PART D: DEVELOPMENT PERMIT AREA GUIDELINES

25. General Multi-Family, Commercial & Light Industrial

The following guidelines pertaining to general multi-family, commercial, and light industrial development.

25.1 Site Planning Guidelines: Use of Natural Site Characteristics

a. Provide openings in the urban landscape to frame and preserve distant views and view corridors such as views toward the water, Mount Baker, the Olympic Mountains, Mill Hill or significant stands of older growth forest. Terminate near views with prominent architecture, art or landscape features.

b. Take advantage of topography and minimize disruption of rock outcroppings, sensitive ecosystems, mature trees and culturally significant features.

c. Design sites to incorporate, protect and enhance environmental features, as per the Environmental Protection Development Permit Area guidelines.

d. Where retaining walls fronting a public sidewalk are unavoidable, reduce the visual impact on the pedestrian realm by using terraces, living walls, local stone, heavy timbers and native plants. For sites requiring retaining walls over 1.2 metres (4 feet), the retaining wall regulations of the Land Use and Building Bylaws apply. Refer to the City of Colwood's Retaining Wall Regulations.

e. Assess the development site for high-value natural vegetation that provides effective stormwater management. Design the

development so that high-value natural vegetation and soil are retained. Replace trees that were removed during site development with trees suited to the climate and soil conditions.

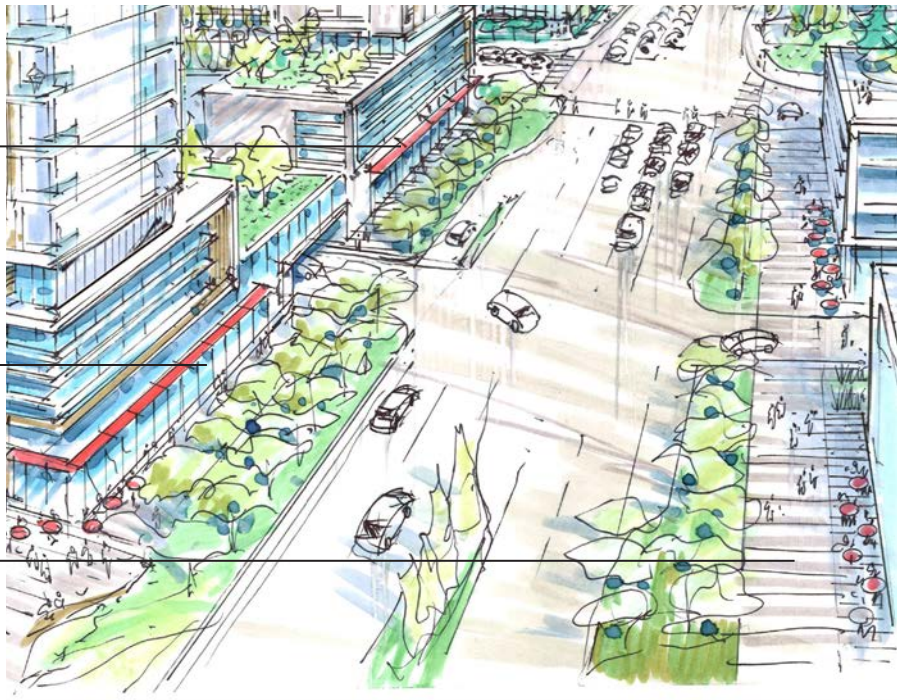
25.2 Building Siting & Orientation

a. Orient buildings towards streets, and frame streets and open spaces to create a sense of enclosure and street vitality and safety.
b. Retain and preserve significant trees and/or vegetation to integrate the urban forest throughout the City. Coordination with the Management and Protection of Urban Forest Bylaw will be required.
c. Use entrances, windows, patios and balconies that are clearly visible from and, overlook public sidewalks and open spaces.
d. Create a sense of street enclosure by achieving the following building height to street width proportions as measured from the building façade using the base massing of the building (maximum four storeys): 1:1 - 1:1.5 for a mews or court-yard 1:2 – 1:3.5 for streets 1:4 – 1:5 squares and plazas
e. Vary the number of attached housing units per block. This may include a minority of duplex and single-detached units.

25.3 Setbacks

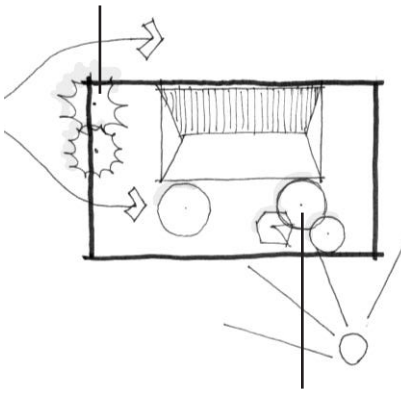
a. Where this is a consistent setback pattern within a block, setbacks can be varied where:
    i. A reduction in a setback or setbacks would improve the relationship between a building and public sidewalk, improving the pedestrian realm.
    ii. A reduction in a setback reduces the impact of development on surrounding lands, or avoids sensitive ecosystems or would result in the preservation of trees on site.
    iii. A reduction in a setback does not have significant impacts on adjacent properties (impacts may be mitigated through screening and grade differentiation).
    iv. The setbacks of existing buildings on either side of the development site have differing setbacks from the street, resolve the difference through the design of the new building.
    v. A landscaped or forest leave (retention) area with an increased building setback where residential uses are located at grade along a high traffic corridor, for unit comfort.
    vi. Shading devices project into setbacks in order to provide protection against solar gain in summer.

b. Where there isn't a consistent setback pattern within a block:
    i. Set back new development on streets with narrow sidewalks to provide additional space for pedestrian activities and tree planting, if in a commercial district.
    ii. Provide landscaped setbacks on residential streets for privacy and a transition from the public to private realm.
    iii. On larger sites, provide additional open space along the street frontage in the form of landscaped setbacks, plazas, forecourts or gardens.
c. As all at-grade multi-family dwelling units are to be oriented to the ground and street, they need to be set back from the sidewalk edge and at an elevation approximately 1.2 metres above the public space to allow for a semi-private transition area that allows clear views of the street or public thoroughfare while reducing views into residential units.



