

# Guideline Check Sheet

## Development Permit Area 4 – REGENERATIVE DEVELOPMENT



Date: \_\_\_\_\_

Application No: \_\_\_\_\_

Address: \_\_\_\_\_

Purpose of Project: \_\_\_\_\_

***Directions:*** Fill out the form and explain how you meet each guideline.

### ***General Information: Development Permit Area #4***

#### **Area Affected**

Lands designated as “Regenerative Development” on Map 2.1, attached below, are designated as Development Permit Area No. 4.

#### **Purpose**

- To promote greenhouse gas emissions reduction.
- To promote energy and water conservation.
- To regulate the form and character of commercial and industrial development.
- To protect the natural environment, its ecosystems, and biological diversity.

#### **Objectives**

- Prioritize environmental restoration through well-designed redevelopment.
- Support regenerative site design and construction outcomes.
- Sensitive integration of new development with the existing community and environmental context.

## Specific Exemptions

Development Permits are not required in Development Permit Area No. 4 for:

- Minor alterations to the design and finish of the exterior of a building or structure that do not change the character of the development.
- Buildings, additions, structures and equipment less than 10m<sup>2</sup> in floor area.

## Justification

The main purpose of this Development Permit Area is to support climate action. Land uses, activities and on-site programming can impact the climate either positively or negatively. Integrating natural assets and ecological values in any development proposal is critical. Moreover, facilitating developments that utilize innovative technologies to reduce greenhouse gas emissions and conserve energy and water is also key to climate action.

This development permit authority supports the provincial government's broader action on climate change, including the requirement for local governments to have greenhouse gas reduction targets and policies and actions in official community plans and regional growth strategies and help meet their B.C. Climate Action Charter commitments.

Additionally incorporating the Form and Character Guidelines into a project's design will encourage the creation of contextual and compatible architecture, high-quality pedestrian realms, and sustainable and resilient design, and will contribute to placemaking and design excellence in Development Permit Area No. 4.

## Guidelines

Development Permits issued in Development Permit Area No. 4 shall be in accordance with the following guidelines:

Guideline		Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
<b><i>Sustainability, Ecology, and Rewilding</i></b>					
1.	Prioritize the use of previously disturbed sites and preserve sensitive ecological areas, such as forests with mature trees, rocky outcrops, creeks, and wetlands.				
	a. Establish buffer zones or areas of non-disturbance which will remain free of development and prevent built-environment encroachment on natural areas.				

Guideline		Yes?	No?	N/A ?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
2.	Incorporate landscaping that prioritizes native and adaptive non-native plant species and provides a wide range of food sources for insects, birds, and other wildlife.				
	a. Clearly define ecological restoration strategies that account for the surrounding ecosystem and the impacts of past site disturbances.				
	b. Consider additional habitat restoration strategies, such as nesting boxes, green roofs, bioswales, and rewilding.				
3.	Establish wildlife corridors and exterior green infrastructure to connect fragmented habitats and promote biodiversity.				
4.	Minimize grading and excavation to reduce soil erosion and habitat disruption.				
5.	Implement soil erosion and sediment control measures to prevent site degradation during and after construction activities and to protect surface and groundwater quality.				
6.	Utilize strategies to control and eradicate invasive plant species including monitoring native species over time.				

Guideline		Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
<b>Stormwater Management</b>					
7.	Use primarily landscape-based stormwater management best practices, such as rain gardens, swales, permeable surfaces, and green roofs, in order to:				
	a. Mitigate the impacts of past site disturbances.				
	b. Minimize the effective impervious area (EIA) on site. <i>i. Best practices suggest an EIA target of less than 10% of the total site area.</i>				
	c. Protect and enhance surface water and groundwater quality and quantity.				
	d. Manage average rainfall events.				
	e. Limit underground stormwater management systems.				
8.	Plant native and adaptive non-native drought-tolerant trees and plant species that are resilient to future climate projections and that maximize ecosystem services.				
<b>Energy Efficiency</b>					
9.	Use exterior design strategies to enhance buildings' energy efficiency and performance, such as:				
	a. Designing buildings with a simplified form, using simple shifts in massing and fewer complex junctions to minimize building envelop heat loss.				
	b. Using heat exchangers and/or similar technologies for heating and cooling.				
	c. Employing passive solar design strategies, such as exterior shading devices, to optimize solar gain in winter (and less in summer).				
	d. Optimizing natural ventilation opportunities.				

