

# Urban Design Guidelines - Building Design

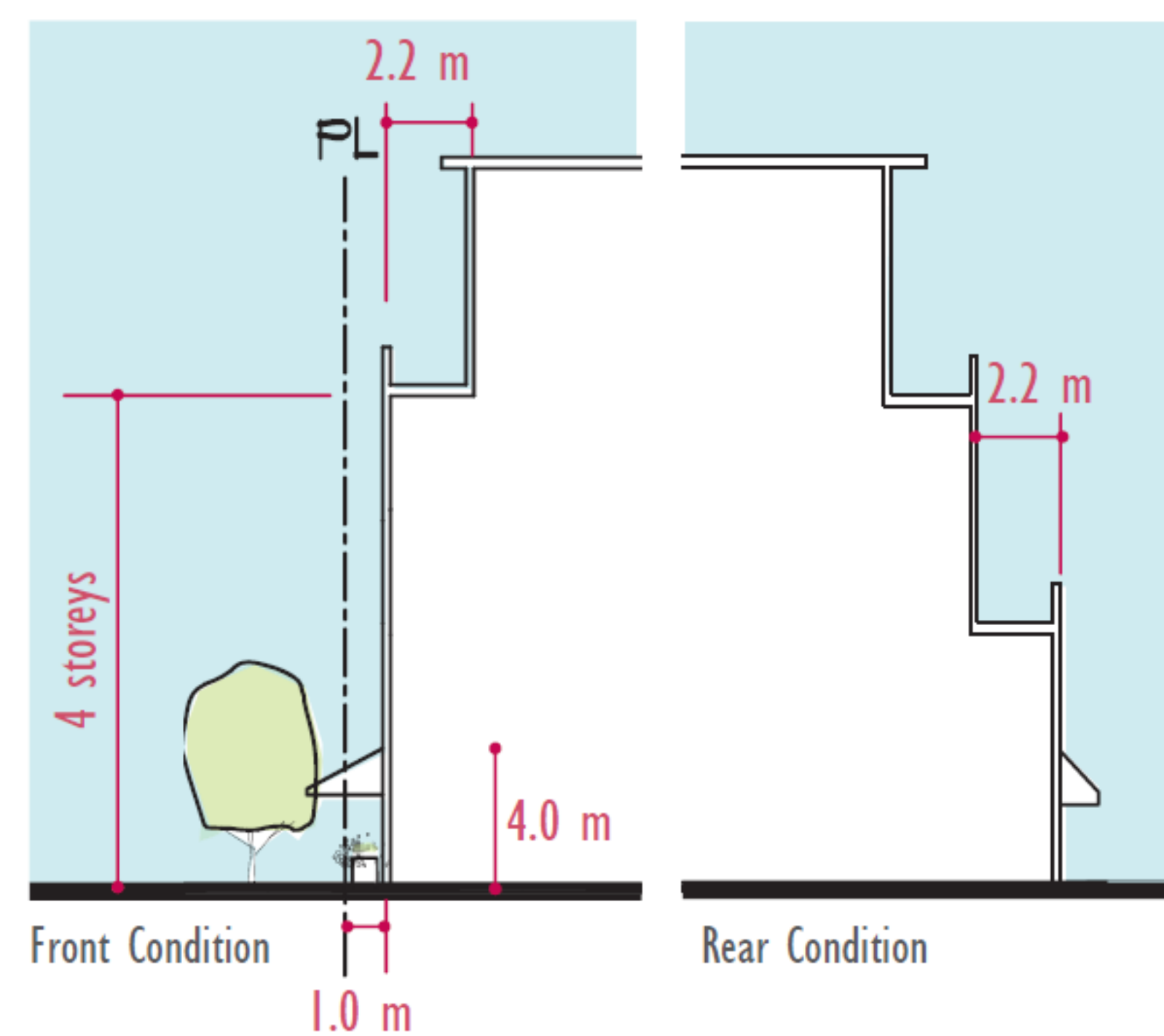
## Building Design Guidelines Example

### Urban Node (Mixed Use up to 6 Storeys)

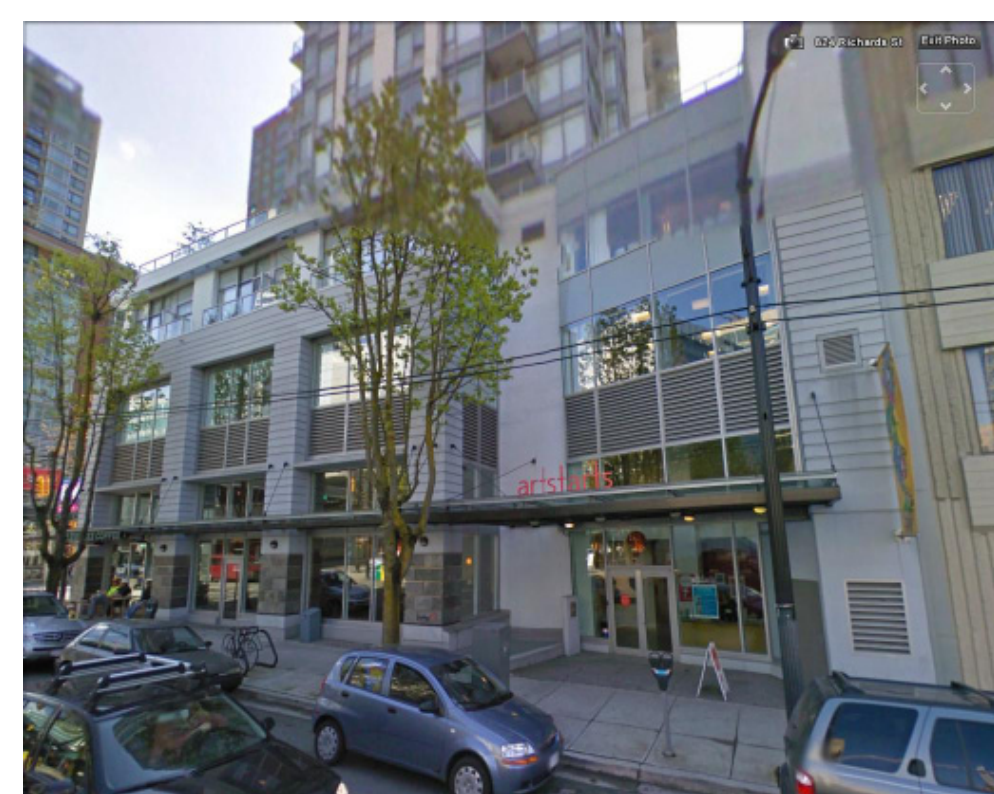
The form and character of mixed use streets contributes to a neighbourhood identity and provides a rich and varied pedestrian environment. These Design Guidelines consider mixed use buildings with commercial use on the ground floor and choice of use above.

#### Building Massing

- Maintaining a minimum 1.0 m setback from the front property line provides opportunities for landscaping, awnings, canopies, street furniture, merchandise display and other street side accessories.
- An increased setback from the front property line of 2.2 m above 4 storeys is required to provide variety along the streetwall, provides opportunities for outdoor spaces and landscaping and to modulate shadowing to the street.
- Massing at the rear of the buildings should step down to meet adjacent lower density developments.
- A floor to floor height of 4.0 m is recommended for the ground floor.



Successful Corridor mixed use buildings step down in scale, incorporate planting and residential forms on elevations facing adjacent Neighbourhood areas



Successful mixed use buildings combine a strong unifying base with an expression of individual shops