25.4 Micro-Climate & Shadowing

Coniferous trees to block wind



Deciduous trees on the south for summer shade and winter sun.

a. Coordinate pedestrian weather protection between buildings to ensure that the shelter is continuous and the designs are compatible in scale still individualized for each building.
b. Residential floor plates larger than 600m^2 (8000 ft2) and commercial floor plates exceeding 1860m^2 (20,000 ft2) of gross floor construction area may be permitted if they are articulated architecturally to minimize shadows, loss of sky view and wind conditions in adjacent open space.

25.5 Solar Access and Views

a. Ensure landscaping and building design allow penetration of sunlight in winter, and shading of afternoon sun in summer to take advantage of passive cooling or solar heating.
b. Site and design new development to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings and private open spaces.
c. Orient new development so that a majority of primary living spaces receive direct sunlight for daytime hours.
d. Ensure buildings are designed to receive daylight from at least two sides of a building, or from one side and a roof.

Ground oriented units are elevated approximately 1.2 metres above the public space.

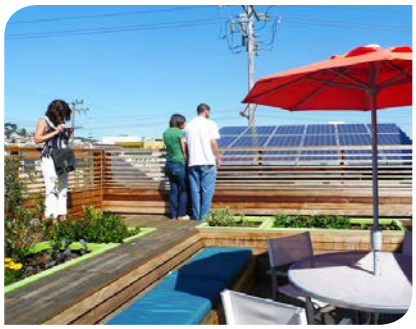
Ground oriented units have a landscape transition from public to private, that provides privacy while still creating opportunities for casual surveillance through 'eyes on the street'.

e. Building design and layout optimizes the number of dwellings with a choice of aspect, either front and back, or on two sides for corner units.
f. Single aspect dwellings (dwelling units with exterior access on one side) will face a good view, good sun, or ideally both, and are more suitable as wide frontages with floor plans that allow adequate penetration of daylight.
g. Corner and dual aspect units (units with exterior access on two sides) are strongly encouraged to facilitate daylight access and natural ventilation.
h. Ensure that new development minimizes the blocking of views and solar access from existing or anticipated development, and that shadowing impacts on adjacent buildings and usable open spaces are minimized.
i. Use 'bounce light' from reflective higher areas of buildings to reflect light to darker areas (e.g. north east) as the last priority for solar access.
j. Avoid walled development.
k. Use low stone walls and fences, or landscape boulevards planted with shrubs and shade trees as landscape features to define territory and to separate pedestrians from automobiles.

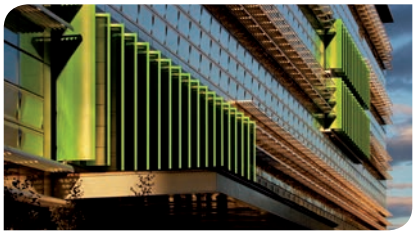
On some sites, orienting the buildings perpendicular to the street may result in better solar access.

25.6 Safety, Security and Accessibility

a. Encourage apartment buildings to be constructed using adaptable building design to support a range of physical needs.
b. The following factors are to be taken into account in order to design urban spaces which people feel safe to use:
    i. Lighting (others' faces must be visible and blinding glare avoided);
    ii. Sightlines (ability to see the route ahead, and open spaces from buildings);
    iii. Entrapment Spots (avoid small areas shielded on three sides);
    iv. Movement Predictors (avoid unchangeable routes or paths which offer no choice to pedestrians);
    v. Visibility by Others (design for seeing and being seen);
    vi. Land Use Mix (avoid single use areas; include day and night uses);
    vii. Activity Generators (design places to accommodate uses which attract
    viii. people and provide opportunities for surveillance); and
    ix. Sense of Ownership (linked with responsive space management and participatory design; fits with the features of street-facing layouts, well- defined access, through route and used public spaces).
c. Design for ease of movement should be considered in new neighbourhoods. Visual, tactile and acoustic assists and barrier-free changes in grade and road crossings should be considered in all aspects of design.
d. The needs of all users, including people who are frail or have disabilities need to be addressed to allow the flexible use of buildings.
e. Design parking areas to allow natural surveillance by retaining clear lines of site between public sidewalks and building entrance ways both for those who park there and for occupants of nearby. For underground parking, use light coloured walls and glassed waiting areas.
f. Ensure casual surveillance and "eyes on the street" through placement of windows, balconies and street-level uses. Avoid blank, windowless walls that do not permit residents or workers to observe the street.
g. Incorporate landscaping that maintains visibility (such as shrubs below 1.2 metres and trees which branch over 2m in height) so there are no branches below head height.



An example of how solar panels and outdoor amenity space can be incorporated onto a rooftop. Flickr | Inhabitat



An example of solar fins to provide shading. Image: Tom Arban Photography Inc.

h. Incorporate creative use of ornamental grille as fencing or over ground floor windows.

