

Nordel Social Heart - ND 12 ^{18,27}

As shown on Map IIC

Purpose:

- Revitalization of an area in which a commercial use is permitted.
- Establishment of objectives and provision of guidelines for the form and character of commercial and multiple-family residential development.

Justification:

The objective of the Development Permit Area is to revitalize the character and function of Nordel encouraging a node of commercial, recreational, cultural and educational facilities, and open space, supported by a mix of residential uses, including multiple-family development, as the community focus for North Delta.

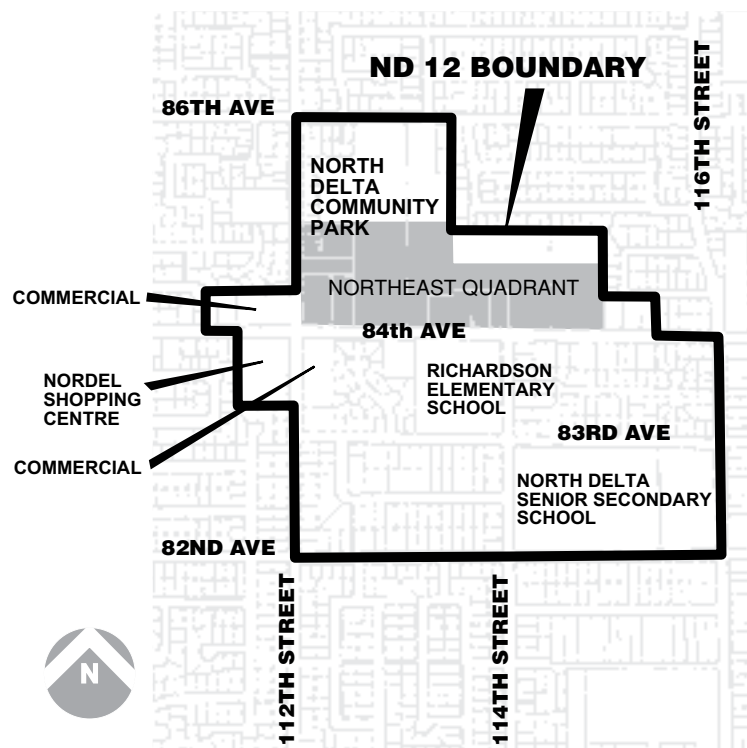
The pedestrian atmosphere and desirable cultural, commercial, and residential mix is considered vital to the economic self-sufficiency of this node. It should be

a pleasant destination for North Delta residents at large but should also be a pleasant and attractive community to a local resident population and clientele.

The following guidelines illustrate the general approach to be taken to achieve the desired mix of commercial, residential, institutional and mixed-uses considered necessary for the revitalization of this area. Guidelines are provided both for streetscape treatments adjacent to developments and for building siting and form, as follows:

- Primary pedestrian-oriented streetscapes - the lengths of 84th Avenue (except in the Northeast Quadrant), 112th and 114th Streets within the development permit area
- Secondary neighbourhood streetscapes - all other public roads within the North Delta Social Heart
- Streetscape for the north side of 84th Avenue from 112th to 114th Streets within the Northeast Quadrant
- Treatment of the east-west pedestrian route within the Northeast Quadrant
- Building form and siting for mixed-use and commercial buildings
- Building form and siting for multiple-family buildings
- Signage for commercial and other uses.

Nordel Social Heart DP Area (ND12) Boundaries



Development Permits issued in the Nordel Social Heart area shall be in accordance with the following objectives and guidelines:

1. Pedestrian-Oriented Streetscapes

Objective:

To ensure that commercial, multiple-family residential, mixed-use and institutional developments contribute to a pedestrian-oriented environment with a green, park-like character.

1.1 Primary Pedestrian Streetscapes

84th Avenue (Except In Northeast Quadrant), 112th And 114th Streets

Guidelines:

(a) The streetscape concept for these three streets should include a grass boulevard with street trees at regular intervals adjacent to the curb. The preferred width of the boulevard strip is 2 metres but will be narrower where there are obstacles to achieving the desired width. Exceptions to the grass boulevard are permitted at heavily-travelled locations including bus stops, vehicular crossings, and intersections.

(b) Concrete sidewalks of a minimum width of 2.0 metres should be provided adjacent to the grass boulevards in a textured finished concrete treatment.

(c) The location of the grass boulevard and sidewalk should be adapted to retain existing mature vegetation.

