



Form and Character Design Guideline Project

2025-APR-14

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Project Background

- *City Plan* establishes Development Permit Area 8 (DPA8) Form and Character, and the Zoning Bylaw contains the design guidelines.
- The purpose of the project is to update the DPA8 design guidelines, which are used to guide the design and review of new developments.
- The design guidelines provide clarity for developers to understand the City's expectations for the form and character of commercial, industrial, multi-unit, intensive residential and mixed use developments.



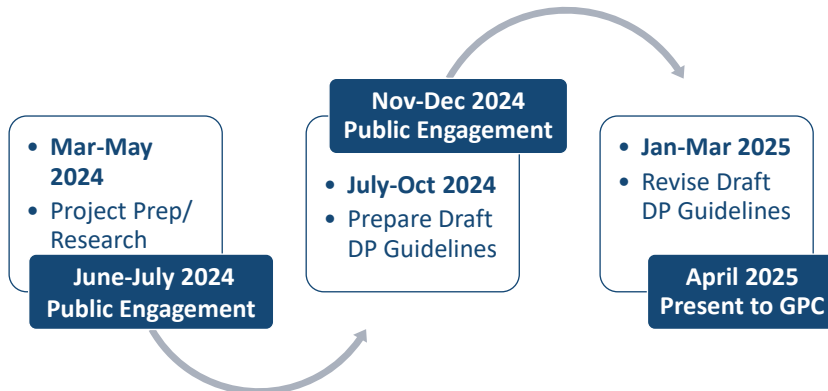
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Consolidating Existing DPA8 Guidelines



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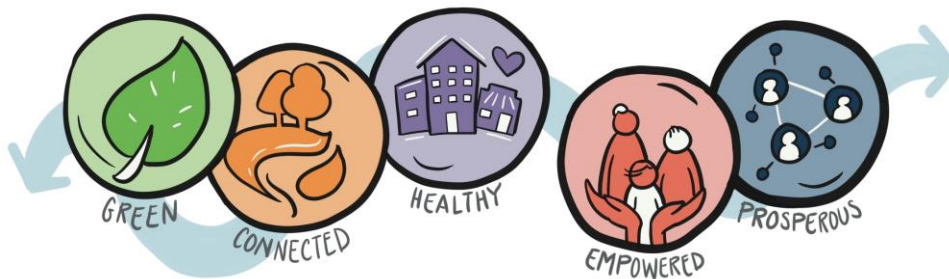
Project Timeline



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Implementing City Plan Policy

- The *City Plan* five goal areas provide the policy guidance that informs the updated Form and Character Design Guidelines.
- The design guidelines are a critical tool for ensuring that each development is contributing to the purpose of the land use designations in City Plan (Urban Centres, Corridors, Industrial etc).



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Engagement

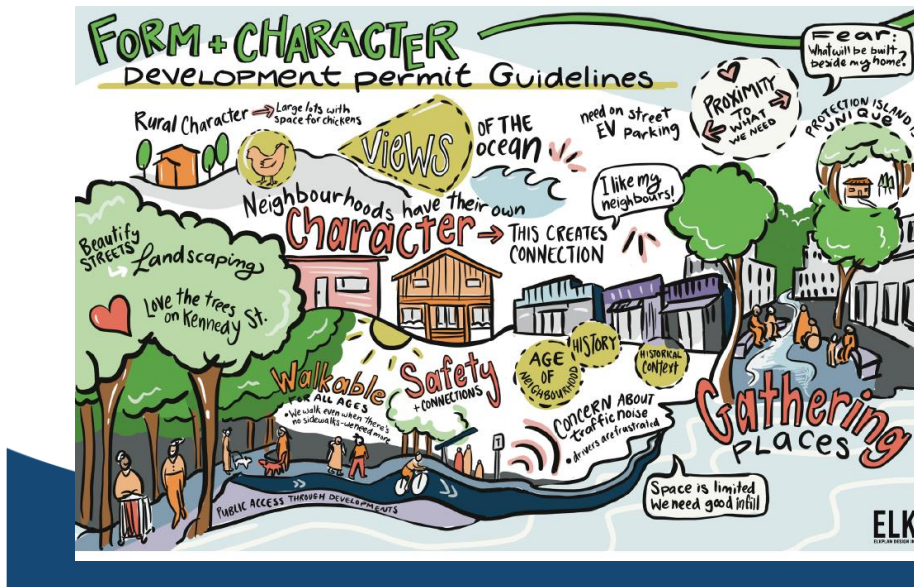
The following stakeholders were engaged through this project:

