

MULTI-FAMILY DEVELOPMENT PERMIT AREA GUIDELINES	SUPPORTING COMMENTS/RATIONALE	
Integration With the Existing Area	YES	NO
Orientation, scale, form, height, and materials achieve visual harmony with the surrounding neighbourhood	<input type="checkbox"/>	<input type="checkbox"/>
Redevelopment is in a manner that improves the neighbourhood	<input type="checkbox"/>	<input type="checkbox"/>
Orientation	YES	NO
Maintains, enhances, or creates view corridors or vistas	<input type="checkbox"/>	<input type="checkbox"/>
Allows sunlight penetration	<input type="checkbox"/>	<input type="checkbox"/>
Minimizes visual intrusion onto the privacy of surrounding homes	<input type="checkbox"/>	<input type="checkbox"/>
Ensures the units have facades facing the street	<input type="checkbox"/>	<input type="checkbox"/>
Minimizes shadows cast on private residential outdoor space	<input type="checkbox"/>	<input type="checkbox"/>
Apartment buildings have at least one common entrance facing the street	<input type="checkbox"/>	<input type="checkbox"/>
New housing fronts or appears to front abutting roadways	<input type="checkbox"/>	<input type="checkbox"/>
Townhouse units (internal lot) must have at least one unit with front entrance facing the street	<input type="checkbox"/>	<input type="checkbox"/>
Townhouse units (corner lot) must each face a street	<input type="checkbox"/>	<input type="checkbox"/>
Parking and pathways have hard, slip resistant surfaces and distinguished borders	<input type="checkbox"/>	<input type="checkbox"/>
Walkways accommodate people with disabilities	<input type="checkbox"/>	<input type="checkbox"/>
Walkways include clear sight lines	<input type="checkbox"/>	<input type="checkbox"/>
Achieves visual privacy	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping	YES	NO
Provides an effective transitional buffer and screening for privacy along property lines	<input type="checkbox"/>	<input type="checkbox"/>
Provides a consistent visual image along the streetscape	<input type="checkbox"/>	<input type="checkbox"/>
Provides an attractive streetscape to screen off-street parking, services, and storage areas	<input type="checkbox"/>	<input type="checkbox"/>
All uncovered areas are fully landscaped	<input type="checkbox"/>	<input type="checkbox"/>
Retains natural vegetations and existing stands of trees	<input type="checkbox"/>	<input type="checkbox"/>
Uses an underground irrigation system	<input type="checkbox"/>	<input type="checkbox"/>
Uses native or drought resistant plant species	<input type="checkbox"/>	<input type="checkbox"/>
Designed to maintain personal safety and avoid physical obstructions for people with disabilities	<input type="checkbox"/>	<input type="checkbox"/>

