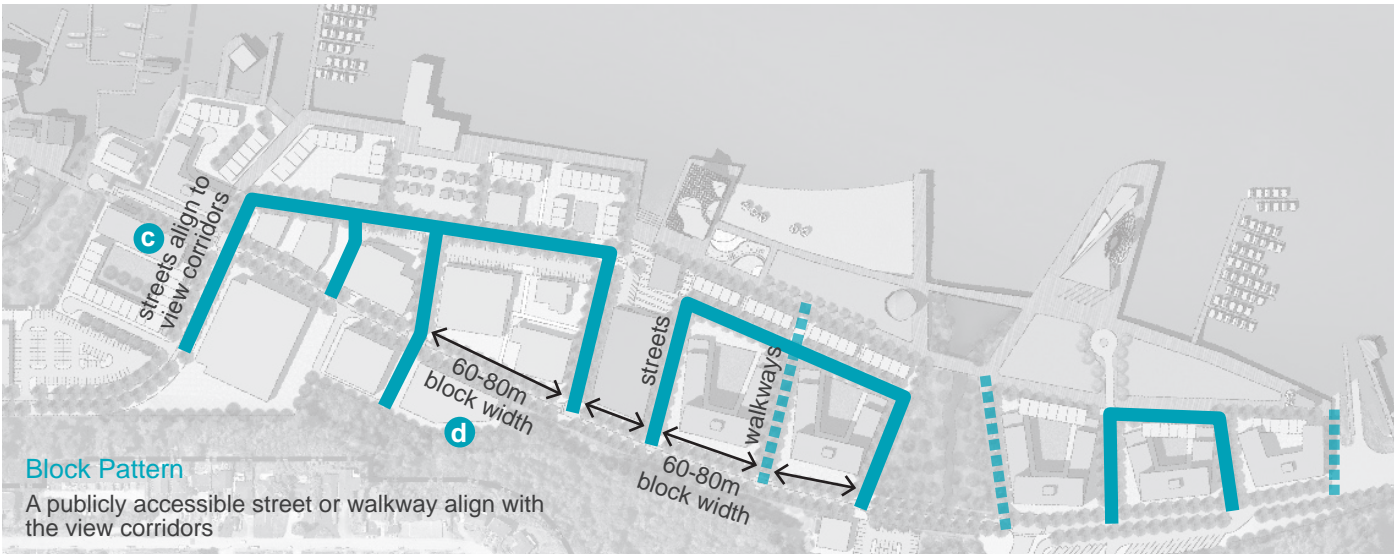
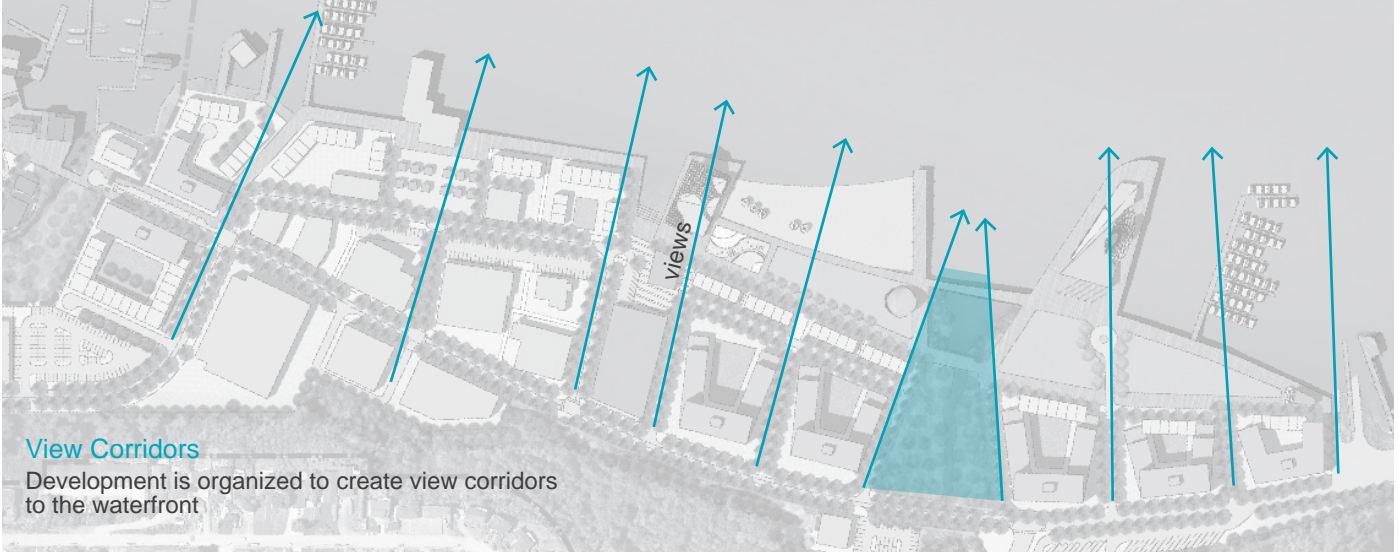
### Pedestrian Spaces

- g) New pedestrian spaces may include mid-block pedestrian connections, mews, courtyards, promenades, shared spaces and new waterfront parks. They should be designed to be publicly accessible and include walkway connections to all surrounding sidewalks and building entrances.
- h) Continuous public access to the water's edge should be provided including a public promenade.
- i) Linear pedestrian spaces such as mid-block connections should be a minimum of 9 metres in width and should include:
  - At minimum, a continuous row of street trees that, at maturity, will form a continuously connected canopy.
  - Low vegetation within open planters where tree soil volumes are located.
  - Tree soil volumes of a minimum of 30 cubic metres per tree, within 1.2 metres of the surface. Soil volumes may be achieved under hard surface through soil cells or other methods, or by utilizing adjacent front yard landscape areas where roots have unimpeded access to those areas.
  - Benches every 50 metres.
  - Pedestrian scaled lighting.



*Pedestrian connection between development blocks.*

### 3 MARINA DISTRICT



1



*Water's edge promenade.*



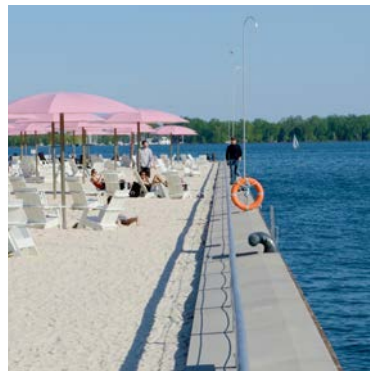
*Hard and soft surfaces, walkways, covered and flexible performance space.*



*Public art and cultural heritage interpretation.*



*Activities for all ages.*

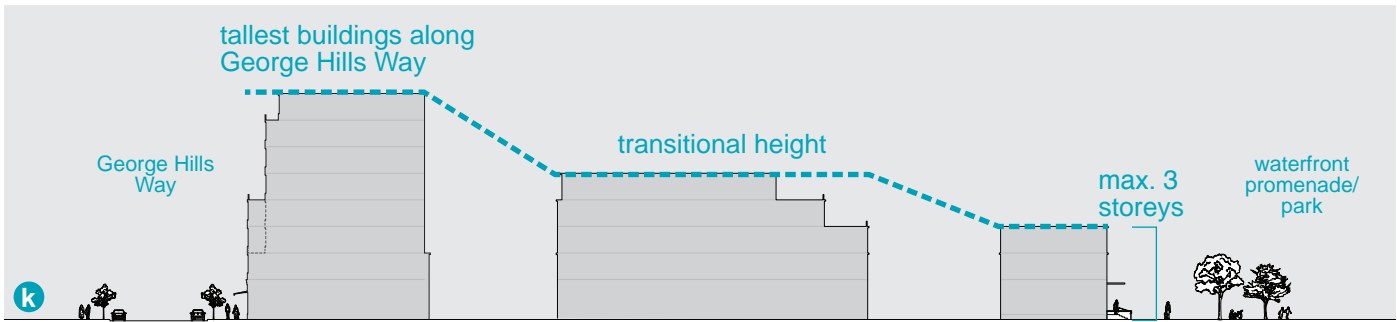


*Water themed recreation.*

## Park

- j) A destination waterfront park should be designed with the following elements:
- Continuous water's edge promenade or public access to the water's edge.
  - A network of walkways connecting all adjacent building entrances, sidewalks and pedestrian spaces with the water's edge promenade.
  - Incorporation of Hays Creek valley and outlet to the ocean.
  - Large, flexible, multi-use areas in both hard and soft surfaces that can be used for events and general recreation.
  - Provision of covered performance space with access to power, such as a bandshell or gazebo.
  - Structural elements for weather protection such as canopies and wind breaks.
  - Activities for all ages including play elements for children and youth.
  - Water-themed recreational elements such as an artificial beach or an area for people to get to water level.
  - Public art.
  - Cultural heritage interpretation of former uses and stories along the waterfront.
  - Seating (30 metre maximum spacing), pedestrian lighting, waste receptacles, wayfinding.
  - May include compatible commercial uses such as cafes or food vendors.
  - May include compatible public uses such as cultural centres, galleries or museums.

