

DEVELOPMENT PERMIT AREA GUIDELINES

DPA 2 URBAN VILLAGE



General Regulations

12.2.1 Category

DPA 2 is designated under the following categories of Section 488 (1) of the Local Government Act:

- (f) Establishment of objectives for the form and character of commercial, industrial, or multi-family residential development;
- (h) Establishment of objectives to promote energy conservation;
- (i) Establishment of objectives to promote water conservation;
- (j) Establishment of objectives to promote the reduction of greenhouse gas emissions.

12.2.2 Area of Applicability

- DPA 2 guidelines apply to all parcels located in DPA 2 as shown on Appendix K.
- Institutional developments within Urban Villages are requested to apply under this Development Permit Area.
- In situations where guidelines from DPA 2 conflict with guidelines from DPAs 4, 5 or 6, the guidelines from DPA 2 take precedence.

12.2.3 Justification

As the city grows, new Commercial, Mixed Use and Multiple Unit Residential development will be encouraged to cluster in Urban Villages. It will be important for this development to be compatible with the neighbourhoods they will serve, and to contribute to the livability and vibrancy of streets and public spaces.

12.2.4 Objectives

The following guidelines are intended to:

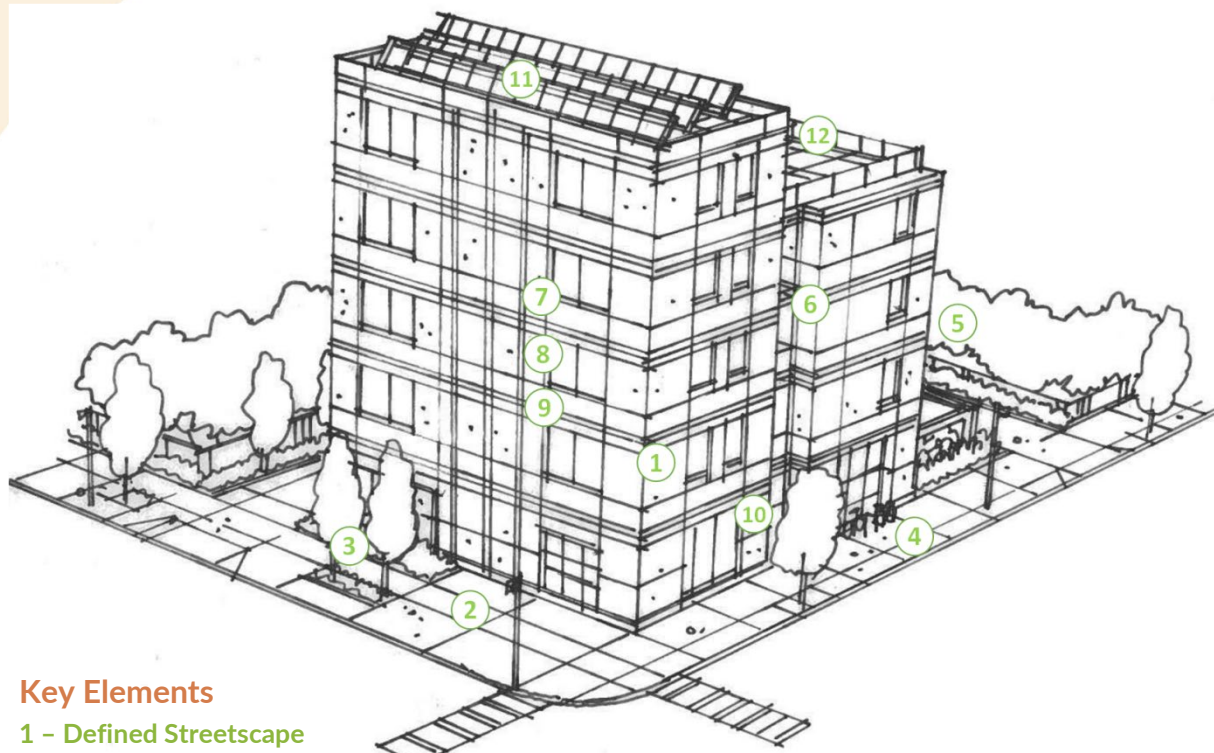
- Facilitate a high standard of building design, site compatibility, and attention to site context.
- Incorporate climate action strategies into development practices.
- Integrate medium to high density residential and mixed use commercial development into Urban Villages.
- Provide a mix of building forms, choices, and affordable opportunities in Urban Villages.
- Integrate residential and cultural land uses with commercial businesses.
- Incorporate Crime Prevention Through Environmental Design (CPTED) principles into development within Urban Villages, while ensuring that vulnerable people are respected.
- Enhance the public realm, provide ample opportunities for residents and visitors to gather and socialize, and create an interesting and vibrant neighbourhood centre with animated shopping streets.