### Shopfronts

#### Materials and Proportions

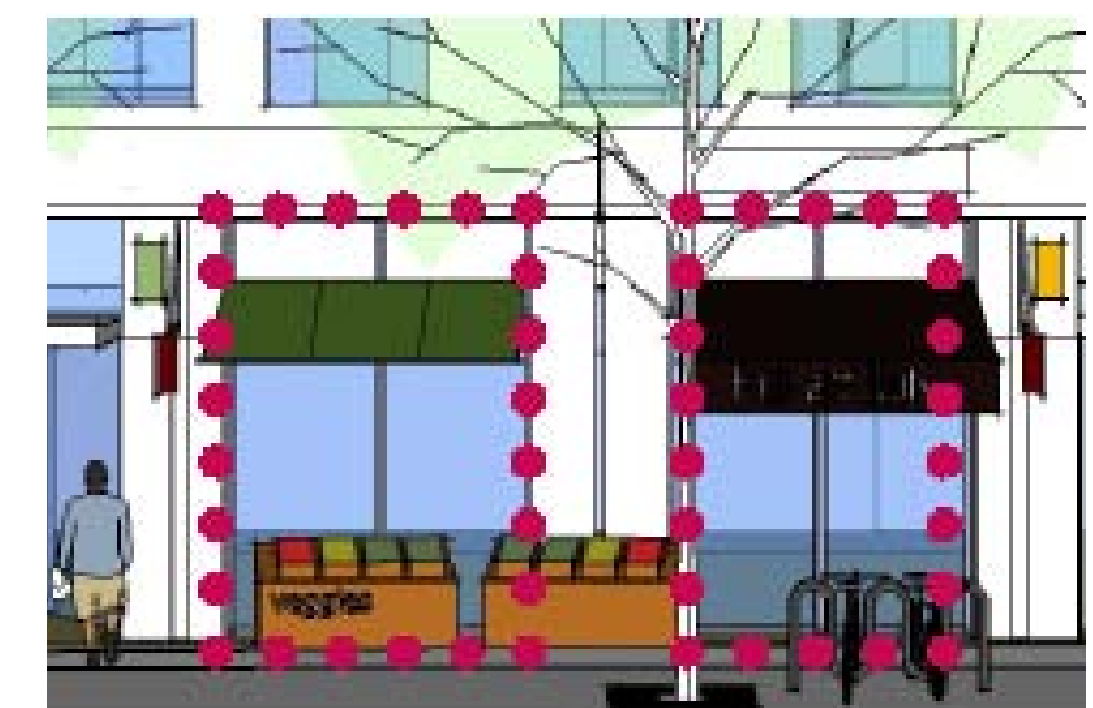
- Tall, narrow shop fronts recall heritage building proportions and streets.
- Generous areas of shop front glazing provide views into and out of shop interiors.
- Well defined ground floors that provide an obvious base to the buildings are recommended to frame glazed shopfronts and provide street continuity.
- Shopfront windows should comprise no less than 75% of the total shopfront area.
- 3.5 m minimum dimension for ground level floor to floor heights is recommended.
- Ground floor elevations recognizable as building bases provide continuity along the streetscape and anchor taller building forms.
- Shopfront exteriors should be constructed of high quality materials that are durable, resistant to graffiti, complement the overall appearance of the building and are compatible with adjacent shopfronts.
- The use of vinyl or aluminum siding or other materials made to imitate natural finishes are discouraged.

#### Signage

- Overhead hanging signs perpendicular to the shopfront, painted window signs, signage incorporated into awnings or canopies and other methods of creating individual identities.
- Signs should complement the style, composition, materials, colors and details of the building.
- Overhead signs should not extend above the first storey or conflict with design details, windows or cornices.
- Window signage should be limited to 15% of the available window space.
- Backlit acrylic signs are not supported.



High quality materials, transparent shopfronts, attractive and individual signage and landscape treatments all support a good business and a walkable community



Tall, narrow shopfronts help to break up larger building forms and create a visually interesting rhythm along the street



Well designed commercial signs complement the overall building design and contributing to a vibrant streetscape

Please see Pages 59-69 of Draft Plan document for complete Building Design section.

# Urban Design Guidelines - Sustainability / Crime Prevention Through Environmental Design (CPTED)

## Sustainability Guideline Examples

### Landscape Design

- Protect natural areas on and off site, including soil stabilization where necessary.
- Retain and protect significant trees and plants where possible.
- maintain and extend natural pathways or corridors through the neighbourhood as *habitat corridors* that allow animals and plants to access more resources, have a better chance at survival and maintain genetic diversity in their populations because of improved breeding opportunities.
- Use of native landscaping, edible landscaping, and drought tolerant plants is encouraged.
- Consider optimal use of trees for shading and wind protection.
- Provision of gardens, including on decks and roofs, is encouraged.

### Green Building Standards

- All new Multi-family projects to be designed and built to Green BC Gold Standard.
- All Multi-family projects and contractors to be registered in the Built Green BC program.
- All residential renovation projects are strongly encouraged to comply with Built Green BC Silver Standard.
- Mixed use and Commercial projects to conform to Canadian Green Building Council LEED Silver criteria.
- Use green building products.
- Use best practices during construction to avoid run-off, dust, noise, and pollution affecting neighbors.
- Use best practices to recycle waste during construction.