(d) Street trees should be planted at approximately 7 metre intervals unless an existing street tree pattern is in use in the same block.

(e) Development along the north side of 84th Avenue between 112th and 114th Streets requires a special streetscape treatment involving a double row of street trees (refer to section 1.3 of these guidelines).

(f) The width of driveway crossings of these three streetscapes should be minimized.

(g) All new development and redevelopment projects should provide high-quality street furniture which may include bus shelters, benches, waste receptacles, newspaper dispensers, information kiosks, public art, etc. Furniture design, colour, and style of fixtures should be co-ordinated. Pedestrian-scale lighting should be considered for commercial projects in the vicinity of 84th Avenue and 112th Street, to be located in the grass boulevard in line with the street trees and at the approaches to both key intersections of 84th Avenue with 112th and 114th Streets.

1.2 Secondary Neighbourhood Streetscapes

Other Streets Within The Nordel Social Heart Than 84th Avenue, 112th And 114th Streets

Guidelines:

- (a) The streetscape concept for all secondary streets should include a concrete sidewalk, in a textured finish, and street trees at regular intervals. Where space is adequate, a grass boulevard should be provided adjacent to the curb and be used for the planting of street trees. Exceptions to the grass boulevard are permitted at heavily-travelled locations including bus stops, vehicular crossings, and intersections.
- (b) Concrete sidewalks at least 1.5 metres wide should be provided adjacent to the grass boulevards at the curb (or at the curb where boulevard are not available) in a textured finish.
- (c) The location of the grass boulevard and sidewalk should be adapted to retain existing mature vegetation.
- (d) Street trees should be planted at approximately 7 metre intervals unless an existing street tree pattern is in use in the same block.

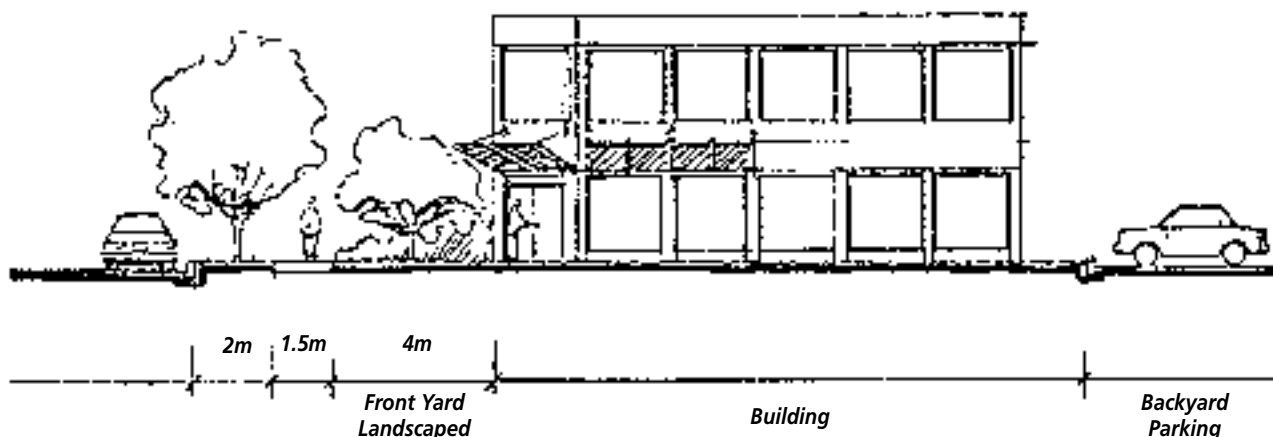
1.3 Northeast Quadrant Streetscape

North Side Of 84th Avenue From 112th To 114th Streets

Guidelines:

- (a) The streetscape concept should include a grass boulevard of a width of 3.0 metres with street trees at regular intervals adjacent to the curb. Exceptions to the grass boulevard are permitted at heavily-travelled locations including bus stops, vehicular crossings, and intersections. A second row of trees should be paired with the street trees in the boulevard 1.5 metres from the edge of the sidewalk within the front yards of all buildings fronting on 84th Avenue.
- (b) Concrete sidewalks of a width of 2 metres should be provided adjacent to the grass boulevards in a textured finish concrete treatment.
- (c) The width of the sidewalk should be adapted to retain existing mature vegetation.
- (d) Street trees should be planted in pairs at approximately 7 metre intervals. The planting pattern should try to incorporate existing street trees in pairs.
- (e) The width of driveways crossing the streetscape should be minimized.

