



# Gibsons Landing Form and Character DPA Criteria

	Criteria Met?	Comments / Drawing Reference
<b>Public Realm</b>		
Building design provides a variety of textures and details to create visual interest and activate streets and pedestrian-oriented spaces		
Development incorporates public-realm enhancements (e.g., covered entrances, street furniture, patios, landscaping, lighting, garbage receptacles)		
Commercial services with limited street transparency (e.g., banks, offices) are located above grade or at the extremities of the Gibsons Landing commercial area		
Buildings and structures are pedestrian-oriented at the ground level		
Ground-level pedestrian orientation is achieved through emphasis on fenestration		
Architectural emphasis, awnings, or step-backs are provided at the first or second storey to impart pedestrian scale		
Weather protection is provided along pedestrian routes using awnings, arcades, or canopies integral to the building form (maximum 3.5 m above finished grade)		
Street-level shopfronts are highly transparent and constructed of glass or similar materials		
Publicly accessible pathways and/or elevators are provided between waterfront walkways and street edges where applicable		
Pathways have a minimum width of 2.0 m and are designed for universal accessibility where feasible		
Building design integrates First Nations, marine, heritage, and/or waterfront design elements		
These design elements are also incorporated into street furniture, landscaping, and/or public art where possible		

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<b>Building Form and Design</b>		
Building facades facing principal commercial streets or lanes emphasize the first storey to provide pedestrian-scale design		
Buildings greater than two storeys include a minimum 3.0 m step-back above the second storey		
Commercial uses facing a street provide all-season weather protection (canopies, awnings, overhangs, vestibules, recessed entrances, etc.)		
Unobstructed view corridors (minimum 3.0 m wide) are provided at least every 30.0 m to maintain ocean views		
Building longitudinal axis does not exceed 30.0 m in length when measured at or above 1.0 m above natural grade along Gower Point Road		
Building massing steps with the natural grade of the land		
Varied roof heights are provided to create interest in the roofscape and skyline		
Street and waterfront elevations are articulated into smaller building sections		
New development or renovations reflect the form and character of the surrounding neighbourhood		
Historical elements of the building or property are respected and preserved where possible		
<b>Transitions – Fencing and Landscaping</b>		
Transitions between the waterfront walkway and adjoining properties emphasize landscape elements		
Marine shoreline landscaping is reviewed by a Qualified Environmental Professional and complies with the ESA DPA		
Fencing does not exceed 1.2 m in height and is supplemented with plant material		
Landscaping consists primarily of local indigenous plant species		

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Large areas of non-vegetative materials (e.g., gravel, bark, mulch) are not used		
Outdoor storage areas, mechanical equipment, waste containers, and parking areas are screened from view		
Planted trellises are incorporated into non-vegetative screening where possible		
Buildings and landscaping follow natural site contours and incorporate terraced forms where appropriate		
Retaining walls are integrated as design features (e.g., walkways, steps, planted habitat, gardens, viewing areas)		
<b>Architectural Features</b>		
New commercial and mixed-use buildings emphasize individual storefronts and fine-grained facade rhythms		
Facade widths and rhythms are consistent with surrounding buildings		
Bright and playful colours are incorporated where appropriate to enhance vibrancy		
Projected window bays are incorporated where feasible		
Side-wall windows visible from the street are provided where permitted by code		
Artistic banners and flags (without logos or advertising) are used to activate the streetscape		
<b>Signage</b>		
Signage is scaled, oriented, and sited for pedestrian visibility		
Signage is architecturally coordinated with building design, features, and finishes		
Signage is integrated into architectural elements (canopies, awnings, pediments, windows, or landscaped frontages)		
Timber or wood-look materials and metal are used for signage		
Individual carved and/or hand-painted signs are used where possible		
Signage is externally illuminated only (no internal illumination)		

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<b>Parking</b>		
Off-street parking is located underground wherever feasible		
Where surface parking is necessary, it is internal to the development and screened from public view		
Screening includes walls, fencing, hedging, planting, or a combination of these materials		
Parking areas and access roads include adequate pedestrian-scale lighting		