

Development Permit Area C9 – Berwick Road

Category:	F – Institutional/Multi-family Residential
Area:	Development Permit Area No. C9, as shown on map ‘Schedule No. 2.3’, includes institutional/multiple residential buildings at the corner of Berwick Road and Village Way.
Justification:	The successful integration of institutional or multi-family residential uses into the “Village Neighborhood” must be attributed to the requirement that they match the scale of adjoining areas, while providing some landscape buffering towards adjacent properties, without creating an enclave that separates the buildings from the surrounding community. Any additional development shall be at a scale and size to complement both the casual pedestrian scale of the commercial core areas and adjoining residential areas.
Guidelines:	<p>Development Permits issued for this area shall be in accordance with the following guidelines.</p> <ol style="list-style-type: none"> 1. Development proposals should be set in a safe and pedestrian-friendly environment that is oriented to the uptown commercial core. Site development should have a “pedestrians first” approach. 2. Developments shall be at a scale to complement the existing village scale and character. 3. The shape of developments shall avoid massive building components. Such designs should include varied rooflines and landscaping that stress the human scale of buildings and site improvements. 4. Structures of more than two storeys in height should utilize design methods that will substantially reduce the massing of the buildings. (e.g. stepping or incorporation of upper floors into a roof design.) 5. Parking facilities shall be underground and/or integrated with the site landscaping and buffered from adjoining parcels and buildings on site through the use of trees, shrubs and screens. Smaller clusters are preferable. 6. Developments shall not separate themselves from the surrounding community by containing the dwellings within walled or fenced enclaves.

	<ol style="list-style-type: none">7. Through the use of hard and soft landscape materials, sidewalks, grassed and treed boulevards, developments must create a humanized streetscape that is pedestrian-friendly.8. Lighting shall avoid the use of high-intensity fixtures in favour of the use of more ornamental lighting at lower levels of illumination.
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