

# 10.1 DPA-1 MULTI-UNIT AND INTENSIVE RESIDENTIAL DEVELOPMENT

## PURPOSE

This development permit area is intended to achieve walkable, vibrant, attractive and safe residential neighbourhoods and communities at various scales and densities. The guidelines are intended to provide direction for housing and associated development that meets the needs of residents and integrates new housing into the larger community.

## DESIGNATION

In accordance with the provision of [Section 488 \(1\)\(e\)&\(f\)](#) of the *Local Government Act*, all lands within the boundaries of Municipality of North Cowichan, and shown on Map 1 - North Cowichan and Area are designated a development permit area for the form and character of multi-family, multi-unit, and intensive residential development.

### **The Multi-Unit and Intensive Residential Development Permit Area (DPA-1) applies to:**

- Construction of new buildings with three or more attached dwelling units.
- Additions to or alteration of existing buildings with one or more new dwelling units that increases the number of dwellings beyond two.
- The subdivision of land for residential use where lots (fee simple or bare land strata) are less than 350 square metres.
- Building strata housing projects with three or more dwelling units.
- Mobile home parks with three or more dwelling units.

## OBJECTIVES

### **The objectives of DPA-1 are:**

- a. Establish guidelines for multi-unit housing that supports liveability, accessibility and a high quality of life for residents.
- b. Promote a high standard of building, site, and landscape design.
- c. Encourage new forms of housing that meet current and emerging housing needs that also integrate sensitively into the surrounding environment.
- d. Integrate higher density housing into the Village Residential and Village Core designations.
- e. Recognize and promote the distinctive character of communities and neighbourhoods.
- f. Promote pedestrian connectivity, alternative transportation modes and transit use.
- g. Integrate new and creative housing types into existing neighbourhoods and communities.

## GUIDELINES

"Form, Character, & Performance DP Guidelines A" within Zoning Bylaw 2950 are associated with and applicable to DPA-1.