### 3 MARINA DISTRICT



Intermediate building height between buildings along the waterfront and taller buildings along George Hills Way.

#### Buildings

k) Establish a transition in building height to the waterfront:

- The buildings directly adjacent to and facing the public space along the water's edge should be a maximum of 3 storeys in height.
- The tallest buildings should be located along George Hills Way.
- There should be at least one intermediate building height between buildings at the waterfront and buildings of 6 or more storeys in height.

l) Building terraces are encouraged to create a transition to the waterfront and public spaces, and to provide generous amenity space for residents.

m) Residential uses at ground level adjacent to the waterfront promenade or a waterfront park should be oriented to front onto a street or walkway. Ground floor units should have individual entrances from the street or walkway. Buildings should not flank or have reverse frontage onto the waterfront.



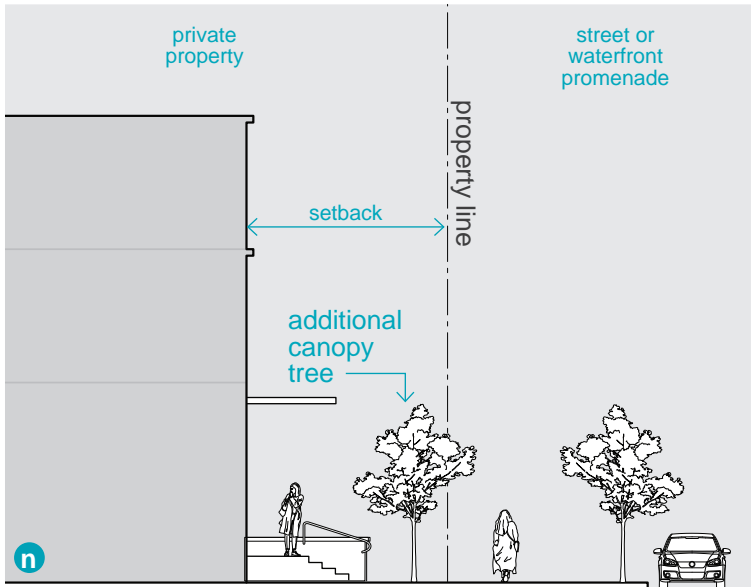
A terraced building design steps down to the waterfront and creates amenity spaces for building residents.



Buildings face the waterfront.

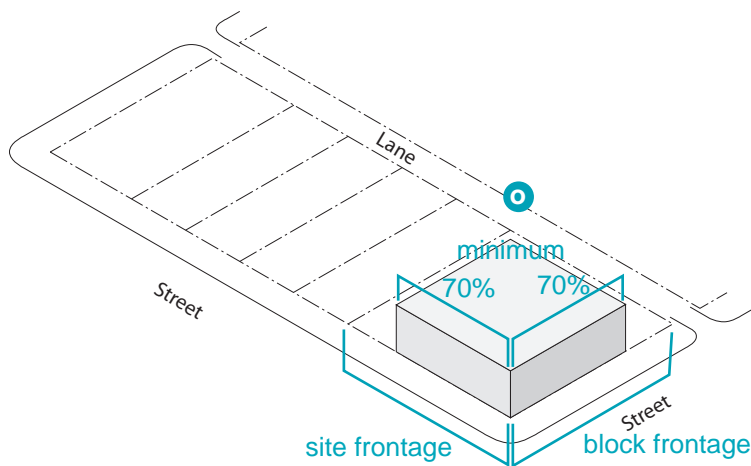


### 3 MARINA DISTRICT



A tree on private property, within the front yard, will help create green streets in the Marina District.

- n) All residential uses at ground level should be set back a minimum of 3.5 metres and a maximum of 6.0 metres from public streets and the waterfront promenade. Front yard landscaping within this setback should include canopy trees compatible with the street trees in the sidewalk zone.
- o) Establish a street wall for a minimum of 70% of a site's frontage, or, along the length of a block, for all frontages facing publicly accessible streets and spaces.
- p) Create 60% transparency at ground level facing streets and public spaces.



The street wall should define 70-100% of a site's frontage.



60% transparency at ground level facing public streets and spaces.

### Character

- q) To be consistent with the visual character of Cow Bay, development shall include a well designed combination of the following elements:
- Simple massing based on a rectangular building footprint
  - Sloped roof for buildings of 3 storeys or less, with architectural elements such as dormers and towers that project into the roof plane
  - Simple colour scheme for individual buildings, with many different colours in the collective
  - Significant ground level fenestration
  - Large windows
  - Sloped-roof canopies over entrances and sidewalks with an industrial character
  - Projecting blade signs, upper level signs, and large signs or murals on exposed facades
  - Surface mounted lighting.
- r) Ground level uses should be as diverse as possible and mixed over short distances.
- s) Each use should have a separate building entrance that is articulated through massing and design to express its unique interior use or tenant.
- t) Diverse uses should share pedestrian access from adjacent streets and walkways, as well as share loading and servicing zones.



# CHARACTER AREA GUIDELINES

- 1 HERITAGE CORE
- 2 CIVIC NODE
- 3 COW BAY
- 4 WATERFRONT

The character area guidelines provide additional direction for the specific form and character of development that is unique to each of the four character areas. The character area guidelines are in addition to the general guidelines and district guidelines, and are applied to sites based on their location within one or more of the character areas.

# 1 HERITAGE CORE

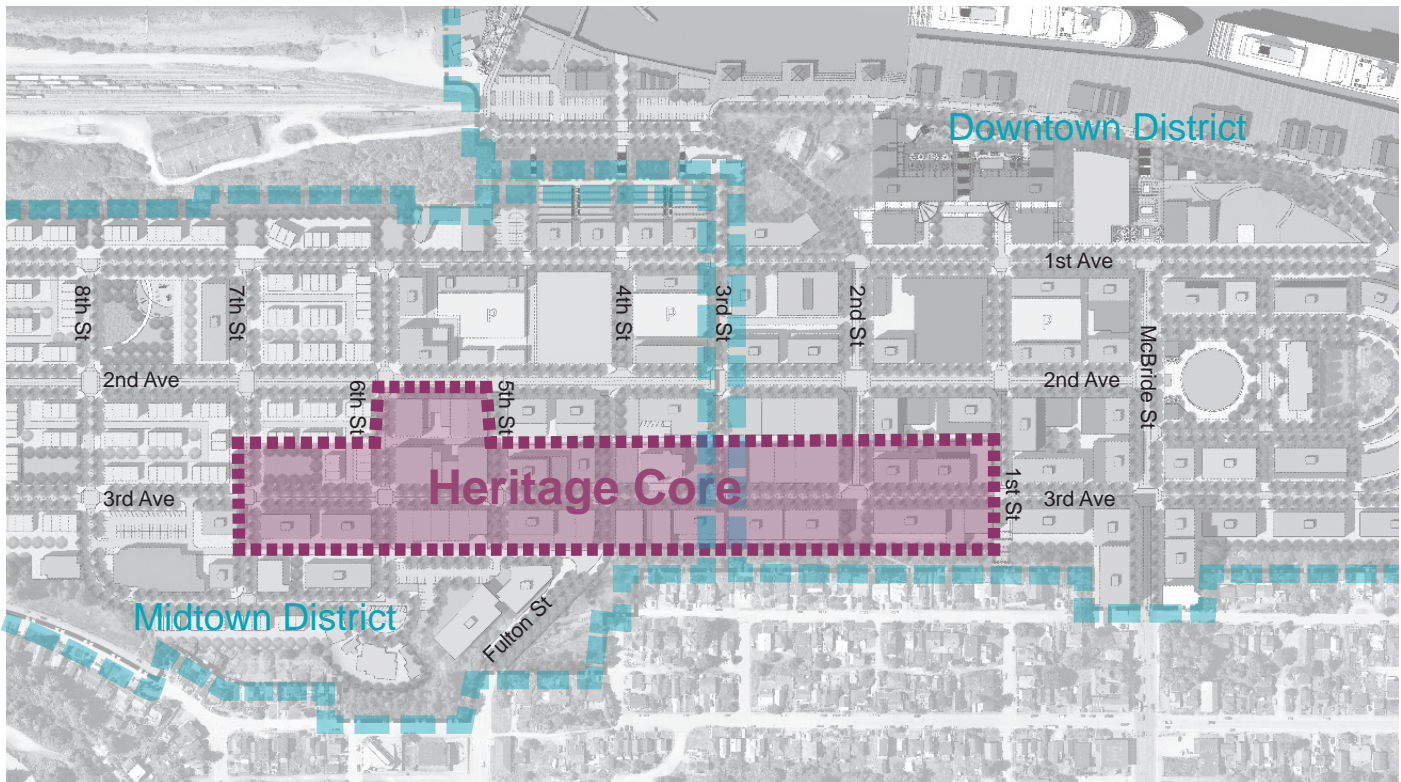


Figure 7: Heritage Core Character Area Boundary

## Introduction

The heritage core is centred on 3rd Avenue, Downtown Prince Rupert's traditional retail high street. Local shops at street level have narrow frontages, frequent entrances, and enticing shop windows. This area also includes an eclectic mix of notable heritage buildings ranging in style from the simple and plain to the exuberant. The building and streetscape character in this area has and will continue to play a paramount role in creating a unique identity and sense of place for downtown Prince Rupert and the City as a whole. It is important that renovations and new developments maintain and enhance the established use and defining characteristics of this area using the principles of design from this area's architectural past. The street relationship and organization of architectural elements of former buildings, and of the remaining heritage buildings, are good precedents to emulate in the design of infill development.

