

ATTACHMENT A

DPA Comparison: City Plan vs. Current OCP

DRAFT CITY PLAN DPA	CURRENT OCP COMPARABLE DPA	DRAFT DPA GUIDELINES – OBJECTIVES, COMPARISON, HIGHLIGHTS (Draft Bylaw 4500.199)
DPA1: Environmentally Sensitive Areas – Watercourse, Terrestrial & Marine Foreshore (Identified on Schedule 6 of City Plan)	DPA1: Watercourses DPA2: Environmentally Sensitive Areas	a. <u>Objectives</u> - Provide guidance for the protection of watercourse ESAs, Terrestrial ESAs, and Marine Foreshore ESAs. b. <u>Comparison</u> - Enhanced objectives compared to current DPA1 and DPA2. c. <u>Highlights</u> - Draft guidelines updated to reflect Council 2022-Feb-07 supported enhancements to the City's regulatory framework for watercourse protection based on the following principles: i. Combine current DPA1 and DPA2 to provide consistent ESA protection and expand ESA values considered. ii. Prioritize avoidance of encroachment into ESA and setbacks, with mitigation and compensation required through DP only when encroachment cannot be avoided. iii. Improve transparency/clarity of factors considered in evaluating DP application. iv. Requirement for biophysical assessment to consider wildlife habitat, wildlife corridors, and ecological form and function of the ESA (in addition to the detailed RAPR assessment where applicable). v. “Net gain” in functional habitat to replace “no net loss” as principle for mitigation and compensation. vi. Inclusion of detailed restoration planting and maintenance standards rather than variable standards specified by QRP. vii. Requirement for QRP monitoring, post development inspection, and reporting.
DPA2: Hazardous Slopes (Identified on Schedule 7 of City Plan)	DPA3: Natural Hazard Lands	a. <u>Objectives</u> - Provide guidance for the protection of development from hazardous slope conditions. b. <u>Comparison</u> - Consistent with objectives of current DPA3: c. <u>Highlights</u> - Draft guidelines updated to improve consistency, administrative efficiency, and clarity, such as actions and activities that do not require a DP. Reference to updated Guidelines for the Completion of Geotechnical Reports to reflect legislative framework and applicable professional practice guidelines.

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DPA3: Sea Level Rise (Identified on Schedule 8 of City Plan)	N/A	a. <u>Objectives</u> - Provide guidance for the protection of property and development from the impacts of sea level rise b. <u>Comparison</u> - New DPA per Climate Change Resilience Strategy Action 5.2.3. c. <u>Highlights</u> - Reference to Provincial Flood Hazard Area Land Use Management Guidelines and updated Guidelines for the Completion of Geotechnical Reports to reflect legislative framework and applicable professional practice guidelines.
DPA4: Abandoned Mine Workings Hazards (Identified on Schedule 9 of City Plan)	N/A	a. <u>Objectives</u> - Provide guidance for avoiding or adequately addressing potential mining induced geological hazards. b. <u>Comparison</u> - New DPA to improve transparency and enhance protection of development from abandoned mine-working hazards. c. <u>Highlights</u> - Reference to proposed Guidelines for Geotechnical Assessments Above Abandoned Mine Workings and updated Guidelines for the Completion of Geotechnical Reports to reflect professional best practice considering the unique nature of the hazard.
DPA5: Wildfire Hazard (Identified on Schedule 10 of City Plan)	N/A	a. <u>Objectives</u> - Provide guidance to minimize the risk to people and property from wildfire hazard. b. <u>Comparison</u> - New DPA per Climate Change Resilience Strategy Action 5.2.1. c. <u>Highlights</u> - Requires an assessment and recommendations to protect development from wildfire interface hazard, prepared by a Qualified Registered Professional registered in British Columbia with specific training and experience working with wildfire interface protection, (unless exempted).
DPA6: Steep Slope Development (Identified on Schedule 11 of City Plan)	DPA5: Steep Slope Development	a. <u>Objectives</u> - Provide guidance to achieve environmentally sound and livable hillside neighbourhoods. b. <u>Comparison</u> - Consistent with objectives of current DPA5. c. <u>Highlights</u> - Draft guidelines updated to improve consistency, administrative efficiency, and clarity, such as actions and activities that do not require a DP.

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DPA7: Nanaimo Parkway Design (Identified on Schedule 12 of City Plan)	DPA4: Nanaimo Parkway Design	a. <u>Objectives</u> - Provide guidance to maintain and reinforce a green aesthetic with the natural vegetative character along the full length of the Parkway. b. <u>Comparison</u> - Consistent with objectives of current DPA4. c. <u>Highlights</u> - Draft guidelines updated to improve consistency, administrative efficiency, and clarity, such as actions and activities that do not require a DP.
DPA8: Form and Character (Identified on Schedule 13 of City Plan)	DPA6: Stewart Avenue Corridor	a. <u>Objectives</u> - Provide guidance to ensure a high level of design and quality of construction of all future developments. b. <u>Comparison</u> - Consistent with objectives of current DPA6, DPA7, DPA8, and DPA9. Reference to existing form and character guidelines, such as City of Nanaimo General Development Permit Area Design Guidelines (1992) and relevant neighbourhood guidelines, provides design guidance consistent with current DPA6, DPA7, DPA8, and DPA9. c. <u>Highlights</u> - Draft guidelines update to improve consistency, administrative efficiency, and clarity, such as actions and activities that do not require a DP. Notable revisions to DP exemptions include: i. Allowance for minor additions of the lesser of 25% of gross floor area or 100m², rather than current exemption for up to \$150,000 external construction value. ii. Construction of up to 4 dwelling units a lot without requiring a DP, rather than current exemption for 2 dwelling units on a lot. This exemption does not apply in the Old City Neighbourhood, where DPs are currently required for 2 units or more on a lot. iii. Exemption for construction, alteration, or addition of an institutional building or structure, rather than current exemption for construction or renovation is for a public school operated by School District 68. iv. Exemption for the construction of an accessory commercial or industrial building of less than 100m² and not located between the front face of a principal structure and abutting street.
	DPA7: North Terminal Avenue Area	
	DPA8: Old City Neighbourhood	
	DPA9: Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development	