

Development Permit Area No. 5: Commercial, Industrial and Multifamily

Development Permit Application Guideline Review Table

[Please refer to the Development Permit Guidelines set out in the District of North Saanich Official Community Plan, Bylaw No. 1587 \(2025\)](#)

Site Planning

OCP Section	Guideline	Proposal Details (Describe how your proposal achieves the DP Guidelines)
5.10.6.2 (a)	Development shall be designed in consideration of preserving and enhancing the natural environment, including designing the development with the existing natural grades, and prioritizing the retention and rehabilitation of existing mature trees and vegetation.	
5.10.6.2 (b)	Development will identify any hazard associated with the development area and will be sited in a manner that is safe and in accordance with the recommendations of a qualified professional.	
5.10.6.2 (c)	The footprint of the development shall be minimized for the purpose of retaining the existing natural environment and limiting impermeable surfaces.	
5.10.6.2 (d)	Development shall be planned in a manner that sites or screens parking and loading areas from the public view and that enables pedestrian movements and alternative transportation options.	
5.10.6.2 (e)	Development is encouraged to establish shared vehicle access and parking with adjacent sites to reduce the overall amount of drive aisles and driveway accesses.	

5.10.6.2 (f)	Where development includes accessory buildings, these shall be sited away from street frontages and should either be located behind the principal building(s) or otherwise fully screened with landscaping.	
5.10.6.2 (g)	On-site servicing/utility infrastructure and waste facilities shall be screened with attractive fencing and/or landscaping or otherwise incorporated into the building.	
5.10.6.2 (h)	Principal buildings should be oriented such that the main entrance is focused toward the street frontage and provides accessible walkways separated from vehicle maneuvering areas to the street, parking areas, and any amenity areas. Where development is proposed on a corner lot, the principal entry of the building should be focused on the corner.	
5.10.6.2 (i)	Public realm improvements must be incorporated including landscaping, wayfinding, street/outdoor furniture, art, and accessibility features.	
5.10.6.2 (j)	Development should maintain and enhance existing views or vistas from the property.	
5.10.6.2 (k)	Where possible development should implement new or utilize existing landscaping to create buffers to adjacent development.	

Form and Character

5.10.6.2 (l)	Given the predominant rural nature of the District, the design of buildings and structures shall implement architectural and massing elements that emulate attractive rural and west coast design. Such elements may include: i) articulating building envelopes vertically and horizontally, including stepping back upper floors (third story and above), to establish human-scale development; ii) incorporating a variety of exterior finishings with a preference for natural materials and finishes; iii) incorporating architectural variety.	
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5.10.6.2 (m)	Where exterior infrastructure such as mechanical systems are integrated on the roof of a building, they shall be sited out of public view and screened with materials that attenuate noise and complement the overall building design.	
5.10.6.2 (n)	Development massing shall establish a transition when development is proposed beside lower density sites.	
5.10.6.2 (o)	All exterior building faces shall be finished with high quality design and finishes except where the development is subject to a zero-lot line setback in which case those walls abutting the zero lot-line may either be left unimproved (where abutting an existing building) or visually improved through painting or murals (when adjacent site has not yet developed).	
5.10.6.2 (p)	Where exterior lighting is proposed for site security and accessibility, the lighting shall be selected and sited in a manner that does not result in glare, light pollution, or nuisance, to adjacent streets or properties.	
5.10.6.2 (q)	Landscaping should include a comprehensive planting plan that includes native and drought resistant species. Large expanses of lawn will not be supported and groundcover plants will be preferred over graveled or mulched areas. Artificial turf will not be permitted.	
5.10.6.2 (r)	Where fencing is proposed: i) the fence material should be complimentary to the landscaping and building elements. ii) Fences along public street frontages are discouraged. Where fences are proposed, they should provide breaks or jogs and be no higher than 1.2-metres. iii) Where perimeter fencing is proposed, fencing should be of a natural material and should be designed so as to not prohibit the movement of wildlife.	

