

APPENDIX 1 - DPA3 GUIDELINES REVIEW

Guidelines DPA3	COMMENTS
36.4 CONTEXT, CHARACTER, SITING + ORIENTATION	
<p>(a) Development should strive to authentically integrate <u>wood and metal</u> elements distinct to the Squamish area to {create a cohesive references to physical locality, natural and human histories, ander culture and spirit of place <u>while supporting design flexibility.</u> as the local vernacular continues to develop and evolve.</p>	<p>Reframed based on Council feedback to allow more flexibility and to support specific materials (i.e. wood and metal) in building design to create some cohesive elements amongst buildings.</p>
<p>(b) For infill development, consider the form and character of nearby buildings and public spaces to promote a sense of cohesiveness. <u>(e.g. footlines, relevant materials)</u></p>	<p>Included examples to provide clarity.</p>
<p>(c) For high-visibility corner sites on public or private streets, walkways or courtyards, building design should orient towards both frontages and respond to the intersection prominence. Blank walls are not considered acceptable.</p>	<p>No change.</p>
<p>(d) The siting, massing and heights of multi-storey buildings should minimize view and solar impacts on adjacent developments, open spaces and streets.</p>	<p>No change.</p>
<p>(e) Multi-Family: Buildings <u>and/or their entrances</u> should be oriented to the street or, where not possible, to internal private streets, lanes, courtyards, or pathways.</p>	<p>Updated to clarify that entrances should be oriented to the street.</p>
<p>(f) Multi-Family: Considers Staggered offset orientation of individual dwelling units, high sill windows and obscured <u>Withinglazing within townhome buildings is encouraged to increase residential privacy.</u></p>	<p>Updated to include purpose of the guideline for clarity.</p>
36.5 SITE CIRCULATION + ACCESSIBILITY + ADAPTABILITY	
<p>(a) Provide universal design features such as accessible, safe -and efficient <u>internal pedestrian routes-site circulation to all units, common amenities and parking through the development through sidewalks and pathways</u> separated from parking and <u>drive aisles. Mid-blocks, crosswalks, lanes, site furnishings, lighting and wayfinding signage should be included in site circulation design.</u></p>	<p>Updated to focus on the general “site circulation” part of the guideline.</p>
<p>(b) All common property, amenities, parks, roads, parking and pathways should provide universal and accessible design features in correlation with District of Squamish Universal and Accessible Streetscape Guidelines and CSA B651 with considerations that include:</p> <ul style="list-style-type: none"> <u>i. accessible sidewalk and pathway widths and surface treatments</u> <u>ii. accessible ramp slopes and staircase designs</u> <u>iii. provide accessible furnishings,</u> <u>iv. accessible curb cuts and signals at crossings and mid-blocks</u> —accessible parking design. i. Pedestrian routes should be level or gently graded, illuminated, hard surfaced, smooth (no interlocking bricks/perpendicular banding), and non-slip. Include sensory cues such as: <ul style="list-style-type: none"> i. contrast of door, pavers/concrete; ii. non-glare signage; iii. clear and dominant main entrance; iv. coloured band or etching at eye level if main entrance is glazed; and v. protruding objects must be cane detectable unless below 680 millimetres 	<p>Updated to focus on the general “accessible” part of the guideline and refer to other documents for technical details while highlighting key topics so designers and planners are aware of what to look for.</p>

Guidelines DPA3	COMMENTS
ii.v. ___ from the floor.	
(c) Pedestrian and cycling routes should provide internal safe and efficient connectivity and efficient links to existing or planned neighbouring sidewalks, and trails, and/or cycling routes . demarcated at vehicular intersections and avoiding high vehicular traffic areas where possible. Strata roads should consider separated pedestrian and cycling facilities where needed.	Updated to include 36.6 (g)
(d) Provide continuous, functional overhead weather protection along the sides of buildings abutting public or strata common sidewalks or pathways rights of way and building entrances.	Updated to expand scope and provide clarity.
(e) Minimize the number of vehicular and building entrances along the primary street fronts and sidewalk interface.	Deleted. This is regulated through the Subdivision Development Control Bylaw.
(f) Commercial and Industrial: Consider mid-block connection, particularly when parking at the rear is separated from entrances at the front.	Deleted and consolidated with 36.5 (a).
(g) Multi-Family: Provide internal pedestrian pathways or sidewalks which connect to each unit. Public pedestrian mid-block connections are encouraged.	Deleted and consolidated with 36.5 (a).
