DPA8 | MULTI-UNIT RESIDENTIAL ESA

Development Permit Area 8 – Multi-Unit Residential Environmentally Sensitive Area (ESA), shown as **DPA 8** on Official Community Plan Map 8 – Development Permit Areas, is designated under Section 488 (1) (a), (f), (h), (i) and (j) of the Local Government Act to:

i. Protect the natural environment, its ecosystems and biological diversity;

ii. Establish objectives for the form and character of multi-family residential development; and

iii. Establish objectives to promote energy conservation, water conservation and the reduction of greenhouse gas emissions.

Prior to alteration of land or removal, alteration, disruption or destruction of vegetation as part of development; disturbance of soils; construction or erection of buildings and structures; and prior to subdivision of land (as defined in Section 455 of the Local Government Act) an owner of property within DPA 8 shall apply to the Town of Ladysmith for a development permit.

OBJECTIVES

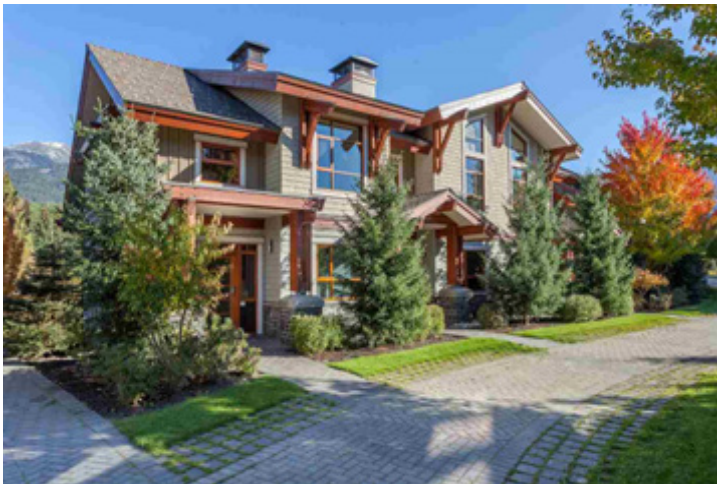
DPA 8 provides guidelines for the detailed site design of a multi-unit residential development. The objective is to achieve a high level of design and livability for future residents that is consistent with the Ladysmith Vision, while protecting environmentally sensitive areas, and incorporating energy conservation building placement; energy and water conservation, capture and reuse features; and innovative infrastructure.

The lands included within DPA 8 include the following forest ecosystems: Douglas Fir, Arbutus, Western Red Cedar, and Bigleaf Maple. The ecosystems contain intact continuous forest stands; dry, rocky outcrops; and sensitive riparian areas with tributaries to Holland Creek and Rocky Creek. Integration of the site's natural topography, the protection of its natural features, and the identification of areas that must remain free of development or managed in order to protect the natural environment and sensitive ecosystems are important objectives of DPA 8. The application of these guidelines to the land should result in a detailed site development plan that protects the natural environment, its ecosystems and biological diversity by designing a comprehensive multi-family residential development that works with the natural environment and promotes energy and water conservation, and reduces greenhouse gas emissions.

GUIDELINES

1. Form, Character and Exterior Design

a. Building design should be prepared by a design professional with knowledge of hillside design, natural area conservation, and



multi-family building design.

b. Multi-unit residential buildings should be designed in the aesthetic of the neo-traditional, Pacific Northwest, or eco-responsive themes.

