

**Development Permit Area 10: Multi-family Residential Development Guideline Assessment**

Application Information	
Owner(s)/Applicant(s):	
Subject Property Address:	

**Directions:**

1. The following DPA guidelines come from **Schedule C of the Official Community Plan** and are identified in teal below. Please read carefully.
2. The questions that follow are meant to prompt an answer to the guideline. Respond to all that apply to your development, and where they don't, tell us why not. Please be specific and detailed.
3. Once submitted, staff will use this form to confirm compliance with the goals of the DPA guidelines.

**MR1** - Where multi-family residential development includes more than one building, design each building to have a distinct building form that complements the other buildings using common architectural and landscaping elements and complementary colours and materials. The use of multiple material types is encouraged to provide visual variety and interest.

1. Where multi-family residential development includes more than one building, how have they been designed to compliment the other buildings? Please explain in the space provided below.

Staff Comments Only

**MR2** - Where a proposed building would be taller than adjacent development, a podium feature similar in height to an abutting building (or buildings) should be considered to provide transition in scale. Where a building exceeds four storeys in height, all storeys above the podium should be setback 3 m to create a comfortable street environment.

1. For buildings that are proposed to be taller than the adjacent building(s), has a podium feature similar in the height to the adjacent building(s) been considered?      Yes      No
2. If not, why? Please explain in the space provided below.

Staff Comments Only

**MR3** - Ground-floor residential units should have private pedestrian access to the street at grade, thereby enhancing a street's function, liveliness and appeal.

1. Do all ground floor residential units have private pedestrian access to the street at grade?  
Yes      No
2. If not, why? Please explain in the space provided below.

Staff Comments Only

**MR4** - Notwithstanding heritage considerations for the preservation of townsite housing forms, and where buildings are repeated along a street, avoid overly repetitive forms and/or "mirroring" of semi-detached units. Consider varying rooflines (e.g. gables, hips and dormers) and architectural elements such as balconies, arbours and trellises to provide visual interest.

1. In what ways does the proposed development provide visual interest (e.g. fluctuating rooflines, balconies, etc.)? Please explain in the space provided below.

Staff Comments Only

**MR5** - Ground floors of buildings within areas designated Village Core will have ceilings of at least 3.6 m in height to facilitate conversion to commercial uses in the future.

1. For buildings in the village core, have you considered a ceiling height of at least 3.6 m to facilitate conversion of commercial uses in the future?      Yes      No

Staff Comments Only

**MR6** - Design multi-family developments to accommodate sustainable modes of transportation through

- a. provision of end-of-trip facilities, such as bike parking and/or safe storage of alternative transportation/mobility equipment (bikes, mobility scooters, etc.);
- b. provision of electric vehicle charging stations; and
- c. internal circulation and/or upgrades to adjacent rights-of-way to accommodate alternative transportation (e.g., multi-use pathways, separated bike lanes, etc.).

1. In what ways does your development accommodate sustainable modes of transportation?  
Please explain in the space provide below.

Staff Comments Only

**FOR SHAWNIGAN VILLAGE ONLY - Continue to guideline MR8 if not applicable**

**MR7** - Design sites and locate buildings and structures to complement the development of a continuous public walkway along the lake shoreline and provide pedestrian access walkways to connect upland areas with a lakeside walkway.

1. Where possible, have sites been designed to compliment the development of a continuous public walkway along the lake?      Yes      No

Staff Comments Only

**FOR COWICHAN BAY MARINE VILLAGE ONLY - This form is completed if it is not applicable**

**MR8** - Design buildings to incorporate weather protection (e.g. protective overhangs) above windows, walls and pedestrian walkways, preferably extending over roughly half of the sidewalk.

1. Does your development incorporate weather protection of windows, walls and pedestrian walkways?      Yes      No

Staff Comments Only

**MR9** - Connect indoor and outdoor environments using balconies and overlooks on the waterside of Cowichan Bay Village.

1. For developments on the waterside of Cowichan Bay Village, how does your proposed development connect indoor and outdoor environments? Please explain in the space provided below.

Staff Comments Only

**MR10 - Use boardwalks, landscaping, seating and other streetscape elements to separate public from private areas.**

1. In what ways does your proposed development separate public and private areas? Please explain in the space provided below.

Staff Comments Only

**MR11 - Mitigate potential conflicts between residential and non-residential uses through appropriate design features such as physical separation of uses, noise and visual barriers, landscaping and fencing, and mechanical systems to mitigate air quality impacts.**

1. How does your proposed development mitigate potential conflicts between residential and non-residential uses? Please explain in the space provided below.

Staff Comments Only

**MR12 - Maximize public views of all areas of the waterfront. Avoid blocking water views where physical access to the water is restricted and/or prohibited (e.g. around industrial uses).**

1. For properties on the waterfront, have your proposed buildings been sited to maximize views?  
Yes      No

Staff Comments Only

**MR13 - Consider views from both the water and the street of Cowichan Bay Village when designing buildings, boat shelters and floating structures.**

1. In what ways has your proposed development considered views from both the water and the street of Cowichan Bay Village? Please explain in the space provided below.

Staff Comments Only

**MR14** - Where fences are necessary for the safety or security of marine industrial uses, use visually permeable and/or transparent fencing or screening to avoid blocking views.

1. Where fences are necessary for the safety or security of marine industrial uses, will they be visually permeable?      Yes      No

Staff Comments Only