(h) Multi-Family: Whenre grades changes are present, site and building access design to c Consider universal external stairs and short, landscaped accessible ramps to activate the street and to increase active living opportunities.	Updated to address the many buildings within the floodplain and ensure design of ramps and staircases support accessibility and street activation (i.e. not having a large concrete wall up against the sidewalk).
(h) Multi-Family: Internal road networks should incorporate curb cuts at road crossing, and traffic calming strategies that support safe cycling.	Deleted. This is regulated through the Subdivision Development Control Bylaw
(i) Multi-Family: Walled, large fencing, dense landscaping or gated developments Developments that completely block off visibility from the street using walls, large fencing, dense landscaping screens or gates , are strongly discouraged.	Updated to expand scope to all development types and examples for clarity.
(j) Multi-Family: Ground floor access units and private outdoor space should consider Building accessible access design where possible to hat allows for future adaptation in unit configuration and use to allow aging in place is encouraged.	Updated to reframe the guideline to apply to exterior spaces and access. Development permit area guidelines cannot be used to regulate interior spaces.
(k) Multi-Family: At least 10% of residential units should accommodate accessibility challenges such as mobility, sensory or cognitive disabilities.	Deleted as this is covered by OCP Policy 12.4.d and legislatively should be secured in an LDA at rezoning, defined in Zoning or regulated though the BC Building Code and associated Building Bylaw.
36.6 PARKING, TRANSPORTATION + LOADING	
(a) The majority of off-street surface parking should be either completely enclosed within a building or located at the rear of the site and, if available, accessed from a lane so as to not be visible from the street. For corner lots outside the downtown area, parking access may be from a side street or secondary street. Parking wayfinding signage is encouraged to communicate public visitor or commercial parking areas.	Updated to encourage wayfinding signage to guide users to commercial and visitor parking.
(b) Location and design of parking areas should prioritize minimize impacts on sidewalk and bike path continuity and safety .	Updated language for clarity.
(c) Off street parking design should ensure pedestrian and cyclist vehicle safety, including locating accessible parking so that the direct route to a main entrance does not involve travel behind parked vehicles.	Deleted. This guideline duplicates part of guideline 36.6 (a) and is also regulated in the Zoning Bylaw.
(d) Parkades built independently or within multi-use buildings should be screened with storefronts, office space, landscaping, or artistic elements. Open parkades are not aligned with this guideline. recommended.	Updated to include additional language for clarity specific to open parkades.

Guidelines DPA3	COMMENTS
(e) Shared parking between multiple units, adjacent buildings or complementary uses by time of day, as per the Zoning Bylaw, are encouraged.	Deleted. This guideline is regulated by the Zoning Bylaw.
(f) Bicycle racks, lockers or indoor storage should be provided in a secured area with good visibility, access, and lighting, and located preferably near entrances. Exterior bike parking should be covered where possible.	Deleted. This guideline is regulated by the Zoning Bylaw.
(g) Car share or <u>Class B bicycle</u> share spaces should be <u>in a high visibility</u> ble and conveniently <u>located</u> .	Updated to include specific reference to shared bicycle parking (Class B) and greater clarity on location.
(h) Commercial and Industrial: Loading areas should be <u>in less visible areas such as</u> at the rear of the building <u>and/or</u> and accessed from the lane, <u>where applicable</u> .	Updated to allow flexibility and to clarify the intent of the guideline.
(i) Multi-Family: Smaller visitor parking areas, in close proximity to individual units or buildings, are favoured over large parking areas.	Deleted as this guideline is outdated.
36.7 SOLID WASTE STORAGE	
(a) <u>Separate commercial and residential on-site</u> facilities dedicated to the storage and removal of solid waste should be provided to serve the entire development. Adequate space for source-separation of garbage, recyclables, compost, and grease or oil, if appropriate, should be provided. Individual totes for each dwelling units are not supported.	Updated to encourage separate commercial and residential waste rooms as this is an issue identified by the Sustainability Department.
(b) The design and size of the solid waste storage area should comply with District's Solid Waste Storage Technical specifications. (b) Waste storage should be sited in a convenient, well lit, universally accessible location in a central area or at the rear of the development.	Replaced with updated guideline from (d) and moved existing (b) to (d) and consolidated with (e).
(c) Waste storage should be enclosed in a dedicated room in the development. If not possible, a gated, fully-enclosed, wildlife-resistant accessory structure should be used that complements the building design and is screened from public roads and residential properties.	No change.
