DPA5 | INDUSTRIAL

Development Permit Area 5 – Industrial is designated under Section 488(1)(a),(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 5 (DPA 5)** on Official Community Plan Map 8. Prior to construction of buildings and structures an owner of property within DPA 5 shall apply to the Town of Ladysmith for a development permit.

The purpose of **DPA 5** is to establish objectives and provide guidelines:

i) For the general character of the development, including the siting, form and exterior design of buildings and other structures, landscaping, and specific features in the development, machinery, equipment and systems external to buildings and other structures; and

ii) To promote energy conservation, water conservation, and the reduction of greenhouse gas emissions.

OBJECTIVES

The objective of DPA 5 is to enhance the Town's industrial areas and ensure that industrial development is complementary to the existing character of Ladysmith, and aligned with the Town's vision for future growth. The DPA 5 guidelines are intended to:

i. Provide guidance for the design of new industrial developments and employment centres;

ii. Foster a continuation of the Town's industrial heritage in new design;

iii. Support people-centred site design and accommodate multiple modes of transportation; and

iv. Support meeting the greenhouse gas emissions reduction targets in the Official Community Plan, including through sustainable design and building technologies.

1. Building Design

a. Industrial buildings should be designed in the aesthetic of the neo-traditional, Pacific Northwest, or eco-responsive themes.

b. Buildings should incorporate current construction technology and design aesthetics, and should not imitate, but strive to complement existing design typologies, materials, and colours.

c. The preservation of industrial-heritage features is encouraged for new developments, and for the conversion or improvement of existing buildings.

d. Industrial-heritage artifacts are encouraged to be repurposed as public art, or incorporated into signage.

2. Building Siting & Massing

a. Subtle variations in building height and massing are encouraged to provide a variety of building form.

Example of preservation of industrial-heritage features.

Example of industrial-heritage artifact as public art.

b. Architectural transitions, such as roofline treatments, should be provided between buildings of different heights.

c. Large, uninterrupted building façades that are visible from non-industrial areas, such as from the water or upland areas, should be articulated, and designed to provide visual interest.

d. The building setback requirements of the Zoning Bylaw may be reduced, or altered, through the Development Permit Approval process, where strict compliance with the regulations would otherwise undermine the character of the industrial area.

e. Offices, reception, sales, and other public use areas associated with the industrial activity should be located at the front of the building to face streets, with industrial activities occurring at the rear of the building.

f. Buildings and adjacent parcels are encouraged to share areas for uses such as waste collection and sorting, shipping and receiving, parking, and outdoor staff amenities, such as patios.

g. Heavy industrial uses should be clustered away from industrial uses with lighter impacts.

h. 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.

3. Building Frontage

a. Main building entries should be located and designed to be clearly identified from streets or entry driveways and front facades should be designed to be easily identifiable and visible from streets.

b. Entryways should be defined with overhangs, heavy timber accents, or similar elements.

c. Building façades should be modulated vertically, and/or horizontally with design methods, such as recesses, cornices, building stepbacks, changes in materials, and window penetrations.

d. Visual interest created through colour, materials, patterns, and

texture is encouraged.

e. 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;
    - Visually broken-up into smaller, distinctive units;
    - Landscaped planters, trellises, and arbours with significant landscaping;
    - Murals, mosaics, and public art; and/or
    - Windows or clerestory lights.

4. Windows & Doors

a. Building entrances should be clearly defined through the use of lighting, architectural details, colour, paving texture, landscaping, or other similar features.

b. Windows and doors should be proportioned to the size of the wall in which they appear.

c. Windows should be architecturally compatible with the building style, and materials.

d. Primary entrances to industrial buildings should have direct, at-grade access from the abutting sidewalk.

Example of architecturally compatible windows.