Passive building design is encouraged in all development forms



Beautifying the neighbourhood public realm can be achieved through good sustainable design practices that combine stormwater management and indigenous planting

We want to know what you think!

Please take a moment to fill out a Comment Sheet

## Crime Prevention Through Environmental Design (CPTED) Guideline Examples

### Natural Access Control

- Clearly define site entrances, including parking areas.
- Provide good illumination in public spaces, especially hallways.
- Eliminate dead end and visually inaccessible interior and exterior areas.
- Design visual access to elevator lobbies and stairwells.
- Limit the number of building access points to 2.
- Common building entrances should automatically lock upon closing.

### Natural Surveillance

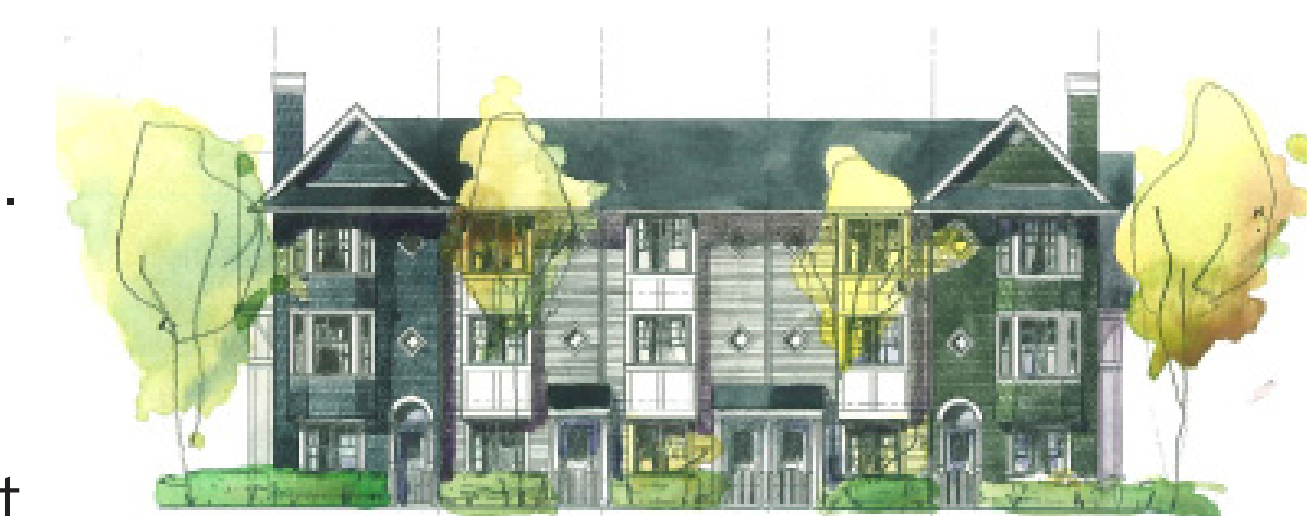
- Design exterior doors that are visible to the street and neighbours.
- Install windows on all building sides.
- Discourage unauthorized parking by assigning specific parking stalls to residents near their units.
- Designate visitor parking.
- Illuminate parking areas and pedestrian walkways.
- Locate recreation areas so they are visible from residential units.
- Elevators and stairwells should be clearly visible.
- Restrict landscaping height to 1.0 m in vulnerable areas.
- Site buildings to allow visibility between units without direct overlook.
- Playgrounds should be visible from units but not be located adjacent to parking lots or streets.

### Territorial Reinforcement

- Define property lines with landscaping or fencing.
- Maintain visibility between units and the street by restricting the height of landscaping, screens and fences.
- Accentuate building entrances with architectural elements, lighting and/or landscaping.
- Individual mailboxes at unit entrances are more secure than group mailboxes.



Incorporating a network of pedestrian routes in multiple dwelling developments increases safety and provides connections to the surrounding neighbourhood



Multiple dwelling developments provide many "eyes on the street"

Please see Pages 70-75 of Draft Plan document for complete Sustainability and CPTED sections.