(d) Waste storage should be universally accessible and convenient for users and collection purposes, and provide safe, adequate maneuvering and vertical clearance for collection trucks.	New guideline to include accessibility requirements and encourage better location and functionality of the waste storage area.
(d) The design and size of the solid waste storage area should comply with solid waste storage technical specifications which may be developed by the District.	Updated and moved reference to 36.7 (b).
(e) Waste storage areas should be accessible for collection purposes, and provide safe, adequate maneuvering and vertical clearance for collection trucks.	Moved to (d) and consolidated with (b).
36.8 OUTDOOR STORAGE	
(a) Commercial and Industrial: The outdoor storage of equipment or materials <u>(including shipping containers)</u> should generally be placed at the rear of the site, <u>to reduce visibility from surrounding roads and any visible residential areas.</u>	Updated to include shipping containers and to make it generic to all use types.
36.9 RELATIONSHIP OF BUILDINGS TO THE STREET	
(a) Elevated frontages created by flood construction level requirements should use landscaped terraces, step walls, porches, or other features to avoid abrupt transitions from grade to floor level.	No change.
(b) Reflect a human scale in the design of building's first two storeys.	Deleted, captured by guideline 36.9 (e).
(c) Avoid large blank walls visible from the street. Consider public art and green walls on vertical elements. For infill areas, detail firewalls in the interim while redevelopment occurs over time.	No change.
(d) Building and site design should enhance passive surveillance in accordance with Crime Prevention through Environmental Design principles.	Deleted, captured by guidelines 36.9 (c) and (e).
(e) Commercial: Units at the ground level should create a strong visual connection to the street, <u>create individual identity and activation</u> , through	Updated to promote more visual interest and activation along street frontages.

Guidelines DPA3	COMMENTS
frontages with significant transparent glazing and large doors or windows that open to the street.	
(f) Commercial: Larger format retail units should minimize their street frontage by setting most of the floor area at the rear behind smaller retail units.	No change.
(g) Commercial and Industrial: Buildings should be located in the front portion of a site, <u>in front of unenclosed parking areas</u> , to enhance the streetscape. Commercial buildings frontages should be <u>close to</u> at the sidewalk except where setbacks are required to create usable outdoor space or where required for accessibility.	Updated to clarify intent.
(h) Commercial and Multi-family: Above the ground level, street-facing units should create a strong visual connection with the sidewalk.	Deleted, redundant.
36.10 BUILDING FORM, MASSING + VARIATION	
(a) Overall, building siting, form and massing should be sufficiently varied to promote interest and avoid a monotonous building image. Building walls and edges should be articulated with horizontal projections such as trellises, extended roof overhangs or shade fixtures. Buildings should be vertically articulated (base, middle, and top) to visually reduce massing. On the block scale, buildings should include articulated massing or variations in material, pattern or detail. Where there are multiple buildings in one development, individual building identity should be reinforced to provide variety in the built environment.	Updated to remove vertical articulation as there are material and colour options to achieve this outcome without affecting Energy STEP code objectives.
(b) Building volume should be massed so that a significant portion of the upper levels of a building are stepped back from the street frontage.	Deleted as this guideline is captured through (a) and (c) and does not align with Energy STEP code objectives.
(c) The image and conclusion of upper building storeys should be given special consideration through upper-level form, massing and roof details. Ensure design continuity, for example, by having upper storey building design elements reflect those at street level.	No change.
(d) Multi-Family: Mid-rise or base building massing are encouraged to frame outdoor space and maximize corners, such as “C” or “L” shapes which allow outdoor space to be viewed from above.	Deleted as this guideline does not promote efficient building forms.
(e) Multi-Family: Emphasize and create visually distinct entrances for individual units with architectural expressions such as height, massing, projection, shadow, punctuation, change in roof line, and/or change in materials.	Updated to apply to all use types.
36.11 BUILDING ROOFSCAPE	
(a) A wide variety of roof styles will be considered acceptable, provided rooftops are well organized and attractive when seen from above, neighbouring buildings and the street.	Deleted. This guideline is partially captured by guideline 36.4 (b) and incorporated into guideline 36.11 (d).
(b) Roof forms are encouraged to reduce the apparent height and massing of buildings. Roof lines should accent, not obscure, important views. <u>Flat roofs discouraged, unless used for green roofs or useable open space.</u>	Updated to discourage flat roofs unless they are productive (providing open space or a green roof).