The principles of design exhibited by historic buildings can be separated from the style of their architectural expression and detailing. The following guidelines do not promote historic styles over modern expression. Both are equally capable of responding to the principles of building design desired for the area. No single architectural style is prescribed for new construction, either for new infill buildings or for significant additions to heritage buildings (e.g. additional storeys above an existing heritage building).

However, for restoration of heritage buildings, archival photographs of historic downtown Prince Rupert should be used as a design resource to assure authenticity in the replication of missing, or covered over, detail on historic structures, and to guide in the design of appropriate styling details. The extensive heritage inventory (Kalman, 1983) is an excellent resource for determining heritage features of buildings whose facades have been covered over.

# 1 HERITAGE CORE



## Objective

- » To reinforce the traditional 2 to 3 storey street wall of buildings along 3rd Avenue that contributes to the intimate, pedestrian scale of the street.
- » To reinforce the continuity of building facades and character of street fronting retail development throughout.
- » To restore and replicate significant architectural detail where such detail contributes to and reinforces the area's character.



# 1 HERITAGE CORE

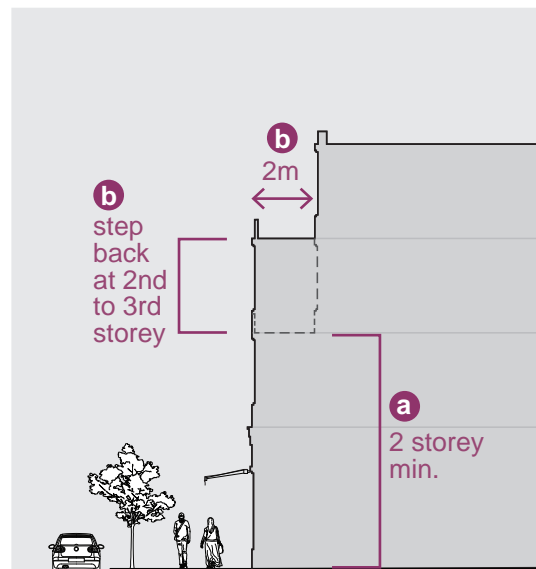
## Guidelines

### Street Wall

- a) Create a minimum 2 and maximum 3 storey street wall at the property line that occupies the full frontage of development.
- b) An upper storey step back of a minimum of 2m should apply to portions of the building taller than the street wall, including for new additions above existing heritage building facades.
- c) Establish a rhythm of buildings along the street through the use of vertical elements and a fenestration pattern arranged into modules that reflect the 7.6 m or 15.2 m façade rhythm of the historic streetscape.
- d) Provide a continuous retail frontage, with shop entrances every 7.6m (preferred) or 15.2m (maximum).

### For Existing Heritage Buildings

- e) Original, historic, building materials should be retained whenever possible during restorative renovations. Historic material should never be covered with modern materials.
- f) Uncover and refurbish historic materials that have been covered over due to a previous renovation, to as near original condition as possible.
- g) Signs on heritage buildings should be compatible in terms of character, colour and material and should never obscure heritage details.



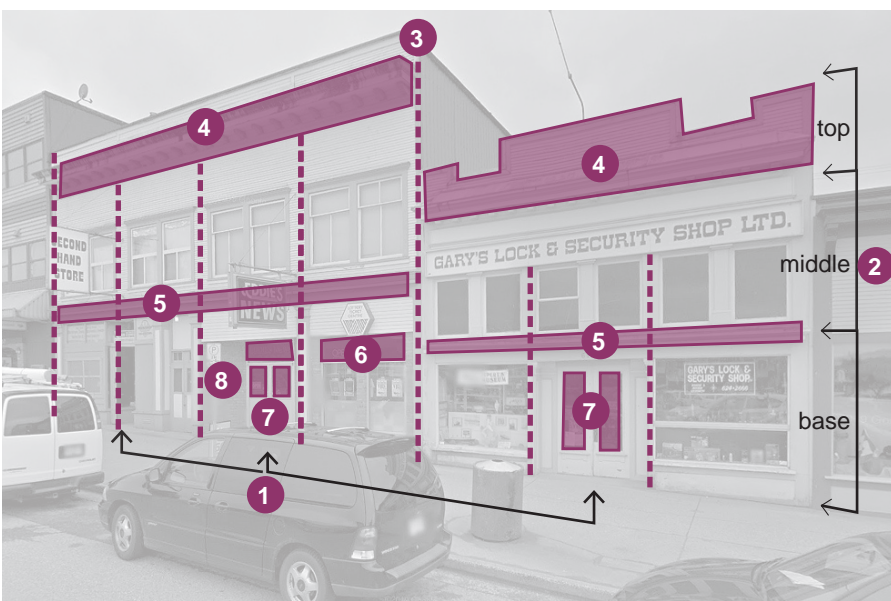
2m step back above the 2nd or 3rd storey for all buildings.

# 1 HERITAGE CORE

## Character

- h) New buildings should be designed to be consistent with the design principles of Prince Rupert's historic buildings in the downtown, by providing a well designed combination of the following character defining elements.

## Character Defining Elements



- 1 Store entrances 7.6m - 15.2m apart
- 2 Visually strong base, middle and top
- 3 Rhythm of vertical elements in the facade, particularly above ground level, through techniques such as pilasters, columns, projecting bays and windows, recessed balconies, window proportion and datum lines
- 4 Cornice or datum line at the street wall height; may include up to 1.2m parapet or false front
- 5 Cornice or datum line above the ground floor, consistent with but subordinate to, the cornice or datum line for the street wall
- 6 Transom windows at ground level
- 7 Glazing in retail entry doors
- 8 Minimum 1.2m recessed entry space for retail entrances, trapezoidal plan (preferred) or rectangular (acceptable)
- 9 Weather protection strongly encouraged
- 10 Architectural features such as lintels, sills, decorative bands, mouldings, and trim, that are consistent with the principal building expression, are encouraged
- 11 Vertically oriented upper storey windows organized into a repetitive pattern along the facade
- 12 Punched (recessed) upper storey windows
- 13 Materials and colours that are compatible with a heritage context, see next page.

# 1 HERITAGE CORE

## Materials for the Heritage Core

### Preferred

- Natural stone laid in regular, coursed, patterns
- Brick in traditional sizes, colours and patterns, including decorative techniques such as corbelling and inset panels
- Painted wood board siding in traditional sizes, patterns and methods of application, including corner boards, trim and mouldings
- Sawn wood shingles, including in decorative patterns such as fish scale and diamond
- Metal, including non-ferrous metals such as copper, brass, bronze, zinc
- Pre-cast concrete, if used for traditional decorative elements such as flashings, cornices, brackets, finials, capitals and datum lines
- Clear glass

### Acceptable

- Stucco with a smooth, sand float finish in muted colours (preferably earth tones) mixed directly into stucco mortar. The amount of stucco on front (primary) façade should not exceed 25% of the total surface area of opaque elements
- Precast concrete panels

### Strongly discouraged

- Significant use of stucco, and stucco with decorative finishes or bright colours
- Random coursed stone, brick or cobbles
- Modern oversized or undersized brick forms
- Artificial stone or brick veneer
- Galvanized metal siding
- Synthetic materials such as vinyl, fiberglass, plastics and exterior insulation and finish system (EIFS) panels
- Asphalt shingles
- Unfinished or rustic wood, or wood sheet goods
- Pastel colours



