

DOWNTOWN DEVELOPMENT PERMIT AREA GUIDELINES	SUPPORTING COMMENTS/RATIONALE	
<u>Design of the Public Realm</u>	YES	NO
Creates a defined Downtown area using textured paving	<input type="checkbox"/>	<input type="checkbox"/>
Is walkable (i.e. widened sidewalks, lanes, pathways)	<input type="checkbox"/>	<input type="checkbox"/>
Uses markers, landscaping, and other creative wayfinding materials	<input type="checkbox"/>	<input type="checkbox"/>
Establishes nodes and adds seating/resting areas	<input type="checkbox"/>	<input type="checkbox"/>
Adds landmarks and identifiable places (i.e. public art, interesting landscaping and buildings)	<input type="checkbox"/>	<input type="checkbox"/>
<u>Building Form, Siting, Height and Massing</u>	YES	NO
Presents a unique set of design imperatives	<input type="checkbox"/>	<input type="checkbox"/>
Maintains, enhances, or creates view corridors or vistas	<input type="checkbox"/>	<input type="checkbox"/>
Sites corner buildings so that the area is easily accessible and inviting	<input type="checkbox"/>	<input type="checkbox"/>
Corner buildings sited with commercial exposure on both frontages	<input type="checkbox"/>	<input type="checkbox"/>
Preference to build-to lines over set-backs—defined street edge	<input type="checkbox"/>	<input type="checkbox"/>
Produces attractive elements in front of set back buildings	<input type="checkbox"/>	<input type="checkbox"/>
Between 2.0 and 2.5 meters setback from the property line for a minimum 75% of a building/s front façade	<input type="checkbox"/>	<input type="checkbox"/>
Variances may be approved if the environmental impact is lessened	<input type="checkbox"/>	<input type="checkbox"/>
Upper storeys (4 th and higher) stepped back	<input type="checkbox"/>	<input type="checkbox"/>
Provides visual screening of rear yards and service areas	<input type="checkbox"/>	<input type="checkbox"/>
<u>Lighting</u>	YES	NO
Produces adequate, human-scale lighting for walkways and parking	<input type="checkbox"/>	<input type="checkbox"/>
Provides top-shielded lighting for minimal dispersion of light	<input type="checkbox"/>	<input type="checkbox"/>
Avoids glare onto adjacent residential properties	<input type="checkbox"/>	<input type="checkbox"/>
Overhead wiring is buried or relocated where possible	<input type="checkbox"/>	<input type="checkbox"/>
<u>Landscaping</u>	YES	NO
Plans or maintains substantial areas of shrubbery and trees	<input type="checkbox"/>	<input type="checkbox"/>
Coordinates with the City’s Public Works Department installations	<input type="checkbox"/>	<input type="checkbox"/>
Conforms to the City’s Planting Plan	<input type="checkbox"/>	<input type="checkbox"/>
Designed to maintain personal safety and avoid physical obstructions	<input type="checkbox"/>	<input type="checkbox"/>

Architecture	YES	NO
Avoids unrelated design themes, false fronts, mimicry of heritage windows	<input type="checkbox"/>	<input type="checkbox"/>
Where historic building restoration is proposed, retains and reinforces heritage elements	<input type="checkbox"/>	<input type="checkbox"/>
Avoids large expanses of featureless walls—areas with no commercial activity should contain high architectural detail	<input type="checkbox"/>	<input type="checkbox"/>
Maximizes retail window area—encourages casual window shopping	<input type="checkbox"/>	<input type="checkbox"/>
Provides pedestrians protection from the elements	<input type="checkbox"/>	<input type="checkbox"/>
Roof designs present an appearance of useable/green space	<input type="checkbox"/>	<input type="checkbox"/>
Presents an appealing use of street level windows	<input type="checkbox"/>	<input type="checkbox"/>
Materials used consistently throughout the development	<input type="checkbox"/>	<input type="checkbox"/>
Uses locally produced, high quality, authentic materials (i.e. wood, brick, stone, cement stucco)—no artificial materials (i.e. vinyl siding)	<input type="checkbox"/>	<input type="checkbox"/>
Uses predominantly natural, locally inspired colours	<input type="checkbox"/>	<input type="checkbox"/>
Exterior paint conforms to a vibrant historical colour palette; brighter colours used in feature/trim areas	<input type="checkbox"/>	<input type="checkbox"/>
Provides a properly placed and clearly visible entrance	<input type="checkbox"/>	<input type="checkbox"/>
Doorways and bay windows inset from property line	<input type="checkbox"/>	<input type="checkbox"/>
Mirrored glass and other opaque materials avoided at street level	<input type="checkbox"/>	<input type="checkbox"/>
Provides a safe and inviting outdoor space (i.e. a courtyard)	<input type="checkbox"/>	<input type="checkbox"/>
Entrances are universally accessible to people with mobility challenges	<input type="checkbox"/>	<input type="checkbox"/>
Surface / Structured Parking and Access	YES	NO
Provides parking and loading at the side of building or no closer than 4 meters from a screened property line	<input type="checkbox"/>	<input type="checkbox"/>
Provides remote, walking distance parking if necessary	<input type="checkbox"/>	<input type="checkbox"/>
Provides fenced or landscaped screening	<input type="checkbox"/>	<input type="checkbox"/>
Provides safe separate movement of pedestrians (i.e. allowance for car overhang if near a pedestrian path)	<input type="checkbox"/>	<input type="checkbox"/>
Provides linked pedestrian pathways to neighbouring parking lots	<input type="checkbox"/>	<input type="checkbox"/>
Provides tree planting and landscape features at intervals	<input type="checkbox"/>	<input type="checkbox"/>
Conforms to universal accessibility regulations for parking	<input type="checkbox"/>	<input type="checkbox"/>
Provides some compact spaces for maximum efficiency	<input type="checkbox"/>	<input type="checkbox"/>
Provides permeable paving (if possible) with contamination traps	<input type="checkbox"/>	<input type="checkbox"/>
Provides secure and safe parking—building allows passive surveillance	<input type="checkbox"/>	<input type="checkbox"/>
Provides good parking and access design—with attention to where accesses cross sidewalks	<input type="checkbox"/>	<input type="checkbox"/>

Signage	YES	NO
Conforms to the City's Sign Bylaw	<input type="checkbox"/>	<input type="checkbox"/>
A comprehensive sign plan is provided for larger developments	<input type="checkbox"/>	<input type="checkbox"/>
Complements architectural design and materials	<input type="checkbox"/>	<input type="checkbox"/>
Canopy Design	YES	NO
Presents an integral part of the architecture	<input type="checkbox"/>	<input type="checkbox"/>
Barrel canopies and back lighting are avoided	<input type="checkbox"/>	<input type="checkbox"/>
Subdued colours, complementary to the built and natural environment	<input type="checkbox"/>	<input type="checkbox"/>
Public Art	YES	NO
Incorporates public art in design, which may include external murals, sculptures, or art installations in the lobby that are visible from the street	<input type="checkbox"/>	<input type="checkbox"/>