
FORM & CHARACTER DEVELOPMENT PERMIT GUIDELINES UPDATE

DESIGN ADVISORY PANEL | JUNE 27, 2024



OUR TEAM



Boniface
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Architects



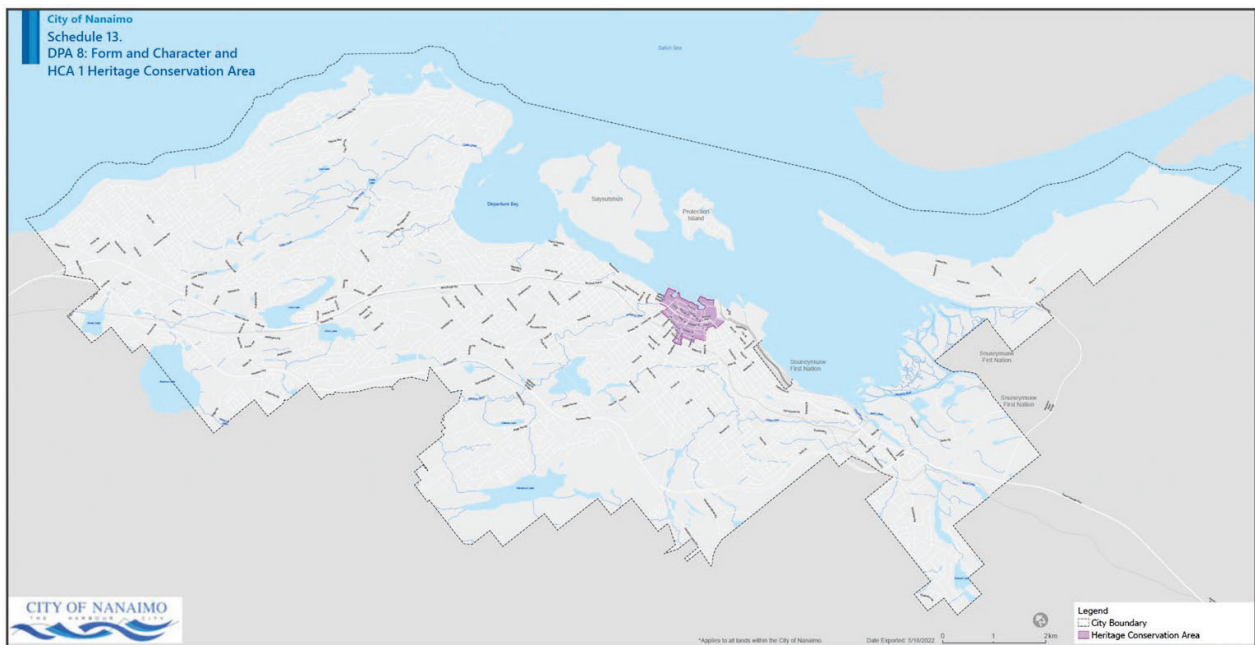
P+A
Landscape Architecture
Site Planning



INTRODUCTION



WHAT IS A DEVELOPMENT PERMIT?



WHAT DOES 'FORM AND CHARACTER' MEAN?

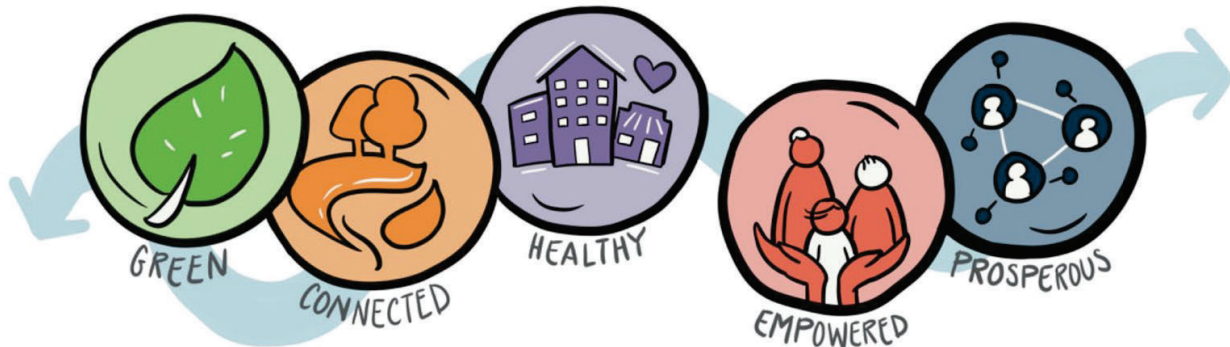


RECENT EXAMPLES FROM NANAIMO



NANAIMO'S CITY PLAN

- Nanaimo Reimagined is the City's strategic planning document, that provides direction for the coming 25 years
- This Design Guidelines Project was included in the implementation plan