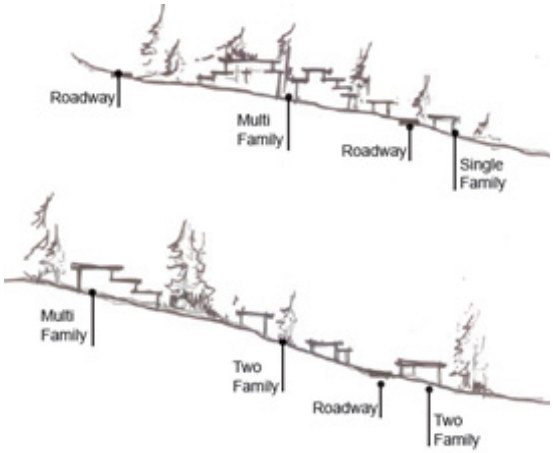
c. Buildings should be of a human scale and provide a sense of neighbourhood identity through a coherent architectural language and form.

d. Buildings on a corner parcel should orient frontages towards both streets where possible.

e. Building massing should respond to the site's topography. New development should incorporate the following measures with regard to hillside and steeply sloping sites:

   i. 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 form.

   i. Cuts and fills should blend with the natural topography, providing smooth transitions and mimicking pre-development site contours. Large cuts and fills and large structural retaining walls are not supported.



Building massing shall step with the topography.

f. 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.

g. Building facades should be articulated through the use of varied materials, finishes, colours, façade openings and projections to break-up the overall scale of the building and create varied and

visually interesting buildings. Considerations include façade modulations, window patterning, roofline changes, alternating dormers, gables, stepped roofs, and building plane material and colour changes.

h. Building exteriors should be constructed from high quality, durable materials including concrete, brick, wood, stone and metal panel products. Bold detailing shall also use natural elements such as rock and wood.

i. Stucco, vinyl, and aluminum siding are not acceptable materials.

j. All residential units should be provided with private outdoor space. This space can take the form of a balcony, deck, or garden patio that is oriented to permit sunlight and views.

k. Where the private outdoor space is located on the ground level, patios should be provided with adequate screening to afford privacy for the residents.

l. The majority of the parking for the residential units should be located in underbuilding or underground parking areas. Limited surface and in-unit garages may also be considered when set back from the building face and adequately screened with architectural elements and landscaping.

m. Parking garage entries should not dominate the streetscape or building frontage. They shall be designed to complement the building façade and to screen or hide parked vehicles.

2. Building Siting and Conservation

a. Building and window placement should capitalize on the surrounding scenic amenities to help create a sense of place.

b. Consider views to the building(s) from other vantages in Ladysmith.

c. 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.

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 negatively impact an environmentally sensitive area.

3. Site Design and Circulation

a. The siting of buildings on the lower slopes of Arbutus Hump within the Holland Creek area should permit view corridors from higher elevations. The determination of view impact shall be taken at human eye level and at a suitable level above the highest development contour. The view corridors include the preservation of an unobstructed view field of:

   i. the entirety of Bute Island and Dunsmuir Islands located in Ladysmith Harbour;

   i. the Channel to the south;

   i. the adjacent forested hillsides to the west; and

   i. other natural features or landmarks.

Attractive and functional pedestrian pathways.

b. Multi-unit buildings should be oriented towards streets (public or strata). Specifically, building entrances shall face the street and be clearly visible from the street.

c. Building entries that face onto common open space that is oriented to the street may also be considered.

d. Buildings should provide windows that face the street to provide "eyes on the street".

e. Multi-unit buildings should incorporate a front yard transitional space between the adjacent street(s) and the building(s) to create a semi-public space that divides the public space (the street) from the private space (the building). This may include a landscaped front yard and/or landscaped entry court.

f. Outdoor common space for use by residents should be provided for social and other activities.

g. Outdoor common space should include both hard and soft landscaping and may include benches and picnic tables, active play area, and natural landscaped areas.

h. Where surface parking is provided for visitors and short-term/loading purposes, such parking areas shall be located to the side or rear of buildings and shall be designed to accommodate clustered parking with landscape buffering/screening included in the landscape plan.

i. Parking areas should not be located adjacent to street corners.

j. An on-site pedestrian circulation system should be provided that is clearly defined and designed to be separated from driveways, parking/loading areas, through the use of raised curbs, elevation changes, bollards, landscaping, different paving materials, and/or similar method.

k. Pedestrian linkages from parking areas to building entrances, site amenities, and the street shall be provided.

l. Strata roads should be designed to incorporate pedestrian pathways, cyclist facilities, boulevard trees, and alternative stormwater management strategies.

m. Short term (outdoor) and long-term (indoor) bicycle parking facilities shall be provided.

n. Short term bicycle parking should be in well-lit locations and clearly visible from a main building entrance.

o. Bicycle racks should be made of sturdy, theft resistant material that is securely anchored to the floor or ground.

