

## DPA 8 | Form & Character

### Basis for Designation

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The Development Permit Area designates areas for the purpose of establishing guidelines for the form and character of intensive residential development; the form and character of commercial, industrial, or multi-family residential development; and for the promotion of energy and water conservation and the reduction of greenhouse gas emissions, pursuant to Section 488(1)(e)(f)(h)(i)(j) of the *Local Government Act*.

### Justification for the Designation

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To reflect the rapid growth, infill development, and redevelopment of existing areas throughout the city, there is a need to ensure high quality design, a variety of housing types, and provision of mixed-use developments to strengthen neighbourhoods. This growth and infill development comes with the expectation that new development will minimize impact on existing development and enhance the vitality of the community. This then places design conditions on the form and character of all commercial, industrial, multi-family residential, and mixed-use (residential and commercial) development within the city boundaries. The City has adopted housing guidelines to promote the development of a wide variety of housing types as well as promoting housing affordability.

Over the past three decades, Neighbourhood Plans for different areas of the city have been created and include design guidelines with unique and common elements. DPA 8 consolidates these form and character preferences and supports their implementation. This DPA also supports general design guidelines for the entire community, as well as specific Neighbourhood Plan and Area Plan guidelines. Refer to *Schedule 13 of City Plan* for lands subject to DPA 8.

## Objectives

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- 1 To ensure a high level of design and quality of construction of all future development.
- 2 To ensure infill development in existing neighbourhoods contributes to the preservation of the neighbourhood character while meeting city goals for housing, employment, and services.
- 3 To ensure that mixed-use commercial and multi-family development is integrated into the neighbourhood appropriately, considering scale, massing, access, landscaping, and screening.
- 4 To improve the character of commercial development fronting onto major arterials, including consideration of building materials, extent of transparent materials, pedestrian orientation, and other design elements.
- 5 To incorporate and integrate community institutional buildings as welcoming service providers.
- 6 To encourage development that supports walking, rolling, cycling, and transit use within the city.
- 7 To support gentle increase in density of existing neighbourhoods through the integration of duplex, triplex, and fourplex units into single-detached neighbourhoods.
- 8 To respect public views and access to the waterfront where applicable.
- 9 To ensure that new housing types and sizes support all income and accessibility groups.
- 10 To ensure new development incorporates measures for water conservation and energy efficient design that supports the actions identified in *City Plan* Goal 1: A Green Nanaimo.
- 11 To promote net zero emissions in new development, including alterations or additions to existing buildings.