Guideline		Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
10.	Design buildings to include or be 'ready' for on-site exterior renewable energy systems by including, for example:				
	a. On-site power generation (e.g., solar photovoltaics) and battery storage.				
	b. Conduit from electrical panels to rooftop areas for solar panels.				
	c. Adequate space and structural support for the future installation of, for example, solar photovoltaic panels and battery storage.				
11.	Use durable exterior designs to extend the lifespan of buildings and reduce the need for frequent replacements.				
12.	Maximize the use of healthy and non-toxic finishes on buildings' exteriors.				
<b>General Architectural Design</b> Where appropriate and relevant to the use and function of the building:					
13.	Orient primary building façades and entries to the fronting street or open space to create street edge definition and activity.				
14.	Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street' with additional glazing and articulation on primary building façades.				
15.	Design buildings and site features to the human scale through the use of exterior architectural features, details, and site design elements that are human-proportioned and oriented toward pedestrian activity.				
16.	On larger sites, seek to create a unified and cohesive appearance and architectural character while introducing variation in façade treatments.				

Guideline		Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
17.	Use muted colours chosen from a palette representative of Highland's natural surroundings where a visual accent is warranted to optimize energy efficiency.				
18.	Provide weather protection for high-use areas, such as primary building entrances, exterior stairs, and active building frontages.				
19.	If high use, public spaces are created, consider integrating public art on-site to generate interest and activity and reflect the unique natural, Indigenous, industrial, or settler history of the Highlands.				
20.	Where possible, use site planning and landscape design to minimize noise impacts.				
21.	Employ wayfinding, lighting, and universal accessibility principles to appropriate site areas, such as primary building entrances and pedestrian routes.				
22.	Design building entrances to be well-defined, visible, and clearly lit.				
<b>Site Planning</b>					
23.	Ensure that site planning and design achieve favourable microclimate outcomes through strategies such as:				
	a. Locating outdoor spaces to maximize sunlight throughout the year.				
	b. Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter.				
	c. Using building mass, trees, and planting to buffer winds.				

Guideline		Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
24.	Design buildings, structures, and additions with consideration for the relationship of adjacent buildings, open areas, the efficiency of the circulation system, and compatibility with surrounding development.				
25.	Site and design buildings visible from roads so that their office and/or retail portion of the building is oriented towards the road.				
26.	Integrate loading areas into the design of the building.				
27.	Locate accessory uses (such as loading, garbage collection, utilities, and parking access) away from public view and not in conflict with public circulation patterns.				
<b>Landscape Design and Open Space</b>					
28.	Use Crime Prevention through Environmental Design (CPTED) principles to support public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.				
29.	Avoid blank, windowless walls along streets or other public open spaces.				
30.	Where large retaining walls are unavoidable, utilize terracing with integrated landscaping, including regularly spaced trees/hedging along the base that covers 75% or more of the visible portion of the wall from public spaces.				
31.	Design attractive, engaging, functional and efficient on-site exterior open spaces.				
32.	Use landscaping as a privacy buffer and define private, semi-private, common/shared, and public outdoor areas.				
33.	Integrate Pest Management measures for landscape design and maintenance.				

