

28. Light Industrial Centres

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28.1 Application

The General Intensive Multi-Family, Commercial and Light Industrial Development Permit Guidelines apply in addition to the following guidelines. The following guidelines pertaining to light industrial centres in areas shown on the map presented in Figure 20.

28.2 Setbacks

- a. The setbacks below are to serve as guidelines and inform initial site planning.

	YARD/SETBACK GUIDELINES		
USE	FRONT	SIDE	REAR
Business Park and Industrial	3m of lot line	Within 6m any side lot line that does not adjoin a lot in commercial, industrial or business park zones	Within 10m of any rear lot line except for commercial, industrial or business parks.

28.3 Acoustical Design

- a. Accommodate processes likely to be the source of repetitious or very loud noises which create a nuisance on adjacent properties in the design of the development.
- b. Shield outdoor work areas from non-industrial neighbours by buildings or significant structures capable of attenuating incidental noise.
- c. A sound mitigation plan may be required. This needs to be prepared by a qualified acoustical engineer. Sound mitigation will be provided for any use that would likely generate noise that could be a nuisance to neighbouring residential uses.

28.4 Scale and Massing

- a. Express a human scale in window size, sill heights, door shelters, and soffit height. Capitalize on dramatic elements such as towers or mechanisms relating to use or processes associated with the business.
- b. Respect the scale and height of adjacent development in the design of new industrial buildings.

28.5 Exterior Finish and Architecture Features

- a. Ensure compatibility with existing development with respect to siting, exterior finish, design of buildings, landscaping and design of parking areas.
- b. Site overhead bay doors so that they are not fronting the building or visible to the street.
- c. Reflect the use in the design. Give office areas, manufacturing areas, storage areas, and other building parts distinctive expression by

Office areas are located adjacent to the public street, and expressed through distinct volumes, materials and finishes which provide a human scale.

Parking area is screened by landscaping.



the use of volumes which express internal activities, proportion of openings, and the choice of building materials, finishes, and signage at a human scale.

28.6 Parking

- a. Outdoor parking and loading areas shall be located to the sides and rear of buildings.
- b. Integrate with stormwater management and landscaping.

28.7 Circulation and Access

- a. Minimize access to the main roads with such measures as shared driveways, where they must front main roads.
- b. Provide safe and easily identified access for pedestrians, bicycles and vehicles.
- c. Accommodate vehicles contemplated to service the business without obstructing flow of traffic on public roads. For example, lay-bys and room to turn trucks on-site should be provided where a business relies on semi-trailer trucks.
- d. Design parking and vehicle maneuvering areas to allow shared access with adjoining properties. Access shall be secured by way of a reciprocal access easement registered on title.

28.8 Private Open Space and Amenity Areas

- a. Provide outdoor patios or amenity areas of adequate dimensions for site users. Suggested standards is 1 m² (10 ft²) per employee or per 200 m² (2,153 ft²) of building area, whichever is more.
- b. Provide covered picnic/lunch areas for staff and customers, and play areas (in instances where on-site day-care is provided) through the provision of space within the landscaping of the site.

A covered picnic/lunch area is provided for staff.



28.9 Landscaping

- a. Screen extensive parking areas with buildings, attractive screens of planting, or low walls. Landscape setback areas. Provide landscaping with the objective of:
 - i. providing screening to protect the privacy of occupants or adjacent properties;
 - ii. providing an effective screen at the time of planting;
 - iii. providing landscaping in the setback between industrial buildings or accessory buildings, and adjacent land planned to remain in single family residential use;
 - iv. providing a landscape feature which is of a type and sufficient maturity to be hardy and resistant to abuse, including vandalism;
 - v. incorporating principles of crime prevention through environmental design (CPTED);
 - vi. providing a continuous landscaping strip of not less than 2.5 metre (8 feet) wide along developed portions of each side of the lot which abuts a highway, but which can be interrupted by boulevard crossings and pedestrian accesses; and
 - vii. if fencing is provided, situating it on the inside of the landscaping strip.
- b. Leave undeveloped areas in a natural state if they are substantial existing vegetation or landscaping. "Substantial existing vegetation" means a plantation of trees at least 2 metre (6.5 feet) tall with understorey forming a recognized ecological succession community.
- c. Incorporate native vegetation such as native or commonly used species which relate to the existing character of Colwood. Faster growing species should be used to provide interim planting where slow growing species are incorporated. Do not plant invasive species.
- d. Accent intersections to improve visibility and assist with navigation with landscaping.
- e. Pave parking areas except as specifically exempted in the Development Permit and incorporate landscape elements to provide breaks in rows of automobile parking stalls. A suggested standard for this is a landscaped area at least one half the width of a parking staff between each row of ten adjacent parking stalls.
- f. Screen any parking visible from a fronting or flanking street with plants or fences at least 1 metre (3.28 feet) high on a 3 metre (9.8 feet) wide landscaped area, except at pedestrian or vehicle crossings.
- g. Density and height of initial planting substitute for setback.
- h. Any areas which may not be used for business purposes should be landscaped within the developable area.

28.10 Fencing

- a. Screen chain link fencing from the street and non-industrial or business park uses.
- b. Set back fences visible from the street and supplement with landscape materials. Setbacks will be inversely proportional to the initial planting size of vegetation. Where vegetation is the same height as the fence, the fence should be setback 0.5 m (1.6 ft).
- c. Where fences are visible from the street or non-industrial neighbours, provide two materials and articulate changes vertically every 0.5 m (1.6 ft). Examples of “different materials” include brick piers with wood panels or wood panels with lath lattice along the top.

28.11 Signage

- a. Coordinate signage in the design expressed in the Development Permit. Three types of signage are contemplated:
 - i. Identification Sign: One sign visible from any location outside a development which primarily identifies the development. This sign may be freestanding in a landscaped area or incorporated in the design of the building. It should be no higher than the first storey of the office portion of the primary building on the site it identifies. A freestanding sign should incorporate at least one material, finish, and colour of the main building.
 - ii. Information Signs: Signs occupying co-ordinated locations relating to each tenancy or providing directional information. These should be located on fascias no more than 1 m (3 ft) wide near or over doors and windows intended for public access. If awnings carry messages, no other signs are permitted.
 - iii. Temporary Signs: Provisions for temporary signage should be made in the Development Permit. No other temporary signs are permitted.

28.12 Lighting

- a. Design lighting to foster security, but not to shine onto adjoining lands. Illuminate entries and make them visible from the street. Provide armoured housing for security lighting.
- b. Illuminate vehicular and pedestrian access to the site in a manner which facilitates visibility and entrance movements from the adjacent road.

28.13 Utilities

- a. Integrate ancillary mechanisms in the design or screen from public view by structures relating to the building design.
- b. Site elements such as storage, shipping and loading areas, utility kiosks, transformers and meters, bay doors and garbage receptacles are to be screened from adjacent roads.