PROJECT GOALS

- Align with building code updates for energy and water conservation, and reduction of greenhouse gas emissions
- Reinforce the vision of City Plan for land use designations
- Create one document so it's easier to navigate
- Update landscaping guidelines



PROJECT TIMELINE



UNIQUE NEIGHBOURHOODS IN NANAIMO



NEIGHBOURHOODS IN NANAIMO



URBAN DESIGN I

TOWNHOMES AND MULTI-FAMILY APARTMENTS



TOWNHOMES

LOW-RISE MULTI-FAMILY RESIDENTIAL BUILDINGS

Townhomes maybe in found in:

- Residential and Mixed-Use Corridors
- Neighbourhoods and Suburban Neighbourhoods
- Old City Neighbourhood



MULTI-FAMILY APARTMENT BUILDINGS

MID-RISE MULTI-FAMILY RESIDENTIAL BUILDINGS UP TO 6 STOREYS HIGH

Multi-family apartments maybe in found in:

- Primary and Secondary Urban Centres
- Neighbourhood Centres
- Neighbourhoods
- Residential Corridors
- Old City Neighbourhood



URBAN DESIGN II

MIXED-USE, COMMERCIAL AND INDUSTRIAL BUILDINGS

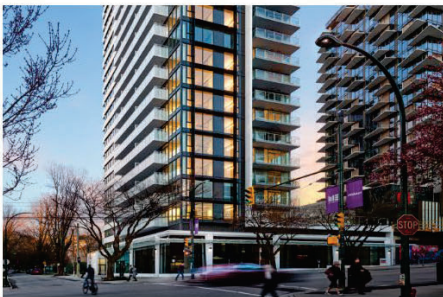


MIXED-USE BUILDINGS

COMMERCIAL WITH MULTI-FAMILY RESIDENTIAL, RANGING FROM 4 STOREYS TO TALLER BUILDINGS

Mixed-use buildings may be found in:

- Primary and Secondary Urban Centres
- Neighbourhood Centres
- Mixed-Use Corridors

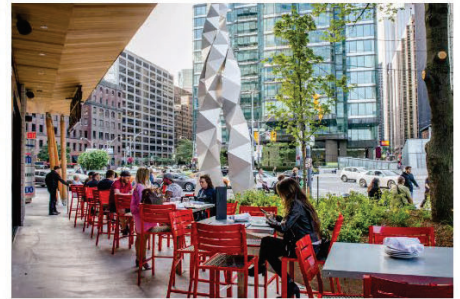


COMMERCIAL BUILDINGS

RETAIL BUILDINGS, OFFICE BUILDINGS, RETAIL WITH OFFICE ABOVE

Commercial buildings may be found in:

- Primary and Secondary Urban Centres
- Neighbourhood Centres



INDUSTRIAL BUILDINGS

LIGHT INDUSTRIAL AND INDUSTRIAL BUILDINGS

Industrial Developments may be found in:

- Light Industrial Land Use Designation
- Industrial Land Use Designation



ENERGY EFFICIENCY



MOVING TOWARDS GREATER ENERGY EFFICIENCY

BC ENERGY STEP CODE AND ZERO CARBON STEP CODE

The Province of British Columbia introduced rules so that new buildings meet higher energy efficiency standards - the BC Energy Step Code in 2017, and the Zero Carbon Step Code in 2023. These regulations are meant to reduce carbon emissions and greenhouse gas emissions in new buildings. Nanaimo adopted climate targets and policies in 2022 and implemented both of the new Codes within the Building Bylaw.



EXAMPLES OF DESIGN STRATEGIES



LIMITING AMOUNT OF WINDOWS



SOLAR SHADING



OPERABLE WINDOWS



GREEN ROOF



SOLAR ENERGY CAPTURE



RAINWATER MANAGEMENT SYSTEMS /
SIGNAGE ABOUT SUSTAINABILITY



BIRD FRIENDLY DESIGN



DARK SKY COMPLIANT LIGHTING



QUESTIONS

- How are you seeing developments be informed by their neighbourhood context? What do you wish there was more of on new buildings/sites in specific neighbourhoods?
- What form and character design features have you found are important for townhomes and apartments? How can design guidelines support bringing these features into new projects? How might these differ in specific parts of the City? Consider features on the building, on the site and landscape design.
- What form and character design features have you found are important for mixed-use, commercial, and industrial buildings? How can design guidelines support bringing these features into new projects? How might these differ in specific parts of the City? Consider features on the building, on the site and landscape design.
- What energy efficiency solutions are you seeing being integrated into new buildings/sites? Are there other emerging energy efficiency solutions that you would like to see in development projects in the future?



THANK YOU!



LAND USE MAP OF NANAIMO (FOR REFERENCE)

