



6 Development Review Checklist

The Development Review Checklist is an aid to assist in the evaluation of the benefits inherent in a proposed development. The criteria listed is not meant to replicate the City's own criteria when reviewing applications; rather, the area of interest is on a proposed development's potential to contribute to the Framework's Key Areas of Focus: the pedestrian realm and open space, streetscapes, and uses at grade. As such, the checklist focuses on the ground level and lower floors of the subject development as well as its relationship to the surrounding context.

Development Review Checklist

Date: _____

Brief description of existing public realm and site conditions

Address: _____

Developer: _____

Type of Application: _____

Brief description of application

Application No.: _____

1 Contribution to a Complete Community

- Providing a contribution to the experience, diversity and viability of uses that make up Downtown West's overall character

2 Street-level Activation

- Inclusion of contiguous/continuous retail/commercial uses
- Maximization of building transparency/visual porosity as viewed from the public right-of-way
- Supportive of potential uses that engage pedestrians
- Provision of a flexible structural layout that accommodates non-residential adaptive re-use over the building's lifespan
- With respect to commercial spaces: provision of an exterior lighting plan
- With respect to commercial spaces: provision of a signage plan/guidelines

3 Public Realm Contribution

- Streetscape enhancement elements/Contribution to the public realm consistent with DWBIA's vision and design principles
- Provision of Public Open Space (i.e. park or square)
- Provision of Privately Owned Public Space
- Art/Cultural Heritage contribution
- Building setbacks at-grade that accommodate flexible outdoor uses
- Inclusion of mitigating measures that provide for pedestrian comfort (canopies, wind screens, building setbacks and setbacks)

4 Technical

- Discrete locating/Screening of at-grade utilities (gas, hydro, electrical, and other public or privately owned utilities)
- Convenient and safe access to bicycle facilities
- Discrete siting and screening of loading/garbage areas
- Loading, pick-up, drop-off, and parking access facilities do not impact on character or potential use along primary building/streetscape frontages