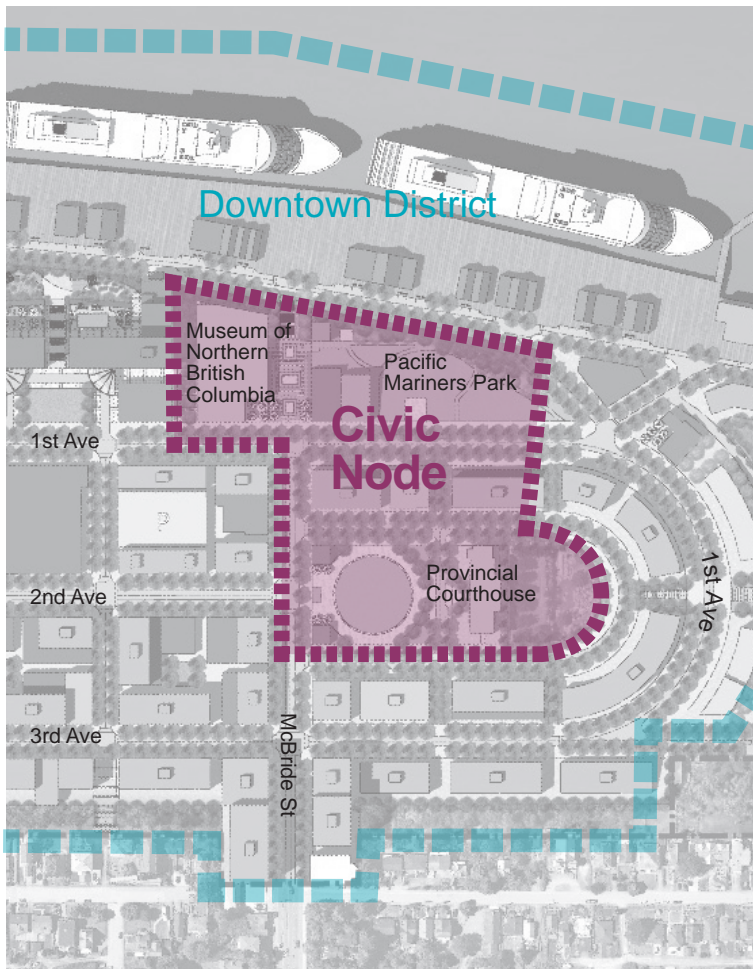


Figure 8: Civic Node Character Area

### Introduction

The Civic Node includes a number of notable and architecturally distinct buildings. These include two of the most architecturally prominent buildings in the downtown: The Provincial Court House building and the Museum of Northern British Columbia. It also includes the most prominent and important parks and open spaces in the downtown, including the courthouse lawn, the Sunken Garden, Pacific Mariners Park and the McBride Street plaza. There are several pieces of significant public art within the public spaces central to the City's history and identity. The Provincial Court House Building and lawn are an important focal point of the Brett and Hall Plan and a view terminus to 2nd Avenue.

The Museum of Northern British Columbia is located in a cedar traditional longhouse-style building fronting on to 1st Avenue and overlooking the ocean. This iconic building incorporates massive exposed cedar timbers and contemporary glass art. Associated with the Museum of Northern B.C. is the Museum Carving Shed, a long house style timber building clad with cedar planks located along Market Place adjacent to the Provincial Court House

Buildings in the cultural and civic sub area have greater flexibility in their siting, orientation and design due to their special status as distinct buildings with cultural significance. Buildings in this area are more suitable as stand alone buildings that do not touch each other but rather, stand out as individual buildings oriented towards prominent natural or landscape features. As such, development in this area that has a significant public benefit is exempt from the general guidelines contained in this document, provided it ensures a pedestrian orientated and a high quality design treatment of the public realm.

### Guidelines

- a) Buildings and landscaping located along 2nd Avenue and adjacent to the courthouse lawn should preserve views to these features.
- b) Promote pedestrian connectivity between public spaces and civic buildings through enhanced pedestrian walkways.

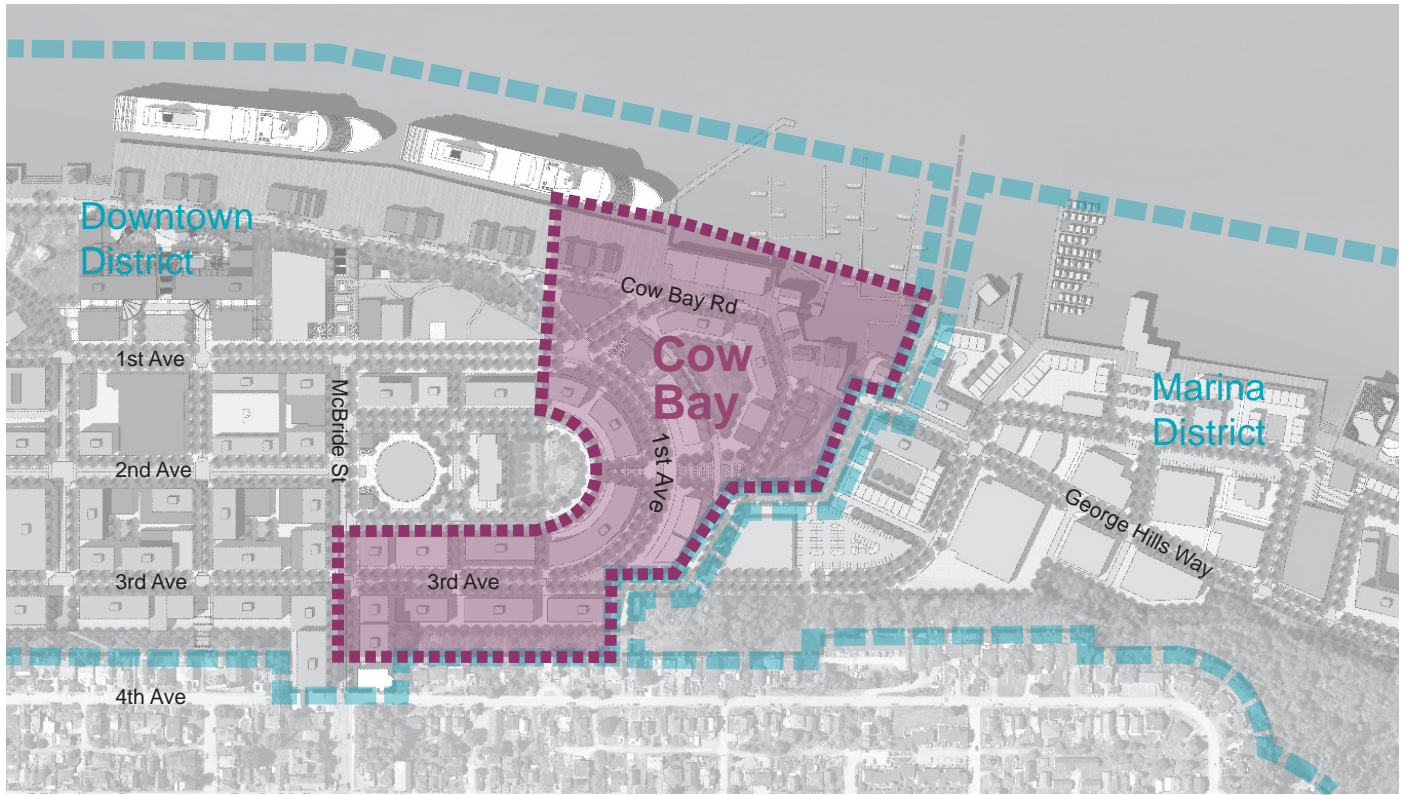


Figure 9: Cow Bay Character Area

### Introduction

Cow Bay has evolved into a distinct part of downtown Prince Rupert with a unique character and special sense of identity. It has a diverse mix of industrial, commercial, marine, tourism, recreational and residential uses. Cow Bay successfully balances the elements of a working waterfront with a retail, restaurant, recreational and tourism focus. Because of this mix of uses and the authenticity of the harbour environment, Cow Bay is interesting and attractive to people and has become one of the defining symbols of the city.

The guidelines that have been in place for Cow Bay since 1986 have shaped the creation or renovation of many distinct buildings that contribute to this area's charm. The following guidelines maintain the simplicity and ease of use of the former guidelines while being consistent with the broader objectives of the City Core.



## Objective

- » To reinforce the established unique urban waterfront character of Cow Bay, containing a mix of marine related light industrial and commercial activity, specialty entertainment and shopping, with opportunities for public recreation and access to the waterfront.
- » To maintain the physical features, businesses and activities that contribute to Cow Bay's unique character.
- » To ensure new development and activities are compatible with existing development.
- » To reinforce Cow Bay's role as a specialty commercial area that is complementary to, not competitive with, downtown.
- » To create attractive, functional links between Cow Bay, downtown and Prince Rupert's waterfront.
- » To ensure the elements of the working port, including light industrial, marine and commercial activity are visually accessible to the public and contribute to the area's character, while maintaining safety and operational requirements for those uses



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### Guidelines

#### Site Design

- a) Site buildings to provide views and public access to the water's edge.
- b) Buildings at the water's edge should be linked to each other and to adjacent walkways and parking areas by boardwalks or elevated docks.
- c) Painted wood or steel handrails should be tied in with boardwalks and decks, with low level illumination for safety. Avoid 'residential' character balustrades and aluminum.
- d) Retain elements of the area's industrial past such as old rail tracks and marine artifacts in the design of landscaping.