Streetscape section for 84th Avenue outside of the North-East quadrant



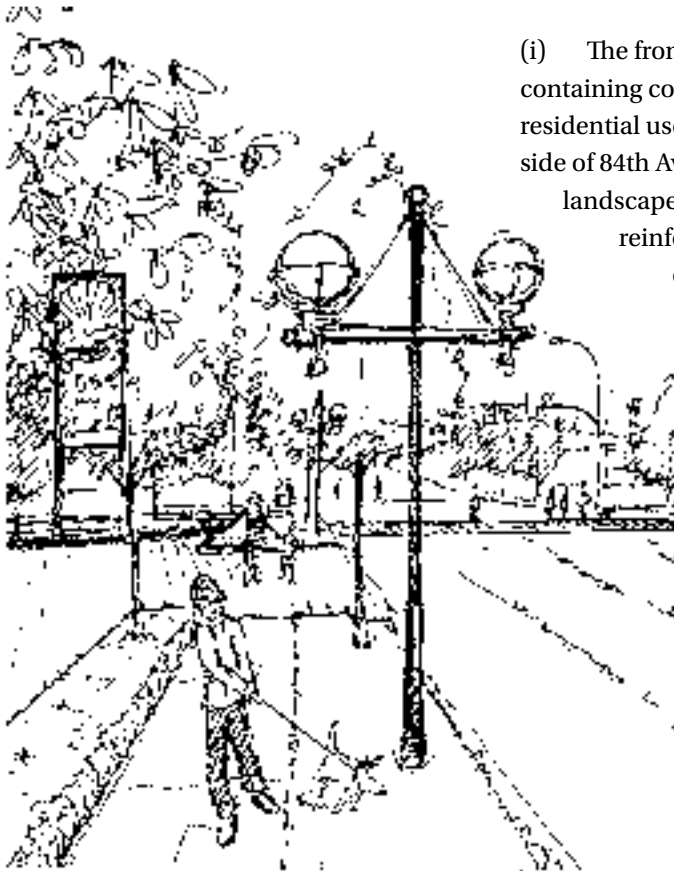
(f) Pedestrian resting/seating areas should be located at intervals along the sidewalk on 84th Avenue. Each of the areas should provide bench seating and garbage receptacles. Preferred locations for these rest areas are at points where the sidewalk intersects with pedestrian routes linking to public open spaces within the Northeast Quadrant.



Pedestrian resting area along sidewalk

(g) All new development and redevelopment projects should provide high-quality street furniture which may include bus shelters, benches, waste receptacles, newspaper dispensers, information kiosks, public art, etc. Furniture design, colour, and style of fixtures should be co-ordinated.

(h) Pedestrian-scale lighting should be installed along this section of 84th Avenue, to be located either on existing street light poles or in the grass boulevard in line with the street trees, if on separate poles.



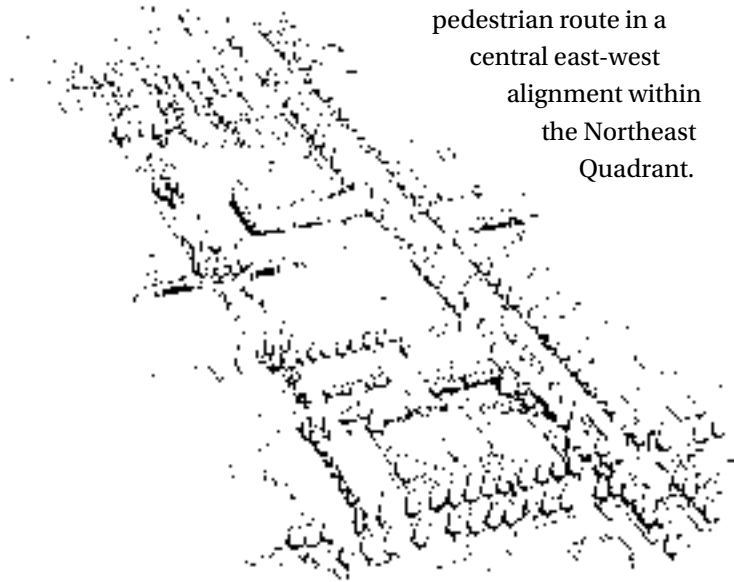
(i) The front setbacks of all buildings containing commercial or multiple-family residential uses fronting on the north side of 84th Avenue should be intensively landscaped with plant material to reinforce the park-like character of this streetscape. The front setback should be a minimum of 6 metres to ensure adequate space for landscaping. A maximum front setback of 12 metres is encouraged for new buildings in order to achieve a strong architectural street-wall for the Northeast Quadrant over time.

