

COMMERCIAL

Consideration has been given to the following issues as identified in Section 21.7 of the Official Community Plan relating to Commercial Development Permit Areas:

Site Guidelines - Parking						
Are properties along Highway 97 using service lanes to access sites and not creating additional access points?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are buildings sited and oriented to the service lanes?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the proposal comply with parking requirements?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is off street parking beside or behind buildings in neighbourhood commercial developments?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is off street parking under buildings, behind buildings, or in a parkade in all non-neighbourhood commercial areas?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the development comply with the "Surface Parking Exemption"?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have curbed 1m wide landscaped islands been provided between adjacent rows of parking within surface parking lots?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the landscape island include at least 1 shade tree per 10 parking spots?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are loading bays situated so as not to interfere with internal circulation?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are loading bays designed to not back over public sidewalks or back in from a public roadway?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Site Guidelines - Lighting						
Has site 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 luminaries with internal optics designed to avoid glare?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Site Guidelines - Other						
Are waste containers, recycling areas and mechanical equipment screened with a fenced and gated enclosure shielded from public view?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are the screening/fencing materials consistent with the materials of the principle building?	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"/>
Are inter-pavers, stamped colored concrete or asphalt used to delineate transition areas?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has accessible bicycle parking been provided as per zoning requirements?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>

Building and Structure Guidelines						
Do façade changes or other forms of structural articulation occur at a minimum of 20m intervals?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are color changes, changes in materials or material orientation proposed?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are building facades articulated or broken up 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?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are there awnings or creative overhands incorporated to shield pedestrians from the elements?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are awnings translucent to encourage summer sunlight and natural daylight in the winter months?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is rooftop equipment screened from view?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is this a green roof or the incorporation of a rooftop amenity space?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are building facades fronting two or more roads built to an equal design standard?	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"/>
Does the neighbourhood commercial development integrate with the surrounding neighbourhood character?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are the materials used for the building appropriate; using predominantly natural or natural appearing materials?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are only listed permitted materials being proposed, i.e. masonry, brick, stone, wood, wooden shingles or shakes, cement fiber board or stucco?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are permitted material proposed for building trim appropriate, i.e. steel, woodwork, glass, tiles or other similar materials?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is this development to achieve a recognized green building standard?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Signage Guidelines						
Is signage appropriate for the neighborhood?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the signage compliment the building?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Landscaping Guidelines						
Is landscaping being used to enhance the property and provide a buffer between adjacent land uses?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is landscaping being used to screen parking areas, 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?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<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?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>

Has existing landscaping, trees 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"/>