

The objectives of the **Neighbourhood Commercial Development Permit Area** are to:

- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment that fosters vibrant public life
- Ensure the compatibility of new development with adjacent existing buildings
- Enhance quality of life
- Conserve energy, conserve water, and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock

Please provide a summary of how your proposal achieves the objectives and policies of the Neighbourhood Commercial DPA below:

NOTE 1: All 'Applicant Response' sections must be filled out by the applicant.

NOTE 2: If your proposal cannot adequately address one of the below-listed DPA guidelines, provide a rationale (and alternative resolution) above, and in the applicable response section.

Section 22.7.1 - Buildings

Neighbourhood Commercial DPA Guideline 22.7.1 (a)

Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design. Vary heights, rooflines, and massing to minimize impacts to views and solar exposure enjoyed by adjacent buildings and open spaces.

**Applicant
Response**

Neighbourhood Commercial DPA Guideline 22.7.1 (b)

Ensure commercial space is located in a highly visible location on the ground floor. Residential and retail entrances shall be clearly distinguished between, and weather protection shall be provided over all entrances and along all commercial frontages. Residential units on the ground floor should be ground-oriented with entrances directly off of the street.

**Applicant
Response**

Neighbourhood Commercial DPA Guideline 22.7.1 (c)

Create visual interest and comfort for pedestrians along all elevations with architectural details. Incorporate windows, doors, bay windows, porches, setbacks, and vary colours, massing, and materials. Non- street facing elevations shall be treated with the same architectural details as the street facing elevations. Ensure all main entrances are level with the sidewalk.

**Applicant
Response**

Neighbourhood Commercial DPA Guideline 22.7.1 (d)

Address all street edges on properties fronting multiple streets or public walkways. Orient buildings toward intersections or design independent frontages along both intersecting streets, and incorporate windows, doorways, landscaping, and architectural detailing along all street frontages and walkways.

**Applicant
Response**

Neighbourhood Commercial DPA Guideline 22.7.1 (e)

Optimize opportunities for creating through- block walking connections during site planning, and provide walkways, stairs, and other pedestrian pathways where possible.

**Applicant
Response**

Neighbourhood Commercial DPA Guideline 22.7.1 (f)

Maximize transparency in the commercial portion of the development through extensive use of glazing at grade level, and consider use of mullions and frames to create character and visual interest. Reflective glass or other similar material on the ground floor façade of any building facing a street will not be accepted.

**Applicant
Response**

Neighbourhood Commercial DPA Guideline 22.7.1 (g)

Provide common outdoor amenity spaces for residents where possible. Shared roof decks with gardens are encouraged where appropriate. Incorporate dining and seating areas with outdoor cooking facilities, play areas for children, areas for air-drying laundry, communal vegetable gardens, and appropriate landscaping.

Provide each apartment and/or townhouse unit with a semi-private outdoor space, such as a balcony or ground level patio, where possible. Incorporating green-roofs to manage stormwater, reduce urban heat island effect, and contribute to biodiversity is encouraged.

**Applicant
Response**

Neighbourhood Commercial DPA Guideline 22.7.1 (h)

Follow passive solar design principles and orient and site buildings to maximize views to the waterfront. Design roofs to maximize opportunities for solar collection in winter and control solar gain on south-facing facades by blocking high-angle sun in summer. Alternatively, provide operable shading devices or window overhangs to control summer solar gain. Maximize passive ventilation and passive cooling through building orientation.

**Applicant
Response**

Neighbourhood Commercial DPA Guideline 22.7.1 (i)

Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Vinyl siding and stucco will not be considered for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accents.

**Applicant
Response**

Neighbourhood Commercial DPA Guideline 22.7.1 (j)

Integrate commercial signage with the building and/or landscaping. Signage shall have a pedestrian scale and be coordinated throughout each development and compatible with signage on adjacent properties to establish a unified and attractive commercial area. The use of natural materials and projecting signs is encouraged.

