

- 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.

The purpose of DPA 2 is to establish objectives and provide guidelines for:

- i. The form and character of development, including landscaping, and the siting, , exterior design and finish of buildings and other structures;
- ii. The specific features of the development, machinery, equipment and systems external to the buildings and other structures; and
- iii. The type and placement of trees, and other vegetation, in proximity to buildings and other structures to provide for energy conservation, water conservation, and the reduction of greenhouse gas emissions.

SPECIAL CONDITIONS

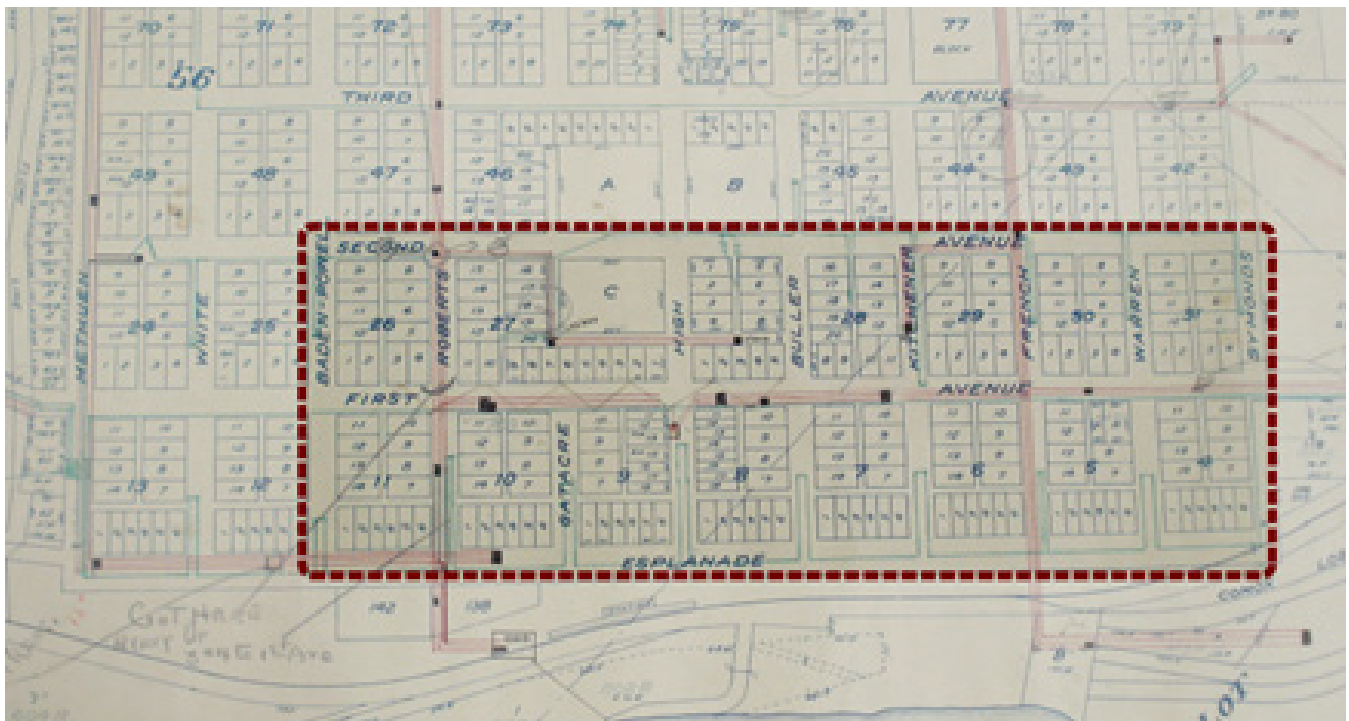
Ladysmith's Downtown has a distinct, intact character of similarly scaled and massed street-front commercial buildings (up to three storeys), in varying styles and vernacular (Edwardian, Classical Revival, Queen Anne, Beaux-Arts, and Boomtown or False-front). The oldest buildings are from the early 1900s, and range from highly detailed brick façades to simple wood-clad buildings with varied rooflines and details. In addition, many character and heritage homes remain intact with landscaped gardens. These homes offer both modest form and detail, and some offer more significant detailing, including large front verandahs. The typical lot size in the Downtown provides an 18.28-metre frontage (60-foot). Many commercial buildings extend the full lot frontage, with a design that displays several smaller distinctive shops and commercial units.