- City Staff Workshop
- Neighbourhood Association Workshop
- Public Workshop
- Developer Workshop
- Design Advisory Panel (DAP)
- Advisory Committee on Accessibility and Inclusiveness (ACAI)
- Get Involved (Public Submissions)
- Landscape Architects Workshop



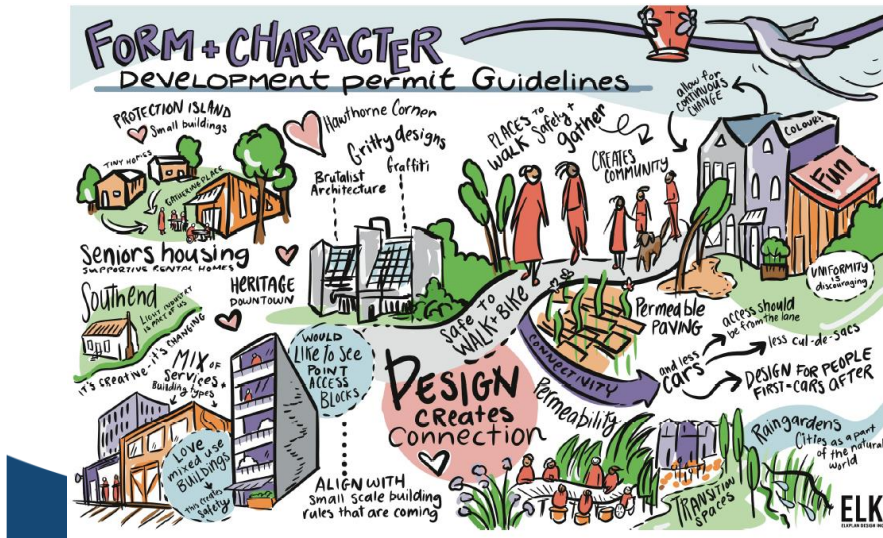
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Phase One Engagement – June/July 2024



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Phase Two Engagement – Nov/Dec 2024



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Form and Character Design Guidelines

General Design Guidelines

- The General Design Guidelines apply to all commercial, industrial, multi-unit, intensive residential and mixed-use development in any land use designation, and set the expectations for site, building and landscape design.

Design Guidelines for Land Use Designations

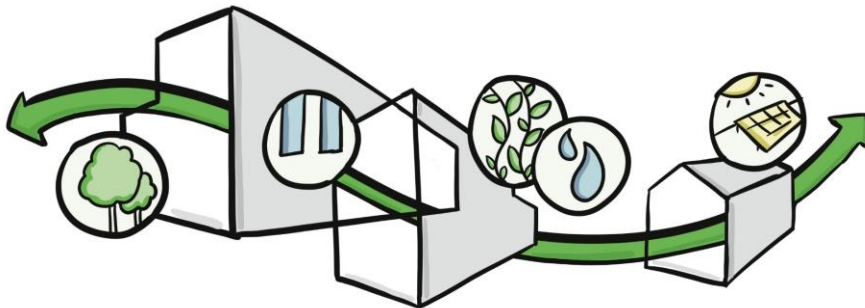
- In addition, the design guidelines for land use designations will reinforce the unique form and character envisioned in City Plan for each land use designation.



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High Performance Buildings

- Durable, quality materials
- Optimal building orientation
- Efficient thermal envelope
- Strategic window placement
- Solar shading devices
- Reduce thermal bridging
- Reduce carbon footprint
- Renewable energy capture



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Updates to Zoning Bylaw Part 17 –Landscaping

- **Keep in the Zoning Bylaw** simplified requirements for landscape buffers, waste management enclosure setbacks, and maintenance requirements.
- **Move to the new Form and Character Design Guidelines** elements of fencing standards, landscape treatment and screening guidelines, and allow for site specific landscape solutions.
- **Move to the Development Procedures and Notification Bylaw No. 7375** landscape restoration and security requirements, with updated practices, and a clear security release schedule.



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Next Steps

April 2025 – GPC review of proposed Form and Character Design Guidelines, and direction to Staff to prepare amending bylaws.

May 2025 - Council consideration of proposed amending bylaw(s) to replace DPA8 form and character design guidelines and to amend the landscape regulations.

June 2025 - Hold a Public Hearing for proposed Zoning Amendment Bylaw, and Council consideration of adoption of proposed amending bylaw(s).

July-Sept. 2025 - Implementation of new Form and Character Design Guidelines.



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