

Smart Growth Design Criteria Completion Checklist

‘Main Street’ / Commercial Corridor Development Under Five Storeys



Design Criteria	Support Documentation (suggested items to support application)	Criteria to be Applied <i>Applicant to indicate which criteria are being met (✓)</i>	OFFICE USE ONLY	
			Support Documentation Received	Regional and/or Local Verification of Criteria
1. The development meets the following: a) Main Street floor area ratio – 1:1 OR b) Commercial corridor floor area ratio – 0.6:1 AND c) The building is a minimum 2 storeys.	Site Plan			
2. The development meets ALL of the following: a) On-site parking, (including garages, parking lots) is located either at the rear of the building or underground; AND b) Where parking is visible from the public street, developments shall incorporate physical buffers to screen the view of parking such as fencing, low walls and/or landscaping.	Site Plan			
3. At least 40% of the façade that abuts the street ¹ or other public realm spaces (parks, plazas, parkettes) has windows and doors on the ground levels of the building(s);	Site Plan Architectural Drawings Building Elevations			
4. At least 60% of the ground floor is retail and/or service commercial uses.	Site Plan Zoning Bylaw			
5. The development:	Site Plan			

¹ Does not apply to building walls that face a laneway or alley

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a) Provides bicycle parking and storage facilities that exceeds the minimum zoning by-law requirements or if no requirements meets the following: b) For buildings 1000m2 and over, has 1 bicycle parking spot per 250m2 of gross floor area.	Photograph(s)			
6. The development includes ALL of the following: a) The building setback is the minimum distance as set out in the local zoning bylaw or consistent with the setback of existing buildings along the street (an increased setback is permitted for restaurant patios); AND b) The building shall occupy 95% of the street frontages (except as needed for a driveway and/or outdoor patio); AND c) Has architectural design elements that keep with the character, massing and materials of surrounding buildings; AND d) Where light fixtures are proposed they are located and shielded to prevent glare and/or trespass onto neighbouring properties.	Site Plan Architectural Drawings Photograph(s) Lighting Specifications			
7. The development does not include any drive-thrus and includes ALL of the following: a) Where retail uses are proposed, direct connection to the street from the retail; AND b) A clearly defined entrance to the building from the	Photograph(s) Site Plan			

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street.				
<p>8. To conserve energy and resources and reduce greenhouse gas emissions, the development includes on-site collection and storage facilities for recyclable waste and ONE of the following features:</p> <p>a) Garden roofs/ Green roof (This criteria is met if the roof is being used as a patio); OR</p> <p>b) Use high- albedo materials (for roof or ground treatment); OR</p> <p>c) Energy is generated on site from renewable energy sources (i.e., wind, solar, geothermal) or through cogeneration; OR</p> <p>d) Other suitable methods as approved by the City and Region.</p>	Photograph(s) Site Plan Building Elevations Landscape Plan			
<p>9. Apply at least ONE of the following strategies to reduce water consumption;</p> <p>a) use of drought-tolerant native species; OR</p> <p>b) use of captured rainwater; OR</p> <p>c) use of recycled wastewater; OR</p> <p>d) use of other non-potable water sources such as stormwater; OR</p> <p>e) use of air-conditioning condensate; OR</p> <p>f) use of foundation drain water.</p>	Photograph(s) Energy Efficiency Report Landscape Plan Specifications for Appliances and Plumbing Fixtures			