The 1990s Downtown revitalization program resulted in the re-creation of the area as the social hub of the Town, offering well-defined gathering places with tree-lined streets, black wrought-iron style benches and fixtures, and the placement of full-size historic artifacts, all of which encourages year-round street

life. Building owners undertook a concerted façade upgrade and painting program, and added weather protecting canopies. A community-developed program has guided building signage. In more recent years, the traditional heritage palette has expanded to allow the inclusion of more vibrant colours.

The Downtown comprises a grid pattern of streets with rear lanes, extending eight blocks from Symonds Street to Baden-Powell Street, and two blocks from Esplanade Avenue to Second Avenue.



(top left) Historical image of Ladysmith Trading Company, (top right) Rendering of Nicholson Block, (bottom) Historical map of Ladysmith's Downtown.

OBJECTIVES

The objective of DPA 2 is to strengthen the historic Downtown as the Town's primary commercial area. New development, as well as land, building, and façade improvements in the Downtown should contribute to, and enhance, the historic, cultural, and architectural value of this area. Individual sites within the Downtown can make a positive contribution to the revitalization of the area, and to the greater whole of the Ladysmith experience. Where buildings have been altered to remove historic materials and elements in place of modern materials, these guidelines encourage restoring these character-defining elements. The DPA 2 guidelines are intended to:

- i. Enhance Ladysmith's distinctive character, and preserve its heritage;
- ii. Introduce appropriately-scaled commercial use, while retaining and revitalizing the existing residential buildings;
- iii. Inspire a high quality public realm, and well-defined gathering spaces;
- iv. Accommodate multiple modes of transportation; and
- v. Support meeting the greenhouse gas emissions reduction targets in the Official Community Plan, including through sustainable design and building technologies.



Iconic west side of First Avenue.

1. Building Design

- a. Buildings, and areas that form a heritage streetscape, should be designed in the neo-traditional aesthetic complementary to the form, massing, and scale of established heritage buildings.
- b. All other buildings within the Downtown Area should be designed in the aesthetic of the neo-traditional, Pacific Northwest, or eco-responsive themes.
- c. Buildings should incorporate current construction technology and design aesthetics, and should not imitate, but strive to complement existing building design typologies, materials and colours.
- d. Residential use in a mixed-use building should utilize guidelines from DPA 4 – Multi-Unit Residential.



Appropriate massing relationships.

2. Building Siting & Massing

- a) The massing of new buildings should respect the character defining heights of surrounding buildings, and should not overpower neighbouring buildings.

- b) Multi-storey buildings should be setback and/or terraced above the second or third level to reduce massing impacts on the street. Setbacks and terraces on new buildings adjacent to historic buildings should begin no more than one storey greater than the height of adjacent buildings.
- c) New buildings and commercial retail units should reflect the underlying historic lot pattern with the width, massing, and articulations of their street facing façades.
- d. The massing of buildings should strongly define the street with a continuous street wall.
- e. Subtle variations in building height and massing are encouraged to provide a variety of building form within a relatively uniform street wall. Architectural transitions, such as roofline treatments, should be provided between buildings of different heights.
- f. Buildings on a corner parcel should orient frontages towards both streets, and may include a corner cuts or pronounced architectural features. Corner buildings should provide scale, and serve as anchors for the rest of the block. Building corners should include landmark architectural features, such as:
- Special or decorative canopies;
 - Bay windows, balconies, turrets, or articulated roof line features;
 - A corner entrance; or
 - A prominent public art element.
- g. First floor commercial spaces should have higher ceiling heights than the upper floors. On the ground floor, 3.75 to 4.5-metre (12 – 15ft.) ceiling



Provide a continuous street wall.



Example of high first floor ceiling height.

heights are encouraged.