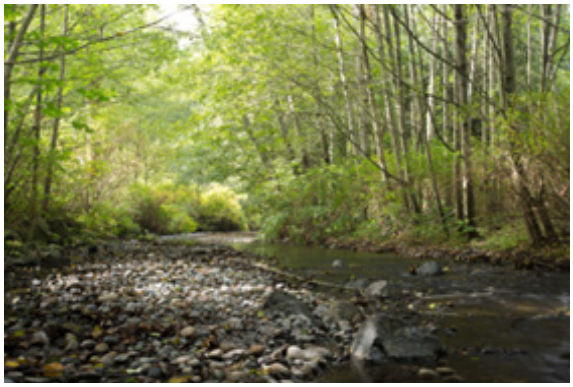
p. Longer term indoor bicycle storage areas or storage for scooters and other personal motorized transportation methods should be located close to elevators and/or access points.

4. Natural Environment and Sensitive Ecosystems

a. Land clearing should not take place prior to the issuance of a development permit.

b. A qualified professional Biologist should conduct an ecological as-

sessment and identify appropriate green space to be protected, maintained and managed such as forested stands, rocky outcrops and/or additional areas adjacent to riparian features.



Protect riparian areas.

c. A covenant may be required to protect sensitive ecosystems.

d. No development activities are permitted within the Streamside Protection and Enhancement Area (SPEA) including construction of permanent/non-permanent structures; clearing/disturbing vegetation; dumping of yard waste; and limbing/pruning of trees unless deemed to be danger trees by an appropriately certified Arborist overseen by a Qualified Environmental Professional.

e. The location of the SPEA is subject to the provincial Riparian Areas Protection Regulation.

f. Any development (buildings or land clearing) within the Riparian Assessment Area (RAA) shall be subject to the development of detailed measures consistent with the Riparian Development Permit Area guidelines (DPA 6).

g. The location of the RAA is subject to the Provincial Riparian Area Protection Regulation.

h. The SPEA edge should be identified on site plans and in the field through the use of flagging or high visibility, temporary snow fencing to prevent encroachment.

i. A construction environmental management plan should be developed prior to any physical development of the lands to avoid adverse effects on the environment and during construction.

j. A detailed site-specific sediment and erosion control plan should be prepared by a qualified professional prior to development.

k. The sediment and erosion control plan should include the follow-

ing requirements:

i. i) Minimize areas to be cleared;

i. ii) Maintain vegetation cover for as long as possible;

i. iii) Carry out site preparation work in the summer months and suspend operations during periods of wet weather;

i. iv) Install silt fencing where appropriate;

i. v) Cover exposed areas with geotextiles or tarps to prevent rain splash mobilization of sediment; and

i. vi) Use mulch and/or seeding to stabilize exposed ground and decrease the potential for mobilization of sediment.

l. If vegetation clearing (grasses, shrubs and/or trees) is proposed to occur during the bird breeding season (April 15 to July 31) a nest survey should be completed by a qualified professional Biologist prior to site disturbance. Active nest sites should be identified and flagged so that nest sites can be left undisturbed until the young birds have fledged and left the nest.

m. Where slopes are greater than 30 percent, the guidelines contained in 'Development Permit Area 7 – Hazard Lands' shall apply.

n. FireSmart Interface Priority Zones should be used to determine appropriate vegetation (fuel) management areas from structures and along access routes.

