

CITY OF  
PRINCE RUPERT

# GENERAL COMMERCIAL AREAS

DEVELOPMENT PERMIT  
GUIDELINES



# Guidelines

Development permits for commercial development outside the City Centre will be considered in accordance with the following:

## A. Form and Character

1. Buildings must have a compatible scale, form, height, setback, materials and character with neighbouring developments.
2. Building perimeters shall relate to a pedestrian scale. This includes the detailing of the façade, window size, awnings and roof canopies. Create visual interest with variations in height and massing. Awnings, lighting fixtures and other structures shall be architecturally integrated. Large areas of a single building material without architectural detail are discouraged to create visual interest and to avoid a monotonous appearance.
3. All developments must screen rooftop mechanical equipment to view or blend in with the roof and elevator penthousing. This screening shall be incorporated into the overall architectural treatment of the building.
4. Building features such as stepped or varied building massing, articulated building walls and roof lines shall be architecturally integrated to develop building form and character.
5. Building design and materials will be of a high standard to ensure permanence and quality.
6. Any building wall visible from street view shall include the same standard of finishing and material as the front of the building to ensure an attractive appearance.
7. Any site containing more than one building shall ensure that the buildings share common architectural features.

## B. Signage

1. When constructing a sign, elements like size, colors, design and placement, and supporting structures or framework shall be coordinated with the architectural elements of the buildings face and the sites surrounding signs and landscaping.
2. Permanent materials are to be used such as exposed wood, metal and flat stone.
3. Raised or recessed letters or symbols are to be used as they provide relief to signs.

4. Combined tenant signage shall be used in multi-tenant buildings.

### **C. Siting, Landscaping and Screening**

1. A Landscape Architect shall prepare a plan that incorporates plant species and quantities suitable for the project.
2. A detailed landscaping and screening plan shall be submitted with the development permit application. This plan must be drawn to scale and show the type, size and location of the proposed landscaping.
3. Parking and outdoor storage will not be permitted within the required landscape setback.
4. A landscaped buffer area of at least 2.0 metres in width and 2.0 metres in height shall be provided in order to separate parking, services or storage areas from adjacent properties.
5. A minimum 7.5 metre continuous landscape buffer will be provided along all adjacent residential properties.
6. Loading areas, garbage and recycling containers will be screened and gated to a minimum height of 2 metres by infrastructure such as buildings, a landscaping screen, solid decorative fence or a combination of the listed infrastructure.
7. Chain link fencing is only permitted when screened by landscaping. Decorative fences are strongly encouraged.
8. Developments must incorporate a sidewalk of an appropriate width along any building to a customer entrance or adjacent parking area. Planting beds for foundation landscaping shall be incorporated, where appropriate, into the design of the sidewalk along the façade of the buildings.
9. Internal pedestrian walkways must be distinguished from driving surfaces through the use of durable materials such as pavers, bricks or concrete. This enhances pedestrian safety and comfort while adding to the overall attractiveness of walkways.
10. New developments must limit their peak run off to that which the same catchment areas would have generated prior to the development land use. This will require a storm water management plan prepared by a Professional Engineer to comply with the City's stormwater management policies.
11. The City requires the following minimum depth of topsoil or amended organic soils on all landscaped areas of a property to ensure long term viability:
  - shrubs – 450 mm

- groundcover & grass – 300 mm
- trees – 300 mm around and below the root ball

#### **D. Lighting**

1. Lighting shall be designated for security and safety. Lighting infrastructure shall avoid any glare on neighboring properties, adjacent roads, or the sky.

#### **E. Parking**

1. Vehicular movement patterns shall be illustrated to ensure adequate circulation.
2. Developments should provide bicycle parking facilities at grade near the primary building entrances.