- h. New development should incorporate the following measures with regard to hillside and steeply sloping sites:
 - Building design should step with the natural topography, rather than benching across changes in elevation. Building forms should depict a series of buildings nestled into the hillside, rather than a single, uniform building.
 - Cuts and fills should blend with the natural topography, providing smooth transitions and mimicking pre-development site contours.
- i. The height restrictions in the Zoning Bylaw may be altered through the Development Permit process to allow for stepping and terracing of buildings on hillside and steeply sloping sites, provided that each individual “step” in the building meets the height restriction in the Zoning Bylaw.
- j. Building siting, height of buildings, roof forms, and rooftop appearance should respect and, where feasible, protect the existing views from adjacent and higher buildings and properties.
- k. On-site landscaping should promote opportunities for passive heating/cooling. For example, deciduous trees adjacent to south elevations can provide shade in the warmer months and passive solar gain in the colder months.



Pattern of building frontages.

3. Building Frontage

- a. Building frontages should be articulated and visually broken-up into smaller distinctive units.
- b. Buildings on First Avenue should be built to the front parcel line (the “build-to” line)..
- c. Relaxation of the build-to line may be appropriate in limited circumstances to provide for improved building massing, articulation, or public amenity spaces.
- d. Unimproved blank walls adjacent to streets, lanes, walkways, parks, or other amenity spaces are discouraged, and the majority of such walls should be improved with any combination of:
 - Sculpted, carved, or penetrated wall surfaces;
 - Landscaped planters, trellises, and arbours with significant landscaping;
 - Murals, mosaics, and public art;
 - Windows, or display case windows; or
 - Clerestory lights.
- e. The development of rear and adjacent laneways and alleyways for active commercial use is encouraged, and the rear building façades should be developed to a high level of detail in accordance with these guidelines.



Example of an improved blank wall.



Example of smaller distinctive commercial unit.

4. Roof Form

- a. Façade walls on flat roof buildings should include a parapet wall and a continuous cornice feature.

- b. Flat roofs, extending the lot frontage horizontally, should provide roofline modulation with:
 - A variation of roof or parapet height; and/or
 - Architectural roofline embellishments that add visual interest.
- c. Sloped roofs, extending the lot frontage, should provide roofline modulation to provide visual interest with:
 - A variation of roof ridges, both parallel and perpendicular to the street and/or;
 - Architectural roofline embellishments that add visual interest, such as accent gables and/or;
 - Dormers, cupolas, clock towers, and other similar elements.
- d. Elevator penthouses should be strategically located to reduce their visibility, and be integrated with the roof design, and building materials and colours.



Example of defined storefront entrance.



Example of continuous weather protection.

5. Windows & Doors

- a. Building fronts should ensure physical and visual permeability through the use of large windows and doors that open to the street.
- b. Windows and doors should be proportioned to the size of wall in which they appear, and, sufficient wall area and/or architectural features between windows should be provided to set them apart from each other.
- c. Windows should be architecturally compatible with the building style, and materials.
- d. Storefront window displays are encouraged to animate the street, however, materials such as advertising or blackout panels against,



Window, door, and roof details to incorporate in commercial buildings.

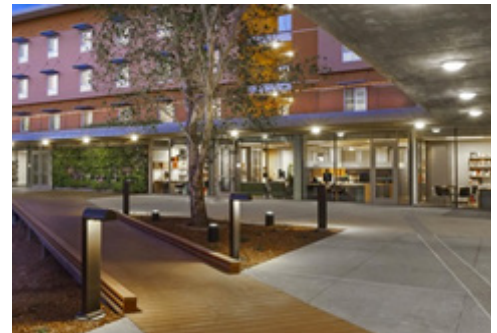
or adjacent to, the inside surfaces of retail glazing should not be used.

- e. Dark and/or reflective glass should not be used in windows.
- f. Window surfaces should be recessed from the face of the building wall. Acceptable alternatives to recessed windows include the use of prominent window trim as highlights, or projecting sills and/or lintels.
- g. Fully glazed façades are not permitted, and windows should not span vertically more than one storey.
- h. Storefronts should be defined in a repeated rhythm along the façade to maintain continuity and pedestrian interest, and should be integrally designed to be compatible with the entire façade.
- i. Storefronts should be the most transparent part of a façade. These should have the common elements of a base, storefront display windows, and a canopy/sign band.
- j. Storefront windows should occupy the entire height between the base and canopy.
- k. Storefront entrances should be clearly defined through the use of lighting, architectural details, colour, paving texture, landscaping, or other similar features.