25.7 Energy Efficiency

a. Incorporate narrower building forms and floor plans that maximize corner and through units (dwellings with exterior access on two sides) e.g. via a central courtyard or mews.
b. Design buildings to provide passive heating, lighting, and cooling.
c. Where possible, incorporate greater floor to ceiling heights to increases the amount of interior space that can be day-lit from windows, and to allow for vertical air ventilation, particularly for units with exterior walls on only one side.
d. Orient roofs and main axis of buildings within 15 degrees of due south to optimize solar energy collection through the use of solar thermal and photo voltaic (PV) modules.
e. Incorporate solar thermal and solar voltaic modules into building design. When this is not possible, design buildings to be "solar ready" to allow the incorporation of solar modules at a later time.
f. Where the uses of a building are heat generating and will result in the need for cooling, reduce solar gain by providing a higher proportion of glazing on northerly and easterly facing elevations, while south and west-facing elevations should have a reduced percentage of glazing to reduce heat gain.
g. Fenestration on south and west facing elevations should be punched or recessed slightly to reduce heat gain in summer.
h. Provide operable windows in units, and maximize number of units with windows on two sides, to enable passive cooling through cross ventilation.
i. Use glazing that admits daylight while reducing solar gain in the summer months.
j. Use exterior shading devices such as fixed awnings or retractable canopies that are adjustable according to season.
k. Incorporate projecting roofs, overhangs, and fixed fins into the building design. Generally, overhangs and fins will be approximately 0.6 m to allow for winter sun penetration while blocking summer mid-afternoon sun.

Left blank for double-sided printing

Facade articulation and shop entrances at regular intervals create visual rhythm and support a vibrant pedestrian experience.

Roofline variation creates visual interest, and distinguishes between individual units.

This apartment buildings steps-back and transitions down toward the adjacent lower density uses.

25.8 Scale and Massing

a. Ensure the compatibility of fit of the proposed developments in the existing neighbourhood. In a mixed use project adjacent to a less intensive zone, site the more compatible use and building type near the edge.
b. Where new, more intensive uses are located adjacent to less intensive uses, ensure that scale and height of the new development respects the adjacent development, by transitioning the mass and scale down towards the less intensive development, and stepping the building back to mirror the adjacent frontage.
c. Limit the visual building mass of façades (the exterior vertical surfaces of buildings) to lengths of approximately 40m or less by incorporating a substantial setback from the main building façade.
d. Break up the building or base massing by providing minor visual breaks in the façade, accentuating individual entrances and units and creating variation and visual interest along the street. Strategies for breaking up the length of buildings can include, but are not limited to, the following:
    i. Pedestrian courts located in between buildings adjacent to the sidewalk.
    ii. Framed periodic openings to provide public views into private open space features.

Building façade is limited to 40m, with a pedestrian court connecting to the sidewalk.

Building steps down in scale and height next to less intensive uses.

Building façade is broken up through minor visual breaks, which emphasize individual units and entrances.

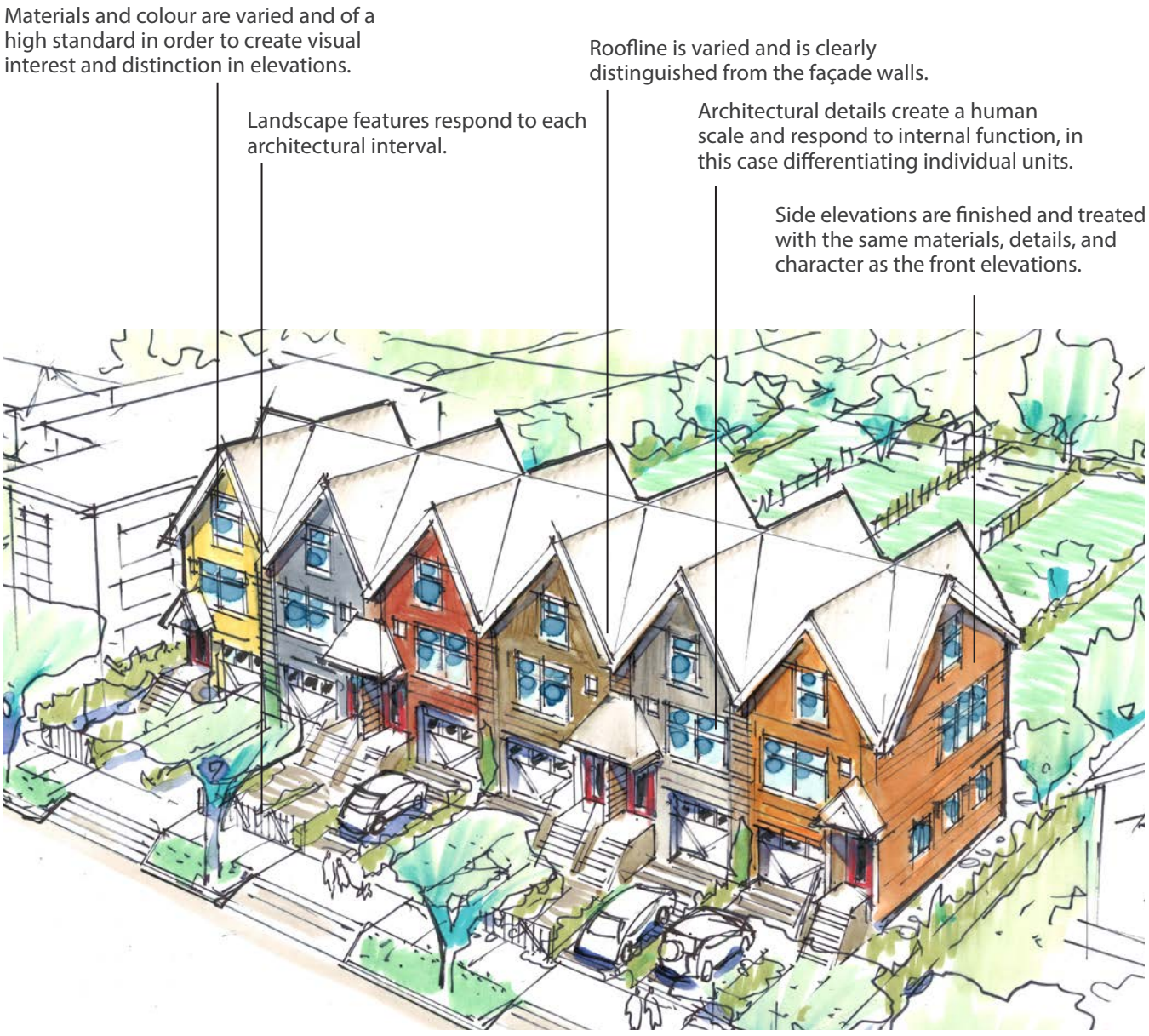
25.9 Exterior Finish and Architecture Features