Energy and Water Conservation and Greenhouse Gas Reduction

5.10.6.2 (s)	Implement site components to maximize retention and natural absorption of water on site and minimize demand on off-site stormwater infrastructure including: i) green-roof technologies to capture and store water and minimize heat island effects; ii) rain swales/gardens; iii) permeable surfacing for drive aisles and parking areas; iv) underground infiltration beds and tree box filters.	
5.10.6.2 (t)	Underground and under-building parking shall be required for the purpose of minimizing impermeable surfaces.	
5.10.6.2 (u)	Where surface parking is proposed, the parking area should incorporate landscaping islands every five parking stalls and to buffer parking from building entrances to establish shade trees to moderate the heat island effect.	
5.10.6.2 (v)	Development shall incorporate low-flow plumbing fixtures to reduce water demand.	
5.10.6.2 (w)	Development shall include alternative transportation infrastructure at a scale appropriate to the density of the development, including but not limited to: i) Electric vehicle charging stations; ii) Secure bike and e-bike parking; iii) Car-shares; iv) Short-term/visitor bike racks.	
5.10.6.2 (x)	Development shall include a comprehensive landscaping plan that includes the implementation of native and drought resistant species to address local climate conditions and reduce water demand.	

5.10.6.2 (y)	Development should be designed and sited to take advantage of passive solar heating, lighting, and energy generation and shall be required to use Built Green®, LEED®, or equivalent energy conservation features including: i) Large windows; ii) Climate-focused landscaping programming to provide shade in summer and solar gain in winter.	
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Supplementary Guidelines – Multi-Family Development (Condos/Apartment)

The following additional (to the general) guidelines apply only to Multi-Family Development (Condos/Apartment)

5.10.6.3 (a)	Development shall not replicate the form and character of adjacent buildings/development but should instead be similar and complementary.	
5.10.6.3 (b)	Repetitious building designs, including “mirror image” front facades are not supported.	
5.10.6.3 (c)	Where new multi-family development is being proposed as part of a mixed-use development: i) The ground floor street frontage should prioritize commercial use with residential units above or behind the commercial aspect. ii) The development shall include design features to distinguish and minimize the residential access from the predominate commercial access. iii) The development shall include a food security component which will include the installation of either a community garden or rooftop garden.	

Supplementary Guidelines – Commercial and Industrial Development

The following additional (to the general) guidelines apply only to Commercial and Industrial Development

5.10.6.4 (a)	Building mass should be minimized and articulated to reduce shadow impacts and establish human-scale development that doesn't overwhelm the pedestrian experience.	
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5.10.6.4 (b)	Roof and roof lines should integrate articulation to establish architecturally interesting building design as opposed to typical flat roof design.	
5.10.6.4 (c)	Buildings should be oriented to provide a main entry facing toward the public realm.	
5.10.6.4 (d)	Encourage alternative transportation by implementing separated and convenient pedestrian and cycling facilities throughout the development.	
5.10.6.4 (e)	Attractively surfaced and well-lit pedestrian pathways from the public street frontage to the main entry of the building, including pathways connecting the parking area.	
5.10.6.4 (f)	Establish secure and covered bicycle storage facilities for customers and employees.	
5.10.6.4 (g)	Building entries should incorporate generous awnings or overhangs.	

5.10.6.4 (h)	Minimize the visual impact of outdoor storage areas, loading areas, and drive aisles from neighbouring properties and public view through the retention of trees and native understory plants or by planting of complementary landscaping.	
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Supplementary Guidelines – Marina Development

The following additional (to the general) guidelines apply only to Marina Development

5.10.6.5 (a)	Any development taking place on the water shall be restricted to non-toxic building materials.	
5.10.6.5 (b)	Structures shall be clad in non-reflective material to mitigate sun glare.	

Supplementary Guidelines – Agricultural and Rural Commercial

The following additional (to the general) guidelines apply only to Agricultural and Rural Commercial Development

5.10.6.6 (a)	The form and character of buildings and structures on Agricultural and Rural designated lands that is subject to a Development Permit must reflect the rural ambience of the surrounding area. Natural building materials are encouraged.	
5.10.6.6 (b)	Signage must be of an appropriate size and material and should not be illuminated.	