

# ATTACHMENT C

## Summary of How the Proposed DPA8 Design Guidelines Respond to the Phase 1 and 2 Engagement Input

Below is a summary of how the proposed new DPA8 Form and Character Design Guidelines respond to what we heard during the phase one engagement. A link to the Phase One Engagement 'What We Heard' Report can be found [here](#).

	<b>Table 1 - Key Themes Heard During Phase One Engagement – June and July 2024</b>	<b>Proposed form and character design guideline that responds to what we heard</b>
1	Allow for creative building design and preserve and respect the uniqueness of Nanaimo's neighbourhoods, including heritage, friendly street frontages, and human scale architecture.	Section 3.1 to 3.7 design guidelines for land use designations.
2	Ensure the guidelines allow for housing affordability and energy efficient building design.	Section 2.2.1
3	Improve the public/private interface, connectivity, and create safe pedestrian infrastructure.	Section 2.1.2, 2.1.5 and 2.3
4	Include amenity spaces (such as covered areas for gathering).	Section 2.1.4
5	Parking areas should be underground or at the rear of a lot for better overall design. Parking areas should be screened from view.	Section 2.1.3 and 2.4
6	Site design should address noise concerns.	Section 3.1.3 and 3.6.3
7	Accessible parking should be located near entrances.	Section 2.1.3
8	Better tree preservation on private property during development.	Section 2.1.1
9	Consider viewpoints, such as to the waterfront.	Section 3.4.1, 3.5.3 and 3.7.1
10	Ensure attractive, eco-diverse landscaping, and consider long term maintenance when designing landscaping.	Section 2.4
11	Energy efficient features such as operable windows, solar shading, solar energy, and dark sky compliment lighting is important.	Section 2.2.1 and 2.4.4
12	Have design guidelines for industrial areas, however exterior material selection should be less important than in other land use areas. Ensure industrial buildings have appropriate loading areas.	Section 3.6
13	Exterior building finishes are important.	Section 2.2.1
14	Ensure appropriate building scale, and design should consider transitional spaces, and other amenity spaces for gathering.	Section 2.1.4 and Part 3 design guidelines for land use designations
15	Ensure amenities for all ages and abilities are incorporated into design (seniors, children).	Section 2.1.4
16	Allow natural light in building design.	Section 2.2.1

	<b>Table 1 - Key Themes Heard During Phase One Engagement – June and July 2024</b>	<b>Proposed form and character design guideline that responds to what we heard</b>
17	Allow for flexible building and site design to create variety.	Section 1.3
18	For apartment units ensure balconies offer usable space, and consider alternatives to balconies for outdoor living space, as balconies often do not offer privacy.	Section 2.1.4
19	Ground floor residential units should have a direct connection to the street.	Section 2.3
20	Pay greater attention to spaces in front of buildings.	Section 2.4
21	Ensure landscaping design and tree selection considers accessibility.	Section 2.4
22	Ensure wide and accessible connections from the entrances to the street and parking areas (with no stairs).	Section 2.3
23	Ensure the design guidelines allow for variation in housing options.	Part 3 design guidelines for land use designations
24	Require weather protection in commercial areas.	Section 2.3
25	Require bike storage, and EV charging stations.	Off-Street Parking Bylaw
26	Incorporate art into developments.	Section 2.4.1

Below is a summary of how the proposed new DPA8 Form and Character Design Guidelines respond to what we heard during the phase two engagement. A link to the Phase Two Engagement 'What We Heard' Report can be found [here](#).

	<b>Table 2 - Phase Two Engagement – November and December 2024</b> These are comments provided from DAP, the public, the developer community and neighbourhood associations about the November 2024 draft guidelines.	<b>Response to what we heard</b>
1	Improve guidelines in the Waterfront section of the document to provide clarity. Ensure waterfront development has interactive frontages to both streetscapes and the waterfront.	Section 3.7 – the guidelines in the Waterfront section have been improved
2	Provide clarity around expectations regarding public art on private land.	Guidelines regarding public art have been improved in Section 2.4.1
3	Improve clarity in the landscape section (to eliminate contradictions).	Section 2.4 Landscape Design has been improved.
4	Ensure balconies are adequately sized, and consider units with no balconies to assist with housing affordability.	Section 2.1.4 has guidelines to ensure functional balcony space, and adequate common space for residents.

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5	Ensure infill development is sensitive to the local neighbourhood and fit with surrounding area. Draw from the current Old City neighbourhood infill design guidelines, and apply them to the Neighbourhood and Suburban Neighbourhood sections.	The guidelines in the Neighbourhood and Suburban Neighbourhood have been updated as requested. See Part 3.
6	In the Old City area use “require” instead of “encourage” for heritage related design guidelines.	The development community and private citizens had conflicting input on this request. The guidelines have been reviewed to ensure the ‘must’, ‘should’ and ‘encourage’ clauses are appropriate.
7	Improve guidelines related to safety and security (CPTED).	The CPTED guidelines have been improved since the November draft. See Section 2.1.5
8	Add guidelines to protect existing views, and protect current viewsapes to the waterfront.	This has been added to Sections 3.4, 3.5 and 3.7 guidelines for land use designations.
9	Concern regarding the applicability of the General Design Guidelines to Industrial development. Ensure the General Design Guidelines apply fairly to all development.	Section 3.6 Industrial has been updated to clarify that industrial sites may have a more simple design aesthetic.
10	Guidelines are too specific, they should be more general and goal oriented.	The specific guidelines, with measurement detail have largely been removed.
11	Do not use words such as ‘must’ and ‘require’, instead use ‘should’ and ‘encourage’.	The development community and private citizens had conflicting input on this request. The guidelines have been reviewed to ensure the ‘must’, ‘should’ and ‘encourage’ clauses are appropriate.
12	Inviting public use of private property is not appropriate in all situations.	The guidelines have been updated to add term ‘where appropriate’ to accommodate this request.
13	Support for keeping guidelines to protect trees and natural features (i.e watersheds, steep slopes).	Section 2.1.1 contains guidelines to protect trees and natural features.
14	Appreciate the guidelines allowing for simple massing to encourage high performance buildings.	Section 2.2.1 contains guidelines for energy efficient buildings.
15	Support for native plants in landscaping.	Section 2.4.2 contains guidelines for native plants in landscaping.

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16	Support for guidelines to encourage green space, access to waterfront, permeability.	See Sections 2.4 Landscaping and Section 3.7 for access to waterfront.
17	Support for guidelines related to weather protection on buildings, and durable building materials.	See Section 2.3.1 for weather protection, and Section 2.2.1 for durable building materials.
18	Add more images in the document.	Many photos have been added to the document.
19	Improve guidelines related to accessibility (i.e. wheelchair users, vision impaired users).	Guidelines related to accessibility, access of all, and Universal Design have been added throughout the guidelines.
20	Support for design of modern buildings, rather than heritage designs.	See Section 2.2.1 Building Design
21	Support for amenity areas, especially in multi-family buildings. Support for shared common amenity space, rather than private amenity spaces.	See Section 2.1.4 Open Spaces and Amenity Areas
22	Allow for wide pedestrian paths.	See Section 2.1.2 Connectivity and Mobility
23	Ensure emergency vehicles and related attendants can access buildings.	See Section 2.1.3 Access Parking and Loading Areas
24	Allow for creative business signage.	See Section 2.3 Street Interface
25	Ensure development adjacent to parkland is designed to minimize impact to park use and enjoyment.	See Section 2.1.5 Crime Prevention Through Environmental Design