



## DISTRICT OF LAKE COUNTRY

### DEVELOPMENT PERMIT AREA GUIDELINES CHECKLIST

#### **MULTIPLE UNIT RESIDENTIAL DEVELOPMENT PERMIT AREA**

Applicants should insert relevant comments in each section to demonstrate how the proposed development has considered 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is off street parking under buildings, behind buildings or in garages?	Yes	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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"/>	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>
Has the use of impervious surfaces been minimized?	Yes	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>

## District of Lake Country Multiple Unit Residential DPA Checklist

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 checked="" type="checkbox"/>
Are the materials used for the building appropriate?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the material used for building trim appropriate?	Yes	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
Are building footprints cut or rounded at corners to create additional public space?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
<b>Landscaping Guidelines</b>						
Does landscaping provide a buffer between adjacent land uses?	Yes	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Between buildings and parking areas?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Along on-site access roads and driveways?		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Along the sides of buildings?	Yes	<input checked="" 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has existing landscaping or greenery been incorporated where possible?	Yes	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are fencing materials consistent with the materials of the principle building?	Yes	<input checked="" 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 checked="" type="checkbox"/>
Is there only one free-standing sign for the entire project?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>



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### Greenhouse Gas Reduction and Resource Conservation

Consideration has been given to the following issues as identified in Section 22.12 of the Official Community Plan relating to the Greenhouse Gas Reduction and Resource Conservation Development Permit Areas:

Has site density been maximized for subdivisions?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has the building footprint been minimized in order to allow for maximum green space?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have lots been oriented to maximize solar orientation of building envelopes? Have buildings been oriented to maximize solar gain?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the subdivision laid out to minimize the length and amount of infrastructure (such as sewer & water lines and roads)?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the layout allow for alternative transportation options and transit?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Is the subdivision laid out to maximize site connectivity to nearby amenities and services?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Do the materials and colors used in building construction minimize heat absorption? Is the roof not a dark color?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Are large windows sheltered by overhangs which maximize solar input during winter months?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do proposed buildings incorporate green roofs, living walls or other measures to reduce heat gains caused by hard surfaces?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Are alternative energy sources being proposed in large scale structures?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Do buildings have a south oriented roof to allow for future use of solar panels?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are there opportunities for natural ventilation and airflow incorporated into the building?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do building materials encourage thermal massing and seasonal thermal energy storage?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are building envelopes well sealed and energy efficient?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is vegetation low maintenance and require minimal irrigation?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the enhanced landscaping located along the south and west facing parcel boundaries to create shade?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Is rainwater recycling included in landscape designs?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have porous material been maximized throughout the landscaping?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do water features use recirculation systems as opposed to once through systems?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Are opportunities for local food production and public food gardens incorporated into larger developments and subdivisions?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>

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