(c) New buildings should provide appropriate transition between different scales and heights of neighbouring buildings. Avoid roof lines that conflict with the roofline of adjacent buildings.	Deleted, covered by 36.4 (b)
(d) All rooftop mechanical and access equipment and facilities should be combined into a single structure that is integrated into the architectural design of the building and screened to mitigate visual and acoustic impacts on neighbours, <u>including from above.</u>	Updated to remove requirement for single structure as this is too restrictive. Included requirement to consider views from above.
(e) Multi-Family: Flat roof areas may be allowed for use as a green roof, balcony or roof deck, but the street-facing roofline should include architectural features that evoke residential use.	Deleted and integrated into guideline 36.11 (b).

Guidelines DPA3	COMMENTS
<p>(f) Multi-Family: Design should consider environmental factors. Include overhangs and recesses of sufficient depth to provide shade and increase passive cooling (e.g. “cool”, green or light coloured roofs). Unit entries should provide weather protection. Snow should shed into non-pedestrian areas or be retained.</p>	<p>Updated to apply to all development types and provide examples for clarity.</p>
<p>(g) Multi-Family: Consider external stairs and short, landscaped ramps to activate the street and to increase active living opportunities.</p>	<p>Deleted as this guideline is covered by guideline 36.5.</p>
36.12 BUILDING MATERIALS + COLOURS	
<p>(a) The use of sustainable or ‘green’ building materials, including low carbon, recycled, recyclable, and locally sourced materials, is encouraged.</p>	<p>Deleted. This guideline is difficult to review and quantify. Best dealt with through other regulation.</p>
<p>(b) A wide range of high quality and visually appealing cladding and finishing materials that emphasize durability to withstand extensive rain and wind are encouraged.</p>	<p>Updated to remove redundant word.</p>
<p>(c) Building materials should achieve a cohesive and unified building image that complements the character of the surrounding neighbourhood.</p>	<p>Deleted. This guideline is covered in guideline 36.4 (b)</p>
<p>(d) Cladding and finishing materials should avoid false historic or structural references.</p>	<p>Deleted. Staff recommend focusing on positive, material guidelines, which is more aligned with best practice.</p>
<p>(e) For continuity, carry quality materials used for front façades around building corners where facades are exposed to public view at the side or rear.</p>	<p>No change.</p>
<p>(f) Glazing should be non-reflective to allow daylight penetration into buildings. Use of warm or natural colours found in the local maritime or temperate rainforest environment <u>are</u> encouraged <u>over neutral shades of grey, black and white</u>. Use of vivid yet complementary accent colours is encouraged to highlight architectural details and add vibrancy to the streetscape while achieving a pleasing overall colour balance.</p>	<p>Updated to provide clarification and strengthen desire for more colour. Glazing requirements have been removed because they should be considered in building design under the Energy Step Code – building design will determine appropriate level of daylight penetration.</p>
36.13 LANDSCAPING	
<p>(a) Landscaping should enhance the appearance of buildings, amenity and open spaces while screening necessary features such as blank walls and parking. Landscaping design should consider:</p> <ul style="list-style-type: none"> i. plants that provide habitat value and promote biodiversity; ii. native or regionally adaptive plant material <u>that provides habitat value (e.g. pollinators)</u>; iii. limiting wildlife <u>and wildfire</u> attractant plants; iv. a mix of coniferous and deciduous trees <u>and</u>; shrubs <u>for year-round vegetation and other plantings</u>; v. plant groupings that will provide year-round interest; vi. tree plantings that contribute to the urban forest through consideration of aesthetics, habitat/biodiversity and lifespan; vii. limited water requirements with drought tolerant plants <u>for</u> <u>climate resilience</u>. viii. limited maintenance requirements by ensuring plant coverage; and ix. use of raingardens for on-site rainwater infiltration. 	<p>Updated to remove duplicates and for alignment with climate resilience.</p>
<p>(b) Use landscaping to ‘soften’ and in some cases screen <u>or enrich</u> building <u>design edges</u>, such as retaining walls and exposed</p>	<p>Updated to strengthen and clarify intent.</p>

Guidelines DPA3	COMMENTS
parkades, along the ground level façade, or on the building, and along roof edges, balconies and roof decks.	
(c) Provide continuous landscaping along all property lines abutting public road allowances and pedestrian walkways, and along internal private roads, where appropriate.	No change.