- l. Doorways should be recessed from the building wall to add visual interest to the streetscape.
- m. Primary entrances to commercial buildings should have direct, at-grade access from the abutting sidewalk.
- n. Entrances to upper floor levels should be located on the street frontage.
- o. Building façades should provide at least a 50% level of transparency with windows and doors on ground floor frontages. Upper floor frontages should provide a minimum of 30% transparency, as measured between finished floor levels.

6. Signs, Canopies & Lighting

- a. Signs should be primarily pedestrian-oriented, and designed at the pedestrian scale. Handcrafted signs of professional quality, and externally illuminated signs constructed with individual raised or incised letters are preferred.
- b. Awnings and canopies, or other building projections, should provide weather protection at all primary building entrances and continuous protection for pedestrians along frontages.
- c. Awnings and canopies should have a meaningful projection from the building to offer weather protection.
- d. Awning and canopy design should complement the overall building and public realm.
- e. Adequate lighting should be provided to illuminate sidewalk areas adjacent to all buildings.
- f. Light fixtures should be concealed, unless they are decorative and consistent with the architectural design and character-defining elements of the building.
- g. Exterior lighting should follow dark sky principles and should be directed or shielded downward so as not to contribute to light pollution. Closely spaced, lower level fixtures are preferred to higher and less frequent fixtures.



Example of dark sky lighting.

7. Outdoor Patios

- a. Patios and dining areas should be designed to create a compatible and complementary relationship with adjacent streetscapes, building architecture, and uses.
- b. Outdoor patio areas should be well defined by landscaping, decorative metal fencing, and/or other vertical barriers, while being generally open and visible from public areas. Solid wood, chain link, or vinyl fencing should not be used for this purpose.



Example of outdoor dining area.

8. Materials & Colours

- a. Building materials should be durable, and of high quality.
- b. Materials and colours should ensure consistency and harmony with the historic Downtown buildings, and neighbouring buildings. This includes materials such as wood frame, brick, and tile. Vinyl siding is not an acceptable material.
- c. Building colour palettes should be cohesive, and sensitive to surrounding heritage buildings.
- d. The use of at least three different colours, or tones on the building exterior should be required.



Example of defined patio area.

9. Mechanical, Electrical & Security Equipment

- a. Rooftop and grade level mechanical equipment should be strategically located and screened with high quality, durable materials that complement the overall building design.
- b. Air vents, electrical transformers, gas meters, and other exterior mechanical and electrical components should be located away from sidewalks and pedestrian amenities, and screened from public view.

10. Accessibility & Connectivity

- a. Buildings and sites should be designed to be inherently accessible to all users, including the elderly, children, and people with disabilities – including smooth, ground-level entrances without stairs, and wide interior doors and hallways.
- b. Public walkways, together with private walkways, should provide a seamless, functional, and interesting pedestrian network throughout the Downtown area.
- c. Where breaks in the building frontages occur, and to facilitate pedestrian access to rear parking, adequately illuminated public walkways should connect the street with rear service areas, parking, and lanes.
- d. Laneway design should include the use of surface materials, walls, fences and landscape treatments that are inviting and interesting to pedestrians.
- e. Lanes and alleyways should be developed as secondary opportunities for commercial enterprises.

11. Vehicle & Bicycle Parking

- a. Vehicle parking should be located at the rear or side of a building and where possible access to parking should be from the rear lane.
- b. The interior of surface parking areas should be visually enhanced with landscaping and shade trees, as well as screened appropriately with decorative fencing or landscaping.
- c. Surface parking areas should make use of materials, colours, and patterns to delineate driving, parking, and pedestrian areas. Consider parking lots and driveways as pedestrian priority spaces where vehicles are permitted.
- d. Shared use of parking areas with adjoining properties is encouraged.
- e. The off-street parking requirements of the Zoning Bylaw may be reduced, or altered



Example of laneway development.



Example of surface parking area.

through the Development Permit approval process where strict compliance with the regulations would undermine the character of the Downtown Area.

- f. Bicycle parking facilities should be provided in visible locations near principal building entrances. Strategically located electric bicycle and scooter recharging stations are encouraged.
- g. Parking areas, driveways and walkways should have adequate areas for snow storage and drainage. Snow storage and drainage areas should incorporate aesthetic or amenity features such as lawns, rain gardens or landscaping with suitable plants.