12.2.5 Exemptions

The following exemptions to DPA 2 may be applied:

- Interior Renovations not resulting in any change to the exterior appearance of the building
- Parcel consolidation.
- Signage copy change if no changes to the dimensions of the existing sign.
- Emergency circumstances to remove any immediate danger.

- Buildings that have been destroyed by fire and/or natural disaster less than 75%, as determined by the Building Official, provided the building's massing, siting and general appearance are as prior to destruction and the use conforms to the City's Zoning Bylaw No. 2284, as amended from time to time.
- Any servicing work undertaken by or on behalf of the City of Merritt.



Key Elements

1 – Defined Streetscape

Site buildings so they front and frame public streets. For corner parcels, site buildings to front both streets.

2 – Public Realm

Enliven the public realm with attractive amenities such as seating, bike parking, plantings, water bottle filling stations, wayfinding, transit shelters, and public art.

3 – Xeriscaping

Use drought tolerant and native plant and tree species.

4 – Short-Term Bicycle Parking

Provide bike racks near the building entrance, in a highly visible location.

5 – Vehicle Parking Lots

Locate vehicle parking underneath or behind buildings. Visually deemphasize and screen parking lots with landscaping. Break up large surface parking lots into smaller clustered ones with the use of landscaped islands.

6 – Architectural Interest

Vary building materials, colours, rooflines, and other architectural elements. Establish a rhythm to the streetscape by integrating vertical elements and breaks in the façade of a building.

7 – Simplified Massing

Design buildings with simplified massing, including minimal articulation to minimize building envelope heat loss.

8 – Fire Smart Materials

Use non-combustible exterior façade and roofing materials to reduce the risks associated with wildfire.

9 – Exterior Colours

Use a light colour palette, which may include light earthtone colours. Avoid dark exterior colours to reduce energy use for cooling systems and the heat island effect. Use multiple colours to add interest.

10 – Window-to-Wall Ratio

Design buildings to have an overall window-to-wall ratio of 40% to reduce energy costs.

11 – Solar Energy

Design buildings to incorporate solar panels, where possible.

12 – Stepback

Design midrise buildings with a stepback configuration.

Guidelines

The following guidelines may be applied when setting Development Permit conditions.

SITE CONTEXT

To guide the design of development sites within the context of the greater neighbourhood.

12.2.6 Neighbourhood Connectivity

Design the site to enhance the pedestrian, bicycle, and vehicle connections in the area.

12.2.7 Streetwall Continuity

Design building streetwalls to include architectural features and patterns that are aligned with adjacent buildings, where possible.

12.2.8 Shade and Sun Exposure

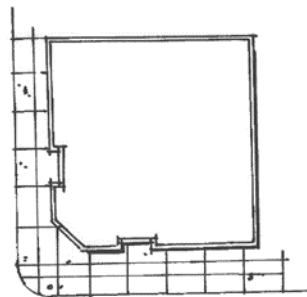
Position buildings to maximize summer shade and winter sun for nearby private and public open spaces, buildings, and dwelling units. Provide a shade study for buildings over 10 metres in height.