Pedestrian scale lighting along sidewalk

1.4 East-West Pedestrian Route Within the Northeast Quadrant

Objective:

To ensure that commercial and multiple-family residential and institutional uses contribute to the provision of an attractive, functional pedestrian route in a central east-west alignment within the Northeast Quadrant.



**Perspective sketch of
Northeast quadrant
with East-West
community park
walkway connection**

Guidelines:

(a) The facade of buildings adjacent to the east-west pedestrian route should be designed for pedestrian interest and include a number of overlooking windows. Green landscaping at the building foundation and screening of any visible parking lots should be provided.

(b) Pedestrian-scale lighting on the buildings or on poles and lighting of landscaping with upwardly directed

**84th Avenue
and 114th Street
intersection looking
northward**



spotlights is encouraged along pedestrian links to the central east-west route and along the sides of buildings edging the route.

(c) Wherever possible, facilities within the Northeast Quadrant should be linked to the route which should eventually connect from the intersection of 84th Avenue and 112th Street, through the library site, to the North Delta Recreation Centre. The alignment of the route should be kept as much on axis with the east-west walk between the ballfields in the Community Park as can be achieved.

(d) Any commercial or mixed-use development on the Boundary Health Unit or Credit Union site should address or integrate a pedestrian connection from the west end of the east-west walk between the ballfields in the Community Park towards the intersection of 84th Avenue and 112th Street. The substantial change in elevation at this location could be successfully integrated into a parking structure with access at the grade of the Health Unit building and pedestrian access from its roof at the grade of the ballfields.

(e) Future park programming and design will ensure that the 'driveway' entry (utility right-of-way) from 112th Street into the Community Park will be maintained or upgraded. There may be safety concerns regarding the underground utility line in relation to public usage. Where the location of utilities permits, the principles of tree-lined edges and walkways, pedestrian scale lighting and logical connections to the rest of the park and beyond will be respected. Decorative street lighting will also be considered.

2. Building Siting

2.1 Commercial and Mixed-Use Buildings

Objective:

To enhance the pedestrian environment for shoppers in the Nordel area through the siting of buildings containing commercial uses and related parking lots.

Guidelines:

(a) Commercial and mixed-use buildings fronting on either 84th Avenue (except on the north side between 112th and 114th Streets) or 112th Street should be located at the property line except for setbacks of a maximum width of 2 metres to accommodate a recessed entry, if desired, or of a maximum width of 4 metres to permit an outdoor eating area of a restaurant use.

b) Parking should be located at the rear of buildings fronting on 84th Avenue or 112th Street, if possible, or, as a second choice in the interior, non-corner location sideyards of buildings. Where parking is adjacent to these streetscapes, parking should be screened by a landscape planting of a minimum height of 1 metre and a minimum depth of 1.2 metres.

