



## DISTRICT OF LAKE COUNTRY

### DEVELOPMENT PERMIT AREA GUIDELINES CHECKLIST

#### **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:

|                                                                                                                                                                                   |     |                          |    |                          |     |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------------------------|----|--------------------------|-----|--------------------------|
| <b>Site Guidelines - Parking</b>                                                                                                                                                  |     |                          |    |                          |     |                          |
| 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"/> |
| <b>If</b> 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"/> |
| <b>Site Guidelines - Lighting</b>                                                                                                                                                 |     |                          |    |                          |     |                          |
| 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"/> |
| <b>Site Guidelines - Other</b>                                                                                                                                                    |     |                          |    |                          |     |                          |
| 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"/> |
| <b>Building and Structure Guidelines</b>                                                                                                                                          |     |                          |    |                          |     |                          |
| 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"/> |
| <b>Landscaping Guidelines</b>                                                                                                                                                     |     |                          |    |                          |     |                          |
| 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 <sup>2</sup> 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"/> |
| <b>Signage Guidelines</b>                                                                                                                                                         |     |                          |    |                          |     |                          |
| 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"/> |