a. Finish the exterior walls of buildings, excluding roof treatments, with stone, brick, architectural grade high-quality finished concrete, architecturally faced block, or wood. In general, incorporate substantial and natural building materials into the façade to avoid a 'thin veneer' look and feel. Use colour bands or contrasting materials to introduce interest and distinction in elevations. High quality manufactured 'natural look' materials may be considered.
b. Use architectural design and building materials that are of a high standard in order to ensure a character of development that signifies quality, stability and permanence.
c. Large expanses of any one material are not acceptable unless effective architectural details are used to break up the visual monotony.
d. Finish and treat side and rear elevations with the same materials, details and character as the front elevation when they are visible from adjacent public spaces or properties.
e. Avoid the use of vinyl, untreated or unfinished concrete, metal, aluminum or vinyl siding as a final building finish.
f. Incorporate a range of architectural features and design details into façades that respond to the internal function and use of the building while being rich and varied in detail to create human scale and visual interest. Examples of architectural features include:
    i. Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade;
    ii. Repeating window patterns at intervals that correspond to extensions and step backs (articulation);
    iii. Providing a porch, patio, deck, or covered entry for each interval;
    iv. Providing a balcony or bay window for each interval;
    v. Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval;
    vi. Changing the materials with the change in building plane; or
    vii. Provide a lighting fixture, trellis, tree, or other landscape feature within each interval.
g. Do not completely enclose balconies as these limit views and sunlight access. Use Guard rail materials (e.g. glass, metal railings) that allow sun penetration into the building.
h. Respond to the architectural characteristics of the area plan or neighbouring heritage buildings or use some or all of the following strategies:

i. Similar building articulation, scale and proportions
ii. Similar or complimentary architectural style
iii. Similar or complimentary roof forms and roof lines
iv. Similar building details and fenestration patterns including patterning and placement of doors and windows
v. Similar or complementary materials and colour

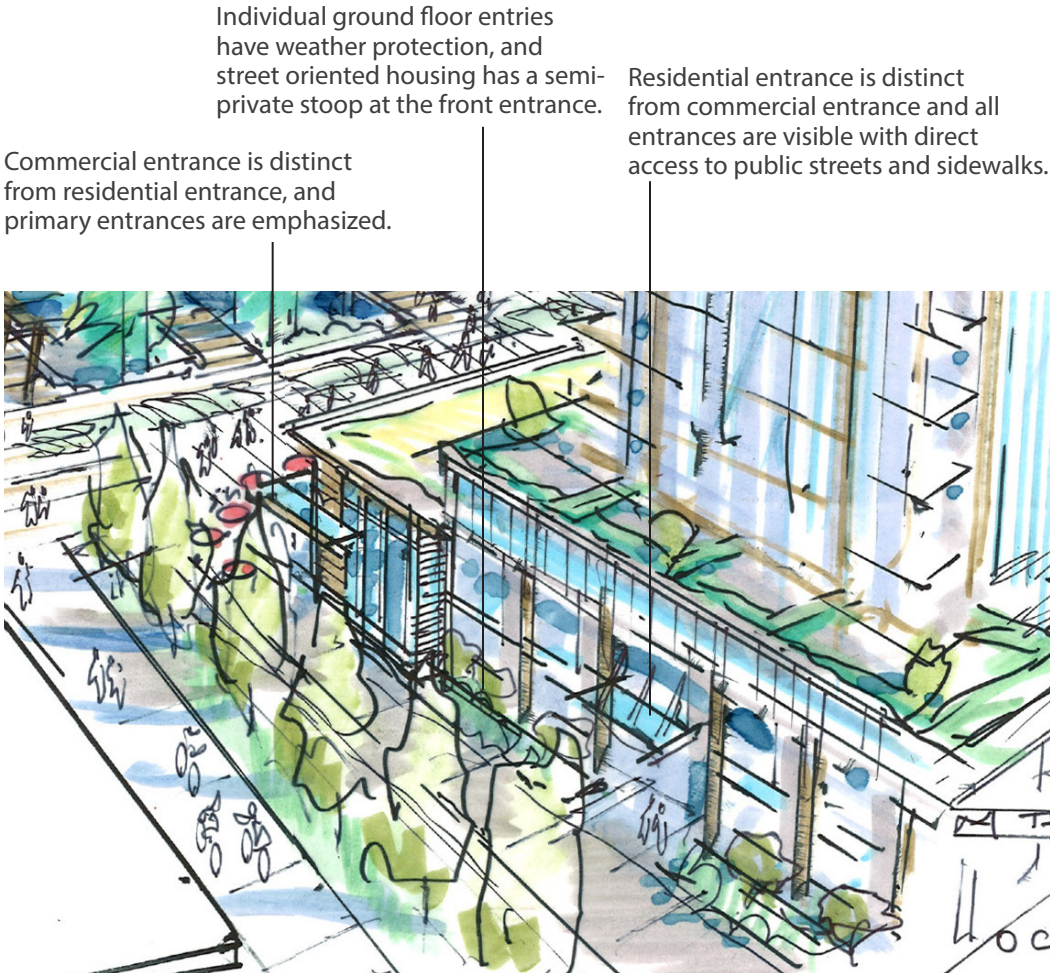
i. Utilize variations in the character of rooflines, sloping roof lines, gables and dormers. Poor urban design results from large expanses of uninterrupted single height flat roofs.

j. Clearly distinguish the roof line or top of the building structure from its façade walls.