12. Loading Facilities

- a. Street fronting loading areas should be avoided.
- b. Loading areas should be designed to functionally accommodate truck maneuvering, and be strategically located out of public view, or otherwise screened from public view.

13. Landscape

- a. At-grade landscaping, planters, and hanging baskets should maximize the use of native and drought tolerant plant species, while providing seasonal colour, and should complement plantings in the public realm.
- b. Landscape groundcover plants should be used rather than mulch, gravel, or rocks.
- c. Use of artificial turf for groundcover should not be supported.
- d. Use native, drought tolerant plants.
- e. The design and materials used in fences and retaining walls should complement the building design and neighbourhood character. Fence material may have a wrought iron appearance. Chain-link fencing is not an acceptable material, except for vinyl-wrapped fencing which may be considered for the interior fencing of outdoor storage areas. Solid masonry-style walls may be considered at a pedestrian friendly (low) scale for parking areas. All retaining walls may include textured concrete on the face of the retaining wall.



Example of native, drought-tolerant plants.



Example of a bioswale.

- f. Landscaped roofs, green roof systems and rooftop features, such as patio and gardening areas, urban agriculture, and multi-purpose landscapes are encouraged.
- g. Integrated Pest Management (IPM) measures are encouraged for landscape maintenance.
- h. Minimum landscape buffer and shade tree requirements are provided in Part 7 of the Zoning Bylaw.
- i. The location of shade trees should consider the orientation of the parking area at peak sunshine hours and will maximize shade provided by the tree canopy to parking spaces.
- j. The minimum landscape buffer requirements provided in Part 7 of the Zoning Bylaw may be varied where the abutting parcels in a zone that permits residential use would be buffered through alternative measures on the parcel such as, topography, other structures and/or landscaping, or existing vegetation.
- k. The shade tree requirements provided in Part 7 of the Zoning Bylaw may be varied where alternative measures or existing vegetation can provide equal or better shade to parking spaces during peak sunshine hours than would be provided with strict compliance with the Zoning Bylaw.
- l. Landscaping that does not require permanent irrigation is encouraged. During the establishment period, if needed, irrigation shall be provided with particular attention paid to adequate watering to ensure survival of the newly planted areas.
- m. Adequate monetary security may be required to ensure that the required landscaping will be completed and established.
- n. All landscaping work and plant material should conform to the most recent edition of the British Columbia Landscape Standard published by the British Columbia Society of Landscape Architects.
- o. Onsite monitoring should be undertaken by a landscape professional during landscape installation, and any request for the release of a landscape bond may require a report from the landscape professional.

14. Energy Conservation and Greenhouse Gas Emissions Reductions

- a. Electric vehicle charging stations should be provided in strategic locations for both employees and visitors.
- b. Passive design strategies that take advantage of site-specific climatic condi-

tions should be employed wherever possible depending on site characteristics. For siting considerations, this includes:

- i. Buildings should be oriented to take maximum advantage of site-specific climatic conditions, especially solar access and wind flow.
 - ii. Windows should be strategically designed, sized, and placed to manage year-round passive solar gain, while maximizing privacy where relevant (e.g. multi-residential uses).
 - iii. Roof overhangs, fixed fins, awnings, or other solar shading devices should be incorporated on south-facing windows to provide shade from peak summer sun while also enabling sunlight penetration during winter months.
- c. A construction waste management plan should be implemented that identifies materials to be diverted from disposal and whether materials will be sorted on-site or commingled. Construction waste should be tracked, and strategies should be implemented to reduce the amount of materials landfilled or incinerated.

15. Rain Water Management

- a. Integrated rain water management should be used, including appropriate source controls – such as bio-swales, absorbent landscaping, infiltration facilities, rooftop storage, and stormwater capture and re-use systems.
- b. Surface treatments, such as permeable pavers, pervious asphalt and concrete, or reinforced paving/grass should be used to increase site permeability. Asphalt and impervious concrete surfacing should be minimized.

16. Water Conservation

- a. High-efficiency, water-saving, automatic irrigation systems are encouraged.
- b. Innovative wastewater management systems, such as greywater capture and reuse should be considered.

17. Recycling, Organics & Solid Waste Management

- a. Recycling, organic composting, and solid waste storage and service

areas should be inside buildings, or in an exterior location that is integrated into the building and site design.

