

Development Permit Area 11: Commercial & Mixed-Use 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.

CM1 - Design shop fronts to have prominent entrances, narrow frontages and largely transparent store fronts so that internal uses are visible from the street. These shops may extend onto a terrace or public area

1. In what ways have store fronts be designed to be transparent from the street? Please explain in the space provided below.

Staff Comments Only

CM2 - Buildings should incorporate architectural features and variation to avoid the appearance of long, blank façades and to reduce apparent building mass.

1. What architectural features have been included in your design to reduce the appearance of long, blank facades? Please explain in the space provided below.

Staff Comments Only

CM3 - Where commercial uses are located on the ground floor of a building, provide a maximum amount of glazing on the ground level of the street-facing façade to create visual interest.

1. For buildings with ground floor commercial, has glazing been maximized to create visual interest from the street? Yes No

Staff Comments Only

CM4 - To assist with public wayfinding, business entrances should be well defined through signage and architectural design features.

1. Has signage been proposed on store fronts to assist with wayfinding? Yes No

Staff Comments Only

CM5 - Where residential uses are located in a mixed-use building (e.g. commercial and/or industrial uses combined with residential uses within the same building), locate residential uses on the upper floors of the building.

1. For all mixed-use buildings, are all residential uses located on the upper floors? Yes No

Staff Comments Only

CM6 - Where developments include a mix of residential and commercial uses, differentiate the entrances architecturally, with separate, ground-level residential entrances being less prominent.

1. For all mixed-use buildings, are the ground level residential entrances designed to be less prominent? Yes No

Staff Comments Only

CM7 - Provide continuous weather protection with building overhangs, covered walkways and canopies.

1. Have all ground floor storefronts been designed with weather protection? Yes No

Staff Comments Only

CM8 - Cluster parking areas in groups of no more than 20 spaces, with landscaping. Use pervious materials.

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| 1. Have all parking areas been designed with 20 parking spaces or less? | Yes | No |
| 2. Do these areas also include landscaping and other pervious materials? | Yes | No |

Staff Comments Only

CM9 - Publicly accessible office, recreational, and/or customer service areas should incorporate quality materials such as natural wood, stone, and glass.

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| 1. Do all publicly accessible office, recreational, and/or customer service areas incorporate quality natural materials? | Yes | No |
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Staff Comments Only

CM10 - Where permitted, drive-thru facilities should be located at the side or rear of the building, except where such siting will conflict with adjacent residential uses, in which case alternate orientations may be considered.

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| 1. If applicable, is your drive-thru facility located at the side or rear of the building? | Yes | No |
| 2. If not, why? Please explain in the space provided below. | | |

Staff Comments Only

FOR MILL BAY VILLAGE ONLY - Continue to guideline CM14 if not applicable.

CM11 - Within Mill Bay Village, where possible, provide pedestrian access walkways to connect upland areas with an oceanfront walkway.

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| 1. Where possible, has pedestrian access been connected to the oceanfront? | Yes | No |
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Staff Comments Only

CM12 - Along Barry Road in Mill Bay Village, design buildings to contribute to a pedestrian-oriented village-like character with ground floor commercial storefronts, building entries oriented towards Barry Road and the façades of tall buildings stepped back from the street with each storey.

1. Please explain how the buildings have been designed to contribute to the pedestrian experience using the space provided below.

Staff Comments Only

CM13 - Along Barry Road in Mill Bay Village, incorporate under-building/underground parking for commercial and mixed-use buildings.

1. Where applicable, has under-building/underground parking been incorporated in your development? Yes No
2. If not, why? Please explain the space provided below.

Staff Comments Only

FOR SHAWNIGAN VILLAGE ONLY - Continue to CM15 if not applicable.

CM14 - 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. How has your development been designed and located to achieve a continuous public walkway along the lake shoreline? Please explain in the space provided below.

Staff Comments Only

FOR COWICHAN BAY MARINE VILLAGE ONLY - Continue to CM20 if not applicable.

CM15 - Design buildings with protective overhangs above windows, walls and pedestrian walkways, preferably extending over roughly half of the sidewalk.

1. Have buildings been designed with protective overhangs above pedestrian walkways?
Yes No
2. If not, why? Please explain in the space provided below.

Staff Comments Only

CM16 - Connect indoor and outdoor environments using balconies and overlooks on the waterside of Cowichan Bay Village.

1. How has the design of your building connected the indoor and outdoor environments on the waterside of Cowichan Bay Village? Please explain in the space provided below.

Staff Comments Only

CM17 - Use boardwalks, landscaping, seating and other streetscape elements to separate public from private areas.

1. How does the design of your development separate public from private areas? Please explain in the space provided below.

Staff Comments Only

CM18 - Maximize public views of all areas of the waterfront, especially for areas where public access is not safely possible (i.e., around industrial uses)

1. How have public views been maximized on the waterfront? Please explain in the space provided below.

Staff Comments Only

CM19 - 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 have you considered the views from both the water and the street of Cowichan Bay Village? Please explain in the space provided below.

Staff Comments Only

FOR YUBOU LANDS ONLY

CM20 - Owing to the history of the core of the Youbou Lands site as a major industrial sawmilling operation, the form and character of proposed commercial buildings may reflect this industrial heritage in their design. While the intent is not to replicate the form of previous buildings, appropriate design cues and materials from that era may be proposed.

1. Does the design of your commercial building reflect the industrial heritage of the Youbou Lands?
Yes No

Staff Comments Only