Form, Character, and Building Materials	YES	NO
Reflects the scale, siting, and character of neighbouring properties	<input type="checkbox"/>	<input type="checkbox"/>
Utilizes variations in the character of rooflines	<input type="checkbox"/>	<input type="checkbox"/>
Materials that contribute to quality construction and long term durability	<input type="checkbox"/>	<input type="checkbox"/>
Stepped or alternate massing breaks up the volume of buildings to avoid a boxlike appearance	<input type="checkbox"/>	<input type="checkbox"/>
Articulated walls create visual interest with varied cladding material, windows, doors, trim, fascia details, and patio features	<input type="checkbox"/>	<input type="checkbox"/>
Complementary exterior finishes, i.e. roofing, window treatments, and door styles	<input type="checkbox"/>	<input type="checkbox"/>
Maximized sound attenuation both between units and between adjacent land, roads, and buildings	<input type="checkbox"/>	<input type="checkbox"/>
Single family appearance where multi-family units face single-family areas	<input type="checkbox"/>	<input type="checkbox"/>
Porches and windows overlooking the street	<input type="checkbox"/>	<input type="checkbox"/>
Designed with upper storeys set back from the building footprint	<input type="checkbox"/>	<input type="checkbox"/>
Provides safe, non-glare, evenly distributed site lighting	<input type="checkbox"/>	<input type="checkbox"/>
Provides entrances visible to residents and the public road	<input type="checkbox"/>	<input type="checkbox"/>
Artificial materials, except for Hardi-Plank and similar cementitious sidings, are not permitted	<input type="checkbox"/>	<input type="checkbox"/>
Loading, Utility, and Storage Areas	YES	NO
Located to not impede vehicular or pedestrian traffic	<input type="checkbox"/>	<input type="checkbox"/>
Clustered where possible	<input type="checkbox"/>	<input type="checkbox"/>
Utility and storage structures integrates with the landscaping in an unobtrusive manner	<input type="checkbox"/>	<input type="checkbox"/>
Loading areas, utility and storage structures are screened by decorative fencing or landscaping with a minimum height of 1.8 meters (chain link fencing is discouraged)	<input type="checkbox"/>	<input type="checkbox"/>
Garbage receptacles are screened by solid enclosures or landscaping with a minimum height of 1.5 meters	<input type="checkbox"/>	<input type="checkbox"/>
Wiring placed underground where possible	<input type="checkbox"/>	<input type="checkbox"/>
Open Space and Amenity Areas	YES	NO
Provides areas for play and/or passive activities	<input type="checkbox"/>	<input type="checkbox"/>
Reflects the needs of the anticipated residential population	<input type="checkbox"/>	<input type="checkbox"/>
Features entry courts or open seating areas	<input type="checkbox"/>	<input type="checkbox"/>
Encourages social interaction and a sense of community	<input type="checkbox"/>	<input type="checkbox"/>
Provides safely accessible play area away from vehicle traffic	<input type="checkbox"/>	<input type="checkbox"/>
Differentiates public and private spaces using landscaping	<input type="checkbox"/>	<input type="checkbox"/>
Provides safe and distinct pedestrian routes, connecting to other residential and commercial land uses, and parks or trails	<input type="checkbox"/>	<input type="checkbox"/>

Parking	YES	NO
Located away from the street	<input type="checkbox"/>	<input type="checkbox"/>
Provides close access to main entrances	<input type="checkbox"/>	<input type="checkbox"/>
Provides clearly marked, well lit pedestrian routes, with contrasting paving materials	<input type="checkbox"/>	<input type="checkbox"/>
Provides appropriate signage to assist people	<input type="checkbox"/>	<input type="checkbox"/>
Provides adequate lighting and natural surveillance	<input type="checkbox"/>	<input type="checkbox"/>
Internal access roads provide easy negotiation for emergency vehicles	<input type="checkbox"/>	<input type="checkbox"/>
Provides permeable paving surfaces, with contamination traps	<input type="checkbox"/>	<input type="checkbox"/>
Parking areas are broken up into clusters of 6 to 10 spaces with landscape plantings	<input type="checkbox"/>	<input type="checkbox"/>
Provides underground parking if exceeds four storeys	<input type="checkbox"/>	<input type="checkbox"/>
Open Space and Amenity Areas	YES	NO
Provides areas for play and/or passive activities	<input type="checkbox"/>	<input type="checkbox"/>
Reflects the needs of the anticipated residential population	<input type="checkbox"/>	<input type="checkbox"/>
Features entry courts or open seating areas	<input type="checkbox"/>	<input type="checkbox"/>
Encourages social interaction and a sense of community	<input type="checkbox"/>	<input type="checkbox"/>
Provides safely accessible play area away from vehicle traffic	<input type="checkbox"/>	<input type="checkbox"/>
Differentiates public and private spaces using landscaping	<input type="checkbox"/>	<input type="checkbox"/>
Provides safe and distinct pedestrian routes, connecting to other residential and commercial land uses, and parks or trails	<input type="checkbox"/>	<input type="checkbox"/>
Personal Safety	YES	NO
Design impacts on personal safety should be considered, i.e. avoid recesses, dark alcoves, hiding spots and isolated areas	<input type="checkbox"/>	<input type="checkbox"/>
Principals of Crime Prevention through Environmental Design (CPTED) should be incorporated into building and site planning	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Impact	YES	NO
Minimizes impact on the environment by taking in to consideration the natural topography and existing natural features such as mature trees	<input type="checkbox"/>	<input type="checkbox"/>
Reduces greenhouse gas emissions by incorporating any or all of the following strategies: building siting; choice of building materials and colours; energy efficiency measures; highly insulated building envelope; use of renewable energy for heating and cooling; bicycle parking and storage facilities; electric vehicle parking and support facilities; and reduced automobile parking in accordance with relevant Bylaw provisions	<input type="checkbox"/>	<input type="checkbox"/>