2.2 Multiple-Family Residential Buildings

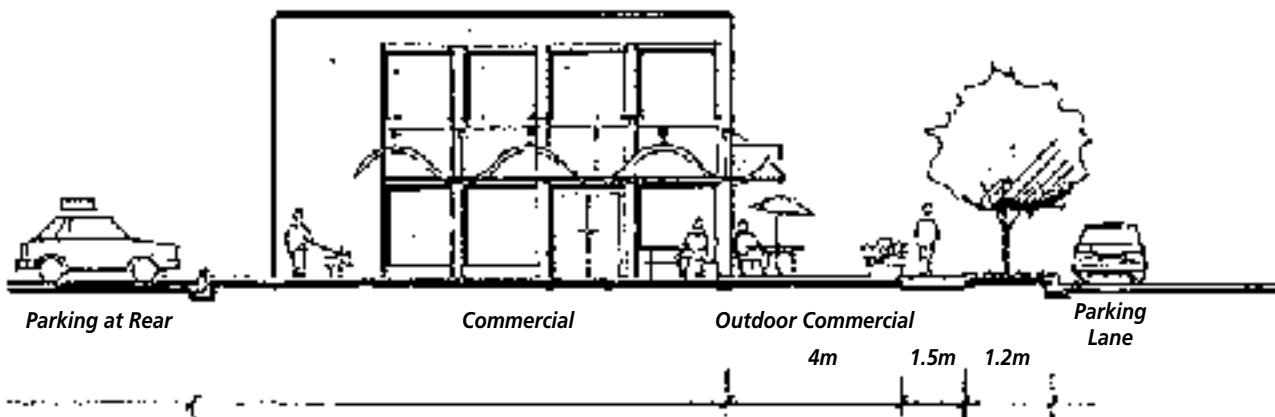
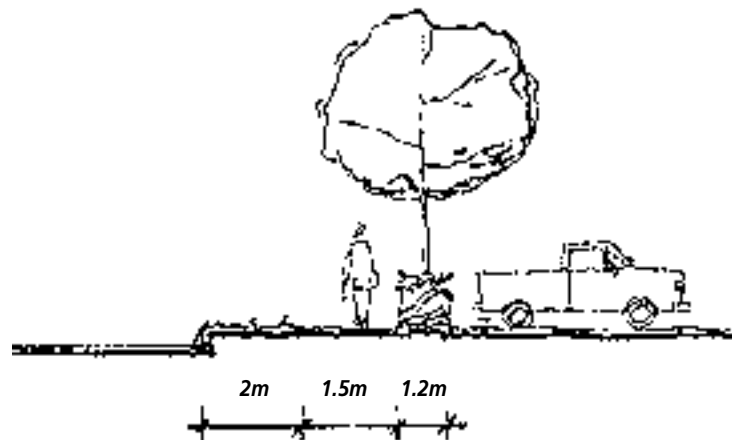
Objective:

To ensure that the siting of multiple-family residential developments contributes to the overall pedestrian-orientation and landscaped character intended for Nordel.

Guidelines:

(a) The front yard setback of multiple-family residential buildings should feature primarily soft landscape elements such as lawn, shrubs, and flowerbeds.

Section view of parking lot and landscape screening



Section view of Commercial or Mixed use streetscape for 84th Ave or 112th St except within North-East quadrant

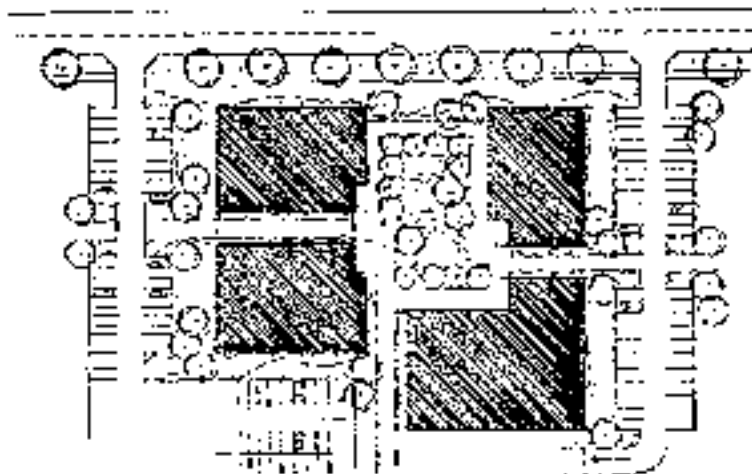
(b) Parking should be sited where it is not visible from the sidewalks of adjacent streets. The preferred locations for parking are in underground parking or in surface lots located at the rear of the building.

(c) Driveway crossings of the sidewalk should be minimized in number and in their width to maximize sidewalk continuity.

(d) Vehicular access should be provided from streets other than 84th Avenue, if possible.

(e) The design of the building(s), the location and detailing of entries, and the landscape treatment of all property edges which face public streetscapes and other pedestrian-oriented open spaces should permit passers-by to enjoy their landscaping and attractive facades from adjacent sidewalks without impinging on the privacy of residents.

**Schematic plan
view of a courtyard
grouping for
institutional buildings**



2.3 Institutional, Public, Non-Profit, and Other Community Oriented Buildings

Objective:

To promote the siting of buildings in a park-like setting with groupings of compatible uses to form public courtyards which are animated by the comings and goings of building users and provided with public amenities which facilitate gathering and socializing.

Guidelines:

(a) Buildings should be organized in groupings around a shared central public courtyard. New buildings should be sited to maximize the potential for existing buildings to be integrated into a meaningful grouping. Courtyards should be visually open to view from the 84th Avenue pedestrian route and to the south exposure for sunlight.

