

DPA 1 | Maritime

Development Permit Area 1 – Maritime is designated under Section 488 (1)(a),(b),(f),(h),(i), and (j) of the *Local Government Act* to establish guidelines for all new development and improvements in the area designated as **Development Permit Area 1 (DPA 1)** on *Official Community Plan Map 2*. Prior to alteration of land; or alteration or construction of buildings and structures; an owner within DPA 1 shall apply to the Town of Ladysmith for a development permit.

The purpose of DPA 1 is to establish objectives and provide guidelines for:

- i) Land based buildings and structures at the edge of the DPA 1 area, as well as buildings and structures that are floating or built on piles in the water;
- ii) The character of development, including the siting, form, exterior design and finish of buildings, signs, and other structures;
- iii) The specific features of the development, machinery, equipment and systems external to the buildings and other structures;
- iv) Protecting development from hazardous condition; and
- v) Promoting energy conservation, water conservation, and the reduction of greenhouse gas emissions.



OBJECTIVES

The objectives of the DPA 1 guidelines are:

- i) To develop the Maritime area as an active, beautiful and safe year-round place for community members and tourists of all ages and abilities;
- ii) To reflect the uniqueness and authenticity of the waterfront in the form and character of buildings and public spaces on the water;
- iii) To reinforce the marine character already in place and harmonize new built structures with the public realm;
- iv) To ensure that development within the DPA 1 area is visually attractive from the upland areas, Slack Point, Fisherman's Wharf and further out in the harbor;
- v) To retell and commemorate the history of our waterfront; and
- vi) To encourage the growth of tourism and other economic activities and services in the Maritime area.

GUIDELINES

1. Land Buildings and Piled Structures

- a) Land based buildings at the edge of the Maritime DPA 1 area may be built on land with either piled or strip foundations, depending on the established geotechnical design of the site.
- b) Buildings over the water, such as a restaurant or other commercial building, will utilize structural systems that make use of wood, steel or concrete piles, structural concrete deck, and wood frame or mass timber construction for the superstructure.
- c) The aesthetic treatment of land based buildings and piled structures should utilize materials and colours that convey a marine character, including the following elements:
 - Simple, shed-like forms;
 - Heavy wood timbers;
 - Horizontal wood siding, wood shingles, or corrugated steel cladding materials;
 - A variety of colours using solid stain or paint;
 - Standing seam metal or wood shingle roofs;
 - Multi-paned windows with generous openings for viewing interior activities; and
 - Glazed hinged or overhead doors.
- d) Land based buildings shall also respect the “Development Permit Area 3 – Commercial” guidelines.

2. Floating Structures

- a) New floating structures must be founded on a concrete foundation, with wood frame or mass timber construction.
- b) Floating structures should be designed to complement the existing floating buildings in DPA 1.
- c) The aesthetic treatment of floating structures should utilize the following elements:
 - Single or double sloped roofs;
 - Standing seam or corrugated metal roofing;
 - Heavy wood timbers; and
 - Horizontal wood siding, wood shingles, or corrugated steel cladding materials.
- d) Boat shelters must have open walls under the roof to protect public views of the waterfront from the upland areas.



Tseshaht First Nation (Lubor Trubka Associates Architects)



Klahoose First Nation (Merrick Architects)



Examples of appropriate form, character and materials for land, piled and floating buildings.

- e) The design of floating homes must be located within the geometry of the float and must be designed to be visually attractive with a finished facade as viewed from all angles.
- f) A moorage site plan with dimensions shall be provided for new marinas or marina modifications.

3. Heritage & Views

- a) The site and building design shall consider and incorporate the rich heritage of the waterfront area.
- b) Development shall be designed to respect public views of the waterfront from the uplands, Slack Point, Fisherman’s Wharf, and further out in the harbour.



(Source: Emily Carr University)

4. Signs & Lighting

- a) Signs and lighting shall be of a professional quality and shall reflect the maritime character of the area.



Design examples that celebrate the heritage of the waterfront area.

5. Outdoor Patios

- a) Patios and outdoor dining areas are encouraged and shall be located in areas with maximum sunshine hours (especially in the off-season).

6. Mechanical Equipment & Waste Management

- a) Rooftop and grade level mechanical equipment (i.e. air vents, electrical transformers, gas meters) should be strategically located away from pedestrian areas and screened with high quality durable materials that attenuate noise and odour, and complement the overall building design.
- b) Recycling, organic composting, and solid-waste containers shall be screened from view with a solid enclosure on all sides.

7. Accessibility & Connectivity

- a) The development shall provide clear, safe and functional public access from the Maritime DPA 1 area to key destinations in the upland area.
- b) Floating pedestrian walkways must be a minimum of 1.5 metres in width with a non-slip surface to allow for safe access to the upland.
- c) Inclined walkways or ramps with a gradient exceeding 1:10 must have handrails.

8. Energy Conservation

- a) Buildings should be designed to be efficient and healthy, targeting a minimum LEED Silver or equivalent rating.
- b) Building efficiencies may include energy efficient heating, cooling and mechanical equipment, solar hot water, natural lighting, and high levels of insulation.

9. Sensitive Ecosystems

- a) To minimize the impact of new development and to restore shoreline ecosystem function, utilize the 'Green Shores' science-based tools and best practices, found at: www.stewardshipcentrebc.ca/Green_shores
- b) Onsite monitoring of works along the foreshore and intertidal zone may be required by a registered professional Biologist. Conditions regarding monitoring and reporting may be included in the Development Permit.

10. Hazard Mitigation

- a) The Town may require a developer within DPA 1 to furnish a report certified by a Professional Engineer of British Columbia and/or BC Association of Marine Surveyors providing information regarding technical requirements for mitigating measures which would be imposed to enable the site, building, or structure to withstand known potential hazards (i.e. sea level rise, seismic, floatation system buoyancy, wind and foreshore stabilization).
- b) Sufficient fastenings must be available to prevent the floating building or structure from separating from the wharf, pier, or walkway due to list, wind or grounding.
- c) Each building in the DPA 1 area must have direct access to an unobstructed walkway (minimum 1.5 metres in width) leading to shore to allow for an emergency evacuation.
- d) Float homes must have sufficient direct access to open water to allow for access in and out of moorage berths in case of emergency.

11. Crime Prevention

- a) Best practices for Crime Prevention Through Environmental Design (CPTED) should be incorporated into the site and building design, such as:
 - i) Define Territoriality: Building entrances, parking areas, pathways, and other use areas should be defined with appropriate features that express ownership and boundaries, avoiding spaces that appear confined, dark, isolated, or unconnected with neighbouring uses, or appear to be without a clear purpose or function.



Create a safe, friendly environment for all.

- ii) Integrate Natural Surveillance: Visibility, light, and openness should maximize the ability to see throughout the site. Window placement should provide visual access to all areas of the site. The location of walkways, entrances, landscape materials, and site features should avoid areas for hiding. Appropriate lighting levels should not produce glare, and excessive lighting that creates darkened spaces in other areas.
- iii) Activity Support: The proposed site layout and building design should encourage legitimate activity in public spaces, by locating outdoor uses in complementary arrangements, or activity nodes, that create more activity than if separated.