

# DEVELOPMENT PERMIT OBJECTIVES & GUIDELINES CHECKLIST

## CITY OF DUNCAN

Official Community Plan Bylaw 2030, 2007

Development Permit Areas

### 12.4 DPA 3 – HIGHWAY 1 CORRIDOR



YES	NO	HIGHWAY DESIGN OBJECTIVES	RATIONALE IF NOT COMPLIANT
		<ul style="list-style-type: none"> <li>▪ Presents as a vibrant main street</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides improved travel movements</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides 3 metre wide sidewalks along corridor</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides a landscaped buffer zone</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Enhances corridor shopping with pathways between buildings</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides markers and materials to encourage exploration</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides established nodes throughout the corridor</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides landmarks to help orientate people to features</li> </ul>	
		<b>BUILDING FORM, SITING, HEIGHT AND MASSING</b>	
		<ul style="list-style-type: none"> <li>▪ Presents a unique set of design imperatives</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Establishes a build-to line to guide development</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides a step back or screening if over three storeys</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides gathering places , corner seating areas, etc.</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Avoids appearance of long, continuous one-storey building</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Longest building face not necessarily parallel to public street</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides landscaping if building is set back or on a corner</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides pedestrian amenities or artwork on corner lots</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Variances may be approved if the environmental impact is lessened</li> </ul>	
		<b>ARCHITECTURE</b>	
		<ul style="list-style-type: none"> <li>▪ Provides high level of attention to architectural design</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Avoids large expanses of featureless walls</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Avoids false fronts</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Maintains a public view of all aspects of building</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Avoids the use of large gaps between buildings</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides street continuity and casual window-shopping</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides pedestrians protection from the elements</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides visual screening of service areas</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Presents an appearance of green space for roof designs</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Presents an appealing use of street level windows</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Consideration of individual safety</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides a properly placed and clearly visible entrance</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides universally accessible entrances</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides consistency of building material and natural color</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Avoids the use of fake materials</li> </ul>	

		<b>SURFACE / STRUCTURED PARKING AND ACCESS</b>	
		<ul style="list-style-type: none"> <li>▪ Provides parking at the side of building or no closer than 4 metres from screened property line</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides remote walking distance parking if necessary</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides screened or landscaped lots</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides allowance for car overhang if near pedestrian paths</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides linked pedestrian pathways to other neighbouring parking lots</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides safe separate movement of pedestrians</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides tree planting and landscape features</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides universal accessibility regulations parking</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides handicapped parking closest to building</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides compact spaces for maximum efficiency</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides minimal dispersion of light no higher than 5 metres</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides permeable paving surfaces (if possible) with contamination traps</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides secure and safe parking</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides good parking and access design</li> </ul>	
		<b>SIGNAGE</b>	
		<ul style="list-style-type: none"> <li>▪ Conforms to the City's Sign Bylaw</li> </ul>	
		<b>CANOPY DESIGN</b>	
		<ul style="list-style-type: none"> <li>▪ Presents an integral part of the architecture</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Avoids using barrel canopies and back lighting</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Compliments the build and natural environment</li> </ul>	
		<b>PUBLIC ART</b>	
		<ul style="list-style-type: none"> <li>▪ Incorporates public art in design</li> </ul>	
		<b>LIGHTING</b>	
		<ul style="list-style-type: none"> <li>▪ Produces adequate lighting for walkways and parking</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Avoids glare into adjacent residential properties</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Avoids visible overhead wiring where possible</li> </ul>	
		<b>LANDSCAPING</b>	
		<ul style="list-style-type: none"> <li>▪ Maintains substantial areas of shrubbery and trees</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Coordinates with the City's Public Works Department installations</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Conforms to the City's Planting Plan</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides a minimum 10% landscaped commercial site</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Designed to maintain personal safety and avoid physical obstructions</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Ensures creative and interesting landscaping designs</li> </ul>	