#### Buildings

- e) Existing structures in the Cow Bay Core Area should be retained wherever possible.
- f) Renovations of existing structures should respect and enhance the original building character.
- g) New buildings, where feasible, should be built on piling and deck rather than on landfill.
- h) Large development should generally appear to consist of many small buildings rather than large singular buildings.



## Character

- i) New buildings should be designed to be consistent with the existing character of Cow Bay, by providing a well designed combination of the following character defining elements.

## Character Defining Elements



- 1 Simple massing based on a rectangular building footprint
- 2 Sloped roof
- 3 Architectural elements such as dormers and towers project into the roof plane
- 4 Simple 2 or 3 colour scheme, with one colour for siding and another for trim; no earth tones or greys
- 5 Horizontal siding in shiplap or shingles; or metal cladding
- 6 Door colour same as trim colour
- 7 Corner board trim
- 8 Significant ground level fenestration
- 9 Windows subdivided into smaller units by mullions or transoms
- 10 Bay windows
- 11 Windows framed by trim
- 12 Sloped-roof canopies over entrances and sidewalks; industrial character
- 13 Projecting blade signs
- 14 Upper level signs
- 15 Surface mounted lighting

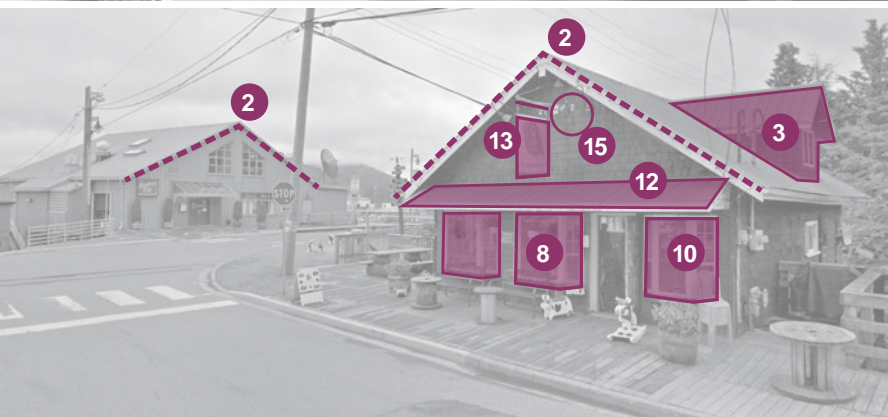




Figure 10: Waterfront Character Areas

## Introduction

The waterfront in the City Core extends from the edge of the Midtown District, and continuously along the Downtown and Marina Districts. It includes the public realm as well as the buildings that address the public realm along the water's edge. The waterfront includes marine, industrial, commercial and residential uses mixed in proximity. This dynamic interplay of uses, combined with the water's natural attraction for people, makes the waterfront a prime destination for both day to day and event based experiences. The waterfront is also a major arrivals point and key experience for visitors. A great waterfront makes a significant contribution to the quality of life of the city.

The most important principle for Prince Rupert's waterfront is to establish a continuous pedestrian route that includes plenty of places to sit and occasional weather protection at or near the water's edge. This will take many years to establish. There are areas where private land and industrial uses prohibit public access to the water. These should be recognized as vital economic generators for the city, and often, as interesting and authentic attractions of the working waterfront for tourists and visitors. In the interim, a continuous pedestrian route should be established around these interruptions, using sidewalks or temporary walkways.



### Objective

- » To provide continuous public access to the water.
- » To preserve the authenticity of the working waterfront in its uses and robust, functional structures.
- » To ensure new buildings have a pedestrian scale and address the waterfront in their architectural composition.



### Guidelines

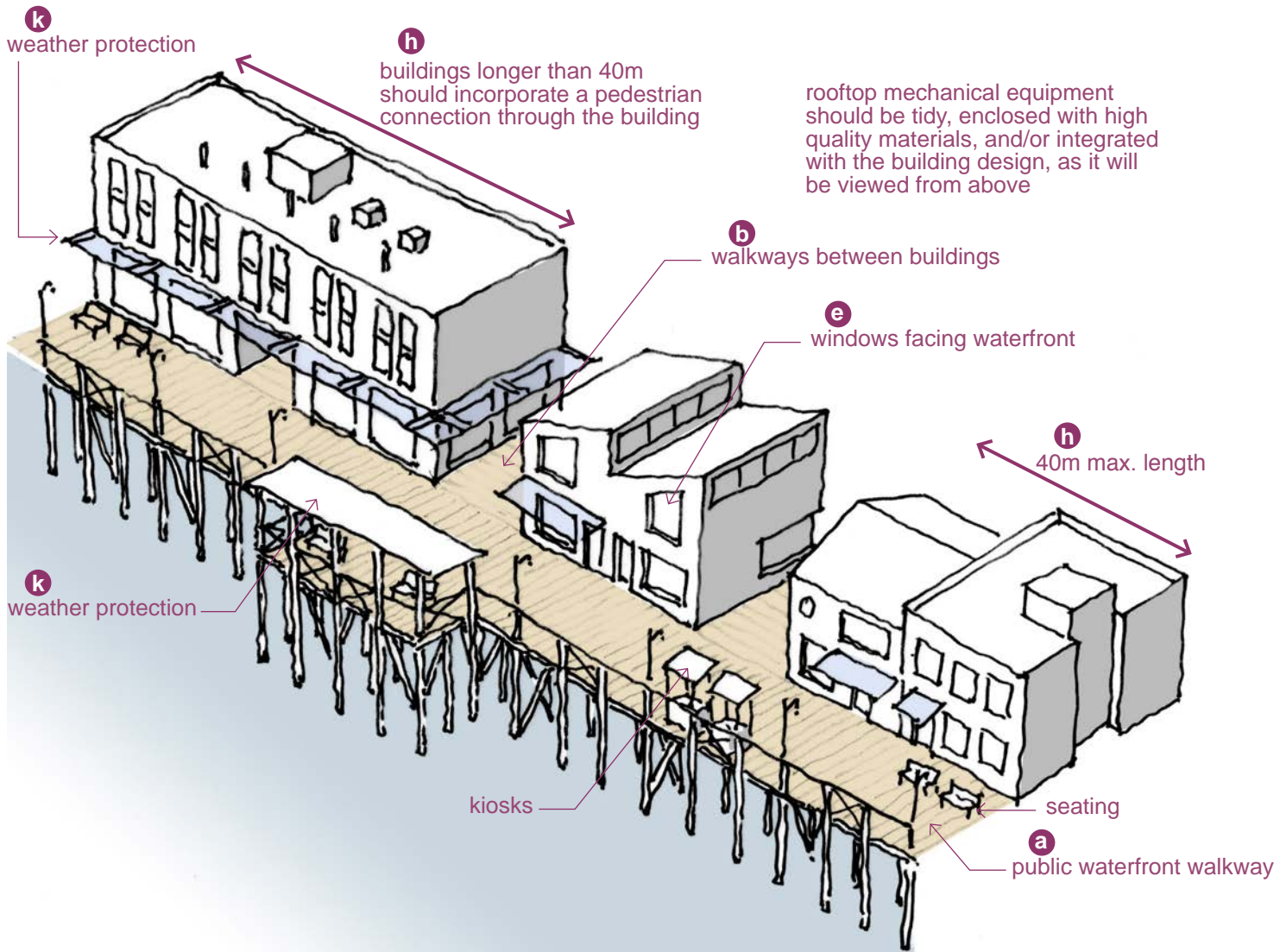
- a) A public promenade punctuated with public attractions, seating areas, kiosks and weather protection should be provided at the water's edge. The only development permitted between the promenade and the water's edge should be existing buildings, and new buildings that are publicly accessible such as markets, galleries, museums and cultural centres.
- b) New development that is built on marine piles may be located at the water's edge and should provide the publicly accessible waterfront promenade with a decking system. The deck should link with the promenade on adjacent properties, and all surrounding sidewalks and building entrances.
- c) Access points to marinas, docks, floating villages, boat launches and other potentially private uses on the water should not obstruct the public promenade or views of the waterfront.
- d) Multiple walkway connections should be provided between the waterfront promenade and adjacent streets, sidewalks and development sites, to promote accessibility and connectivity.
- h) Multiple buildings are preferred over large buildings. Limit building lengths to less than 40 metres in length parallel to the water's edge. For longer buildings, provide a publicly accessible connection through the building at ground level to the waterfront promenade, for example with a breezeway or arcade.
- i) Step backs are encouraged to be incorporated in terraces that step down towards the waterfront.
- j) The front facades of residential buildings facing a pedestrian connection or mews should be a minimum of 15 metres apart.
- k) Weather protection is strongly encouraged along facades facing the water.
- l) Materials and construction methods appropriate for buildings and public realm elements include:
  - Large, heavy and durable natural materials in rustic finishes, such as large stones, timbers, and planks
  - Weathering steel or steel with marine grade paint
  - Exposed joinery and fasteners
  - Protective cages
  - Cross bracing or diagonal structural members

### Buildings

- e) Buildings facing the waterfront should incorporate substantial transparency in their façade design.
- f) Building styles should generally be contemporary in design (with the exception of Cow Bay) and should not mimic historical architectural styles. They may reference historical forms and details where those are interpreted for their modern context.
- g) Significant cultural buildings such as a Tsimshian centre may adopt either modern or historically accurate styles of architecture.
- m) Structural elements should be simple and express their function, for example marine piles supporting buildings, docks and boardwalks.
- n) Safety elements such as railings should be consistent in design language across the waterfront. They should be part of or fastened to their primary structures and have an open character (80% voids) to maintain views of the water.



