

ATTACHMENT B

EXCERPT FROM ZONING BYLAW

18.8 DPA8: FORM AND CHARACTER GUIDELINES

Application

- 18.8.1 The Form and Character development permit area is all the land within the City of Nanaimo boundary, and is identified on Schedule 13 – DPA8: Form and Character of the City Plan.
- 18.8.2 A development permit is required for any proposed commercial, industrial, or multi-family development in DPA8: Form and Character.

Guidelines

- 18.8.3 Development in DPA8: Form and Character must respect the following guidelines, which form part of the DPA8 guidelines:
- a) *City of Nanaimo General Development Permit Area Design Guidelines* (1992) applicable for all development within the City of Nanaimo; and
 - b) *Innovative Housing for Neighbourhoods: Triplex and Quadruplex Infill Design Guidelines* (1995) applicable for all development with three or four units on the lot.
- 18.8.4 In addition to 18.8.3, the design guidelines in the following documents, which form part of the DPA8 guidelines, shall also apply for all development in the corresponding areas shown on Schedule E of this Bylaw:
- a) *Nanaimo's Old City Multi-Family Residential Design Guidelines* (1990)
 - b) *Design Guide: Chase River Town Centre* (2000)
 - c) *Departure Bay Neighbourhood Plan* (2006)
 - d) *Downtown Urban Design Plan and Guidelines* (2008)
 - e) *South End Neighbourhood Plan* (2010)
 - f) *Newcastle + Brechin Neighbourhood Plan Urban Design Framework and Guidelines* (2011)
 - g) *Harewood Neighbourhood Plan* (2013)
 - h) *Hospital Area Plan* (2018)
 - i) *Port Drive Waterfront Master Plan* (2018)
 - j) *Bowers District Master Plan* (2022)
 - k) *Sandstone Master Plan* (2022)

Exemptions

- 18.8.5 A development permit is not required for the following activities in DPA8:
- a) Alteration of a building that is limited to envelope repair, replacement or alteration of doors, windows, building trim, awnings, or roofs.
 - b) Alteration to site design, building design, and/or landscape design determined by the City to substantially comply with a previously approved Form and Character development permit.
 - c) A minor addition up to the lesser of 25% of the building's gross floor area or 100m², taken together with all additions to the building made within the previous five years, provided the addition is not undertaken within five years of building occupancy, or final approval being granted, and provided a variance is not required.
 - d) Construction that is limited to no more than a total of four dwelling units on one lot, provided the development is not located within the Old City Neighbourhood as shown

on Schedule 2 of the *City Plan* and provided a variance is not required. **(4500.219; 2024-MAR-04)**

- e) Construction, alteration, or addition is for an institutional building, or structure.
- f) Construction of an accessory commercial, or industrial building, or structure with a total gross floor area of less than 100m² and not located between the front face of the principal structure and any abutting street and provided a variance is not required.
- g) Temporary buildings and structures as permitted under 6.7 of this Bylaw.
- h) Subdivision.