**Applicant
Response**

Section 22.7.2 – Pedestrian Realm and Landscape

Neighbourhood Commercial DPA Guideline 22.7.2 (a)

Site buildings to create a gathering or patio space on the property. These spaces will create opportunities for a variety of retail-oriented activities and local gathering spaces. Retractable awnings, pergolas, or other overhead structures for weather protection are encouraged for outdoor seating areas. Enhance these public spaces with public art and opportunities for programmed uses. Use landscaping to ensure privacy of residential units and outdoor spaces from public outdoor amenity spaces associated with the retail use.

**Applicant
Response**

Neighbourhood Commercial DPA Guideline 22.7.2 (b)

Use light coloured reflective paving materials such as white asphalt or concrete for paths, driveways, and parking areas to reduce heat absorption and urban heat island effect. Ensure all areas not covered by buildings, structures, roads, and parking areas are landscaped. Use landscaping to establish transitions from public to private areas.

**Applicant
Response**

Neighbourhood Commercial DPA Guideline 22.7.2 (c)

Ensure all trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater. Projects should be designed to allow for the retention of large, mature, healthy trees, and landscape design should employ CPTED principles.

**Applicant
Response**

Neighbourhood Commercial DPA Guideline 22.7.2 (d)

Select trees that will maximize passive solar gain, natural ventilation, and natural cooling, and increase the entry of natural light into buildings. Maximize the use of drought tolerant species that can withstand the seaside setting and require minimal irrigation. Avoid planting invasive species. The planting of hedges directly adjacent to sidewalks is discouraged, unless they are screening a garbage/recycling area.

**Applicant
Response**

Neighbourhood Commercial DPA Guideline 22.7.2 (e)

Incorporate Low Impact Development Techniques for stormwater management, where appropriate and in accordance with the City’s ISWMP. This includes but is not limited to bio-swales, cisterns, and permeable paving. Narrower lanes/access roads and the use of porous asphalt are encouraged.

**Applicant
Response**

Neighbourhood Commercial DPA Guideline 22.7.2 (f)

Provide sufficient on-site illumination for pedestrian/vehicle safety and good exposure for retail uses. Light facades and highlight building entrances, and avoid “light spill” onto adjacent properties. The use of lighting systems that are powered by renewable energy, such as solar-power, are encouraged.

**Applicant
Response**

Section 22.7.3 – Parking and Functional Elements

Neighbourhood Commercial DPA Guideline 22.7.3 (a)

Locate vehicular accesses at the rear or side of buildings where possible, separate from pedestrian entrances. Provide vehicular access from the lane or a single shared driveway from the street when no lane exists. If a parkade or garage entrance faces a street, it shall be subordinate to the pedestrian entrance in terms of size, prominence on the streetscape, location, and design emphasis. The use of landscaping to screen and soften the appearance of the parkade or garage entrance is encouraged. Access ramps must be designed with appropriate sight lines and incorporate security features.

**Applicant
Response**

Neighbourhood Commercial DPA Guideline 22.7.3 (b)

Provide off-street parking below grade or enclosed within a building where possible, with the exception of some visitor parking spaces short-term commercial parking spaces. Ensure buildings are accessible from parkades for those with mobility impairments.

**Applicant
Response**

Neighbourhood Commercial DPA Guideline 22.7.3 (c)

Provide sufficient space for garbage, recycling, and composting within parkades where possible. These areas are to be located so that they are convenient for users and accessible for waste/recycling/compost collection and removal. Loading areas must also be incorporated within buildings wherever possible.

**Applicant
Response**

Neighbourhood Commercial DPA Guideline 22.7.3 (d)

Locate mechanical equipment to minimize exposure to the street and nearby buildings. Screening of rooftop mechanical equipment must be integrated into the overall architectural form of the building, and be designed to dampen noise where required.

**Applicant
Response**