



## DPA-4 – OTHER COMMERCIAL AREAS Objectives & Guidelines Checklist

OTHER COMMERCIAL AREAS DEVELOPMENT PERMIT AREA GUIDELINES	SUPPORTING COMMENTS/RATIONALE	
<b>Building &amp; Site Design</b>	<b>YES</b>	<b>NO</b>
Provides high quality architectural design and materials	<input type="checkbox"/>	<input type="checkbox"/>
Design characteristics and materials complement buildings in the area	<input type="checkbox"/>	<input type="checkbox"/>
Ensures exterior materials are finished	<input type="checkbox"/>	<input type="checkbox"/>
Avoids the use of box stores and long expanses of walls	<input type="checkbox"/>	<input type="checkbox"/>
Avoids the use of large expanses of any one material	<input type="checkbox"/>	<input type="checkbox"/>
Consistency in detail and character	<input type="checkbox"/>	<input type="checkbox"/>
Incorporates visual elements into walls facing roadways	<input type="checkbox"/>	<input type="checkbox"/>
Provides finished elevations if visible from roads or properties	<input type="checkbox"/>	<input type="checkbox"/>
Ensures building is close to the front lot line	<input type="checkbox"/>	<input type="checkbox"/>
Provides variation in the character of roofs	<input type="checkbox"/>	<input type="checkbox"/>
Provides screening of unsightly roof elements using awnings, overhangs, etc	<input type="checkbox"/>	<input type="checkbox"/>
Use of artificial materials is not permitted	<input type="checkbox"/>	<input type="checkbox"/>
Provides protection from the elements	<input type="checkbox"/>	<input type="checkbox"/>
<b>Screening &amp; Landscaping</b>	<b>YES</b>	<b>NO</b>
Provides an effective transitional buffer and screening	<input type="checkbox"/>	<input type="checkbox"/>
Provides a consistent visual image between properties	<input type="checkbox"/>	<input type="checkbox"/>
Includes low-height vegetation between driveways	<input type="checkbox"/>	<input type="checkbox"/>
Provides landscaped pedestrian walkways between buildings and parking lots	<input type="checkbox"/>	<input type="checkbox"/>
Provides an attractive streetscape for off-street parking	<input type="checkbox"/>	<input type="checkbox"/>
Provides a solid decorative fence or landscape strip/screen not less than 1.5 metres high	<input type="checkbox"/>	<input type="checkbox"/>
Uses indigenous plant species and drought resistant species where possible	<input type="checkbox"/>	<input type="checkbox"/>
Maintains and enhances existing trees	<input type="checkbox"/>	<input type="checkbox"/>
Designed to maintain sightlines for personal safety and to avoid physical obstructions	<input type="checkbox"/>	<input type="checkbox"/>
Provides a landscape screen, not less than 1 metre in width and height where more than 3 parking spaces are provided	<input type="checkbox"/>	<input type="checkbox"/>
Avoids the use of fences or retaining along the public road frontage	<input type="checkbox"/>	<input type="checkbox"/>
Incorporates public art and street furniture	<input type="checkbox"/>	<input type="checkbox"/>

<b>Signage</b>	<b>YES</b>	<b>NO</b>
Conforms to the City's Sign Bylaw	<input type="checkbox"/>	<input type="checkbox"/>
Fascia signs and awning mounted signs are encouraged	<input type="checkbox"/>	<input type="checkbox"/>
Complements architectural design and materials	<input type="checkbox"/>	<input type="checkbox"/>
A comprehensive sign plan is provided for larger developments	<input type="checkbox"/>	<input type="checkbox"/>
<b>Loading Areas / Utility and Storage Structures</b>	<b>YES</b>	<b>NO</b>
Structures are not located where they can impede vehicular or pedestrian traffic	<input type="checkbox"/>	<input type="checkbox"/>
Integrates utility and storage structures into the landscaping in an unobtrusive manner	<input type="checkbox"/>	<input type="checkbox"/>
Screened by decorative fencing or landscaping with a minimum height of 1.8 metres	<input type="checkbox"/>	<input type="checkbox"/>
Provides solid enclosure of outdoor garbage receptacles	<input type="checkbox"/>	<input type="checkbox"/>
Placement of underground wiring where possible	<input type="checkbox"/>	<input type="checkbox"/>
<b>Surface / Structure Parking and Access</b>	<b>YES</b>	<b>NO</b>
Parking is located away from the street, preferably at the rear of the building	<input type="checkbox"/>	<input type="checkbox"/>
Access for cars is separate from pedestrian walkways	<input type="checkbox"/>	<input type="checkbox"/>
Provides safe and convenient access for emergency vehicles	<input type="checkbox"/>	<input type="checkbox"/>
Provides disabled or short term parking close to building	<input type="checkbox"/>	<input type="checkbox"/>
Includes bicycle parking (preferably covered)	<input type="checkbox"/>	<input type="checkbox"/>
Uses a permeable surface for parking areas or includes catch basins and landscaping to capture rainfall	<input type="checkbox"/>	<input type="checkbox"/>
Provides concrete curbs, boulevards, and sidewalks along road frontages	<input type="checkbox"/>	<input type="checkbox"/>
Maintains marked sidewalk at grade where there is underground or structured parking	<input type="checkbox"/>	<input type="checkbox"/>
Provides shared access between landowners	<input type="checkbox"/>	<input type="checkbox"/>
Designed to enhance personal safety	<input type="checkbox"/>	<input type="checkbox"/>
Provides screening of service areas	<input type="checkbox"/>	<input type="checkbox"/>
Designed to look like a commercial building	<input type="checkbox"/>	<input type="checkbox"/>
<b>Drive-Through Windows</b>	<b>YES</b>	<b>NO</b>
Avoids traffic congestion and conflict with neighbouring properties	<input type="checkbox"/>	<input type="checkbox"/>
Provides screening from adjacent sidewalks and property	<input type="checkbox"/>	<input type="checkbox"/>
Provides adequate stacking length	<input type="checkbox"/>	<input type="checkbox"/>
Provides screening that is integrated with the design of the building	<input type="checkbox"/>	<input type="checkbox"/>
<b>Shared Road Access</b>	<b>YES</b>	<b>NO</b>
Provide combined access to main roads with adjacent properties	<input type="checkbox"/>	<input type="checkbox"/>

<b>Stormwater Management</b>	<b>YES</b>	<b>NO</b>
Incorporates Stormceptors or equivalent equipment to remove waste from stormwater	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater discharges designed based on Best Management Practices as recommended by the Ministry of Environment	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lighting</b>	<b>YES</b>	<b>NO</b>
Ensures lighting is sufficient for pedestrian and vehicular safety	<input type="checkbox"/>	<input type="checkbox"/>
Designed to minimize the illumination of adjacent residents	<input type="checkbox"/>	<input type="checkbox"/>
Designed to minimize the impact on the night sky	<input type="checkbox"/>	<input type="checkbox"/>
Provides light standards in keeping with the overall development	<input type="checkbox"/>	<input type="checkbox"/>
Provides well-lit frontage of business	<input type="checkbox"/>	<input type="checkbox"/>
<b>Personal Safety</b>	<b>YES</b>	<b>NO</b>
Avoids dark alcoves, recesses, hiding spots and isolated areas	<input type="checkbox"/>	<input type="checkbox"/>
Utilizes CPTED principles for enhanced safety	<input type="checkbox"/>	<input type="checkbox"/>
<b>Environmental Impact</b>	<b>YES</b>	<b>NO</b>
Minimizes the impact on the environment and 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"/>