

Attachment 3

Key DP Guidelines Mitigating Transition Impacts

The following key guidelines outline how impacts may be minimized in NC's through the DP process. For a comprehensive list of all application guidelines, please refer to the Official Community Plan, Section 4 in its entirety.

Site Specific Impacts:

- Site planning: Design should respond to the unique characteristics of each location, including views, open spaces, street networks, and natural features. Design should create attractive and welcoming spaces, with considerations for the specific context of each NC. The guidelines address both multi-building and single-building developments, but both emphasize ensuring a smooth transition at the edge of the NC to minimize impacts on surrounding areas (Section 4.7.5.1).

Shadow impacts:

- Shadow Analysis: Required for buildings over 4 storeys adjacent to low-rise, agricultural, or park areas (Section 4.2.8.2).
- Building Massing: Setbacks and stepbacks minimize shading and preserve views of Lake Okanagan and Mount Boucherie (Section 4.7.5.26).
- Sun/Shadow Study: Required if shadow impacts negatively affect neighboring properties' use (Section 4.7.5.26).

Height and Massing impacts:

- Stepbacks at 2nd Storey: Reduce building mass and support a neighborhood scale (Section 4.7.5.24).
- Design Articulation: Breaks up building mass and requires mid-block connections to mitigate visual massing (Section 4.7.5.15).

Transition impacts:

- Surrounding Areas: Development responds to and sensitively transitions to areas surrounding the Neighbourhood Development Permit Area (4.7.4.6).
- Mid-Rise Buildings: Use setbacks, stepbacks and articulation to minimize impact on the street and adjacent uses, with reductions in height near lower-density areas, or horizontal separation to provide a buffer in some cases (Sections 4.7.5.25, 4.7.5.14).
- Multi-Building Development: Transition to shorter, less dense forms at the edge of the NC through reductions in height, or use of stepbacks, setbacks and thoughtful site planning (4.7.5.14).
- Single-Building Development: Utilize setbacks and stepbacks to ensure a smooth transition from the NC to surrounding neighborhoods (Section 4.7.5.14).