(d) All areas not developed with hard surfaces should be landscaped and, when appropriate, curbed. Paving, gravel or mulch are not considered primary landscape treatments.	Deleted as this guideline is covered by Section 4.27 (a) of the Zoning Bylaw.
(e) Retention of prominent existing mature trees vegetation and , particularly tree groupings/ vegetation , should be given priority in site planning. Where trees cannot be retained, specific effort should demonstrate that new landscaping will support future mature tree growth and/or replace the urban forest over time.	Updated to support retention of single, mature tree.
(f) Surface parking and pathways areas should incorporate accessible pervious materials and paving where possible, and provide internal landscaping that reduces the visual impact and shades significant paved areas.	Updated to include accessibility requirements and clarifications.
(g) Screen outdoor storage, chain link fences , mechanical equipment, parking areas, and loading areas with plantings or architectural screens from directly abutting public road allowances, pedestrian areas and adjacent residential development.	Updated to include guideline 36.13 (i).
(h) Where properties abut existing and new trails, a thick evergreen buffer of native trees and shrubs should separate the trail and any structures.	Updated to also include new trails and remove the requirement for an evergreen buffer to be consistent with wildfire guidelines.
(i) Landscaping features and finishing details should be provided to reduce the negative visual impact of chain link fencing visible from roads or residences.	Deleted and combined with guideline 36.13 (g).
(j) Retaining walls used to create building areas should employ a multitier design and landscaped areas between steps to reduce the impact of large walls.	Updated to include all retaining wall types.
(k) A minimum of 10 cubic meters of soil volume should be provided per tree. Where this is not possible due to location of hard surfaces, the use of silva-cells, structural soil or other technical solutions should be used to mitigate soil compaction, encourage root growth and provide access to rainwater.	Deleted and moved to the Zoning Bylaw Section 4.27.
(m) High efficiency irrigation should be provided for all landscaping.	Deleted. This guideline is regulated in Section 4.27, (d), (v) of the Zoning Bylaw which is being updated to match the Outdoor Water Use Bylaw.
(n) Where appropriate, seating should be included in the landscape, including accessible seating for mobility devices adjacent to and across from benches where seating arrangements are clustered for conversation.	No change.
(o) Incorporation of public art installations or creative embellishments are encouraged in building and landscape design.	No change.
(p) All landscaping plans for new developments should be prepared by a member of the BC Society of Landscape Architects or other Qualified Professional. All plant material and contractor's work should meet or exceed the Canadian Landscape Standard (i.e. all items pertaining to landscape design (planting, irrigation, etc.)	Deleted and moved to the document checklist.

Guidelines DPA3	COMMENTS
<p>should be per this standard, as a minimum. See http://www.csla-apc.ca/standard.</p>	
<p>(q) Landscaping plans should identify any phasing intentions and specify industry standard tree protection fencing will be retained through the development process to protect on-site trees and landscape features.</p>	Deleted and moved to the document checklist.
<p>(r) Industrial: For new development where adjacent land is used for residential purposes, buffering in the form of the fencing, berming and/or planting of trees and vegetation should be provided on the industrial property.</p>	Deleted as this guideline is covered in Section 4.7 (a) of the Zoning Bylaw.
<p>36.14 OUTDOOR OPEN SPACE, COMMON AREAS + AMENITY SPACE</p>	
<p>(a) Commercial: Entrance courts, accessible courtyards, Seek opportunities for plazas, and patios for outdoor seating areas that face or open out onto the sidewalk are encouraged.</p>	Updated to prioritize current best practice on outdoor open space.
<p>(b) Multi-Family: All units should include a semi-private yard or exterior space at grade adjacent to the dwelling unit that is distinct from shared open spaces.</p>	Deleted. Open space requirements are regulated in the Zoning Bylaw.
<p>(c) Multi-Family: All residential units should have access to s Shared outdoor amenity spaces should be activated with elements which that foster social gatherings, physical fitness for all ages, structured or unstructured play, and/or gardening.</p>	Updated to focus on design for amenity spaces. Requirements to provide amenity spaces are regulated through the Zoning Bylaw.
<p>(d) Multi-Family: Outdoor public and private amenity spaces should include areas with overhead weather protection to enable functional use of the site in the rain.</p>	Updated to include both public and private spaces to make them more usable in all weather.