SITE PLANNING

To guide the design of development sites internally and in relation to interfaces with the public realm.

12.2.9 Fronting Streets

Site buildings to front public streets. For corner parcels, site buildings to front both streets.



12.2.10 Corner Plazas

For corner parcels, corner plazas are encouraged. As a minimum, the plaza should be consistent with the sight triangle area as outlined in Zoning Bylaw No. 2284, as amended from time to time. Corner plazas should include amenities such as benches, bike racks, landscaping, public art, wayfinding, and other street furniture.

12.2.11 Defined Spaces

Define spaces that are private from those that are public with elements such as landscaping, fencing, or grade changes.

12.2.12 Mid-Block Connections

For mid-block parcels, provide a breezeway or pathway through from the street to the rear lane, where possible, to facilitate pedestrian connections.

12.2.13 Accessible Site Design

Design outdoor space to address the functional needs of persons with disabilities, including those who are hearing, mobility, or visually impaired. Incorporate braille, acoustic techniques, and other universal design elements into site design. Ensure pathways are paved and slopes are minimized.

12.2.14 Walking Connections

Connect main entrances and unit entrances to public sidewalks, parking areas, adjacent residential and commercial sites (existing and future), and trails, with a sufficiently wide pathway.

12.2.15 Informational Displays

Install informational displays along pathways, focusing on local history and Indigenous culture, where possible.

12.2.16 Designated Cycle Routes

Provide additional bicycle parking in developments located along designated cycle routes, as identified in the Active Transportation Plan's Cycle Network Map.

12.2.17 Transit Access

Design buildings on designated transit routes to provide direct access and clear sightlines to bus stops.

12.2.18 Private and Public Open Spaces

Integrate usable private and public open spaces into the site, such as courtyards, parks, patios, playgrounds, plazas, or rooftop gardens. Locate these open spaces adjacent to active uses, such as cafes or retail stores.

12.2.19 Street Furniture

Provide benches, bicycle racks, wayfinding, and other street furniture near main entrances.

12.2.20 Site Grading

Step buildings along the length of a sloping street.



12.2.21 Retaining Walls

Avoid the use of retaining walls. Where retaining walls are required, use decorative block, limit their height, terrace them, and landscape them.

12.2.22 Drive-Through Facilities

Drive-through facilities are not permitted in Urban Villages, except for the Gateway 286 (former visitor centre) property.

12.2.23 Composting, Garbage, Recycling, and Storage

Composting, garbage, recycling, and storage areas should be located behind buildings. Screen these areas with materials that are complementary with principal buildings on the site.

LANDSCAPE AND STREETSCAPE

To guide the design of landscaping and streetscapes to create aesthetically pleasing, vibrant, safe, and environmentally sound spaces.

12.2.24 Public Realm

Enliven the public realm between buildings and street curbs with attractive amenities such as benches, bike parking, plantings, water bottle filling stations, wayfinding, transit shelters, and public art.

12.2.25 Pedestrian Areas

Define pedestrian areas with the use of landscaping elements.

12.2.26 Screening

Screen areas that are not aesthetically pleasing, such as blank walls, parking lots, and storage areas, with the use of landscaping.

12.2.27 Xeriscaping

Landscape with drought tolerant and native plant and tree species.

12.2.28 Fire Smart Planting

Use fire resistant plants, where possible. Deciduous trees are preferred. Avoid the use of highly flammable plants and trees, including coniferous trees with cones or needles. Cedars, junipers, spruce, pine other than Ponderosa, tall grasses, and mulch are prohibited.

12.2.29 Heat and Wind Mitigation

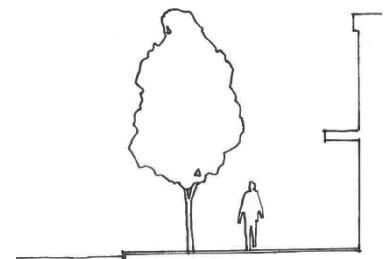
Strategically plant trees, shrubs, and other vegetation to protect from excessive heat and high winds.

