

MULTIPLE UNIT RESIDENTIAL

Consideration has been given to the following issues as identified in Section 21.5 of the Official Community Plan relating to Multiple Unit Development Permit Areas:

Site Guidelines - Parking						
Does the proposal comply with parking requirements?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is off street parking under buildings, behind buildings or in garages?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
If parking areas are 7 or fewer stalls and are surface parking areas, are they:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
- Single loaded and angled no greater than 45 degrees to the access lane?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
- Adjacent to the building, not the sidewalk?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
- Provide a one way access lane accessing the stalls?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
- Have a minimum of 1m wide landscaped median provided between the access lane & and the sidewalk?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is accessible bicycle parking provided in accordance with zoning requirements?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Site Guidelines - Lighting						
Has site lighting (including external building lighting, lit signage, parking lot or security lighting) been designed to avoid glare onto abutting properties or public roadways?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does lighting consist of downcast or cut off luminaires with internal optics designed to avoid glare?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Site Guidelines - Other						
Are all waste containers, recycling areas and mechanical equipment screened from public view with a fenced and gated enclosure?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has building clustering and other creative uses of space been encouraged?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the clustering of buildings around a central common area create opportunities for sheltered community space and enhance the public realm?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has the use of impervious surfaces been minimized?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Building and Structure Guidelines						
Are buildings laid out with sensitivity towards the view corridors of nearby properties?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are existing view corridors being preserved through varying building and roof forms and site layouts?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the scale and architecture of the buildings complement the existing neighborhood?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>

Are building facades articulated or broken up (minimum 20m intervals) by colour or material changes, or incorporate physical separations such as breezeways, driveways or alleys?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the roofline varied, pitched or otherwise not flat? (eg. Gables, dormers, birds mouths, projections etc.)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is rooftop equipment screened from view by incorporating vertical screening or landscaping that corresponds to the building material?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are the materials used for the building appropriate?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the material used for building trim appropriate?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is/are the building(s) scaled such that there are interesting visual elements to engage pedestrians and the pedestrian realm?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are all buildings with facades fronting two or more roads built to equal design standards along both frontages?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are building footprints cut or rounded at corners to create additional public space?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Landscaping Guidelines						
Does landscaping provide a buffer between adjacent land uses?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does landscaping screen parking, mechanical equipment and garbage disposal areas?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is landscaping provided:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Along the property edges next to roadways?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Between buildings and parking areas?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Along on-site access roads and driveways?		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Along the sides of buildings?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
On other open spaces (such as spaces not used for parking, access roads or walkways)?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has existing landscaping or greenery been incorporated where possible?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is at least 75% of the landscaping composed of drought tolerant species, local species or xeriscaped vegetation?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is sufficient community garden space provided on the property (minimum of 4m ² per unit)?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are fencing materials consistent with the materials of the principle building?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Signage Guidelines						
Are awning, canopy, fascia and signs designed so as to complement the building and neighbourhood?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is there only one free-standing sign for the entire project?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>