

**TOWN CENTRE**

Consideration has been given to the following issues as identified in Section 21.6 of the Official Community Plan relating to Town Centre Development Permit Areas:

<b>Site Guidelines - Parking</b>						
Does the proposal comply with parking requirements? - Located at the rear of the building(s)?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is parking behind buildings accessed by a 7m wide service road?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is a 2m wide sidewalk provided between the building and the service road?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are parking lots behind buildings contiguous providing access to adjacent property parking lots?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Can adjoining properties share service roads to access parking areas to (minimize the need to create additional service roads)?	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"/>
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"/>
<b>Site Guidelines - Lighting</b>						
Has the lighting along Main Street and its side streets been restricted to on building and internal light sources?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has site lighting been designed to minimize light cast off the property?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is there lighting in parking areas behind buildings?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have light fixtures been built to a pedestrian scale rather than automotive? (to minimize light pollution)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<b>Site Guidelines Relationship to Street</b>						
Are buildings along Main Street located no closer than 2m to property lines that front Main Street or any cross streets so as to encourage pedestrian use and promote a sense of security?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is there a 2m wide accessible on-site sidewalk (adjacent to the public sidewalk) installed along the property lines?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are the on-site sidewalks finished with brushed concrete?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<b>Site Guidelines - Other</b>						
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"/>
Do buildings follow a traditional or heritage style regardless of company corporate policy or design templates?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<b>Building and Structure Guidelines - Horizontal Definition</b>						
Is a rhythmic pattern of 15m wide building frontages divided into 5m building elements incorporated into the design?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is there a consistent progression of the façade through regular vertical elements such as piers, columns or indentations?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does development off Main Street provide façade differentiation at regular intervals of no more than 12m with vertical elements?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are continuous lengths of building frontages no more than 100m?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are building frontages periodically separated with driveways, alleys or other breaks between buildings?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<b>Building and Structure - Rooflines</b>						
Is the roofline varied, pitched or otherwise not flat so as to create visual interest?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
If the architectural styles does not lend to pitched or varied rooflines, does the proposed development include visual interest with false fronts, additional building articulation or architectural details or modulations to add appeal to the flat roofline?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
If a flat roofline, does the building incorporate a green roof or amenity space on the roof?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
If a flat roofline, does the building incorporate projecting horizontal belt courses immediately below the roofline?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the horizontal belt course project no less than 20cm and no more that 50cm from the building?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the rooftop mechanical equipment screened by roof features or landscaping?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has special consideration been given to how the roofline looks from the pedestrian perspective as well as when viewed from above?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<b>Building and Structure - Building Materials</b>						
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, 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"/>
<b>Building and Structure Main Floor Windows</b>						
Do the windows enhance the attractiveness and visual interest of a street scape?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are 50% to 75% of the first floor windows of all buildings transparent? (as measure from the building grade to the bottom of the second floor)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>

Is the glass transparent and NOT opaque, translucent or reflective?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is reflective glass along pedestrian oriented streets being avoided to encourage use of ground floor level transparency?		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Are the large panes of glass on the main floor broken into smaller sections with mullions or other techniques?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<b>Building and Structure Upper Floor Windows</b>						
Are upper floor windows vertically oriented as opposed to horizontally?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do upper floor windows incorporate features to add interest such as decorative arches, framing columns or decorative lintels?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<b>Building and Structure Vertical Definition</b>						
Are buildings low to med-density scale?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are the buildings broken into sections based on the number of stories? (at least 2 sections for one storey and 3 sections for multiple stories)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are the appropriate techniques being used to break up the mass of the building?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<b>Corner Buildings</b>						
Are all building facades fronting roads being built to equal design standards?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have building footprints been cut or rounded at corners to create additional public space?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<b>Green Buildings</b>						
Does the building design use green techniques to reduce power and water consumptions and emissions?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the building require modifications to meet recognized green building standards?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<b>Signage Guidelines</b>						
Is there only one fascia or canopy sign per business on each side of the building?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are the signs no more than a vertical size of 1m?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are the signs backlight?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
For facades fronting Main Street, Hill Road or Winfield Avenue, have signs been located immediately below the ceiling line of the ground story?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the lettering on signs use traditional serif block letter front or script font (regardless of corporate policy or chain design themes)?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are hanging signs placed under building canopies and advertising businesses within in the building?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are hanging signs made of painted or synthetic wood?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<b>Landscaping Guidelines</b>						
Does landscaping enhance building and streetscape aesthetics and improve the pedestrian experience?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>

Does landscaping 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 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:						
• 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 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"/>
Along Main Street, does the development include planters, raised beds or hanging baskets (If appropriate to the building design)?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>