

HIGHWAY-1 CORRIDOR DEVELOPMENT PERMIT AREA GUIDELINES	SUPPORTING COMMENTS/RATIONALE	
Design of the Public Realm	YES	NO
Provides 3 metre wide sidewalks along corridor	<input type="checkbox"/>	<input type="checkbox"/>
Provides a landscape buffer zone	<input type="checkbox"/>	<input type="checkbox"/>
Enhances corridor shopping with pathways between buildings	<input type="checkbox"/>	<input type="checkbox"/>
Provides markers and landscaping materials to encourage exploration	<input type="checkbox"/>	<input type="checkbox"/>
Provides established nodes throughout the corridor	<input type="checkbox"/>	<input type="checkbox"/>
Provides landmarks to help orientate people to features	<input type="checkbox"/>	<input type="checkbox"/>
Provides landmarks like public art and interesting landscaping features	<input type="checkbox"/>	<input type="checkbox"/>
Building Form, Siting, Height, & Massing	YES	NO
Establishes a build-to-line to guide development	<input type="checkbox"/>	<input type="checkbox"/>
Provides a step back or screening if over three storeys	<input type="checkbox"/>	<input type="checkbox"/>
Provides gathering places, corner seating areas, or unique corner features	<input type="checkbox"/>	<input type="checkbox"/>
Avoids the appearance of long, continuous building faces	<input type="checkbox"/>	<input type="checkbox"/>
The longest building face is not parallel to the public street	<input type="checkbox"/>	<input type="checkbox"/>
Building is brought to a defined edge, not set back by varying amounts	<input type="checkbox"/>	<input type="checkbox"/>
Parking is not between the front façade of the building and the street	<input type="checkbox"/>	<input type="checkbox"/>
Setback is large enough to permit landscaping, pedestrian amenities, and other interesting features	<input type="checkbox"/>	<input type="checkbox"/>
Architecture	YES	NO
Provides high level of attention to architectural design	<input type="checkbox"/>	<input type="checkbox"/>
Avoids large expanses of featureless walls	<input type="checkbox"/>	<input type="checkbox"/>
Avoids false fronts	<input type="checkbox"/>	<input type="checkbox"/>
Materials and textures should complement those of adjacent buildings	<input type="checkbox"/>	<input type="checkbox"/>
Avoids the use of large gaps between buildings	<input type="checkbox"/>	<input type="checkbox"/>
Uses built form and landscape elements to create a defined street- wall	<input type="checkbox"/>	<input type="checkbox"/>
Provides street continuity and casual window shopping	<input type="checkbox"/>	<input type="checkbox"/>
Provides pedestrians protection from the elements	<input type="checkbox"/>	<input type="checkbox"/>
Provides visual screening of services areas	<input type="checkbox"/>	<input type="checkbox"/>
Service areas are integrated into building and site design	<input type="checkbox"/>	<input type="checkbox"/>
Avoid exposing rooftop or ground-mounted utilities	<input type="checkbox"/>	<input type="checkbox"/>

Makes rooftops safe and accessible, where possible and appropriate	<input type="checkbox"/>	<input type="checkbox"/>
Considers individual safety (incorporates principles of CPTED)	<input type="checkbox"/>	<input type="checkbox"/>
Provides universally accessible and clearly visible building entrances	<input type="checkbox"/>	<input type="checkbox"/>
Provides consistency of building material and natural colour	<input type="checkbox"/>	<input type="checkbox"/>
Avoids the use of artificial materials	<input type="checkbox"/>	<input type="checkbox"/>
Surface Parking / Structured Parking and Access	YES	NO
Parking located behind or under buildings. Alternately, at the side of the building or no closer than 4 metres from screened property line	<input type="checkbox"/>	<input type="checkbox"/>
Provides screening or landscaping of parking lots	<input type="checkbox"/>	<input type="checkbox"/>
Provides allowance for car overhang if adjacent to pedestrian paths	<input type="checkbox"/>	<input type="checkbox"/>
Provides separated walkways for pedestrian safety	<input type="checkbox"/>	<input type="checkbox"/>
Includes tree plantings and other landscaped features to provide shade	<input type="checkbox"/>	<input type="checkbox"/>
Uses universal accessibility regulations for parking design	<input type="checkbox"/>	<input type="checkbox"/>
Situates handicapped parking spots closest to the entrance	<input type="checkbox"/>	<input type="checkbox"/>
Provides smaller parking stalls for compact cars	<input type="checkbox"/>	<input type="checkbox"/>
Provides minimal dispersion of light	<input type="checkbox"/>	<input type="checkbox"/>
Uses permeable paving material to minimize storm-water runoff	<input type="checkbox"/>	<input type="checkbox"/>
Ensures safety and security using passive surveillance	<input type="checkbox"/>	<input type="checkbox"/>
Light fixtures in parking lots should not be higher than 5m off the ground	<input type="checkbox"/>	<input type="checkbox"/>
Pays special consideration to both driver and pedestrian sightlines	<input type="checkbox"/>	<input type="checkbox"/>
Consolidates parking lots and driveways between businesses	<input type="checkbox"/>	<input type="checkbox"/>
Provides linked pedestrian pathways to other neighbouring parking lots	<input type="checkbox"/>	<input type="checkbox"/>
Provides parking aisles that are well lit with marked crossings for pedestrians	<input type="checkbox"/>	<input type="checkbox"/>
Signage	YES	NO
Conforms to the City's Sign Bylaw	<input type="checkbox"/>	<input type="checkbox"/>
Multi-tenant buildings must provide a site plan illustrating consistency in signage	<input type="checkbox"/>	<input type="checkbox"/>
Plinth-style freestanding signs rather than monument signs	<input type="checkbox"/>	<input type="checkbox"/>
Backlit signs strongly discouraged	<input type="checkbox"/>	<input type="checkbox"/>
Building identification is encouraged, especially at street corners	<input type="checkbox"/>	<input type="checkbox"/>

Canopy Design	YES	NO
Canopy and awning design is integrated into the building design	<input type="checkbox"/>	<input type="checkbox"/>
Avoids backlighting and barrel awnings	<input type="checkbox"/>	<input type="checkbox"/>
Public Art	YES	NO
Incorporates public art into the design of the building, particularly murals and sculpture installations	<input type="checkbox"/>	<input type="checkbox"/>
Lighting	YES	NO
Lighting provided at a human scale (3-4m), minimizing high level lighting	<input type="checkbox"/>	<input type="checkbox"/>
Avoids glare into adjacent residential properties	<input type="checkbox"/>	<input type="checkbox"/>
Avoids visible overhead wiring where possible	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping	YES	NO
Provides and maintains substantial areas of shrubbery and trees	<input type="checkbox"/>	<input type="checkbox"/>
A minimum of 10% of the commercial site is landscaped	<input type="checkbox"/>	<input type="checkbox"/>
Plant species are mostly indigenous or compatible with the microclimate	<input type="checkbox"/>	<input type="checkbox"/>
Ensures creative and interesting landscape designs	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Impact	YES	NO
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"/>