# 4 WATERFRONT







# GLOSSARY

The glossary explains terms used in these guidelines.

## Articulation

The design elements of a building's façade inclusive of materials, datum lines, modulation, corner treatments, upper storey step backs, windows, entrances, ground-floor design treatments, and other architectural details. Building articulation should create an active façade which helps define the public realm as an interesting and welcoming environment.

### NOT THIS



*This building is not well articulated. The facade is flat and planar. Datum lines are weak; those between ground floor and upper storeys do not have good continuity.*

### THIS



*Many historic buildings are well articulated, having distinct zones in the facade (base-middle-top), strong horizontal and vertical datum lines (columns and cornices), and an emphasis on doors and windows.*

### THIS



*Contemporary buildings often exhibit simplified forms and lines. They can be well articulated with good emphasis on windows and doors, clearly defined zones in the facade, and datum lines that create horizontal and vertical rhythm.*

## Active facade

A visually engaging architectural composition that is interesting to look at. The arrangement of windows, entrances, materials, massing and other elements exhibits variety and detail within an overall unified framework. An active facade leads the eye, and avoids uniformity and large areas of similar materials. Good transparency at ground level contributes to an active facade, where interior uses are visible to and animate the street edge.



*This building treats windows and balconies in different ways to relieve an otherwise simple composition. This design language is repeated throughout the facade.*

## Awning

A light, detachable structure of fabric or other flexible material supported from the building by a frame (fixed or retractable) to offer shelter from both the sun and rain.



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## Back of House

Uses and building elements that are typically located behind the building such as trash storage, mechanical equipment, loading bays, service entrances, hydro poles, transformers, and off-street surface parking. These uses and elements can detract from the quality of the pedestrian realm.



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## Building Orientation

The placement of a building, its entrances and windows and the direction they are facing in relation to streets and other public open spaces. Buildings should be oriented to define and animate the public realm. Their primary entrances and facade should not be inward facing or oriented to private spaces.



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## Canopy

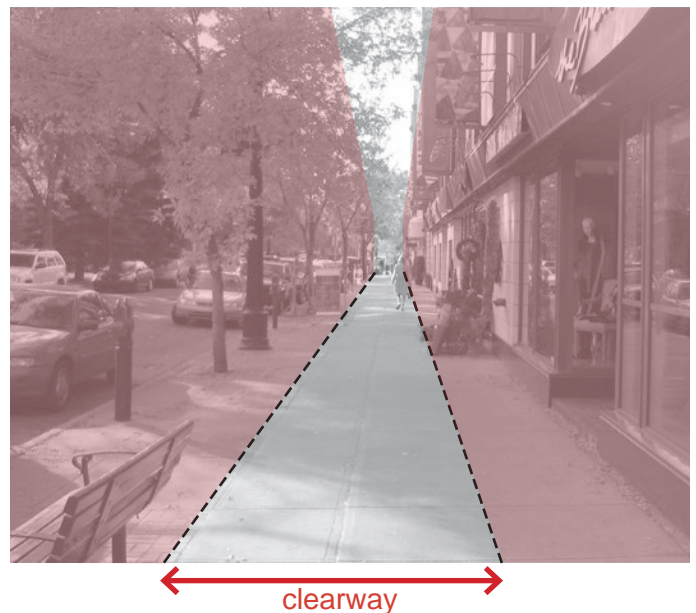
A canopy is a rigid structure extending out from the building face to provide shelter from sun and rain, and is entirely supported from the building.



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## Clearway

The pedestrian clearway is the portion of the sidewalk that has a smooth surface and is clear of obstructions in a continuous path of travel. The clearway should be unobstructed by permanent street elements such as poles, trees, benches, and overhead signs, as well as temporary elements such as patios, signs, and seasonal displays. It should be relatively straight and avoid detours around street elements such as patios.



## City Core

Prince Rupert 2030 The Vision sets out a transformative vision for how Prince Rupert will evolve. The City Core is envisioned to be comprised of the Midtown, Downtown and Marina Districts. These will be the commercial and cultural heart of the city.



*The City Core of Prince Rupert*



## Cornice

A horizontal molded that crowns, completes, or divides horizontally a building or wall, including for compositional purposes, and often reflecting the building's structure.



## Definition

The sense of enclosure created by buildings located continuously on either side of a street to create clear boundaries or "walls" that frame or define an outdoor room. A continuous planting of street trees can also be used to create street definition.



## Datum Lines

In design, a datum line is a line or plane surface that anchors other elements of the design and organizes the visual composition. Datum lines are perceived across the entire facade or massing element. They can be strong, subtle or even implied. Design elements that create datum lines include:

- columns, pilasters, cornices
- sills, headers, recesses (in repetition)
- joint lines, material changes
- the ground plane, roofline, storey divisions, massing elements
- windows, doors (in repetition)

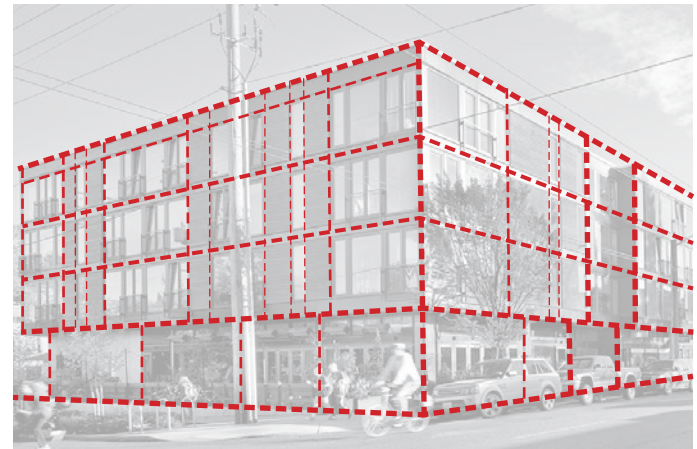
Examples of datum lines include:

**Subtle lines created by material detailing, such as these seams marking each floor level**



**Strong lines created by distinct change in materials, such as the change from red brick base to the white cladding**

**Subtle and implied lines created by the alignment of windows across different floors**



*Horizontal datum lines created by the ground plane, floor lines, and roof line. Vertical datum lines created by building corners and alignment of windows across floors.*

**Strong lines created by formal elements such as cornices and columns**



**Implied lines created by the alignment of windows and sign bands across bays in the facade**

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## Fenestration

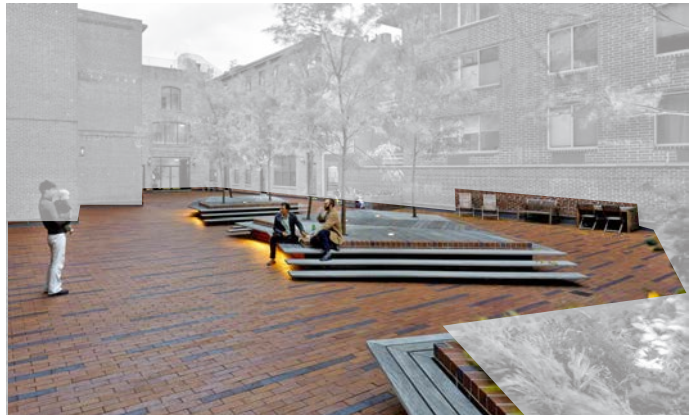
The design and disposition of windows and other exterior openings of a building.




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## Hard Landscape

Elements of the site, generally not part of the building, that are human made, such as paving, walls, fences, furniture, poles, and lighting. Contrast to soft landscaping which relates to planting.




