



9.5 INDUSTRIAL GUIDELINES

The following guidelines apply to industrial developments in addition to the General Guidelines for all development permits (Section 9.2) outlined previously in this document.

The intent is to encourage and maintain industrial development in the City of Richmond while maintaining a high standard of visual integration into the built and natural environment, and minimizing negative impacts on neighbouring uses.

9.5.1 ADJACENT USES (EDGE CONDITIONS)

- a) Locate parking and site entrances for heavy vehicles, service vehicles and trucks away from residential sites. In sites where this is not possible, provide landscaping and other measures to reduce noise, fumes, and other potential impacts on adjacent residential areas. An impact study may be required;
- b) Buildings in developments that adjoin designated agricultural lands and residential areas should be designed and oriented to maximize views beyond and between buildings;
- c) Where industrial sites abut residential areas, consider increasing the setbacks to reduce impacts such as noise, odour, or shadow from any industrial building or structure;
- d) Provide a landscaped buffer, minimum 6m (19.7 ft.) wide, between industrial developments and adjacent residential areas;
- e) All exterior lighting should be oriented away from residential areas to avoid impacts such as glare into adjacent residential neighbourhoods. The lighting should be directed so that there is a maximum of 3 foot-candles at the property line;
- f) Fences abutting residential sites should be constructed with materials in keeping with the fences generally used in residential areas;
- g) Unenclosed storage areas should not be located beside or across from residential sites or be visible from any street.

9.5.2 CIRCULATION & PARKING

- a) Parking should not be located within front yard setbacks;



- b) Vehicle circulation should be designed to avoid conflicts between trucks or other heavy vehicles and employees' and visitors' passenger vehicles;
- c) Loading areas and zones should be located in the side and rear of buildings;
- d) Surface parking must be defined by landscaping and screening elements. Refer to general landscaping guidelines for parking lot landscape treatment.

9.5.3 BUILDING SCALE & FORM

- a) Locate offices, reception, and other public use areas at the front of buildings to face streets. Design façades so that these areas are easily identifiable and visible from roads;
- b) Buildings should generally be located at the minimum setbacks from property lines next to streets;
- c) Buildings should be designed to exhibit a cohesive appearance and architectural character. Consider providing skylights, roof forms or other elements to visually express interior spaces or functions. Also consider using architectural elements, materials, finishes, glazing, and textured surfaces;
- d) Façade articulation, such as recessed window and door penetrations, is encouraged to create depth and variation. Deeply articulated façades integral to the design of the building are encouraged; "add-on" elements are discouraged;
- e) Include glazing as a major component on street-facing building façades. Features such as texture, graphics, reveals, and colours should be incorporated into façades that may contain blank walls. Landscaping should also be provided in front of blank walls;
- f) Building façades with significant areas of non-reflective opaque materials should have decorative floodlighting to accent recessed or articulated surfaces;
- g) Main entries should be located and designed to be clearly identified from streets or entry driveways;
- h) Entrances to buildings and dramatic multi-storey interior spaces should be illuminated to enhance their after-dark visibility and significance;
- i) Service doors, e.g. an overhead door at a loading dock, should not be located on a building façade that faces a street. Design service doors to fit with the overall design of the building;



- j) Ancillary or secondary buildings on a site, including those constructed for the purpose of storing materials, should be visually screened from public streets with dense evergreen planting or should be designed and finished in a manner consistent with the principal building;
- k) All rooftop mechanical equipment should be screened from public view or integrated within the architecture.

9.5.4 SITE PLANNING & LANDSCAPING

- a) Identify and retain, as far as possible, existing mature trees on sites. Provide measures for their preservation and long-term maintenance;
- b) Provide a minimum 3m (9.8 ft.) wide landscaped area along all property lines that abut streets. Coordinate the landscaping with that of adjoining developments and integrate landscaping with landscaping in the public realm;
- c) Provide landscaping to identify and define entrances to the site and buildings;
- d) Developments with more than one building on a site should provide sidewalks and pathways connecting the buildings and sidewalks along the front of each building where entrances are located;
- e) Create visual landmarks at locations of high visibility or significant street corners. Provide landscaping at these locations and consider incorporating features such as flag poles, banners, visual art, ornamental trees, and architectural elements and structures;
- f) Fences should be integrated into the landscaping, with adequate planting provided in front of the fence, particularly on sites adjoining or across from residential sites. Berms may be considered as an addition to or as an alternative to a fence;
- g) Chain link fences should be avoided, particularly along street frontages. If a chain link fence is unavoidable, a dense landscaped material such as a hedge must be provided on the outside of the fence;
- h) Outside storage and staging areas may be permitted in the side or rear yard of buildings under the following conditions:
 - Such areas do not encroach on required minimum setbacks;



- Staging and storage of supplies, materials, products, or vehicles are visually screened from public thoroughfares and/or residential uses with landscaping or with screening finished in a manner consistent with the principal building;
- i) Service areas, dumpsters and garbage containers, recycling containers, and utility kiosks should be integrated into the landscape and screened. The minimum treatment should be evergreen planting a minimum 2m (6.6 ft.) in height. Alternative treatment to screen areas adjacent to buildings would be a building or screen wall constructed from the same materials and colours as the principal building, minimum 2m (6.6 ft.) high;
- j) Any part of a building site left vacant for future development should be landscaped consistent with the landscape plan for the remainder of the building site. The minimum ground surface treatment shall be lawn. If the undeveloped portion of the site is unaltered from its natural state (i.e. forested or retaining mature trees and native vegetation), the natural state should be preserved;
- k) Surface treatments such as bark mulch, gravel, or similar material are not acceptable;
- l) All landscaped areas should be irrigated with an approved automatic irrigation system;
- m) All landscaping shall be completed within 60 days after the substantial completion of the construction of any improvements on the building site;
- n) Consider providing landscaping on flat roofs to soften the visual impact of large expanses of roof as seen from above.

9.5.5 AMENITIES

- a) Provide indoor amenities such as a lunch room for employees and provide an outdoor landscaped area in close proximity to the indoor amenity area. The landscaped area should be accessible from the indoor space and should include seating areas and a structure for shelter from sun or rain. Consider including a space for outdoor recreation;
- b) For industrial developments with multiple tenancies, provide amenity spaces for the common use of employees and visitors. Amenity spaces for individual tenancies may be consolidated into large indoor and outdoor amenity spaces for the common use of all tenancies.



9.5.6 ENVIRONMENTAL CONTROLS

- a) Industrial development should be designed so that the uses and activities shall not cause nor become an annoyance or nuisance to surrounding areas by reason of unsightliness; the emission of odours, liquid effluents, dust, fumes or smoke; vibration; noise or glare; high brightness light sources; heat; or anything which creates or causes a health, fire, or explosion hazard; electrical interference; or undue traffic congestion;
- b) Garbage and waste material shall be stored in containers which are weatherproof and animal-resistant within the boundaries of each site and shall be visually screened from all adjacent sites and public thoroughfares;
- c) Glare and bright yard or building lighting should be avoided and must be visually screened from the views of surrounding residential areas.