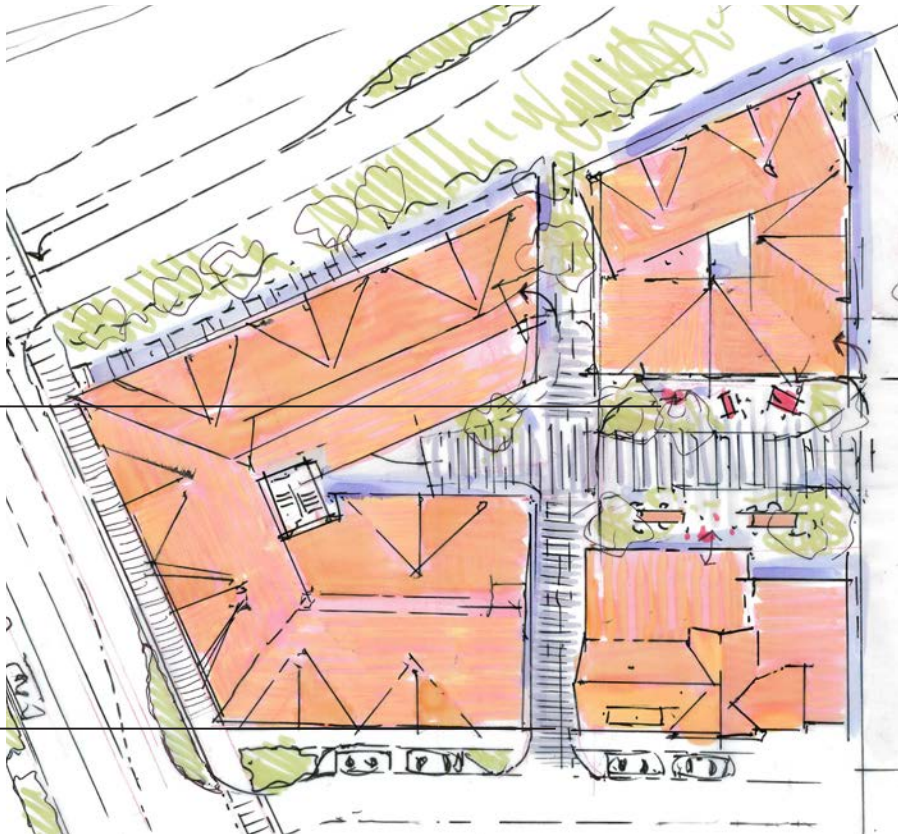
25.10 Entrances

a. Emphasize primary entrances, and to provide "punctuation" in the overall streetscape treatment and architectural concept of the building through a high level of architectural detail and landscape treatments.
b. Make entrances visible with direct access from public streets and sidewalks to enhance building address and create street vitality.
c. Locate and design entrances to create building identity and to distinguish between individual ground floor units. Alcoves, varied doorway materials and varied compatible colours are encouraged.
d. Provide weather protection for individual ground floor entries to provide comfort for pedestrians.
e. Differentiate between residential and commercial entrances architecturally in mixed-use buildings.
f. Build semi-private or private amenity spaces such as porches or stoops at the front entrance for all ground and street-oriented housing; apartments, attached housing and detached housing.



25.11 Private Open Space and Amenity Areas

a. Site residential buildings to maximize opportunities for creating usable, and well integrated private open spaces and amenity areas including play areas for children.
b. Cluster family-oriented units adjacent to children's play space. Design play areas for children of early childhood ages as safe and secure with good visual access from dwelling units, and include seating for observers.
c. Integrate sheltered dry play areas with building or facility design.
d. Site planning will recognize space needs of older pre-teen and teen age youth.
e. Design parking lots for good surveillance, traffic calming, or temporary play use recognizing that children and youth are attracted to parking areas.
f. Provide a minimum area of private semi-private amenity space for ground-oriented, housing.
g. This outdoor space needs to be not less than 3 m in width and not less than 10 m^2 in area per unit. This may be considered with a minimum of 5 percent usable open space of a project parcel.



Cluster family-oriented units adjacent to outdoor play areas, with seating and good visual access from dwelling units.

Connect all usable open space with public walkways.

h. A minimum usable open space common areas in multi-family residential developments is recommended to average more than 3m^2 for each bedroom. Where fewer children are anticipated (fewer two and three-bedroom units) plan for a minimum of 100m^2 with no dimension to less than 5m.

i. Connect all usable open space with public walkways, separated by grade change, bollard or 1.2m high fencing from both vehicular traffic and parking.

j. Situate all common open space in an area which allows for sunlight penetration. Open space will be consolidated in one compact, non-linear and functional area, preferably in a central location and away from the periphery of the site.

k. Incorporate food or other gardens to be used by individuals or the community.

l. Minimize disruption of the privacy and outdoor activities of residents in adjacent buildings by minimizing the number of windows and decks overlooking neighbouring private open spaces and placing primary (view) windows towards front and rear yards rather than interior side yards. Demonstrate how the need to orient buildings for solar access and/or view corridors has been balanced against the need to address privacy issues.

Open space is consolidated in one compact and functional area, in a central location away from the periphery of the site.

Gardens are incorporated.

25.12 Circulation, Access and Parking Guidelines

a. Site access for vehicles to cause the least disruption to other site uses.
b. Ensure safe and convenient access for cars to central parking areas and dwelling units.
c. Ensure that access for vehicles is separated from pedestrian walkways, provides safe separation distances from nearby road junctions and does not provide left turns onto or from roads of a collector status or higher where alternatives are available.
d. Ensure that on-site roadways provide safe and convenient access for emergency vehicles, moving vans and service vehicles.
e. Avoid cul-de-sacs and other physical barriers to pedestrian and cyclist movement. Where cul-de sacs are incorporated they should include a pedestrian and bicycle through connection.
f. Developments will use shared service areas where possible within development blocks, including public and private lanes, driveways and service courts.
g. Consolidate and minimize the width of driveways and curb cuts across the public sidewalk.
h. Exposed underbuilding parking is not permitted except for very limited applications. All underbuilding parking areas shall be fully screened by walls or other permanent architectural features.