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## Overhang

Where an upper storey(s) of a building projects farther than a lower storey(s). Where the ground floor of buildings is set back from the property line, a structural building overhang can function as rain protection for pedestrians.

overhang →



## Pedestrian Scale

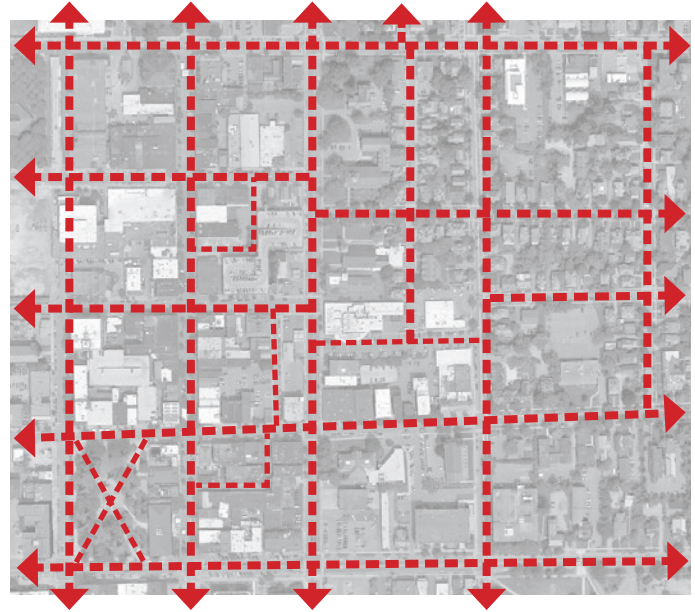
Creating cities, buildings and objects that relate to the size of people and our use of those environments and objects. Pedestrian scale is important in creating comfortable environments that people can relate to. Pedestrian scaled cities have a fine grain that is oriented to pedestrian activity and the slow speed of pedestrian movement. When environments and buildings are designed for vehicular scale, they have large spaces with few interesting details because they are designed for the fast speed of vehicular movement.



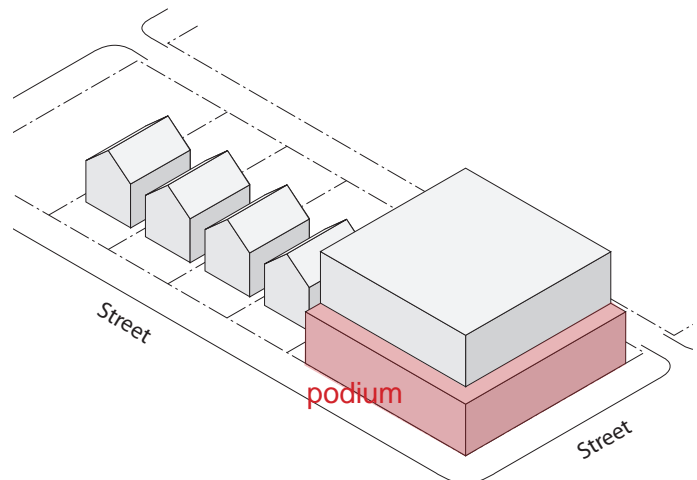
**Building scale:** pedestrian scaled buildings have a street wall that allows people on upper storeys to make eye contact with pedestrians; ground level uses that are visible on the street and invite interaction; frequent entrances; and architectural details that are in proportion to the human body.

## Podium

The lower mass of a building that creates the street wall. To create a podium, the upper storeys of the building must have be set back from the podium, and/or have a smaller floorplate.



**City scale:** pedestrian scale is many short blocks and pedestrian walkways providing an interconnected network of choices.

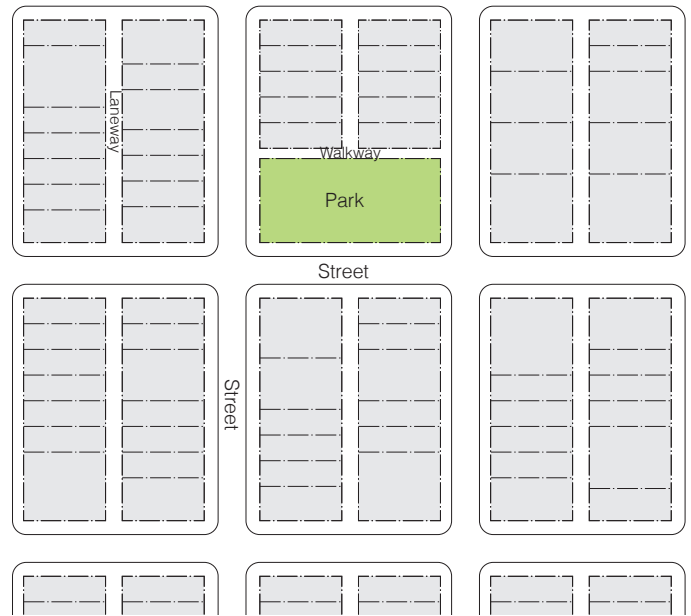


## Public Realm

The publicly accessible spaces of the city such as streets, laneways, parks, plazas and walkways. Generally the public realm is owned by the City, but it can also include privately owned and maintained open spaces that have a legal agreement that guarantees public access.

## Private Realm

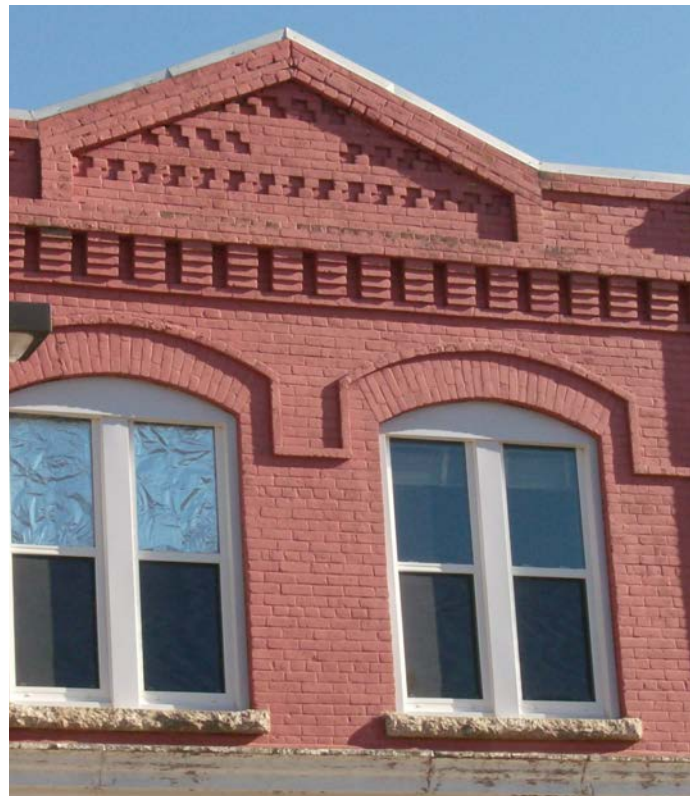
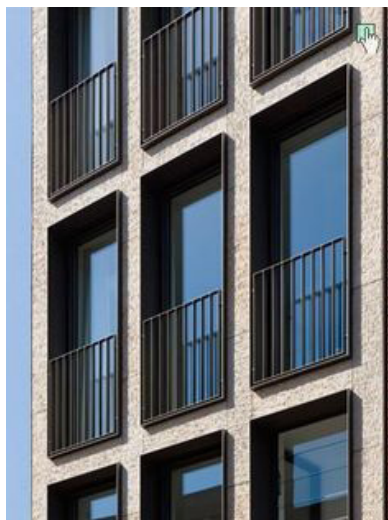
Lots, sites and properties that are owned by private individuals and companies. These City Core Development Permit Guidelines for Commercial, Industrial and Multifamily Development apply to the private realm.



The public realm includes streets, laneways, open spaces and mid-block connections (unshaded and green). The private realm is the lot fabric (grey).

## Punched Window

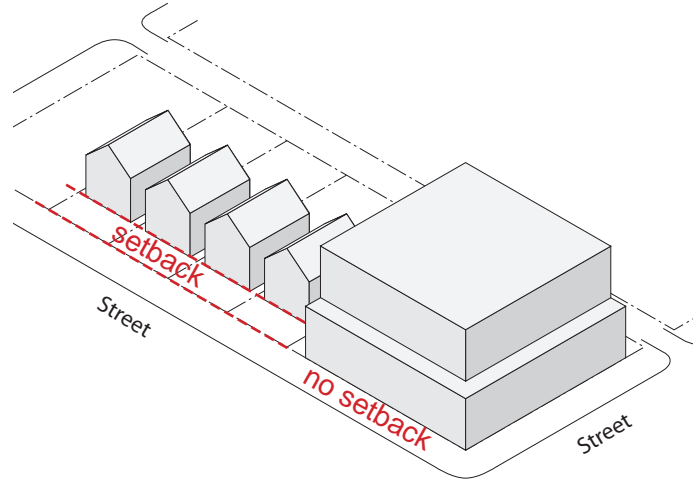
A window opening that appears to be cut out of a planar surface. Punched windows are typically recessed with a simple material return around their edges. They are common in upper storey windows of historic and traditional buildings of downtowns.



