



DPA-1 – MULTI-FAMILY Objectives & Guidelines Checklist

MULTI-FAMILY DEVELOPMENT PERMIT AREA GUIDELINES	SUPPORTING COMMENTS/RATIONALE	
Integration with the Existing Area	YES	NO
Orientation, scale, form, materials and character achieve visual harmony with the surrounding neighbourhood	<input type="checkbox"/>	<input type="checkbox"/>
Redevelopment improves the neighbourhood and establishes a form to transition the area forward	<input type="checkbox"/>	<input type="checkbox"/>
Orientation	YES	NO
Maintains, enhances or establishes views	<input type="checkbox"/>	<input type="checkbox"/>
Maximizes windows on sun exposed sides of building	<input type="checkbox"/>	<input type="checkbox"/>
Building façade faces and enhances the street	<input type="checkbox"/>	<input type="checkbox"/>
Maintains privacy of neighbouring residential properties	<input type="checkbox"/>	<input type="checkbox"/>
Minimizes shadows on neighbouring residential properties	<input type="checkbox"/>	<input type="checkbox"/>
Building sited toward the street (corner sites should contribute to both street frontages)	<input type="checkbox"/>	<input type="checkbox"/>
Building has strong entry features (awnings, porticos, overhangs, etc.) at street level	<input type="checkbox"/>	<input type="checkbox"/>
If townhouse development, unit entrances have direct connections to the public sidewalk	<input type="checkbox"/>	<input type="checkbox"/>
The primary entrance(s) faces the street	<input type="checkbox"/>	<input type="checkbox"/>
Parking and pathways have hard, slip-resistant surfaces with defined borders of alternate material	<input type="checkbox"/>	<input type="checkbox"/>
Walkways accommodate people with disabilities	<input type="checkbox"/>	<input type="checkbox"/>
Parking areas adjacent to neighbouring residential properties contain solid fencing or dense landscape screening	<input type="checkbox"/>	<input type="checkbox"/>
Private outdoor spaces are strategically located to maximize privacy	<input type="checkbox"/>	<input type="checkbox"/>
If individual unit entrances are located on the outside of the building, they are staggered or recessed	<input type="checkbox"/>	<input type="checkbox"/>
Form, Character and Building Materials	YES	NO
Rooflines contain variation (gables, dormers, etc.) and are visually interesting	<input type="checkbox"/>	<input type="checkbox"/>
Rooftop mechanical equipment is screened by architectural features	<input type="checkbox"/>	<input type="checkbox"/>
Building materials are durable, high quality, attractive and enhance surrounding development	<input type="checkbox"/>	<input type="checkbox"/>
Building volume is broken up by stepped back upper floors (4 th storey and above) and distinctive massing	<input type="checkbox"/>	<input type="checkbox"/>
Building design is articulated and contains varied but complementary cladding materials, windows, doors and patio features	<input type="checkbox"/>	<input type="checkbox"/>

Porches and windows overlook the street for surveillance and interaction with passersby	<input type="checkbox"/>	<input type="checkbox"/>
Development is sympathetic to neighbouring low density properties by appropriate scale and size	<input type="checkbox"/>	<input type="checkbox"/>
Site lighting enhances personal safety, but does not spill over onto adjacent residential properties	<input type="checkbox"/>	<input type="checkbox"/>
Design incorporates locally derived or inspired materials, such as brick, wood and stone	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping	YES	NO
All areas not covered by buildings, structures and parking are fully landscaped	<input type="checkbox"/>	<input type="checkbox"/>
Natural vegetation is retained as much as possible	<input type="checkbox"/>	<input type="checkbox"/>
Significant stands of trees, where present, have been preserved	<input type="checkbox"/>	<input type="checkbox"/>
Underground irrigation systems are installed in landscaped areas, except for areas left in a natural state	<input type="checkbox"/>	<input type="checkbox"/>
Landscape screening 1.5 m high or higher is provided along all property lines abutting neighbouring properties	<input type="checkbox"/>	<input type="checkbox"/>
Native or drought resistant plants are incorporated	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping is designed with personal safety in mind and does not create potential hiding places or physical obstructions for people with disabilities	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping is designed, installed and maintained in line with the BC Landscape Standard.	<input type="checkbox"/>	<input type="checkbox"/>
Loading Areas, Utility and Storage Structures	YES	NO
Areas located in a safe and convenient location within the rear or interior side yard and do not impede pedestrians or vehicles	<input type="checkbox"/>	<input type="checkbox"/>
Utility and storage structures are integrated with the landscaping and do not affect the landscaping quality	<input type="checkbox"/>	<input type="checkbox"/>
Screened by decorative fencing and/or landscaping with a minimum height of 1.8 m (chain link fencing discouraged)	<input type="checkbox"/>	<input type="checkbox"/>
Waste receptacles are stored outdoors with a solid enclosure on all sides with a minimum height of 1.5 m	<input type="checkbox"/>	<input type="checkbox"/>
Wiring installed below ground, where possible	<input type="checkbox"/>	<input type="checkbox"/>
Parking Areas	YES	NO
Located away from street	<input type="checkbox"/>	<input type="checkbox"/>
Provides close access to building entrances	<input type="checkbox"/>	<input type="checkbox"/>
Provides clearly marked, well-lit pedestrian routes	<input type="checkbox"/>	<input type="checkbox"/>
Provides appropriate signage directing people to entrances	<input type="checkbox"/>	<input type="checkbox"/>
Contains adequate lighting to eliminate dark areas	<input type="checkbox"/>	<input type="checkbox"/>
Windows and doorways look onto parking areas to provide an extra layer of security	<input type="checkbox"/>	<input type="checkbox"/>

Constructed using permeable surfaces or incorporate landscaping and oil traps to reduce storm water runoff	<input type="checkbox"/>	<input type="checkbox"/>
Landscaped areas incorporated into parking lot design	<input type="checkbox"/>	<input type="checkbox"/>
Provides underground or structured parking	<input type="checkbox"/>	<input type="checkbox"/>
Open Space and Amenity Areas	YES	NO
Provides areas for sitting and playing	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor/play areas take into consideration the anticipated resident population	<input type="checkbox"/>	<input type="checkbox"/>
Connects the residential complex to other areas (residences, commercial uses, parks) by safe pedestrian routes, where possible	<input type="checkbox"/>	<input type="checkbox"/>
Differentiates public and private spaces using landscaping or screening	<input type="checkbox"/>	<input type="checkbox"/>
Accessibility and Personal Safety	YES	NO
Disabled access is incorporated into building entrances	<input type="checkbox"/>	<input type="checkbox"/>
Where applicable, access ramps and other accessible features are visually integrated within the site design	<input type="checkbox"/>	<input type="checkbox"/>
Accessible routes to building entrances, parking and recreation areas include hard, slip-resistant surfaces with defined borders	<input type="checkbox"/>	<input type="checkbox"/>
Basic principles of Crime Prevention through Environmental Design (CPTED) have been incorporated	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Impact	YES	NO
Buildings minimize environmental impacts by working with the natural site topography, trees or other natural features and maximize sunlight exposure	<input type="checkbox"/>	<input type="checkbox"/>
Development reduces greenhouse gas emissions by incorporating any or all of the following: mindful building siting; choice of materials/colours; energy efficiency measures; highly insulated building envelope; use of renewable energies for heating/cooling; bicycle parking and storage; and electric vehicle parking and charging stations	<input type="checkbox"/>	<input type="checkbox"/>