25.13 Vehicles and Parking

a. Provide accessible parking for residents and visitors which provide convenient access to building entries.
b. Underground parking will be adequately illuminated and provide security measures.
c. Provide bollards, curbs or landscaped areas including trees and shrubs between parking areas and paths, buildings and landscape areas.
d. Provide safe and secure storage facilities for bicycles as per the Land Use Bylaw.
e. Minimize the size and number of service openings, parkade entrances, and garage doors visible from public streets and open spaces. Locate them to the rear. When a rear location is not possible, locate them to the side. When the only option is to locate entrances to the front make them visually less dominant along the streetscape by recessing them from the building front and integrating them into the street front in character and form.
f. When it is unavoidable to locate driveways, garages and garage entrances in the fronts of buildings, locate them so that they are visually less dominant by, for example, recessing them behind the main building line.
g. Use windows and break up architecture features into smaller units.
h. Design parkade entrances, parkade facades, service openings and garage doors with the same character, materials and finish as the main building.

An example of a side street parking entrance that is designed to be visually less dominant.

Example of a drop off area located to the side of the building and away from the street.

i. Use shared service areas between developments, including public and private lanes, driveways and service courts.

j. Locate on-street parking on the fronting street at the curb (sidewalk edge) to provide convenient and easy access to commercial and residential entrances.

k. All mixed-use and multifamily residential developments are to have underground parking. Surface parking is only permitted for a limited number of visitor parking spaces, which must be located to the rear or side and screened by landscaping.

l. Commercial and industrial parking must be located underground, or to the rear of the development. When surface parking is provided, it must have clearly defined pedestrian routes connecting the parking area to building entrances. When no rear building entrance is provided, then provide a paseo to connect rear located parking to the fronting street. The pedestrian route is to be defined by unique paving, shade trees, and planted landscape buffers including either perennials or raingardens.

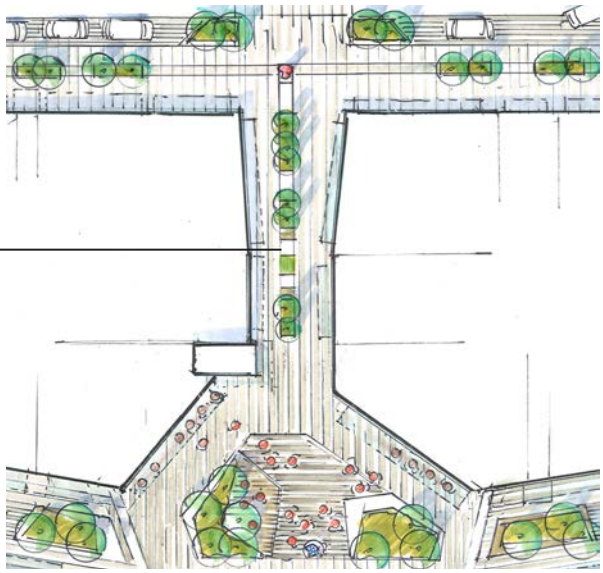
m. Break up parking lots by incorporating landscape areas with tree canopy, shrub layers and stormwater function – every ten parking stalls – to create the physical and visual appearance of connected smaller parking courts.

n. Coordinate parking lot design with the site storm water management strategy.

o. Delineate all parking spaces with painted lines and finished in permeable concrete or pavers.

p. Avoid dominance of garage doors or underground parking entries in elevations.

A paseo connects rear surface parking to the street front and main entrance of the building.



