



Multi-Unit Residential Form & Character DPA Criteria

	Criteria Met?	Comments / Drawing Reference
Public Realm		
Building design provides a variety of textures and details to create visual interest and activate pedestrian-oriented spaces		
Design incorporates public realm elements (e.g., covered entrances, street furniture, patios, landscaping, lighting, garbage receptacles)		
Commercial uses with limited street transparency (e.g., banks, offices) are located above grade or at the extremities of the Gibsons Landing commercial area		
Buildings are pedestrian-oriented at ground level through fenestration, architectural emphasis, step-backs, or weather protection		
Weather protection is provided along pedestrian routes (awnings, arcades, canopies) with a maximum height of 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		
Building Form and Design		
Facades facing principal commercial streets or lanes emphasize the first storey to provide pedestrian-scale design		
Buildings exceeding two storeys include a minimum 3.0 m step-back above the second storey		
Commercial frontages provide weather protection for pedestrians		
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 when measured at or above 1.0 m above natural grade along Gower Point Road		

	Criteria Met?	Comments / Drawing Reference
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		
Development reflects the form and character of the surrounding neighbourhood and preserves historical elements where possible		
Transitions – Fencing and Landscaping		
Transitions between waterfront walkways and adjoining properties emphasize landscaping		
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 primarily consists of local indigenous plant species		
Large areas of non-vegetative materials (e.g., gravel, bark, mulch) are avoided		
Outdoor storage, mechanical equipment, waste containers, and parking areas are screened from public view		
Planted trellises are incorporated into non-vegetative screening where possible		
Buildings and landscaping follow natural site contours with terraced forms where appropriate		
Retaining walls are integrated as design features (e.g., walkways, steps, planted habitat, gardens, viewing areas)		
Architectural Features		
Buildings emphasize individual storefronts and fine-grained facade rhythms consistent with surrounding development		
Bright and playful colours are incorporated where appropriate		
Projected window bays are provided where feasible		
Side-wall windows visible from the street are provided where permitted by code		
Artistic banners and flags (without logos or advertising) are included to animate the streetscape		
Signage		
Signage is scaled and oriented to pedestrians		
Signage is architecturally coordinated with building design, features, and finishes		

	Criteria Met?	Comments / Drawing Reference
Signage is integrated into architectural elements (canopies, awnings, pediments, windows, or landscaped frontages)		
Timber/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)		
Parking		
Off-street parking is located underground wherever feasible		
Where surface parking is required, it is internal to the site and screened from public view		
Parking screening includes a combination of walls, fencing, hedging, planting, or other attractive materials		
Parking areas and access roads include adequate pedestrian-scale lighting		