

Development Permit Area 12: Industrial 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.

ID1 - Large expanses of highly reflective treatments and glazing (e.g. mirror glass) should be avoided on exterior walls to prevent heat and glare impacts on adjacent properties and roads.

1. Have large expanses of highly reflective treatments been avoided on exterior walls?
 Yes No

Staff Comments Only

ID2 - Where feasible, avoid outdoor storage. Where it is unavoidable and permitted in the implementing zoning bylaw, screen it from the view of adjacent non-industrial parcels.

1. Does your design include of outdoor storage? Yes No
 2. If yes, how are you proposing to screen it from adjacent parcels? Please explain in the space provided below.

Staff Comments Only

ID3 - Encourage the use underground instead of overhead wiring.

1. Does your proposal include the use underground wiring instead of overhead? Yes No
 2. If no, why? Please explain in the space provided below.

Staff Comments Only

ID4 - Incorporate existing mature trees into the landscape design.

1. Does your landscape design incorporate existing mature trees? Yes No
2. If no, why? Please explain in the space provided below.
3. Please include details on your landscape plan.

Staff Comments Only

ID5 - Design vehicle access points, circulation patterns and parking layouts in such a way as to reduce impacts upon roads and adjacent parcels and to allow delivery trucks to maneuver without having to block or back onto an adjacent road or a pedestrian route.

1. Please identify the items above on your parking plan.

Staff Comments Only

FOR COWICHAN BAY MARINE VILLAGE ONLY

ID6 - 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

ID7 - 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

ID8 - 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

ID9 - 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

ID10 - 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

ID11 - Where fences are necessary for the safety or security of marine industrial uses, use transparent fencing or screening to avoid blocking views.

1. Has transparent screening been used to avoid blocking views? Yes No

Staff Comments Only