

## What is the Form and Character DPA?

The **Form and Character DPA Map** captures all zones and OCP designations intended for commercial, multi-family, intensive residential or industrial uses. All development or subdivision of land within the Form and Character DPA requires a development permit unless the activity is specifically exempted. It does not apply to single family residential or institutional development.

The design guidelines contribute towards achieving OCP goals, objectives and policies and supplement zoning regulations.

## Objectives

The Form and Character DPA is established to address the following objectives:

**ACCESSIBILITY** – Striving to achieve barrier-free development and accessibility for all

**CONNECTIVITY** – Enhancing the block and the street in relationship to the neighbourhood for pedestrian accessibility and pedestrian friendly development

**DESIGN EXCELLENCE** – Creating outstanding and sustainable built form and character

**GOOD NEIGHBOUR** – Harmonizing with the scale and character of surrounding development

**PLACEMAKING** – Achieving a distinctive look and feel in the District's Town and Village Centres

**SAFETY AND SECURITY** – Improving safety and reducing opportunities for crime

The District of North Vancouver aspires to be a community with a high quality of built environment that reflects the outstanding natural endowment of the North Shore. The purpose of the Form and Character DPA is to guide the form and character of commercial, industrial and multi-family development, and their relationship to the public realm and surrounding neighbourhood.

## Form and Character Guidelines

There are certain activities, however, that may be exempt from the DPA requirements, so please check the Bylaw for exemptions. If you are unsure, District staff can assist you.

There are four categories of guidelines in the DPA that may be applicable, depending on the building type or if the subject area is within a Town or Village Centre. These Guidelines apply to:



- 1. Commercial, Industrial and Multi-Family Development and Mixed-Use:** To achieve a lively and safe pedestrian environment having architectural interest while maintaining residential livability



- 2. Ground Oriented Housing:** To complement neighbourhood character and enhance residential livability



- 3. Industrial and Business Park:** To encourage employment opportunities through provision of well-designed, attractive, high quality industrial development



- 4. Town and Village Centres:** To supplement the above guidelines with additional guidelines for public realm and building design that apply only to a specific centre. The four key centres include Lynn Valley Town Centre, Lower Lynn Town Centre, Lower Capilano/Marine Village Centre, and Maplewood Village Centre.

Please refer to **Schedule B of the Official Community Plan** for the complete description of the Guidelines and Exemptions for the Form & Character DPA.

## What is an Official Community Plan (OCP)?

An OCP sets out the vision, goals and overarching policies guiding the municipality. Council, staff and citizens use the OCP to help make decisions on where we locate housing, what our transportation priorities are and how we provide recreational and municipal services. An OCP applies to the whole District and maps out how we want to progress as a community.

## Development Permit Areas (DPAs)

Development Permit Areas are identified in the OCP. Specific development guidelines apply to all new development within these delineated areas. There are four DPA categories:



**Protection of the Natural Environment, its Ecosystem and Biological Diversity: Natural Environment and Streamside Protection**



**Protection of Development from Hazardous Conditions: Creek Hazard, Wildfire Hazard, Slope Hazard**



**Energy and Water Conservation and Reduction of Greenhouse Gases**



**Form and Character of Development**

## The Permit Process

1. Land within the form and character DPA may not be subdivided and building permits may not be issued until Council approves a Development Permit. In the case of *minor development*, District staff may be able to issue the Permit.
2. If your property is located within the Form and Character DPA, you should discuss the proposal early on with a planner to see if the proposed work would be exempted from the requirement to obtain a development permit or if you need to provide information regarding the impact of the proposed development on the community.
3. Development Permit applications may be preceded by a Preliminary Application review. This initial review provides early direction and comments to assist the applicant in determining whether the proposal is feasible. Applicants can then decide whether to proceed with the more detailed application.
4. If compliant with the DPA guidelines the work will either be exempted from the requirement to obtain a Development Permit, or approved and issued.

### FOR MORE INFORMATION

Background information and the detailed DPA guidelines, exemptions and maps are available on the District website at [www.dnv.org/dpa](http://www.dnv.org/dpa).

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THE DISTRICT OF  
NORTH VANCOUVER  
**FORM AND  
CHARACTER DPA**