

# Official Community Plan Recalibration

## Review Proposed Changes to Development Permit Area (DPA) Guidelines

# Summary

- Legislative Requirements
- Elements of this OCP Review
- Chronology / Timeline

# Legislative Requirements (Bill 44)

- Statutory obligation under Bill 44 to update OCP by December 2025

# Elements of OCP Recalibration for the Design Review Committee

- Changes to DPA guidelines:
  - Simplified guidelines and removed any duplicated guidelines
  - New Small-Scale Multi-Unit Housing (SSMUH) guidelines
  - Revised residential and mixed-use building guidelines (multi-unit, mixed-use, townhouse)
  - Revised environmental guidelines (natural features, energy and water conservation, GHG emissions)

# 18 DPA No. 1

## Natural Environment

- New bird-friendly guidelines:
  - Birds and Better Buildings guidelines (18.5.6) replaces Native Bird Biodiversity guidelines (18.5.7)
- Simplified guidelines:
  - Native, non-invasive species (18.5.3)
  - Bio-swales (18.5.4)
  - Pervious surfaces (18.5.4)
  - Green Shores for Homes (18.5.5)

## 19 DPA No. 2

# Protection of Development From Hazardous Conditions

- Revised tsunami guidelines:
  - Definitions
  - Inundation area
  - Building within a tsunami zone

# 20 DPA No. 3

## Small-Scale Multi-Unit Housing (SSMUH)

- New guidelines:
  - Site Configuration and Placement of Parking (20.5.1)
  - Materials and Design (20.5.2)
  - Additions to Existing Principal Buildings (20.5.3)
  - Natural Light and Accessibility (20.5.4)

# 21 DPA No. 4

## Commercial

- New guidelines:
  - Minimum window requirements for ground level frontages
  - Transparent windows
  - Pedestrian oriented signage
  - Frequent entrances facing public streets
- Revised guidelines:
  - Expanded to apply to the commercial component in mixed-use buildings



# 23 DPA No. 6

## Multi-Family Residential

### *Apartments and Mixed-Use*

- New guidelines:
  - Overlook onto public spaces
  - Design street facing front facades
  - Recess garages and front entrances
  - Emphasize residential entrances
  - Front door exits onto sidewalks
  - Screen garbage & storage areas
  - Landscaped transition zones
  - Accessible ground floor housing
  - Sight lines to lobbies
  - Multiple building access points
  - Min. separation between tall buildings
  - Max. floor plate for tall buildings

# 23 DPA No. 6

## Multi-Family Residential

### *Townhouses*

- New guidelines for townhouses with more than 4 units per lot:
  - Building length max. of 40 m
  - Separate buildings
  - Incorporate varied architecture
  - Landscaped yards
  - Discourage galley-style townhouses
  - Screen parking
  - Minimize driveway surfaces

## 24 DPA No. 7

# Energy Conservation & Greenhouse Gas Reduction

- New guidelines:
  - Design planting areas to support large trees (24.5.1, 24.5.3)
- Simplified guidelines:
  - Roof design, greenhouses, and gardens (24.5.2)
  - Front yard landscaping (24.5.3)

## 25 DPA No. 8

# Water Conservation

- Simplified guideline:
  - Design underground parking to allow for large trees (25.5.1)

# Chronology / Timeline

- Nov 30, 2023 – Province passes Bill 44
- May 2025 – OCP Review in progress
- Jun–Jul 2025 – Presented Project Plan to APC and Council
- May–Aug 2025 – Stakeholder engagement
- Sept 2025 – DRC Review of DPA guidelines
- Sep 2025 – Council workshop to review proposed OCP
- Dec 2025 – OCP must be amended and approved by Council



# Feedback on DPA Guidelines

