

Tsawwassen Golf And Country Club - SD4

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As shown on Map IIB

Purpose:

- Protection of development from hazardous conditions.
- Establishment of objectives for the form and character of commercial and multiple family residential development.

Justification:

These guidelines provide direction and coordination for commercial, including private recreational, and multiple family residential developments in this Development Permit Area in order to meet the following planning objectives:

- Creating a transition between the community of Tsawwassen and the agricultural land to the north;
- Creating a walkable community with an open, park-like and pedestrian-friendly environment;
- Contributing to environmental sustainability;
- Achieving high standards of building and landscape design; and
- Enhancing the area character and presenting an appealing gateway to Tsawwassen.

This area is located in the floodplain of the Fraser River and, as such, although it is located behind dykes, it could reasonably be expected to be subject to flooding in the event of a failure of the dyke system.

Guidelines:

Development permits issued in this area shall be in accordance with the following guidelines:

1. Site Design and Streetscapes

Objective:

To foster the creation of a pedestrian-friendly, golf course residential community and provide a transition between the agricultural land and the Tsawwassen community and an appealing gateway to Tsawwassen.

1.1 Site Design

- (a) Create a distinctive landmark at the site entrance at 16 Avenue and 52 Street through landscape treatment.
- (b) Provide high quality landscape treatment, including shrub and tree planting, and landscape features as appropriate, along Highway 17 and 52 Street to reflect the role of these streets as gateways to Tsawwassen, convey the community's identity and reflect the role of this development as a transition to the agricultural lands to the north.
- (c) Incorporate landscaped berms as a noise attenuation measure for residential units exposed to traffic noise from major roads, and a buffer between the golf course and adjacent roads.
- (d) Provide and design private and semi-private outdoor open space taking into consideration the passive and active recreation needs of the residents likely to live in the development.
- (e) The use of arbors, trellises and other creative elements to define points of entry, instead of gates, is encouraged.
- (f) Apply Crime Prevention Through Environmental Design principles in site, building, parking area, walkway and landscape design.

1.2 Streetscapes and Pathways

- (a) Provide public pathways through the site including a main route along the 16 Avenue alignment.
- (b) The 16 Avenue route should be designed to safely accommodate cyclists and pedestrians. It should be designed in keeping with the recreational and park-like setting and include ample green boulevards.
- (c) Provide a network of pathways on site to connect site facilities for residents.
- (d) Incorporate trees and landscaping, outdoor seating, ornamental lighting, art, outdoor seating and other street furniture in the design of the public and private streetscapes and the pathway system.
- (e) Use low level, high quality fencing along the 16 Avenue alignment, including materials such as wrought iron, brick, stone, and decorative wood picket fencing, etc. in combination with low landscaping on the street side.
- (f) Use low transparent fencing, alone or in combination with low shrubs, next to pathways in order to maintain opportunities for casual surveillance.
- (g) Install appropriate lighting along walkways, streets, public pathways and in parking areas. Arrange lighting so that all direct rays of light illuminate only the outdoor areas and not adjacent residences.
- (h) Plant shade trees along sidewalks and pathways.
- (i) Plant flowering trees in yards fronting streets to add colour and texture to the streetscape.

1.3 Site Landscaping

- (a) Preserve and incorporate mature trees into the overall landscape design of the site.
- (b) Introduce a variety of plant materials, including deciduous and coniferous trees, shrubs and ground covers in yards and outdoor open spaces. Emphasize use of native and drought resistant species suitable to the site growing conditions.
- (c) Use plant material or landscape features, rather than continuous fencing or walls, to define outdoor open space areas for private use and public use.
- (d) Use landscaping to screen utility kiosks, meters and refuse/recycling areas.
- (e) Where possible, provide wildlife habitat in the design of landscaped areas and the golf course and its water features.

2.0 Building Character

Objective:

To encourage a west coast design character for buildings which are integrated and interactive with the golf course landscape.

2.1 Building Siting

- (a) Locate buildings and recreational facilities to create a park-like landscape including ample open green space in setback areas with wide sidewalks and landscaped boulevards next to the curb.
- (b) Locate and design commercial and residential buildings to complement each other and bring out a unifying design theme.
- (c) Locate buildings so as to create varied and interesting streetscapes.
- (d) Site buildings to maximize views over the golf course and site open spaces, and to maximize sunlight orientation.

2.2 Building Form

- (a) Dedicate street level floor space of commercial buildings to retail, restaurant, personal service and other similar uses which add to the vibrancy of the streetscape.
- (b) Provide weather protection over building entrances.
- (c) Maintain a pedestrian scale in the design of comfortable and user-friendly building entrances and facades (e.g., secure access, seating area, and pick-up/drop off areas for apartments).