<p>(e) Multi-Family: Outdoor amenity spaces should be located, where possible, in sunny, wind sheltered, universally accessible, and central areas visible from circulation spaces and a multitude of windows and doors.</p>	Updated to soften language to reflect difficulty in delivering all the desirable attributes for an amenity spaces.
<p>(f) Multi-Family: Roof terraces, patios and gardens are encouraged as private or shared outdoor space Shared outdoor spaces. These areas should be designed to mitigate impacts on the privacy and enjoyment of neighboring residences and outdoor spaces, where possible.</p>	Updated to not regulate the specific type of open space.
<p>(g) Multi-Family: New developments, not within 250-500 metres not within walking of distance of a publicly accessible playground, should prioritize on-site outdoor children’s play areas. Children’s play areas should be designed with:</p> <ul style="list-style-type: none"> i. play equipment or natural elements for a range of ages; ii. universally accessible features and furnishings; iii. seating for supervising adults; iv. separation of play areas from vehicle circulation and parking areas; v. maximized sunlight with treed areas for shade in the summer; vi. areas of overhead weather protection to enable functional use of the site in the rain; and vii. hardy planting for adjacent landscaping. 	Updated to be more qualitative in nature in relation to distance and to reflect updated direction on the types of amenities desired with these spaces.
<p>(h) Multi-Family: Common amenities (e.g. mailboxes and waste rooms) should be co-located and universally accessible (e.g. maximum height 1.4 metres).</p>	Updated to encourage the co-location of common amenities for convenience and accessibility.

Guidelines DPA3	COMMENTS
36.15 LIGHTING	
<p>(a) All exterior lights should emit the minimum <u>illumination level (LUX) amount of light</u> necessary <u>and should not exceed 3000K light colour temperatures to reduce light pollution and nuisance</u>. Exterior lighting should be directed or shielded to illuminate the ground only <u>and to prevent glare and light spill pollution from encroaching onto adjacent properties and roadways, residential areas and environmentally sensitive areas.</u></p>	Updated to align with District of Squamish Street Lighting Design Criteria guidelines and lighting best practices.
<p>(b) Energy efficient lighting fixtures should be used.</p>	Deleted as most lights are already energy efficient. This guideline is too specific for development permit stage.
<p>(c) On-site lamp poles and luminaires should be consistent throughout the site and with District standards for adjacent public street lighting, wherever possible.</p>	Deleted. The District street lighting is not always appropriate for private development context. District of Squamish Street Lighting Design Criteria guidelines provide lighting considerations for public trails, plazas and strata roads and can be applied where appropriate.
<p>(d) All on-site pedestrian walkways used by employees or the public should have <u>sufficient</u> lighting, <u>not exceeding illumination levels of 5 average lux, - for to permit easy surveillance and safe use at night, -</u></p>	Updated to align with District of Squamish Street Lighting Design Criteria guidelines, lighting best practices and to provide more guidance to avoid over lighting pathways.
<p>(e) Multi-Family: Surface parking lot lighting, where needed, should be pedestrian use and safety focused with illumination levels (lux) to meet low to medium use needs, not exceeding 10 average lux. Exterior security lights <u>for security</u> should be motion <u>and light</u> activated only.</p>	Updated to align with lighting best practices and dark sky principals on where to focus lighting needs in parking lots, avoid over lighting parking lots and reduce lighting parking lots where not needed.
<p>(f) Multi-Family: Building lighting should be flush mounted recessed, or shielded to provide soft and indirect lighting to strata roads, pathways, and common amenities to reduce lighting nuisance and soften overall lighting needs for multi-family sites while still providing safe use at night.</p>	Updated to align with lighting best practices.
36.16 SITE + BUILDING SIGNAGE	
<p>(a) A coordinated signage program detailing proposed signage type, placement, dimensions, materials, and lighting should be included with applications.</p>	Deleted. This requirement will be added to the document checklist.
<p>(ab) All Signage should be coordinated with the design and character of the site and buildings. Signage should add interest without creating visual clutter. Signage should be modest low key in character with directional lit letters only and indirectly softly lit when fitting within the surrounding residential context. Ped friendly signage. No decals- Directionally lit sign bands are not encouraged unless for highway signage.</p>	Updated to clarify intent and better reflect current policy.
<p>(c) Signage should utilize durable, high quality materials appropriate to environmental conditions in Squamish.</p>	Deleted. This guideline is covered by guideline 36.12 (b)
<p>(d) Signage and Sstreet address signages should be <u>located at entrances- and</u> easily legible at all times and conditions <u>from public street frontages.</u></p>	Updated to clarify intent.