Guideline		Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
34.	Design communal outdoor areas to foster social interaction and a sense of community and provide outdoor employee amenities area such as lunch and break areas.				
<b>Screening &amp; Fencing</b>					
35.	Garbage and recycling materials should be in containers that are weatherproof, non-combustible, and animal-resistant within the boundaries of each site.				
36.	Integrate service areas, dumpsters and garbage containers, recycling containers, utility kiosks and areas, and service or mechanical apparatus into the landscape or exterior building design and screen with fences, walls, gates, or landscaping from public view.				
	a. Ensure these areas do not impact public open spaces or pedestrian pathways.				
	b. Ensure these areas are clearly shown on site plans.				
37.	Locate mechanical equipment, such as the outdoor components of heat pumps and air conditioners, vents, and service areas to minimize impacts on adjacent residential buildings by avoiding proximity to windows, doors, and usable outdoor spaces.				
38.	Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g., by locating windows and balconies to minimize overlook and direct sight lines into adjacent units) and protection from light trespass and noise.				



Guideline		Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
39.	In cases where publicly visible parking is unavoidable, screen parking using strategies such as:				
	a. Landscaping and tree planting space.				
	b. Trellises.				
	c. Grillwork with climbing vines.				
	d. Other attractive screening with some visual permeability.				
	e. Incorporating a buffer or setback from the public to adjacent neighbourhoods.				
40.	Integrate perimeter landscaping of similar character with the natural landscape and the landscaping of adjacent development for streetscape continuity.				
41.	Maintain a wide natural buffer along Millstream Road, and additional landscape treatment and berming to attenuate noise, improve aesthetics, and reduce impacts of noise, odour, or shadow.				
42.	Fence designs will be appropriate to their function and location, with consideration for both landscape design and sustainability principles.				
	a. Where appropriate (e.g., perimeter lot fences), fences should be designed to facilitate the movement of wildlife (e.g., with a small gap at ground-level).				
	b. Fences visible to the public should be screened by landscaping.				
	c. Materials will be of sufficient quality, size, and strength.				
43.	Fence designs – including elevations, materials, and related construction details – will be submitted as part of a landscape plan.				