5. Signs, Canopies & Lighting

a. Signs should be of professional quality, and consistent with the design and character of the building.

b. Canopies, or other building projections, should provide weather protection at all primary building entrances.

c. Exterior lights should follow 'dark sky principles', being directed and/or shielded downward, away from neighbouring properties and streets, so as not to contribute to light pollution.

d. Adequate lighting should be provided to illuminate sidewalk areas

adjacent to all buildings.

e. Light fixture design and placement should respect the architectural design, and character-defining elements of the building.

6. Materials & Colours

a. Building materials should be durable and of high quality.

b. Traditional industrial materials, such as metal siding, steel windows, and heavy timber are encouraged to reinforce the architectural character of the area.

c. Building colour palettes should be cohesive, and sensitive to surrounding buildings.

d. Colour may also be used to provide interest, delineate architectural details, and acknowledge the building's use.

Example of durable, high quality building materials.

7. 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. Mechanical equipment should be strategically located away from residential use, and be designed to minimize visual and noise impacts.

c. Building ventilation systems should be designed to minimize noise and odours.

d. All visible utility areas, such as outdoor storage, waste disposal, and building mechanical equipment are to be enclosed with screening, or otherwise designed in a manner consistent with the area's character.

e. 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.

8. Accessibility & Connectivity

a. Buildings and sites should be designed to be accessible to all users. Sidewalks, intersection curbs, parking areas, and public realm areas should be designed to be universally accessible.

b. Main building entrances should be connected to the parking area, public sidewalk, or street edge with safe, accessible, hard surface walkways that are separated from vehicle driveways, and maneuvering areas.

Example of separated, accessible walkway.

9. Vehicle & Bicycle Parking

a. Where possible, parking areas should be accessed from a lane or side street and/or divided into smaller parking areas to avoid a monotonous and auto-dominated appearance.

b. Shared vehicle access of parking lots with adjoining sites is encouraged.

c. Surface parking areas should be visually enhanced, as well as screened appropriately, with landscaping and shade trees.

d. The off-street parking and loading requirements of the Zoning Bylaw may be reduced, or altered, through the Development Permit approval process, where strict compliance with the regulations would otherwise undermine the character of the Industrial area.

e. Bicycle parking is encouraged at every building. Bicycle parking facilities should be provided in highly visible locations adjacent to principal building entrances. Strategically located electric bicycle and scooter recharging stations are encouraged.

f. End-of-trip cycling facilities (such as showers and lockers) 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.

Example of bicycle parking.

10. Loading Facilities

a. Loading and service areas are encouraged to be located inside or at the side or rear of buildings, and should facilitate ease of access to any shared shipping and receiving areas, while minimizing conflict between modal types.

b. Attention should be given to minimizing potential neighbourhood impacts related to noise and air quality.

c. Loading facilities should be designed to functionally accommodate truck maneuvering, and be strategically located out of public view, or otherwise screened from public view.

11. Landscape

a. Site planning and design should be guided by the identification and preservation of existing trees, and other natural features.

b. Disturbed natural areas should be restored to replicate the characteristics of the natural setting. Trees and vegetation should be planted in random clusters, rather than in lines or formal arrangements.

c. The provision of outdoor employee amenities, such as lunch areas, benches and shelters is encouraged.

Example of useable roof space for an employee lunch area.

d. A continuous landscape buffer should be provided between industrial development and the Island Highway and between industrial developments and adjacent non-industrial uses, so as to reduce the visual impact of development.

e. Where industrial development abuts residential uses, buildings, structures and outdoor use areas should be strategically located to reduce visual and acoustic impacts of development. Where potential visual and noise impacts cannot be resolved through strategic site planning, visual and acoustic barriers should be provided.

f. Industrial uses, (including surface parking and storage areas) located in close proximity to abutting properties or public areas should

be screened from view by fencing, or plant material. Minimum landscape buffer and shade tree requirements are provided in Part 7 of the Zoning Bylaw.

g. The location of shade trees shall consider the orientation of the parking area at peak sunshine hours and will maximize shade provided by the tree canopy to parking spaces.