12.2.30 Street Trees

Line street frontages with equally spaced, deciduous, drought tolerant, fire resistant trees.

12.2.31 Tree Canopies

Use trees with a high enough canopy that pedestrian sightlines are established or maintained.



12.2.32 Hedgerows and Hedges

Avoid tall hedgerows along public sidewalks and streets. Hedges are prohibited due to their water consumption and fire risk.

12.2.33 Fences

Along public sidewalks and streets, avoid tall fences and use quality fence materials which provide visibility, such as wrought iron. Chainlink fences are prohibited along public streets in Urban Villages.

12.2.34 Stormwater Infiltration

Consider the use of permeable pavers or pavement for parking lots and other paved surfaces.

12.2.35 Crime Prevention Through Environmental Design

Incorporate Crime Prevention Through Environmental Design (CPTED) techniques to ensure spaces are safe, while also considering any potential impacts of the CPTED design elements on vulnerable persons.

LIGHTING

To guide the design of lighting to protect from light pollution, improve safety, and reduce energy use.

12.2.36 Pedestrian Oriented Lighting

Ensure lighting is pedestrian oriented in height and location. Light pathways that provide connections between buildings and other areas of the site and public realm. Lighting of areas not intended for night-time use should be avoided.

12.2.37 Lighting in Parking Areas

Ensure that lighting is installed in parking lots and structures, and along pathways that lead from parking areas to buildings.

12.2.38 Dark Sky

Avoid light pollution by directing lighting downwards.

12.2.39 Uplighting

Use uplighting sparingly, and only for accenting architectural or landscape features or in-ground pathway lighting to improve safety.

12.2.40 Lighting Distractions

Direct lighting fixtures away from adjacent residential properties and as not to create a distraction to vehicle drivers or cyclists. Lighting must not display distracting light patterns.

12.2.41 Solar Powered Lighting

Use solar powered lighting, where possible.

12.2.42 Sensor Activated Lighting

Use sensor activated lighting for security and energy conservation.

PARKING AND LOADING

To guide the design and location of parking and loading facilities.

12.2.43 Long-Term Bicycle Parking

Provide secured long-term bicycle parking, preferably where bicycles can be fastened to a rack. Parking for alternative forms of active transportation, such as mobility scooters, may be substituted for bicycle parking spaces.

12.2.44 Short-Term Bicycle Parking

Provide bike racks near the building or unit main entrance(s).

12.2.45 Vehicle Parking Lots

Locate vehicle parking underneath or behind buildings. Screen parking lots with landscaping. Use landscaped islands to break up large surface parking lots into smaller clustered ones.



12.2.46 Underground Parking

Ensure the height of underground parking structures do not exceed grade level, where possible. If the underground parking is partially above grade, screen with landscaping or use aesthetically pleasing materials on the exposed structure.

12.2.47 Parking Structures

Locate parking structures behind buildings, where possible. If parking structures are abutting public streets, ensure streetwall continuity by using design elements and materials that are compatible with adjacent buildings. Screen blank walls with landscaping and public art. Ensure pedestrian entrances and stairwells are prominent and highly visible from sidewalks. Use wayfinding signage to guide users throughout the parking structure.

12.2.48 Shared Access and Parking

Use shared vehicle access points and shared vehicle parking facilities to reduce the number of curb cuts. Provide access from lanes, where possible.

12.2.49 Loading Areas

Design loading areas to be accessible to service vehicles without interfering with pedestrian circulation.

12.2.50 Zero Emission Vehicles

Include zero emission charging, such as electric vehicle charging stations, on site.

BUILDING DESIGN

To guide the design of buildings that are people focused, attractive and functional with the streets on which they front.

