

Ladysmith residents have a shared vision for a sustainable future and a commitment to continually working to make that vision a reality. The new Zoning Bylaw helps to implement this vision with initiatives to support complete community land use, green buildings, local food production, innovative infrastructure and a local diverse economy.

This guide focuses on key initiatives introduced in Zoning Bylaw 2014, No. 1860 and the Downtown Development Permit Area Guidelines to support the heritage Downtown as the thriving commercial and civic heart of Ladysmith. The zoning regulations and design guidelines offer a wider range of land uses in the Downtown, new parking standards and options, and improved design guidelines to support infill and new development. These new standards complement the Town's development incentives for the Downtown. Read further to learn about specific opportunities.

## Uses in the Downtown Commercial Zone (C-2)

Downtown Ladysmith extends from Symonds Street to Baden-Powell Street, and from Esplanade to Second Avenue. Within this area, approximately one-half of the properties are zoned Downtown Commercial. This zone is designed to encourage a unique mix of commercial and community uses in the historic Downtown, from retail sales and libraries, to restaurants, tourist accommodation, or a veterinary clinic. Continuing to permit residential units above commercial businesses adds to the vitality of the Town. Consult the Zoning Bylaw for the full list of permitted uses.

## Live/Work Residential Zone (R-2-LW)

The community expressed an interest in creating flexible zoning to accommodate a variety of commercial uses, while retaining Downtown character homes. For this reason, the Live/Work Residential Zone was created to encourage the retention, revitalization and adaptive reuse of these homes. While residential is still a predominant use, this new zone provides options for additional uses greater than a home based business, such as an artist studio, office, hairdresser, yoga studio, tailor, or bed and breakfast. More details are available in the Zoning Bylaw. A development permit may be required if external renovations are planned. The Downtown Development Permit Area 2 (DPA2) provides renovation and site planning guidelines.



# Guidelines for Development

The *Official Community Plan (OCP)* includes design guidelines for new development and exterior renovations in the Downtown area under *Development Permit Area 2 (DPA2)*. These guidelines are intended to enhance the historic, cultural, and architectural value of the Downtown, while encouraging small-scale commercial use, a high quality public realm, and well-defined community gathering spaces. Multiple modes of transportation, as well as sustainable design and building technologies are also strongly supported.

Proposals will be reviewed by Development Services planning staff, and “form and character” applications are generally reviewed by the Heritage Revitalization Advisory Commission or the Advisory Design Panel, before being presented to Council for approval.

## Parking Options

*The new Zoning Bylaw includes several new parking options\*:*

### SHARED PARKING

*When two or more business are located on the same parcel, sharing the off-street parking spaces reduces the amount of required parking for each business.*

### PARKING PAY-IN-LIEU

*A parcel owner can, in lieu of providing off-street parking spaces, contribute to the Town’s Parking Fund: \$4,000 per required parking space.*

### SMALL CAR PARKING

*Up to 25% of required off-street parking spaces can be designated “small car” spaces.*

### MOTORCYCLE & SCOOTER PARKING

*Up to 5% of required off-street parking spaces can be designated for motorcycles and scooters.*

*\*Some restrictions/conditions apply. Consult the Zoning Bylaw for complete regulations.*

## Special Initiatives

### HERITAGE REVITALIZATION TAX EXEMPTION

*To encourage investment and the maintenance of the heritage theme in the Downtown core, the Town offers a tax exemption for qualifying projects.*

### DEVELOPMENT COST CHARGE WAIVER

*To promote new commercial development and multi-family units in the Downtown area, the Town will waive Development Cost Charges within the “Downtown Specified Area” for eligible projects.*

*For more information, go to [www.ladysmith.ca/business-development/fees\\_incentives](http://www.ladysmith.ca/business-development/fees_incentives).*



## FOR MORE INFORMATION

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Visit [www.ladysmith.ca/business-development](http://www.ladysmith.ca/business-development) to download a copy of the Zoning Bylaw or the Downtown Development Permit Area guidelines.