h. 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.

i. 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.

j. Use native, drought tolerant plants.

k. Landscape groundcover plants should be used, rather than extensive mulch or gravel.

l. Use of artificial turf for groundcover should not be supported.

m. The design and materials used in fences and retaining walls should complement the building design and neighbourhood character.

n. Retaining walls should be terraced, or stepped, to avoid expansive wall surfaces and reduce visual impacts.

o. Plant material should be incorporated into retaining wall design to soften the appearance and perceived wall height.

p. Large concrete and concrete block walls should not be supported.

q. Landscaped roofs, green roof systems, and rooftop features, such as patio and gardening areas, urban agriculture, and multi-purpose landscapes are encouraged.

r. Integrated Pest Management measures are encouraged for landscape maintenance. Herbicide and pesticide use should be avoided.

s. Landscaping that does not require permanent irrigation is encouraged. During the establishment period, if needed, irrigation should be provided with particular attention paid to adequate watering to ensure survival of the newly planted areas.

t. Adequate monetary security may be required to ensure that the required landscaping will be completed and established.

u. 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.

v. Onsite monitoring should be undertaken by a landscape professional during landscape installation and any request for the release of a landscape security may require a report from the landscape professional.

w. Onsite monitoring of works along the foreshore and intertidal zone may be required by a professional biologist. Conditions regarding monitoring and reporting may be included in the development permit.

x. The sequencing and timing of a development may be specified in the development permit to reduce impacts to surrounding properties such as unsightly premises and environmental impacts.

12. Energy Conservation and Greenhouse Gas Emissions Reductions

a. Maximize the distribution of natural daylight into a building's interior spaces to reduce electric lighting use.

b. Where possible, use greater floor to ceiling heights to increase the amount of interior space that can be day-lit from windows, and to allow for vertical air ventilation, particularly for units with exterior walls on only one side.

c. Passive design strategies that take advantage of site-specific climatic conditions should be employed wherever possible depending on site characteristics. For siting considerations, this includes:

    a. Buildings should be oriented to take maximum advantage of

site-specific climatic conditions, especially solar access and wind flow.

b. 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).

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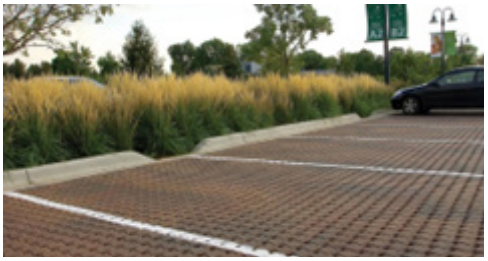
d. Roof overhangs, fixed fins, awnings, or other solar shading devices should be incorporated on south-facing windows to provide shade from peak summer sun while also enabling sunlight penetration during winter months.

e. 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.

13. Rain Water Management

a. Integrated rain water management should be used, including appropriate source controls, such as bioswales, 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 are encouraged to increase site permeability.



Example of permeable pavers.

14. Water Conservation

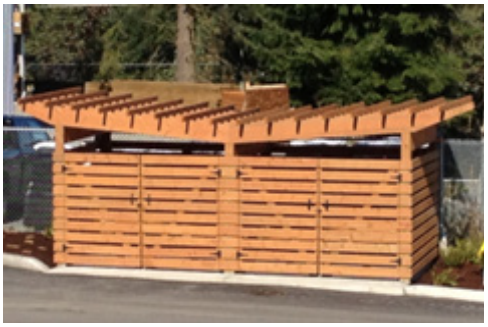
a. High-efficiency, automatic, and water-saving irrigation systems are encouraged.

b. Innovative wastewater management systems, such as greywater capture and reuse, are encouraged.

15. 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 and include a pergola, arbour, or other such permeable roof to screen the enclosure contents from overhead views.



Example of screened waste enclosure.

16. 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.