(d) Add interest to the building facades by creative use of projections such as bay windows, architectural detailing, window panes and trims, roof forms, variation in massing, colours, and materials.

(e) Reinforce the overall residential character and community identity in the design of the clubhouse.

(f) Maintain a pedestrian scale in the design of the apartment buildings by incorporating architectural detail to provide a strong relationship with the sidewalk and street and reduce massing.

(g) Consider providing roof gardens as an outdoor amenity for the apartment residents.

(h) Design indoor amenity space and other common areas in the apartment building to be wheelchair accessible.

(i) Screen all exterior mechanical units or equipment from view.

(j) Introduce variation on the building facades to give individual identity to adjacent units and break up roof forms to reduce massing.

(k) Locate and design units to maximize privacy and minimize over-viewing.

(l) All under-building parking must be screened from view or located below finished grade.

3. Sustainable Design

Objective:

To maximize sustainable design opportunities.

(a) Maximize retention of existing trees.

(b) Provide lot drainage in substantial conformity with the approved master storm water management plan.

(c) Orient and design buildings to maximize natural light and southern exposure.

(d) Consider providing green roofs as a sustainability feature.

(e) Provide geothermal heating and cooling systems.

(f) Use energy saving fixtures and devices in public and private areas.

(g) Maximize the amount of landscaped area and permeable surface on the site. Maximize use of permeable material for areas such as patios, sidewalks, outdoor parking areas and entrance driveways to visually define them and reduce impacts of asphalt pavement.

(h) Use storm water for irrigation where practical.

(i) Apply and adhere to the principles of sustainable resource management as set out by the Audubon Society's Cooperative Sanctuary Program in the redevelopment of the golf course, including the placement of native vegetation throughout the golf course to provide a natural habitat for birds and wildlife.

4. Parking and Loading Areas

Objective:

To enhance the areas for parking and loading/unloading and make them convenient and pedestrian-friendly.

- (a) Locate surface parking areas away from the street or screened from direct views from the street with berming and landscaping.
- (b) Minimize excessive use of asphalt in parking areas by ensuring each aisle accesses a double row of parking.
- (c) Provide landscaping incorporating shade trees, shrubs and ground covers on the edges and in pockets throughout parking areas in keeping with and reinforcing the park-like character of the site and to break up parking areas into smaller sections.
- (d) Incorporate decorative pavement to break up parking areas and to identify pedestrian routes.
- (e) Provide direct pedestrian connections, between the parking areas and the apartment entrances, the retail stores and services, and the clubhouse, on clearly identifiable walkways. These walkways should have a minimum width of 2 m.
- (f) Ensure all areas in the surface and underground parking areas are well lit. Use ornamental lighting in outdoor areas and pedestrian scale lighting along walkways. Arrange lighting so that all direct rays of light illuminate only the parking areas and not any adjoining premises.
- (g) Provide long and short term bicycle parking facilities in all areas of the development.
- (h) Locate loading areas in unobtrusive locations, out of direct view of residential units, the street, and the clubhouse or screen them from view.

5. Signage

Objective:

To reinforce the pedestrian-scale environment with innovative unobtrusive signage.

- (a) Include a comprehensive sign plan to coordinate all signs on the site. Refer to the Delta Sign Bylaw for detailed requirements.
- (b) Integrate signs with the building design to complement rather than detract from the building architecture. Pedestrian-scale projecting signs are encouraged.
- (c) Free-standing signs should be low scale, and be designed to complement the architecture of buildings and integrate into landscaped areas.
- (d) Minimize the number of messages on all signs.
- (e) Use indirect illumination for signage. Directly illuminated signage, if used, must have opaque background.

6. Floodproofing

Objective:

To protect development from flooding hazards.

- (a) No building or any part thereof shall be constructed, moved or extended nor shall any mobile home or unit, modular home or structure be located with the underside of a wooden floor system or top of concrete slab for areas to be used for habitation, business, or the storage of goods damageable by floodwaters lower than two point nine (2.9) metres geodetic Survey of Canada datum. No building shall be constructed within six (6) metres of the natural boundary of any swamp, slough, pond or ditch.
- (b) In the areas which may be subject to flooding, a restrictive covenant shall be provided under Section 219 of the Land Title Act acknowledging that the land may be subject to flooding and saving the Municipality harmless from any claims arising out of damages to lands or buildings by flooding.