# Plan Implementation Strategy

## Implementing the Plan

The South End Neighbourhood Plan will be implemented through a variety of measures, ranging from bylaw amendments to the direct involvement of citizens, landowners and stakeholders. Certain actions will be achievable relatively quickly while others may require months or years to complete. Some actions will be ongoing from year to year.

An Implementation Strategy for the neighbourhood plan is outlined as follows. This Strategy identifies actions, timing and responsibilities of the City, other agencies of various governments, organizations and community groups. Plan implementation is the responsibility of both the City of Nanaimo and partners of the City recognizing that certain issues require the involvement of residents, business interests, and/or other stakeholders. The following table outlines key implementation actions, broken down into five time-frames:

- **Immediate** (to be initiated within one year of the plan's adoption)
- **Short Term** (to be completed within 5 years of the plan's adoption)
- **Medium Term** (to be completed within 5 to 10 years of the plan's adoption)
- **Long Term** (to be completed over 10 to 20 years); and
- **Ongoing** (to be initiated in the short term with no planned date of completion)

## Monitoring the Plan

Throughout the implementation process it is important that the City maintains open communication with neighbourhood members on the plan's progress. Upon adoption, the plan will be monitored by City Staff and the plan's progress will be reviewed annually with the Neighbourhood Plan Committee.



## Implementation Action Examples

Implementation Action	Plan Reference	Timing	Completed
<b>Land Use/Development</b> Amend Map 1 of the OCP to match Map 1: Future Land Use contained in South End Neighbourhood Plan.	Section 5.1(1)	Immediate	
<b>Open Space/Connectivity</b> Create and implement a comprehensive Pedestrian Connectivity Plan for the neighbourhood based on Map 2: Pedestrian Connectivity and Road Classification that integrates with the City's Trail Implementation Plan, Parks Master Plan and Official Community Plan, and formalizes these connections via signage, road markings, and road/access improvements.	Section 5.2 (1)	Medium Term	
<b>Transportation/Infrastructure</b> Work with Provincial Government to evaluate possible traffic calming and pedestrian safety road techniques for Nicol Street, including crosswalk points at key intersections.	Section 5.3(10)	Short Term	
<b>Social Enrichment/Culture</b> Work with South End Community Association to identify opportunities for heritage interpretation and heritage themed public art in the neighbourhood, and specifically along the South End Heritage Walk route.	Section 5.4 (18)	Short Term	
<b>Environmental Protection and Enhancement</b> Work with South End Community Association and other stakeholders to create a greenhouse gas emissions baseline inventory for the neighbourhood and set neighbourhood based performance targets under the Sustainability Action Plan.	Section 5.5 (5)	Short Term	
<b>Economic Development</b> Review the feasibility of establishing a Brownfield Redevelopment Program that supports redevelopment of old gas station sites on Nicol Street. The program may include the following incentives: <ul style="list-style-type: none"> <li>• Development cost charge exemption</li> <li>• Revitalization Property Tax exemption under Section 226 of the Community Charter;</li> <li>• Residential density bonusing;</li> <li>• Development/building permit fee waivers;</li> <li>• Cash grant per residential unit created on the site</li> </ul>	Section 5.6 (4)	Immediate	

Please see Pages 87-95 of Draft Plan document for complete list of proposed Implementation Actions.

# What's Next?

## Comments

Please take some time to complete the Comments Sheet provided and drop it in the Comments Box on your way out, or mail to:

City of Nanaimo  
Community Planning Department  
455 Wallace Street  
Nanaimo, BC V9R 5J6

or drop off at the City Hall Annex at 238 Franklyn Street

*no later than 2010-Jun-30.*

The Draft Plan and Comments Sheet are also available online at:

[www.nanaimo.ca/southend](http://www.nanaimo.ca/southend)

## Thank You

On behalf of the City of Nanaimo and the South End Neighbourhood Plan Committee, thank you for attending this open house and providing your input.

## Next Steps

The Draft Neighbourhood Plan will be further revised and refined based on public input received over the next two weeks. The draft document will also be referred to key agencies (such as the Nanaimo Port Authority, Snuneymuxw First Nation and the Ministry of Transportation and Infrastructure) over the course of the summer for additional technical input.

It is anticipated that a final version of the Plan will be ready for consideration by City Council in early October at which time the Plan will be introduced as an amendment to the Official Community Plan and given a formal public hearing under the required statutory approval process.