Punched windows have simple recesses (or projections) from the wall.

## Setback

The distance from the property line to the main line of the building's facade, measured along the ground.



## Sign band

A zone within the facade above the ground floor display windows for retail signs.

sign band →



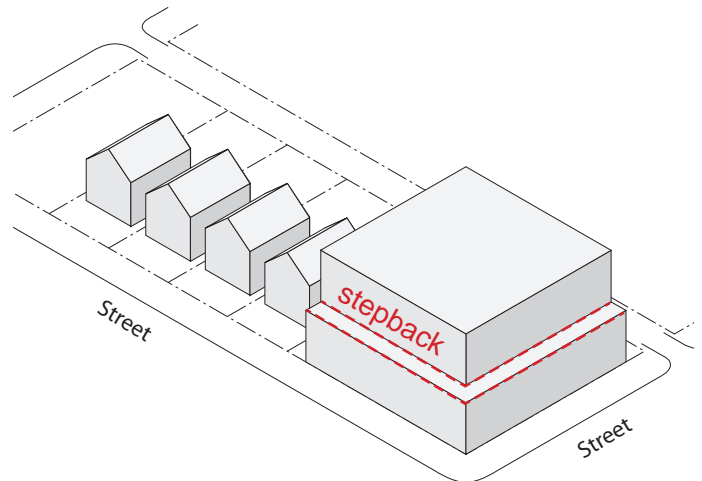
## Soft Landscape

Landform, and planting including trees, shrubs, groundcovers, and grasses.



## Stepback

The distance from the main line of the building's facade at the street wall (podium) level to the main line of the building's upper facade. The stepback is what sculpts the massing of the building to establish the podium. Stepbacks are used to ensure the street wall is of a pedestrian scale and upper storeys are farther away from the street, so that there is greater access to sunlight and sky view for pedestrians on sidewalks.



## Street Rhythm

The pattern of buildings, store fronts, entrances, and windows along a street. Historically, the rhythm of these elements was closely spaced and oriented to pedestrians, and helped to create pleasant streetscapes.



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## Street Wall

The plane created by building fronts located continuously along the street edge at the podium level, generally 2 to 4 storeys in height.



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## Streetscape

The physical configuration and visual appearance of everything within the street corridor, as perceived by pedestrians. The streetscape includes the sidewalks, street furniture, trees, road, poles, and the building faces that define its edges. Creating great streetscapes is a fundamental goal of these guidelines. The public and private realm elements that make up the streetscape should be coordinated to ensure they are pedestrian scale, easily walked, active and inviting.



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## Tuck Under Parking

Parking located behind a building and tucked under a building overhang.

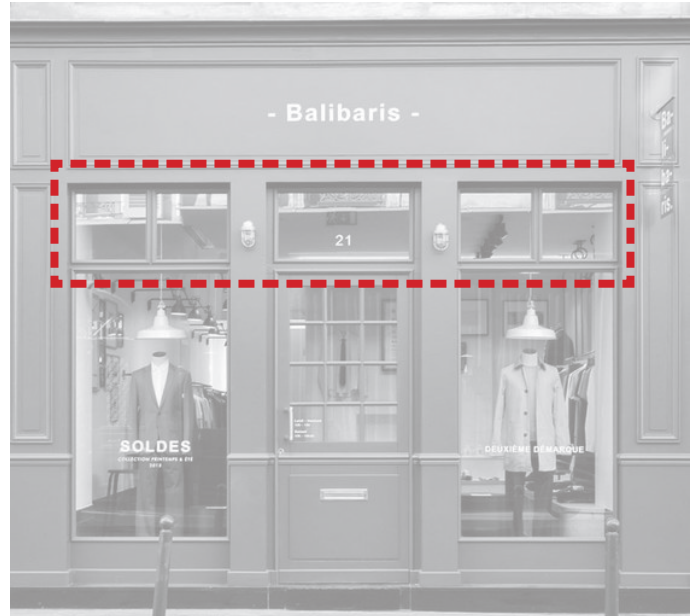




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## Transom Window

A fixed window over a door or another window dividing it into stages or heights.




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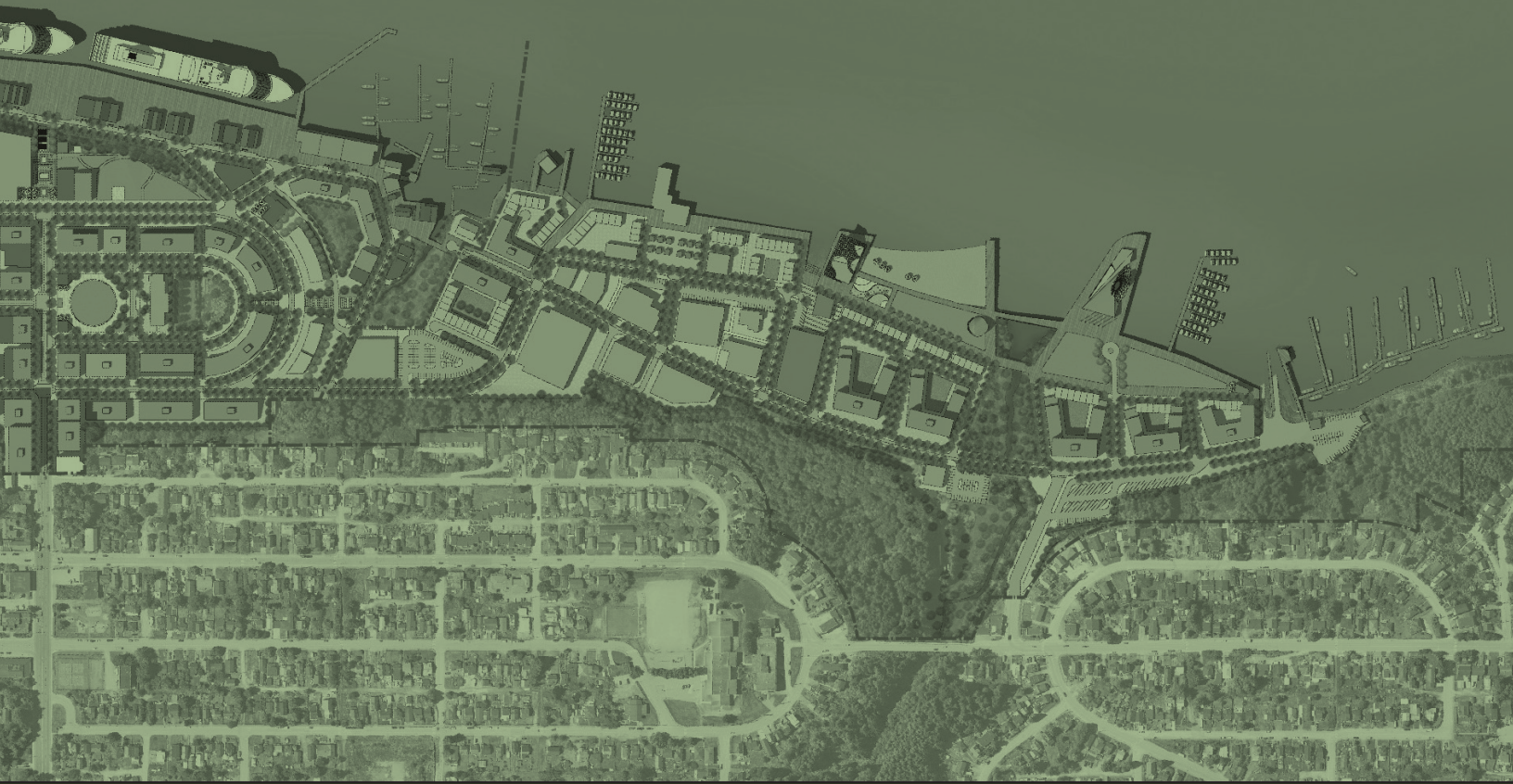
## Transparency

The placement and treatment of windows and doors within the facade. Good transparency is when interior (private) uses are visible from, and can even spill out onto, the (public) sidewalk, and when the use of public space is visible from inside buildings, to allow for casual surveillance. Transparency at ground level is important in creating vibrant streetscapes.









**CITY CORE DEVELOPMENT PERMIT GUIDELINES  
FOR COMMERCIAL, INDUSTRIAL AND MULTIFAMILY DEVELOPMENT**