

DPA 16: GENERAL FORM AND CHARACTER

1. Pursuant to Section 919.1 (1) (f) of the Local Government Act, the entire City is designated as Development Permit Area 16, General Form and Character for the purpose of establishment of objectives for the form and character of commercial, industrial and multi-family residential development.
 2. Application and Exemptions:
 - (a) Development Permits are required for multi-family (multi-unit) residential (three or more units), commercial and industrial development in accordance with the Local Government Act, subject only to the General Exemptions identified in the “Overview” section of this Appendix and the following exemptions.
 - (b) Specific Exemptions for DPA 16, General Form and Character:
 - (i) A Development Permit is not required for:
 - (1) the subdivision of land or the construction of, addition to or alteration of a building or other structure:
 - (a) within any of the following Development Permit Areas or Heritage Conservation Areas:
 - DPA 1(HC), Core Historic;
 - DPA 2(HC), Core Business;
 - DPA 3(HC), Core Mixed-Use Residential;
 - DPA 4, Town Centres;
 - DPA 5, Large Urban Villages;
 - DPA 6A, Small Urban Villages;
 - DPA 6B(HC), Small Urban Villages Heritage;
 - DPA 7A, Corridors;
 - DPA 7B(HC), Corridors Heritage;
 - DPA 8, Victoria Arm – Gorge Waterway;
 - DPA 9(HC), Inner Harbour;
 - DPA 10A, Rock Bay;
 - DPA 10B(HC), Rock Bay Heritage;
 - DPA 11, James Bay and Outer Harbour;
 - DPA 12(HC), Legislative Precinct;
 - DPA 13, Core Songhees;
 - DPA 14, Cathedral Hill Precinct;
 - HCA 1, Traditional Residential; or
- (b) for which a Development Permit is required, not exempt and has been applied for under:
 - DPA 15A, Intensive Residential – Small Lot;
 - DPA 15B, Intensive Residential – Panhandle Lot;
 - DPA 15C, Intensive Residential – Rockland;
 - DPA 15D, Intensive Residential – Duplex; or
 - DPA 15E, Intensive Residential – Garden Suites.
- (2) development that is not commercial, industrial or multi-family residential development, or that does not otherwise include a commercial, industrial or multi-family residential component including for greater certainty:
 - (a) residential single-family dwellings and their accessory buildings and structures,
 - (b) residential duplexes and their accessory buildings and structures,
 - (c) institutional development so long as such development does not include a commercial, industrial or multi-family residential component;
- (3) house conversion;
- (4) alterations to existing buildings, excluding new additions.
3. The special conditions that justify this designation include:
 - (a) Commercial, industrial and multi-unit residential developments are envisioned in designated areas throughout the city, with further growth identified in this plan.
 - (b) Multi-unit residential, commercial and industrial developments are often located along or visible from high traffic corridors and areas (vehicular and pedestrian) including positions at gateways. They therefore merit special attention to form and character to take advantage of visual prominence, to mitigate any negative impacts of intensity of development, and to enhance the established character of adjacent or nearby existing buildings and streetscapes, and surrounding areas.
 - (c) Commercial, industrial and multi-unit residential buildings often share an interface with Traditional Residential areas with low-rise built form and established character that require consideration for sensitive transition.
 - (d) The presence of heritage properties throughout the city warrants special design consideration that balances heritage conservation and new development that responds to historic setting, where this is relevant

4. The objectives that justify this designation include:
 - (a) To support commercial, industrial and multi-unit residential developments that provide a sensitive transition to adjacent and nearby areas with built form that is often three storeys, or lower.
 - (b) To integrate commercial, industrial and multi-unit residential buildings in a manner that is complementary to established place character in a neighbourhood or other area, including its heritage character.
 - (c) To enhance the place character of established areas and their streetscapes through high quality of architecture, landscape and urban design that responds to each distinctive setting through sensitive and innovative interventions.
 - (d) To achieve more livable environments through considerations for human-scaled design, quality of open spaces, privacy impacts, safety and accessibility.
5. Guidelines:

These Guidelines are to be considered and applied for Development Permits:

 - (a) Advisory Design Guidelines for Buildings, Signs and Awnings (1981)
 - (b) Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development (2012)
 - (c) Guidelines for Fences, Gates and Shutters (2010)