

Development Permit Area No. 6: Multi-family

Development Permit Application Guideline Review Table

OCP Section	Guideline	Proposal Details (describe how your proposal achieves the DP Guidelines)
Form, Character, and Siting Guidelines		
14.8.1	<p>Where possible, the siting and design of buildings shall be integrated with present and future development in the area. Multi-family developments adjacent to lower density or single detached dwelling should:</p> <ul style="list-style-type: none"> a) Be consistent in form and massing with the surrounding area; b) Be sited near major streets to provide a transition to lower density uses; c) Concentrate density to the centre of the development or towards a non-residential boundary and locate lower density component adjacent to lower density residential uses; d) Create a transition in building mass and form towards the setbacks of the adjacent neighbourhood; e) Maximize privacy and minimize views onto adjoining sites, particularly for portions of the development abutting the side yards of adjacent single detached residential uses. 	
14.8.3	<p>Applicants must provide a scale-drawn site plan certified by a qualified professional with relevant expertise drawn at a scale of 1:2000 or, with approval of the District, at a scale of 1:5000 showing:</p> <ul style="list-style-type: none"> a) The location and massing of proposed buildings, including the exterior design elements and exterior covering; b) The proposed landscaping of the site. 	
14.8.4	The siting of residences and buildings must be integrated with the surrounding landscape and maintain ecologically sensitive areas.	
Landscaping & Lighting Guidelines		
14.8.2	Attractive perimeter fencing and landscaping shall be provided to create a buffer between development and adjacent properties including those properties zoned multi-family in the vicinity of McDonald Park and John Road.	
14.8.5	Mature trees shall be preserved and, where possible, integrated with new landscaping. The planting of trees is strongly encouraged.	

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14.8.6	Developments are encouraged to use the Leadership in Energy and Environmental Design (LEED) standards in the design of buildings. Techniques such as green roofs, rain gardens, vegetated swales, separation of impervious surfaces, installing below surface infiltration beds and tree box filters, and redirecting water from drain pipes into vegetated areas are encouraged	
14.8.7	Energy efficiency and conservation should be considered in the design of landscaped areas and in the selection of plant material. This can be accomplished through: <ul style="list-style-type: none"> a) using native and/or drought-resistant species; b) designing the landscaping to moderate the effect of wind; c) providing shade in summer; d) allowing natural drainage to occur throughout the site; e) allowing daylight into buildings; and f) redirecting water from rooftop runoff and downspouts into vegetated areas or rain barrels for later irrigation use. 	
14.8.8	Consider incorporating rain gardens and vegetated swales into parking lot landscaping to increase the natural absorption of rainwater runoff from paved areas into the ground.	
14.8.9	Maximize the amount of landscaped areas and minimize the amount of impervious paved surfaces to increase the natural absorption of rainwater on a site.	
14.8.10	Consider the use of permeable parking pavers or shallow concrete swales with rolled edges as an alternative treatment for surface drainage.	