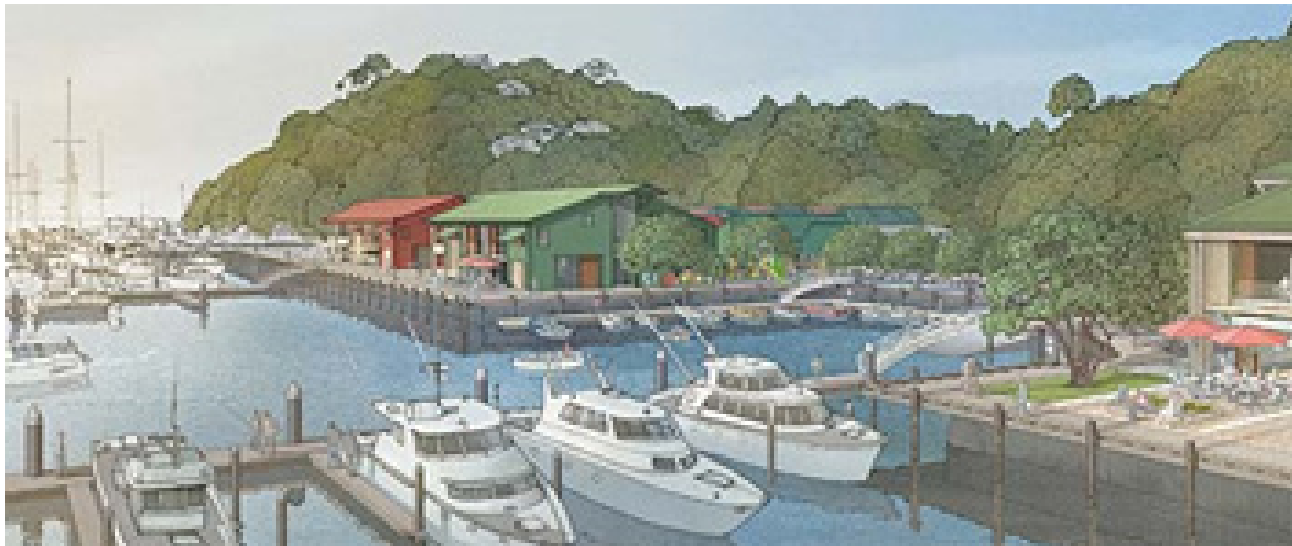


## DPA1 | MARITIME

**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 8. 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 form and 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 and near the water;
- iii. To reinforce the marine character already in place and harmonize new built structures with the public realm;
- iv. To allow for flexibility in the range of buildings and structures and to recognize the broad range of maritime activities that comprise a successful waterfront;
- v. To ensure that development within the DPA 1 area is visually attractive from the upland areas and the harbour;
- vi. To retell and commemorate the history—including the Indigenous history—of the waterfront; and
- vii. To encourage the growth of tourism and other economic activities and services in the Maritime area

## GUIDELINES

### 1. Land and Buildings and Piled Structures

- a. To protect development from hazards associated with building near water, 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. To protect development from hazards associated with building over water, piled buildings, such as restaurants or other commercial buildings, should



*Tseshaht First Nation (Lubor Trubka Associates Architects)*

utilize structural systems that make use of wood, steel or concrete piles, structural concrete deck, and wood frame or mass timber construction for the super-structure.

- 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 building forms that reflect the marine character;
  - 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 should also respect the “Development Permit Area 3 – Commercial” guidelines.

## 2. Floating Buildings and Structures

- a. To protect development from hazards associated with building near or over water, new floating buildings should be founded on a concrete foundation, with wood frame or mass timber construction.
- b. Floating buildings and structures should be designed to complement the existing floating buildings in DPA 1.
- c. The aesthetic treatment of floating buildings and structures, including boat houses, should utilize the following elements:
  - Single or double sloped roofs;



*Klahoose First Nation  
(Merrick Architects)*



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

- Standing seam or corrugated metal roofing;
- Heavy wood timbers; and
- Horizontal wood siding, wood shingles, or corrugated steel cladding materials.



(Source: Emily Carr University)

- Boat shelters should have open walls under the roof to protect public views of the waterfront from the upland areas.
- Where floating homes are permitted they should be located within the geometry of the float and should be designed to be visually attractive with a finished facade as viewed from all angles.
- A moorage site plan with dimensions shall be provided for new marinas or marina modifications.



*Design examples that celebrate the heritage of the waterfront area.*

### 3. Heritage & Views

- The site and building design should consider and incorporate the rich heritage of the waterfront area.
- Development and the layout of marine floats should be designed to respect public views of the waterfront from the uplands and the harbour.

### 4. Signs & Lighting

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

### 5. Outdoor Patios

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

- b. Patios should incorporate transparent weather protection such as wind and rain screens and umbrellas. Where provided, heating equipment should be integrated into the overall design of the patio and decorative designs should be chosen.

## 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 should be screened from view with a solid enclosure on all sides and designed to prevent accidental contamination of the marine environment.

## 7. 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: <https://stewardshipcentrebc.ca/greenshores/>
- 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.

## 8. Accessibility & Connectivity

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

## 9. Hazard mitigation

- a. The Town may require a developer within DPA 1 to provide a

report certified by a Professional Engineer of British Columbia and/or BC Association of Marine Surveyors with technical requirements 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 should be installed to prevent floating building and structures from separating from the wharf, pier, or walkway due to list, wind or grounding.
- c. Each building in the DPA 1 area should 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 should have sufficient direct access to open water to allow for access in and out of moorage berths in case of emergency.

## 10. Safety

- a. Building entrances, parking areas, pathways, and other 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 that appear to be without a clear purpose or function.
- b. Consider visibility, light, and openness to maximize the ability to see throughout the site. Window placement should provide visual access to all areas of the site.
- c. Appropriate exterior lighting should be provided and lighting levels should not produce glare, and excessive lighting that creates darkened spaces in other areas.



- d. Encourage activity in public spaces by locating outdoor uses in complementary arrangements (or activity nodes) that create more activity than if separated.

## DPA2 | DOWNTOWN



*Historical image of First Avenue Looking North.*

Development Permit Area 2 – Downtown is designated under Section 488 (1)(a),(d),(e),(f),(h),(i), and (j) of the Local Government Act to establish guidelines for all new development and improvements on land designated as Development Permit Area 2 (DPA 2) on Official Community Plan Map 8. Prior to construction of buildings and structures, an owner of property within DPA 2 shall apply to the Town of Ladysmith for a development permit.