12.2.51 Building Entrances

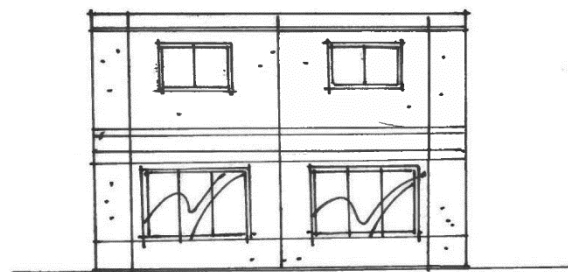
Main entrances should be located adjacent to the street where the building is facing and easily identifiable.

12.2.52 Corner Buildings

Design corner buildings to front both streets with main entrances at the corner. Ensure massing of the building at the corner is architecturally prominent.

12.2.53 Transparent Fronts

Use transparent glazing for building foyers and ground level storefronts.



12.2.54 Height Expression

Buildings in Urban Villages should be designed to be the equivalent of three storeys minimum, either in terms of actual storeys or height in metres.

12.2.55 Architectural Interest

Vary building materials, colours, and other architectural elements, while being mindful of energy efficiency. Avoid blank walls and large expanses of singular materials.

12.2.56 Simplified Massing

Design buildings with simplified massing, including minimal articulation and limited complex junctions, to minimize building envelope heat loss.

12.2.57 Incorporating Architectural Elements

Design buildings to include architectural elements that reflect materials or design features from nearby architecturally significant buildings, where possible.

12.2.58 Fire Smart Materials

Use non-combustible exterior façade and roofing materials to reduce the risks associated with wildfire. Brick, fibre cement board, or stucco is preferred. Poured concrete is acceptable. Metal products are recommended for vents and flashing. Vinyl is prohibited.

12.2.59 Exterior Colours

Use a light colour palette, which may include light earthtone colours. Avoid dark exterior colours to reduce energy use for cooling systems and minimize the heat island effect. Use multiple colours to add interest. Bright colours are acceptable as accents, such as trim or entrance areas.

12.2.60 Murals

Exterior murals are encouraged. The use of materials to create portable or removable murals is preferred.

12.2.61 Window-to-Wall Ratio

Design buildings to have an overall window-to-wall ratio of 40%. Ground floor commercial frontages should have a higher ratio while accommodating the 40% ratio in the building overall.

12.2.62 Window Placement

Ensure windows are offset with windows in adjacent buildings to enhance privacy for residential units.

12.2.63 Balconies

Include private patios for ground floor townhomes and balconies for residential units above the ground floor.

12.2.64 Roofing

Pitched or flat roofs are acceptable. Avoid steep pitches to reduce surface area. Shingles must be a lighter tone and not black. The surfaces of flat roofs must be painted or finished with a light colour to minimize the heat island effect.

12.2.65 Rooftop Equipment

Screen or enclose rooftop mechanical equipment.

12.2.66 Green Roofs and Walls

Design buildings to incorporate green roofs and green walls, where possible.



12.2.67 Solar Energy

Design buildings to incorporate solar panels, where possible.

12.2.68 Historical Significance

Ensure that the facades of buildings of historical significance are preserved.

12.2.69 Scale Transition

Use height transitions when adjacent to lower density residential buildings, where possible.

12.2.70 Accessible Buildings

Design buildings to address the functional needs of persons with disabilities including those who are hearing, mobility, and visually impaired.

12.2.71 Signage

Design signage to be consistent with the associated building and integrate it into the building façade. Under Canopy Signs (blade signs) that extend from buildings over sidewalks are encouraged. Backlit box signs and single or double pole mounted signs are not permitted, except for poles for City of Merritt banners. Incorporate local Indigenous languages (Nłeʔkepmxcin and Nsyilxcən) into signage, if possible. Signs shall conform with Sign Regulation Bylaw No. 1900, as amended from time to time.

MIDRISE BUILDINGS

To guide the specific design requirements for attractive midrise (5 to 12 storey) development.

12.2.72 Midrise Stepback

Design midrise buildings with a stepback configuration. Determine the height of the podium by reflecting adjacent buildings, where possible, to create a continual streetwall.