- b. Where outdoor recycling, organics, and solid waste enclosures are used, they should be located away from public view, and be built to house sufficiently sized bins for the intended use, with wall heights sufficient to completely conceal the bins.
- c. Enclosures should include a pergola, arbour, or other such permeable roof to screen the enclosure contents from overhead views.

18. 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.

19. Public Realm

- a. a) Building and site development on private parcels interfaces with the public realm, and with municipal improvements located on streets, lanes, parks, and other civic spaces. Improvements to private parcels may include improvements to the abutting public realm spaces, such as:
 - i. Pedestrian bulbs and curb extensions at intersections and key crossings that



Example of public art.

shorten the distance of pedestrian crossings, and increase pedestrian and landscape areas.

- ii. Public art and preservation of heritage features.
 - iii. Gathering spaces, such as plazas and pocket parks, with opportunities for pedestrian-friendly programming for café seating, retail displays, steps, low walls, planter edges, and benches. Emphasis should be placed on connecting outdoor gathering spaces to the street, and other pedestrian linkages.
 - iv. Streetscape furnishings to enhance the pedestrian experience, including decorative streetlights, benches, bicycle racks, and information kiosks.
 - v. Sidewalks, intersection curbs, parking areas, and other public spaces should be designed to be universally accessible, and inclusive for individuals with mobility challenges.
- b. The sequencing and timing of a development may be specified in the development permit to reduce impacts to the public realm and surrounding properties; impacts such as construction interference, unsightly premises, economic opportunity, and environmental impacts.



20. Preservation, Rehabilitation & Restoration of Heritage Buildings

- a. The Standards and Guidelines for the Conservation of Historic Places in Canada should be applied to renovations and alterations to buildings on the Heritage Inventory, and the Community Heritage Register.
- b. Renovations and alterations to heritage buildings should ensure that the character-defining elements of the building are improved and maintained.



Examples of buildings on the Community Heritage Register.

- c. Heritage value and character-defining elements should be conserved when creating any new additions, or any new construction.
- d. New additions and construction should be physically, and visually, compatible with, subordinate to, and distinguishable from historic places.
- e. Repair rather than replace historic character-defining elements from when possible. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, they should be replaced with new elements that match the forms, materials, and detailing of sound versions of the same elements.

21. Preservation & Restoration of Residential Character (Live-Work)

- a. The DPA 2 area contains original residential buildings and residential neighbourhoods that contribute to the heritage character and charm of downtown Ladysmith. The purpose of the following guidelines is to encourage the retention of the historical residential dwellings and neighbourhood pattern, while permitting the conversion of the residential buildings to allow for commercial uses or to create live-work buildings.
 - i. Live-work buildings should provide a transition from the heritage streetscapes to the residential areas. A predominantly residential character is encouraged to achieve this transition.
 - ii. Live-work buildings should be designed to permit the possibility of reversion back to entirely residential use.
 - iii. Ground level floor spaces in live-work buildings may be either commercial or residential in nature.
 - iv. Where commercial uses are located at ground level entrances should address the street, however existing entrances should be retained where possible.



- v. At ground level, glazing, awnings, signage, and lighting should be used to animate the street and identify the commercial use.
- vi. The massing, roof forms, and window proportions of upper floor units should maintain residential character.
- vii. Mechanical ventilation of live-work spaces, where needed, should be exhausted at a location that does not affect residential livability, or the air quality of adjacent open spaces.
- viii. Private outdoor living space should be provided for each residential unit.
- ix. Sloping roof forms that reinforce the overall historical residential character of the neighbourhood should be maintained.
- x. Adequate storage, parking, loading, and bicycle facilities should be provided with consideration for changing resident and work needs over time.
- xi. Refer to the Section 20 guidelines respecting the alteration of heritage buildings, and the guidelines in Sections 8, 11, 12, and 13 regarding materials and colours, vehicle and bicycle parking, loading facilities, and landscape.

DPA3 | COMMERCIAL

Development Permit Area 3 – Commercial is designated under Section 488 (1)(a),(d),(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 3 (DPA 3)** on Official Community Plan Map 8 Prior to construction of buildings and structures, an owner of property within **DPA3** shall apply to the Town of Ladysmith for a development permit.

The purpose of DPA 3 is to provide guidelines for:

- i. The general form and character of the development, including the siting, and exterior design and