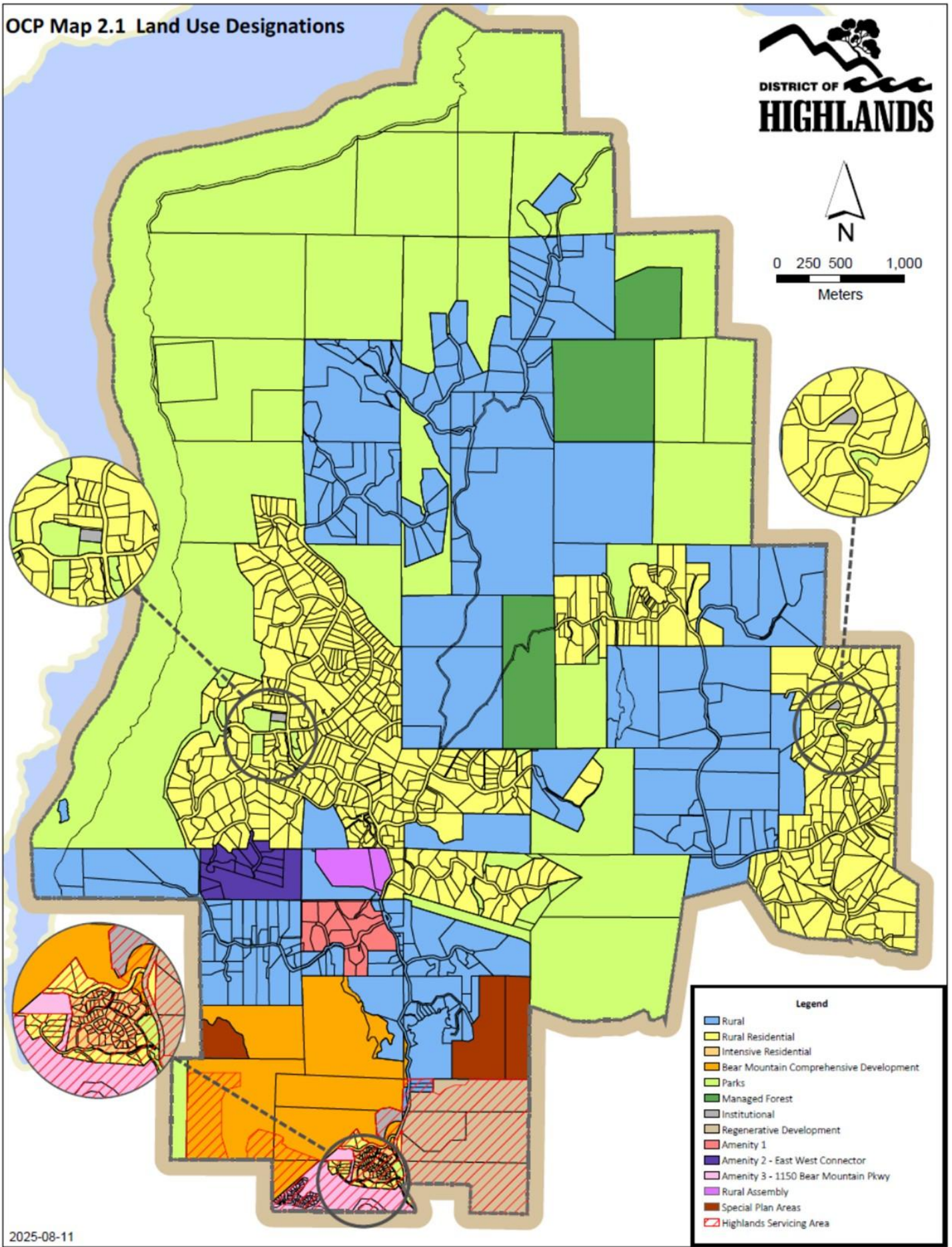
Guideline		Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
<b>Signage and Lighting</b>					
44.	Signs may not contain or utilize any flashing, blinking intermittent or moving light as a source of illumination.				
45.	Locate signage below the roofline, and integrate signage with the building façade through colour and graphic style.				
46.	Integrate dark sky principles across site and building designs.				
	a. Ensure top-mounted light fixtures are fully shielded and directed away from residential or wildlife areas.				
	b. When top-mounted light fixtures are not feasible, use visors or other directional control devices to prevent spillage of light into the night sky.				
	c. Ensure on-site lighting and signs do not produce glare on neighbouring roads, properties, or the night sky.				
<b>Parking</b>					
47.	Avoid locating off-street parking between the front façade of a building and streets, open spaces, or pedestrian circulation routes.				
48.	Where appropriate, divide large parking lots into smaller parking areas with well-integrated landscape pockets to avoid large expanses of paved areas and to provide easy accessibility to buildings.				
49.	Where practical, utilize landscaped swales adjacent to parking areas to maximize canopy coverage and provide cooling, GHG capture, air quality enhancement, urban habitat, stormwater capture, filtration, and infiltration.				

Guideline		Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
50.	Consideration may be given to the replacement of parking stalls with transportation demand management practices (e.g., transit passes, carshare) as recommended by a Parking Study.				
51.	Where appropriate to site uses and activities, provide secure, weather-protected bicycle and human-powered vehicle parking and amenities, including:				
	a. Covered short-term parking in well-lit and highly visible locations, such as near primary building entrances.				
	b. Facilities such as showers and lockers to support cycling and other forms of active transportation.				
	c. Ample space and consideration for cargo bikes and other larger forms of human-powered vehicles				
<b>Transportation and Mobility</b>					
52.	Provide electric bicycle and vehicle charging infrastructure in line with District, Regional, or Provincial requirements and best practices.				
53.	Where appropriate to site uses and activities, create enhanced pedestrian routes, including weather protection on buildings and street frontages.				
54.	Provide support for car-share, carpool, bike-share, and other transportation-sharing models.				

# OCP Map 2.1 Land Use Designations



0 250 500 1,000  
Meters



## Legend

- Rural
- Rural Residential
- Intensive Residential
- Bear Mountain Comprehensive Development
- Parks
- Managed Forest
- Institutional
- Regenerative Development
- Amenity 1
- Amenity 2 - East West Connector
- Amenity 3 - 1150 Bear Mountain Pkwy
- Rural Assembly
- Special Plan Areas
- Highlands Serving Area

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