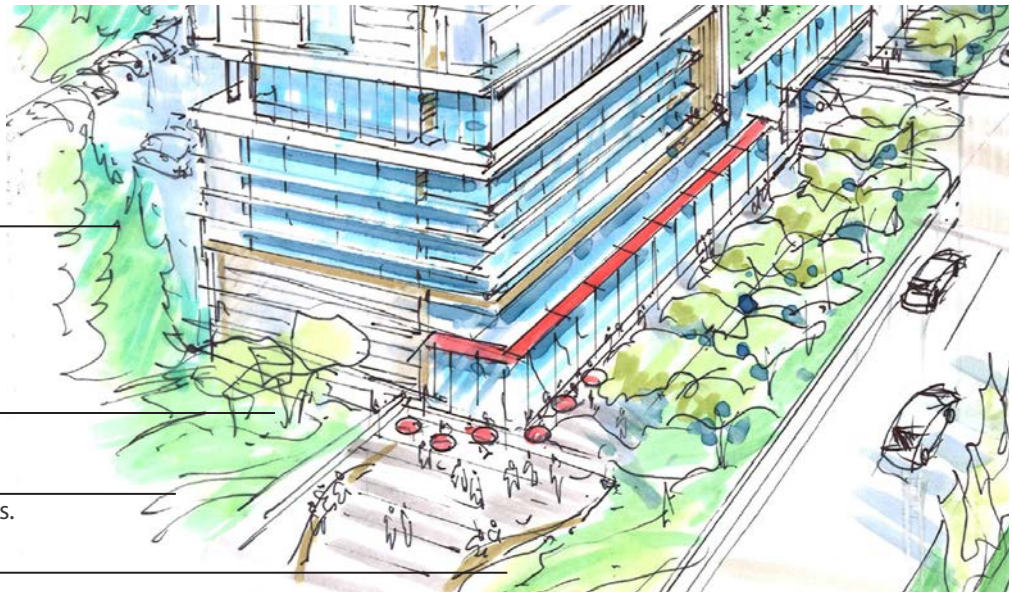
rear surface parking

25.14 Pedestrian and Non-Motorized Vehicle Environment

a. Provide secure pedestrian walkway connections on-site and to City sidewalks including:
   i. Trail link(s) between housing clusters within a project;
   ii. Trail link(s) to the larger neighbourhood in a manner that does not compromise the safety and privacy of the development;
   iii. On-site pedestrian circulation which forms a network connecting dwellings to parking and common areas; and
   iv. Pedestrian pathways that are constructed to a width and tread standard which meet the needs of the user.
b. Connect and integrate buildings with pedestrian-oriented open spaces such as narrowly- spaced streets, courtyards, gardens, patios, and other landscaped areas.
c. Provide zebra or ladder painted crosswalks, or crosswalks made of special paving materials at all pedestrian crossings to increase driver awareness.
d. Parking and onsite streetscapes shall reduce pedestrian crossings distances and provide space for landscaping, seating and public art.
e. Provide public streetscape amenities including benches, planters, garbage receptacles, bike racks and bus shelters with a high quality of design.
f. Encourage the use of non-mountable concrete curbs with curb-cuts for wheelchairs, walkers and strollers where appropriate. Coordinate with stormwater management and rain garden design to balance the need for accessibility with environmental objectives.

25.15 Landscape Character Guidelines

a. Retain as many of the existing trees, sensitive ecosystems and other natural features as practicable and augment with ecosystem-appropriate native species. Replacement of trees cut outside proposed building envelopes to be considered at a ratio of 2:1.
b. Maintain and restore creek and natural drainage areas to their natural state.
c. Sensitively incorporate with public paths.
d. Native species and low-water consumption landscaping is to be used. Drought-tolerant vegetation or xeriscaping will minimize or eliminate the need for long-term irrigation (past 3-5 years).
e. Reduce the size and dominance of expansive architectural features and provide visual interest to expansive site features such as parking areas by using berms, shrubs beds, low walls and decorative fences.
f. Incorporate ground cover, shrubs, and trees in hard landscaped areas, such as terraced retaining walls, planters, courtyards, or around fountains.
g. Emphasize entries with special planting in conjunction with decorative paving and lighting such as arbours, archways or pergolas where consistent with the architectural theme.
h. Use similar construction materials, colours or elements as neighbouring properties to achieve design continuity.
i. Create clusters of trees, ponds, or other landscape features within the development to create a useable, themed and enclosed common area.
j. Encourage use of interlocking brick as a design feature.
k. Onsite tree planting shall use as large a species as is feasible and in planting densities that maximize the potential for positive aesthetic and microclimate benefit.



l. Tree accessible soil volumes and locations must be specified in landscape plans, and be sufficient to allow trees to grow to desired mature size.
m. Landscape plans shall show relationship between tree accessible soil volumes and underground servicing and driveways to ensure conflicts is avoided.

25.16 Signage

a. Use signage that is creative, colourful and complementary to the building.
b. Where possible, signage will employ individual raised letters.
c. Signs should be located on canopies, building façades or pillars.
d. Locate signage with pedestrians in mind.
e. To achieve urban design objectives and pedestrian comfort, free-standing signs need to be pedestal signs of 1.5m or less in height and incorporated into the design of the landscaped areas.
f. The following types of signs are only acceptable in very rare and well designed projects: roof signs, awning signs, and signs-as-awnings, and internally illuminated fluorescent box signage.

25.17 Multi-family Residential / Mixed Use Signage Guidelines

a. Make signage architecturally compatible with the style, composition, materials, colours and details of the buildings within the development as well as the residential buildings of the surrounding neighbourhood.
b. Preferred signage materials include wood, externally illuminated metal (or a composite) illuminated only by exposed tubular neon as appropriate to the setting. Use only high -quality, exterior grade wood with suitable finishes for wood signs.
c. Ensure that area is set aside for organized and co-ordinated signage for real estate sales and rentals in the same design context of other signage. Signs may be illuminated by means of an external light source (e.g. a small flood light illuminating a wooden sign). Consider energy efficiency in lighting choices.
d. Mount signs (and associated electrical service) so that the method of installation is hidden.
e. In addition to general signage for developments, individual units will be required to display a house number.

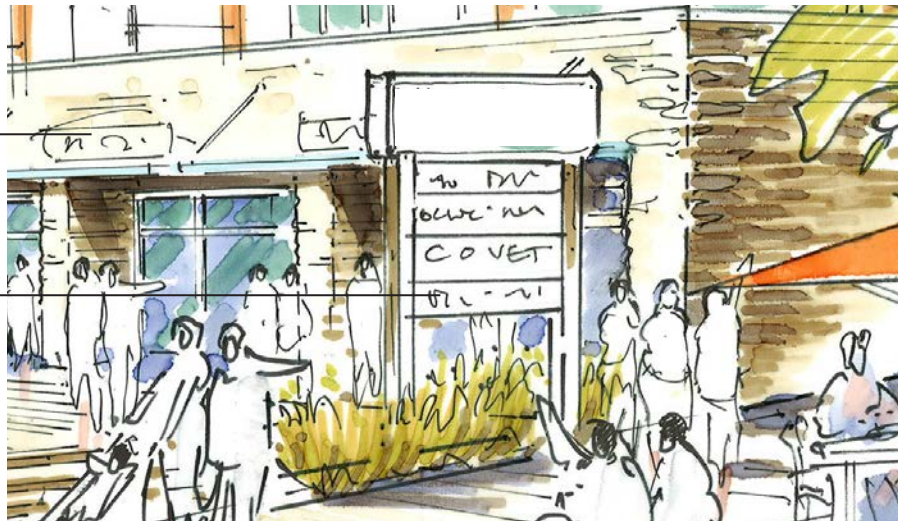
25.18 Commercial Buildings Signage Guidelines

An example of a free-standing sign that is pedestrian oriented, and incorporated into the design of the landscape. The materials and style are complementary with the design of the building. Image: Kristopher Grunert

a. Coordinate commercial signage with the overall design of the building and landscaping, with freestanding signs low in height and incorporated into the design of the landscaped areas.
b. Signage using tubular neon will ensure the signage is complimentary to the form and character of the building, is in keeping with surrounding commercial development, and does not negatively impact neighbouring residential areas.
c. Provide visible signage for all entrance ways that also identifies the building address.
d. Provide pedestrian-scaled signage that identifies uses and shops clearly.
e. Coordinated special street name signage and mountings unique to the centre is encouraged to help create and enhance the local identity.
f. Use flush mounted fascia signs where possible where their overall dimensions fit within a 0.9m x 1.5m (36" x 60") horizontal rectangle.
g. Avoid backlit plastic box signs, and pylon signs.
h. Individual cut-out or silhouette letter signs mounted on storefronts are acceptable, with or without illumination. Individual letters will not exceed 0.6 m (18") in any dimension.
i. External neon signs, as well as small neon signs inside store windows, are acceptable.