12.2.73 Rooftop Design and Access

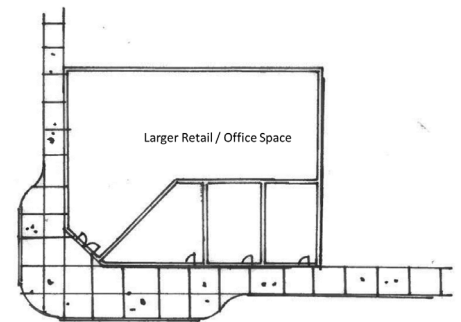
Landscape midrise rooftops and make them accessible to tenants/residents as usable private/public outdoor space, such as gardens or café patios.

COMMERCIAL BUILDINGS

To guide the specific design requirements for attractive commercial development.

12.2.74 Active Ground Floors

Design commercial buildings to include narrow storefronts. Larger retail or office spaces should be located to the rear or above the ground floor.



MIXED USE BUILDINGS

To guide the specific design requirements for attractive mixed use development.

12.2.75 Ground Floor Commercial

Mixed use buildings must include commercial space on the ground floor. Additional commercial space on floors above the ground floor, including restaurants with access to the rooftop, is encouraged.

12.2.76 Locating Residential

Locate residential dwellings in mixed use buildings above or below the ground floor, or behind the ground floor commercial space.

12.2.77 Separated Uses

Separate entrances for upper storey residential uses from the entrances to ground floor commercial uses.

MULTIPLE UNIT RESIDENTIAL BUILDINGS

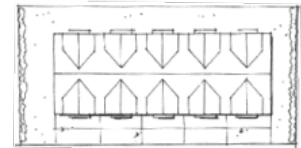
To guide the specific design requirements for attractive multiple unit residential development.

12.2.78 Triplexes and Fourplexes

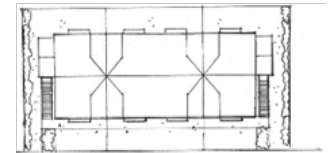
Design triplex and fourplex buildings to locate units side by side, up and down, or back to back. For parcels with lane access, take advantage of the lane by facing some units to the lane and/or locating parking access off the lane.

12.2.79 Rowhouses and Stacked Townhomes

Design rowhouse and stacked townhome buildings to front the street. For parcels with lane access, take advantage of the lane by facing some units to the lane and/or locating parking access off the lane.



Side by Side

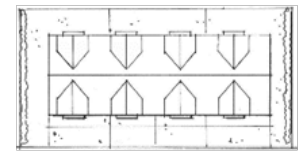


Stacked

12.2.80 Apartment Buildings

Design apartment buildings to front the street.

Locate parking access off the lane, where possible. If townhome units are included in the development, locate them on the ground floor with patio space and landscaping to define the private space from the public realm.



Back to Back

URBAN VILLAGES

To guide the design of development within specific Urban Villages.

Diamond Vale Centre

12.2.81 Clapperton Corner Development

Development on the parcels at the corner of Clapperton Avenue and Menzies Street should be mixed use and reflect the importance of its location by including grand corner building accesses, architectural interest, and patio space abutting the sidewalk.

12.2.82 Sidewalk Extension

Any developments on parcels on the west side of Menzies Street should include the installation of a sidewalk and curb and gutter along the street front.

12.2.83 Menzies Redevelopment

Development on parcels on the east side of Menzies Street should be multiple unit residential or mixed use, should front and frame the street, and include patio or courtyard space abutting the sidewalk.

12.2.84 Park Dedication

The field at the rear of the former Coquihalla Middle School site should be designed as a park, including a soccer field, playground, multi-use court for futsal and basketball, and a dog park.

Collettville Centre

12.2.85 Patios and Courtyards

Design developments on parcels fronting Walnut Avenue to include sidewalk abutting patios or courtyards to activate the street.

12.2.86 Height and Stepback

Buildings should be limited to a height of four storeys and include a two storey podium with stepback along Walnut Avenue and Hill Street frontages, to maintain the village feel of the neighbourhood.