<p>(e) Multi-Family: Signage should be integrated with the landscaped area along the public street frontage. Signage should be low key in character and softly lit to fit with the surrounding residential context. All ground level units should have highly visible individual unit numbers.</p>	Deleted. This guideline is addressed in guideline 36.16 (d) and in lighting guidelines (36.15).

Guidelines DPA3	COMMENTS
<p>c) Commercial/Light Industrial: Ground floor commercial and Light Industrial should include pedestrian focused signage and should limit the use of decal signage/images to 30% of ground floor windows and doors to preserve sightlines and activation.</p>	<p>New guideline to encourage pedestrian focused signage and limit the extent of large decal signages, which reduces the visibility into commercial units from the public realm.</p>
<p>36.17 RAINWATER + STORMWATER MANAGEMENT</p>	
<p>(a) Innovative, on-site water management techniques should be considered, such as green roofs, raingardens, bioswales, use of pervious surfaces, engineered rock pits and soil cells, and roof drainage collection and storage for landscaping purposes.</p>	<p>Deleted as stormwater management is regulated through the Subdivision and Development Control Bylaw.</p>
<p>36.18 ENERGY EFFICIENCY</p>	
<p>(a) Design measures and exterior shading devices, such as fixed awnings or retractable canopies that are adjustable according to season, should be employed to limit summer solar gain through south facing windows and glazing.</p>	<p>Deleted as these considerations need to be taken into account to design buildings to meet BC Energy Step Code.</p>
<p>(b) Building design that allows for natural ventilation, such as operable windows on at least two sides of the building, is encouraged.</p>	<p>Deleted as these considerations need to be taken into account to design buildings to meet BC Energy Step Code.</p>
<p>(c) Building design that promotes daylight exposure for natural lighting is encouraged.</p>	<p>Deleted as these considerations need to be taken into account to design buildings to meet BC Energy Step Code.</p>
<p>(d) Cool roofs and pavements made of highly reflective and emissive materials are encouraged to mitigate urban heat, lower energy use and GHG emissions and improve human health and comfort.</p>	<p>Deleted as 'cool roofs' have been moved to 36.11 (f) and paving is covered within Landscaping (36.13)</p>
<p>(e) Variances to building projections into minimum setback areas and minor variances to maximum building height established by the District's Zoning Bylaw may be considered for energy efficient buildings that commit to achieve BC Energy Step Code Step 5 or higher in order to facilitate energy efficient form of construction.</p>	<p>Deleted as this guideline is not being utilized as the benefit of variances to building projections is not commensurate to the cost of moving to Step Code Step 5. Variances are better negotiated to achieve other policy objectives (e.g. no gas covenants).</p>
<p>(f) Variances to Development Permit Area architectural design guidelines may be considered for energy efficient buildings that commit to achieve BC Energy Step Code Step 5 or higher in order to facilitate energy efficient form of construction.</p>	<p>Deleted as this guideline is not being utilized as the benefit of variances to the architectural design guidelines is not commensurate to the cost of moving to Step Code Step 5. Variances are better negotiated to achieve other policy objectives (e.g. no gas covenants).</p>
<p>36.19 SHIPPING CONTAINERS</p>	
<p>(a) Shipping containers are considered structures and should generally conform to relevant form and character DPA guidelines that apply to buildings.</p>	<p>Deleted. Shipping containers are regulated through the Zoning Bylaw.</p>
<p>(b) Where safety and/or security is an issue, shipping containers should be fitted with motion sensor safety lighting.</p>	<p>Deleted. Shipping containers are regulated through the Zoning Bylaw.</p>
<p>(c) Shipping containers should generally be placed at the rear of the site and away from residential areas.</p>	<p>Deleted. Shipping containers are regulated through the Zoning Bylaw.</p>
<p>(d) Shipping containers should be screened from any high visibility street or intersection with attractive fencing or landscape.</p>	<p>Deleted. Shipping containers are regulated through the Zoning Bylaw.</p>
<p>(e) Shipping containers should be re-clad with materials and/or painted with colours that are indigenous to Squamish. Building materials should convey a feeling of quality or permanence that will withstand extensive rain and wind. Paint colors should be selected to allow for maximum integration into the surrounding environment.</p>	<p>Deleted. Shipping containers are regulated through the Zoning Bylaw.</p>