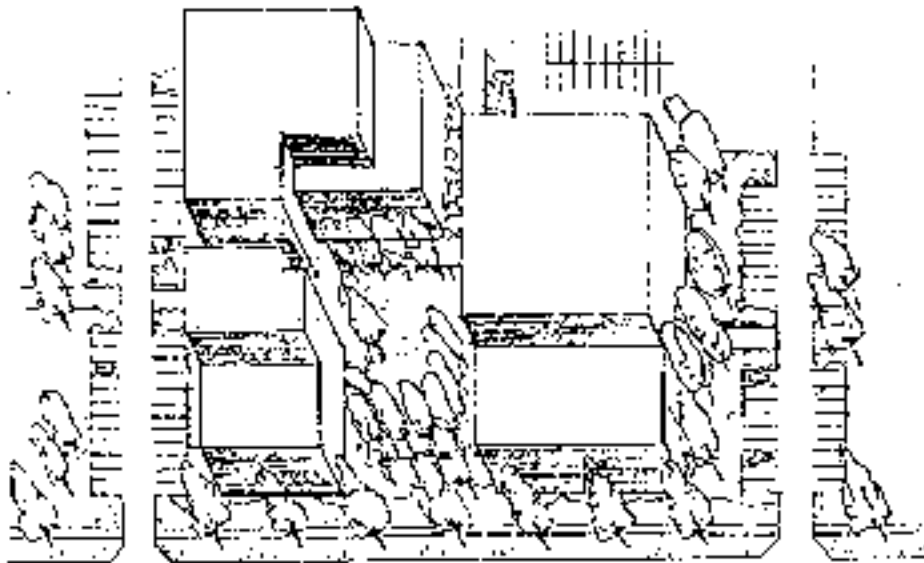
(b) The main entrance(s) of new buildings should front on its shared courtyard so that most users will arrive and depart via this entrance. The entrance should be emphasized within the architectural design of the facade to be clearly visible from adjacent streetscapes and to have obvious visual connections to a main entrance evident from parking lots.

(c) Courtyards among buildings should be linked to the sidewalk of 84th Avenue and to the central east-west pedestrian route by generous pedestrian pathways of a minimum width of 2 metres and surfaced in paving material and pattern which is integrated with the surface treatment of the courtyard.

(d) Courtyards should be designed for intensive pedestrian traffic with hard surfaces in interesting paving materials and patterns. Public use of courtyards should be encouraged by providing extensive seating and amenities such as drinking fountains, information kiosks, public telephones, garbage receptacles, and public art installations.

(e) Parking lots should be located behind or at a distance from buildings where possible, so as to minimize their visibility from the courtyards and streetscape. Where parking fronts on public open spaces, it should be screened with landscape elements such as hedges or massed plantings of ornamental shrubs to a minimum height of 1.2 metres. Consideration should be given to providing opportunities for visual surveillance of parking lots from building entrances and windows, especially at passenger drop-off points. Parking lots should be generously landscaped internally to support the concept of a park-like setting throughout the Northeast Quadrant.

Courtyards linking to sidewalk as viewed from above



3. Building Form

3.1 Commercial and Mixed-Use Buildings

Objective:

To encourage buildings which contain either commercial or mixed commercial/multiple-family residential uses to reinforce the urban design objectives for the Nordel Social Heart area and to increase pedestrian activity by providing offices or residential uses on second and third floors.

Guidelines:

- (a) Commercial and mixed-use developments fronting on either 84th Avenue or 112th Street should include retail use at grade adjacent to these key pedestrian routes.
- (b) The ground floor treatment of buildings fronting on 84th Avenue or 112th Street should feature extensive use of windows to provide views into either displays of goods or the interior of the commercial space, for the interest of passers-by.
- (c) Use of awnings or canopies to offer weather protection to passing pedestrians is encouraged.
- (d) Two or three storey buildings are preferred over one storey buildings to better define the vertical edges of shopping streets and to offer second and third storey locations for non-retail commercial uses, especially professional and community agency offices, and for residential uses. Both office and

residential uses add customers for local shops and services and provide more surveillance of exterior spaces via overlooking windows.

- (e) The architectural style of buildings should reflect their planned use. While historic elements and architectural references may be incorporated into a design, inauthentic theme style buildings (e.g. Spanish Mission or Tudor replicas) are discouraged. Desirable architectural elements include many windows (transparent rather than reflective), vertical definition to reduce the facade scale to the dimension of individual shopfronts, and strong top and first floor cornice lines.

Building architecture should be detailed and articulated to be interesting when viewed at close range by pedestrians.

