

Official Community Plan: Development Permit Area Guidelines – Proposed Changes

17 Development Permit Areas (DPAs)		
17.3	DP exemptions	Added DP exemptions from the Zoning Bylaw: <ul style="list-style-type: none"> - all types of subdivision except for buildings and land alterations associated with subdivision - signage - accessory buildings that do not contain plumbing except for a single sink or single toilet or both
18 DPA No. 1 Natural Environment		
18.4	Exemptions	- Reorganized section for readability
18.5.2	Natural Features	- Moved “Light spillage” guideline from 18.5.4 Natural Environment <ul style="list-style-type: none"> - Removed guideline duplicated in DPA No. 8
18.5.3	Biodiversity	- Simplified “native, non-invasive species” guideline <ul style="list-style-type: none"> - Moved “Nature out front” guideline to DPA No. 7 - Moved “Retaining wall” guideline to DPA No. 7 - Removed “Canadian Landscape Standards” guideline duplicated in DPA No.8 - Removed guidelines that do not relate to development
18.5.4	Natural Environment	- Removed entire section because of duplication in DPAs No. 1, 7, 8
18.5.4	Drainage, Erosion, Stormwater, and Absorbent Materials	- Simplified “bio-swales” guideline <ul style="list-style-type: none"> - Simplified “pervious surfaces” guideline - Removed guidelines duplicated in DPA No. 7, 8
18.5.5	Protect, Restore and Enhance Shorelines	- Simplified “Green Shores for Homes” guideline <ul style="list-style-type: none"> - Ensure that shoreline modifications do not result in a loss of ecological functions
18.5.7	Native Bird Biodiversity	- Removed entire section because Birds of new section 18.5.7 Birds and Better Buildings
18.5.6	Birds and Better Buildings	New guidelines that incorporates best practices for incorporating architectural features that limit collisions between birds and windows
19 DPA No. 2 Protection of Development From Hazardous Conditions		
19.1	Area	- Modified the inundation area based on the most recent Sea Level Rise Risk Report from the CRD

19.3	Justification	- Revised definition of a tsunami
19.5	Guidelines	- Clarified guidance for building within a tsunami zone
20 DPA No. 3 Small-Scale Multi-Unit Housing (SSMUH)		
20.1	Area	- Clarified that SSMUH is defined in the Zoning Bylaw
20.3	Justification	- Explained the promotion of high design standards, liveable neighbourhoods, and complementary design
20.4	Exemptions	- Simplified to comply with SSMUH standards
20.5.1	Site Configuration and Placement of Parking	New guidelines: - Design buildings for privacy of surrounding homes - Discourage front to back duplexes - Provide for usable open space - Minimize visibility of parking areas from the street
20.5.2	Materials and Design	New guidelines: - Avoid one-dimensional sloped roofs - Incorporate architectural interest - Identify the entrance with defining features - Screen hydro and gas metres
20.5.3	Additions to Existing Principal Buildings on a Site	New guidelines: - Ensure complementary design of additions to the original structure
20.5.4	Natural Light and Accessibility	New guidelines: - Design for large windows to provide sunlight and views - Avoid ground level windows facing parking areas - Design for ground level accessible housing units and pedestrian circulation, including for wheelchairs
20.5	Duplex Housing	- Removed entire section and replaced with SSMUH guidelines
20.6	Single-unit Infill Housing	- Removed entire section and replaced with SSMUH guidelines
21 DPA No. 4 Commercial		
21.1	Area	- Expanded guidelines to apply to the commercial component in Commercial Mixed-Use and Neighbourhood Commercial Mixed-Use
21.5	Guidelines	New guidelines: - Achieve a minimum glazing (windows) for ground level frontages - Incorporate transparent windows - Incorporate pedestrian oriented signage - Incorporate frequent entrances facing public streets
23 DPA No. 6 Multi-Family Residential		
23.1	Area	- Itemized the various types of Multi-family Residential

23.3	Justification	- Ensure development contributes to livability
23.4	Exemptions	- Removed exemptions covered in Sign Regulation Bylaw
23.5.1	Apartments and Mixed-Use Buildings	<ul style="list-style-type: none"> - Removed guidelines duplicated in DPAs No. 1, 7, 8 <u>Revised guidelines:</u> - Clarify that guidelines apply to townhouses with more than 4 units per lot - Encourage parking underground or behind buildings - Avoid blank walls adjacent to public streets <u>New guidelines:</u> - Orient buildings to overlook public spaces - Design street facing facades to appear like front facades - Recess parking garages and entrances from the front face of buildings - Screen garbage and storage areas - Provide direct access from entrances to sidewalks - Emphasize residential entrances - Encourage accessible housing with ground floor entrances for people with mobility limitations - Provide direct sight lines to apartment lobbies - Provide multiple building access points - Incorporate a landscaped transition zone - Locate active uses at grade - Separate tall buildings for privacy and shadowing purposes - Enforce a maximum floor plate size for tall buildings to maximize light and ventilation for occupants
23.5.2	Townhouses	<p>New guidelines for townhouses with more than 4 units per lot:</p> <ul style="list-style-type: none"> - Ensure buildings do not exceed 40 m in length - Separate buildings to provide daylight - Maintain a wall overlap of 50% between dwellings - Incorporate rich and varied architecture - Landscape front and rear yards - Discourage galley-style developments - Screen parking areas from the street - Minimize area dedicated to automobile circulation
24 DPA No. 7 Energy Conservation & Greenhouse Gas Reduction		
24.5.1	Siting of buildings and structure	<ul style="list-style-type: none"> - Design sufficiently large planting areas to support plants - Removed tree guideline duplicated in 24.5.3 Landscaping
24.5.2	Form and exterior design of	- Simplified guidelines related to roof design, greenhouses, and gardens

	buildings and structures	
24.5.3	Landscaping	<ul style="list-style-type: none"> - Simplified guidelines related to front yard landscaping - Removed tree guidelines duplicated in 18.5.2 Natural Features and 18.5.3 Biodiversity - Provide space for large trees to grow
24.5.4	Machinery, equipment and systems external to buildings and other structures	<ul style="list-style-type: none"> - Removed guideline covered in the Parking Bylaw - Improved public access for car sharing
24.5.5	Special Features	- Removed guideline covered in the Building Code
25 DPA No. 8 Water Conservation		
25.5.1	Building and Landscape Design	- Design underground parking to allow for large trees
25.5.2	Landscaping – Select Plantings for Site and Local Conditions	- Removed entire section because of duplication in DPAs No. 1, 7
25.5.2	Landscaping – Retaining Stormwater on Site (absorbent landscaping)	- Removed guidelines duplicated in DPAs No. 1, 7