Signage identifies shops clearly.

Signage is complementary to the building, pedestrian oriented, and incorporated into the design of the landscaping.



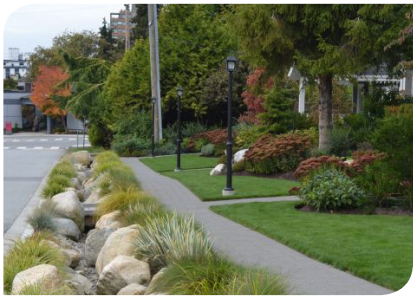
25.19 Lighting

a. Use energy-efficient lighting for building exteriors and for exterior walkways, driveways, entryways and general exterior lighting. Use solar-powered lighting systems where feasible.
b. Provide pedestrian scaled lighting with a high quality of design above sidewalks for night time visibility, comfort and security.
c. Provide architectural lighting on the face of commercial buildings and at main entries to multi- family residential buildings.
d. Minimize the illumination of any adjacent residential properties.
e. Minimize the affect of lighting on the night sky. Outdoor lighting is the main source of light pollution. To minimize this impact, coordinate outdoor lighting to control the quantity, quality and direction of night lighting.
f. Provide lighting for all driveways and access routes, parking and loading areas to ensure safety and site security.
g. Onsite lighting shall be complementary to offsite lighting (i.e. streetlights), and coordinated with offsite frontage works.

25.20 Utilities

a. "Back of house" activities will be located at the rear of buildings. "Back of house" activities include but are not limited to the following:
    i. Off-street surface parking and access
    ii. Access to covered, underground or structured parking and areas for garbage and recycling storage and collection, loading areas, vents, meters and transformers.
b. Provide clear lines of site at access points to site servicing, and utility areas to enable casual surveillance and safety.

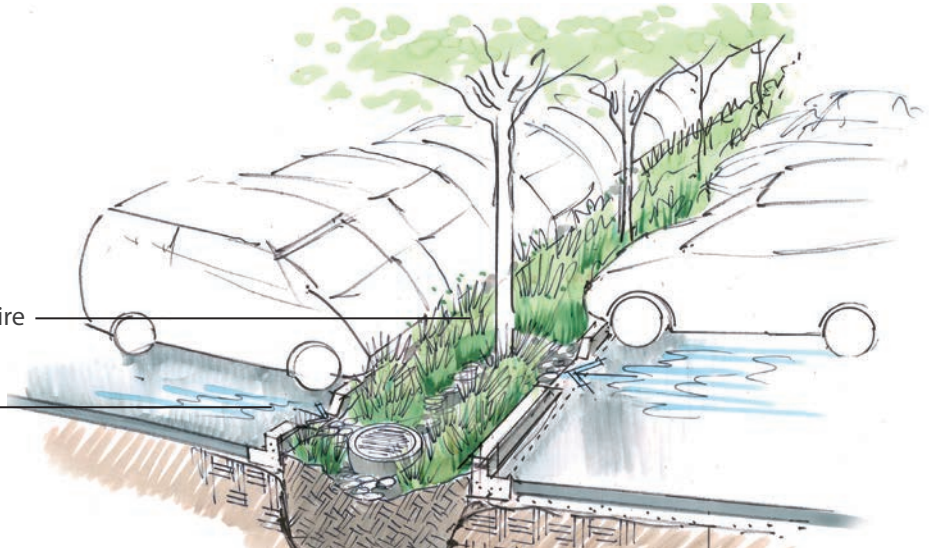
25.21 Stormwater Management



An example of how a residential street can incorporate raingardens to capture stormwater from impermeable

An example of how a surface parking lot incorporates raingardens.

a. Implement stormwater measures consistent with the City of Colwood's Terms of Reference for Stormwater Management Plans.
b. Incorporate Stormceptors™ or equivalent approved equipment, to remove oil wastes and sediments from storm water.
c. Use permeable pavers or other permeable surfaces for plazas/ squares, courtyards, school yards, driveways, walking and bicycle paths; or, reduce effective impervious surface by directing water from impermeable areas into raingardens.
d. Reduce effective impervious area by directing stormwater in parking lots to landscape buffers with low impact development techniques, such as bio-swales. Permeable paving is also encouraged.



25.22 Unenclosed Storage

a. Identify areas on site that may be used for seasonal unenclosed storage. These areas should be available as space for additional parking when not in use for unenclosed storage.
b. Unenclosed storage will not impede either vehicular or pedestrian traffic.
c. Unenclosed storage should not interfere with sight lines for either pedestrian or vehicular traffic.
d. Screen unenclosed storage from adjacent roads and residential properties, either by fencing or by landscaping.
e. Avoid the use of chain link or temporary wire fencing.
f. Storage areas for toxic, combustible or potentially hazardous material such as liquid petroleum products, fertilizers, herbicides and pesticides must not be sited outside buildings.
g. Unenclosed storage is not permitted in any landscape area, unless integrated with the landscaping in a manner that is unobtrusive, does not deteriorate the plantings and landscape material within the landscaped area; and does not interfere with sight lines.