



Industrial Commercial Form & Character DPA Criteria

	Criteria Met?	Comments / Drawing Reference
Building Form & Design		
Building design is compatible with surrounding development and land uses and incorporates visual interest to avoid a monotonous appearance or blank walls		
Monolithic structures and long expanses of straight walls facing roadways are avoided		
Walls facing roadways incorporate elements such as windows, entrances, or sloped roofs to add variety and vertical definition		
Larger buildings are designed to create the impression of smaller blocks or units		
Buildings and structures are pedestrian-oriented at the ground level		
Ground-level pedestrian orientation is achieved through fenestration, architectural emphasis, step-backs, or weather protection		
Weather protection is provided along pedestrian routes using awnings, arcades, or canopies integral to the building form (maximum 3.5 m above finished grade)		
Buildings are finished in painted or coated metal, wood, or textured concrete rather than untreated flat concrete block		
Buildings and structures appear permanent in nature and not temporary (e.g., trailers)		
Exterior lighting is designed to minimize light spill, glare, and sky glow through the use of non-glare, full cut-off fixtures		
Screening and Landscaping		
Screening and landscaping are provided along property edges adjacent to roadways		
Screening and landscaping are provided between parking areas, roadways, and buildings		
Landscaping is used to break up larger parking areas		
Screening and landscaping are provided between buildings and parking areas		
Landscaping includes a mix of coniferous and deciduous vegetation, with low plantings and taller tree species at regular intervals		

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Large areas of bark mulch, bare earth, landscape fabric, gravel, or similar materials are avoided		
Outdoor and rooftop service installations (mechanical, electrical, etc.) are enclosed with screening structures integrated with building design		
Mechanical equipment is not visible from street level (except renewable energy equipment such as solar panels or windmills)		
Where mechanical equipment visibility is unavoidable, planting is used to screen equipment and improve building façade appearance		
Transitions		
Transitions to adjacent mixed-use or residential properties protect privacy and mitigate noise, glare, and shadow impacts		
A minimum 3.0 m landscaped buffer is provided where adjacent to residential or mixed-use properties		
Fencing combined with dense shrub plantings or hedges is provided where appropriate		
Trees capable of screening up to a 3-storey multi-unit dwelling are provided		
Commercial buildings are sited to afford maximum privacy to adjacent residential and rural properties		
Parking		
Parking lots with more than 10 stalls include one landscape island for every 10 stalls		
Bicycle parking is provided and is conveniently and visibly located adjacent to the main entrance		