12.2.87 Minimize Rear Shadowing

Developments on parcels fronting the north side of Walnut Avenue should utilize a stepback design at the rear of the buildings or locate surface parking to the rear, as to minimize shadowing impacts on residential properties to the north.

Riverside Village

12.2.88 Park View

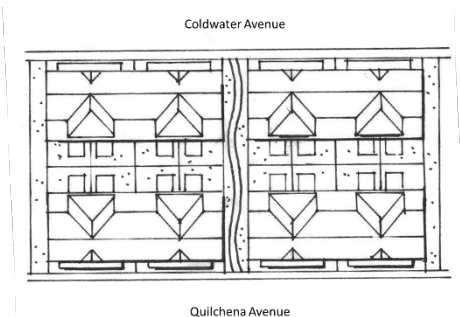
Developments on the north side of Canford Avenue should include sidewalk abutting courtyard or patio space with views to Voght Park.

12.2.89 Wilson Corner Development

Development on the corner parcels at Coldwater Avenue and Wilson Street should be mixed use and reflect the importance of its location by including grand corner building accesses, architectural interest, and patio space abutting the sidewalk.

12.2.90 Coldwater to Quilchena Connection

To enable a pedestrian connection from Coldwater Avenue to Quilchena Avenue, developments on parcels on the north side of Coldwater Avenue, across from the intersection of Coldwater Avenue and Wilson Street, should incorporate a breezeway or pathway into the site design and a mid-block parcel on the south side of Quilchena Avenue, directly north of Wilson Street, should be maintained as open space.



12.2.91 Quilchena Development

Developments on parcels on the south side of Quilchena Avenue should include a mixture of three storey rowhouses and small parcel single detached residential with ground floor secondary suites.

12.2.92 Quilchena Parking

Any developments on parcels fronting the south side of Quilchena Avenue are permitted to forgo on-site vehicle parking and utilize street parking with a parking permit system.

North Bench Village

12.2.93 Neighbourhood Development Plan

Developments within the North Bench Urban Village should include design recommendations from the North Bench Neighbourhood Development Plan's urban design guidelines.

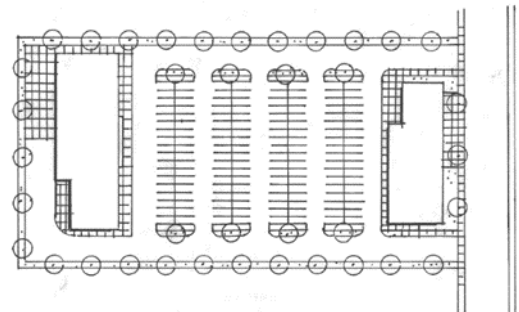
Grandview Village

12.2.94 Forksdale Corner Development

Development on the corner parcels at Forksdale Avenue and River Ranch Road should be mixed use and reflect the importance of its location by including grand corner building accesses, architectural interest, and patio space abutting the sidewalk.

12.2.95 Building Access

Position buildings to front the street, with entrances from the street front. Locate surface parking to the rear and/or internally within developments. Utilize breezeways or pathways to provide access from rear parking lots to main entrances.



12.2.96 Façade

Ensure that facades of buildings facing Forksdale Avenue or River Ranch Road utilize high quality materials. Incorporate blade signs into the design for retail and office spaces.

12.2.97 Ground Floor Townhomes

For apartment buildings, inclusion of townhomes on the ground floor is encouraged.

Ranchlands Village

12.2.98 Height Limit

Except for hotels, buildings should be limited to five storeys in height.

12.2.99 Commercial at Palomino Estates

Any commercial spaces at Palomino Estates should be located within the hotel building.

12.2.100 Commercial and Institutional

Developments at the former visitor centre site should be commercial and/or institutional, and not residential or industrial.

12.2.101 Trail Access

Existing trails, including trailhead accesses, should be maintained. Free parking must be provided for public users of the area trail network.