- (f) Buildings at the key corners of the intersection of 84th Avenue and 112th Street should respond with a vertical element emphasizing the importance of the building corner.

3.2 Multiple-Family Residential Buildings

Objective:

To integrate the design and landscape treatment of buildings which are exclusively or substantially multiple-family residential into the green, park-like character intended for the Nordel Social Heart.

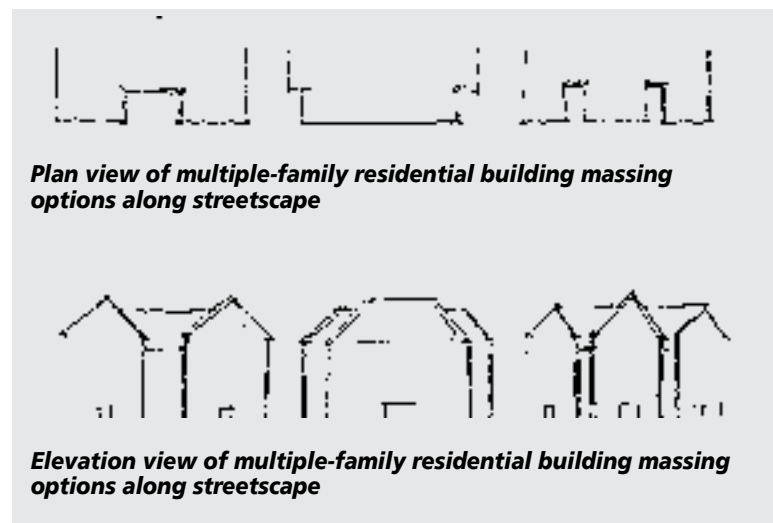
Guidelines:

(a) The front setback of all residential buildings should be well-landscaped and easily seen by pedestrians on adjacent sidewalks. Private realm landscaping should reinforce the public realm treatment of regular street trees and concrete sidewalks.

(b) Entries into buildings should be located facing the fronting street and detailed with features typical of residential buildings, including overhanging weather protection of a porch or eave. Where feasible, such as with townhouse development and ground floor apartments, individual entries directly into units from the fronting street are encouraged.

(c) Architectural style, detailing, and materials should respond to the existing, predominantly single family residential development in the Nordel Social Heart. Elements adapted from single family houses such as sloping roofs, complex roof massing, bay windows, multiple pane windows, porches, chimneys, and prominent front doors should be used to integrate multiple-family project design into the character of the neighbourhood.

(d) Building massing should be articulated to reduce the apparent scale of buildings over two storeys or 15.0 metres in frontage in order to respond to the scale of the predominant buildings in the Nordel Social Heart. Buildings with a frontage of over 15.0 metres should be interrupted with a recess or projection to create visual relief. The upper floor of buildings above three storeys in total height, if permitted by zoning, should be enclosed within a roof-like form with residential design elements such as dormers, eaves, or bay windows.



3.3 Institutional, Public, Non-Profit and Other Community Oriented Buildings

Objective:

To integrate the design and landscape treatment of institutional, civic, and other community oriented buildings into the green, park-like character intended for the Nordel Social Heart; so as to contribute to the economic and functional revitalization of Nordel by helping create an attractive, friendly atmosphere for pedestrians.

(a) Provision of weather protection at the edges of courtyards, between buildings in a grouping, and along pedestrian paths leading to parking lots is encouraged and should be designed in keeping with the architecture and materials of the adjacent buildings.

(b) The architectural style of buildings should reflect their planned use. While historic elements and architectural references may be incorporated into a design, inauthentic theme style buildings (e.g. Spanish Mission or Tudor replicas) are discouraged. Desirable architectural elements include vertical definition to reduce the facade scale to the dimension of individual shopfronts, and strong top and first floor cornice lines. Building architecture should be detailed and articulated to be interesting when viewed at close range by pedestrians.

(c) Extensive use of windows of transparent rather than reflective glass is encouraged. In particular, extensive glazing of the entrance lobby is encouraged. An effort should be made to locate windows to overlook the courtyard, pedestrian pathways, and parking lots in the vicinity to promote the safety and security of pedestrians. When these windowless uses cannot be located in an interior portion of the building, blank windowless walls such as for gyms or theatres should be oriented away from courtyards and pedestrian routes.

(d) Buildings located at the corners of 84th Avenue and 112th and 114th Streets and the entry to the North Delta Recreation Centre should be designed to enhance the sense of gateway to the Nordel Social Heart with higher, more detailed building elements at these corners than the rest of the building.

4. Signage

Objective:

To encourage pedestrian-oriented signage instead of signs designed for viewing from vehicles travelling at highway speeds.

To reduce the visual clutter created by too many large signs with too many messages.

Guidelines:³¹

(a) All applications for new commercial and institutional developments and major renovations to existing commercial and institutional developments must include a comprehensive sign plan.

(b) A comprehensive sign plan must specify the proposed size, type of illumination, height, design, location, and number of signs which must generally conform to the regulations of the Delta Sign Bylaw.

(c) A comprehensive sign plan for multi-tenant complexes must propose a minimum of three consistent design elements (i.e., sign type or design, colour, illumination, location, height).

(d) A comprehensive sign plan should work towards enhancing area character as outlined in Special Sign Area schedules of the Delta Sign Bylaw, and maintaining architectural integrity of the subject and adjacent buildings.

5. Sidewalk Patios

Objective:

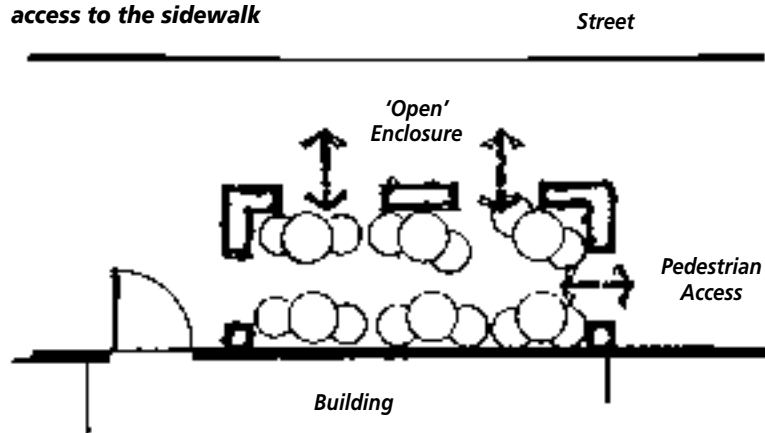
To encourage institutional, commercial, and mixed-use developments to contribute to the comfortable environment for walking and shopping in the Nordel Social Heart by providing sidewalk patio seating on adjacent streetscapes which is inviting, safe, and functional.

Guidelines:

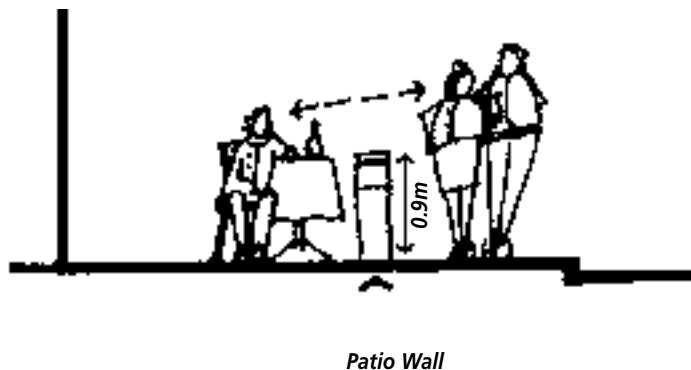
5.1 Public Sidewalks

(a) Eating and drinking establishment patios are encouraged on the public sidewalk adjacent to a properly zoned business enterprise subject to operator interest and the conditions of a valid Sidewalk Patio Permit.

Schematic plan view of a partial patio enclosure with direct access to the sidewalk



Section view of sidewalk and patio with enclosure (barrier) to a maximum of 0.9m in height



(b) Patio areas should incorporate seasonal plantings to beautify the streetscape.

(c) Pedestrian access should be provided from the sidewalk into the outdoor seating area.

(d) Preferably, there should be no enclosure around the patio or, alternatively, partial or visually permeable barriers such as widely spaced planter boxes, rail fencing, plexiglas, or rope and stanchion perimeters.

(e) The perimeter enclosure including the height of any planting on top of an enclosure, should not exceed 0.9m.

5.2 Private Property

(a) Where private patios are proposed adjacent to a street, a visual or pedestrian connection to and from the public streetscape is encouraged (e.g. open air windows viewing in, low fences or gateways).

(b) Any structural work associated with patios should be aesthetically sensitive to the main building and surroundings and should not consume, without Delta's approval, landscaping works previously agreed to as part of an existing Development Permit or covenant for the subject property."