o. A tree preservation plan should be prepared and supplied by an appropriately certified Arborist.

p. The following general measures should be addressed in the tree preservation plan:

i. Retention and replacement of tree cover as strategies for carbon storage and groundwater management;

ii. Management of tree cover to maximize solar radiation in win-

Alternative stormwater management.

ter months.

iii. Maintenance of continuous forest stands where possible to sustain connectivity and wildlife use.

iv. Retain mature large diameter trees and surrounding vegetation within the drip line area (at a minimum);

v. Identification of the rooting zone of trees in construction areas to avoid damage to roots (e.g. through trenching);

vi. Management of the soil around the trees so that it is not compacted (e.g. through the action of heavy machinery) so as to maintain drainage conditions;

vii. Management of pollutants to ensure that they do not enter the rooting zones of trees;

viii. Identify and safely retain large diameter snags with significant wildlife use;

ix. Ensure that trees retained around structures and along road access routes are wind firm;

x. Management of the site to avoid damage to tree limbs and bark;

xi. Provision for on-site monitoring during site clearing and construction.

5. Landscaping, Energy & Water Conservation, and Greenhouse Gas Emissions Reducations

a. The site landscape plan should be prepared by a registered professional Landscape Architect in collaboration with the registered professional Biologist.

b. A 6.0 metre landscaped buffer should be provided and maintained along the west property line (B.C. Hydro right of way) as an additional area of landscaping between the transmission lines and the development site.

c. Vegetated bio-swales may be considered within this landscaped buffer area.

d. On-site landscaping should consist of native and drought tolerant plants to reduce water consumption and to contribute to natural habitat.

e. Surface parking areas should be designed to incorporate alternative stormwater management strategies such as bio-swales, wherever possible.

f. Stormwater run-off should be reduced by utilizing vegetative filter strips, infiltration galleries, permeable surfaces, rain gardens, and retention ponds.

g. Permeable paving materials are encouraged for sidewalks, courtyards, driveways, internal roads, and parking areas to facilitate on-site rainwater infiltration. Asphalt and impervious concrete surfacing should be minimized.

h. Pollution/water separators should be installed and a maintenance plan prepared.

i. Consideration should be given to installing rainwater collection systems to capture, store, and re-use rainwater to irrigate plants and landscaping.

j. The exterior refuse, recycling, and organics collection (compost) storage bins shall be adequately sized and securely enclosed and covered utilizing materials that are compatible with the design of the primary structures on the site, using similar building materials and/or detailing.

k. Exterior lighting on the site should be directed down and away from adjacent residential areas and park areas. Pedestrian corridors shall be lit with pedestrian scaled lighting.

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

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

n. All retaining walls should include textured concrete on the face of the retaining wall.

o. Untreated large concrete and concrete block should not be supported.

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

q. 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.

r. The sequencing and timing of a development may be specified in the development permit to reduce impacts to the environment and neighbouring properties.

s. Electric vehicle charging stations should be provided in strategic locations for both employees and visitors.

t. 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.

u. 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).

    c. Access to operable windows should be provided on at least two sides of the building to enable passive cooling through cross ventilation.

    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.

v. Opportunities should be maximized for the distribution of natural

daylight into a building's interior spaces to reduce electric lighting use. Avoid the use of heavily tinted or reflective glazing that reduces the penetration of daylight and increases exterior glare.

v. Where possible, greater floor to ceiling heights should 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.

6. Monitoring

a) Conditions regarding monitoring and reporting should be included in the Development Permit.

b) On-site monitoring may be required to be undertaken by a registered professional Biologist during site clearing and throughout the construction of the development.

c) On-site monitoring may be required to be undertaken the by an appropriately certified Arborist during site clearing.

d) On-site monitoring should be undertaken by a registered professional Landscape Architect during landscape installation. Any request for release of a landscape bond shall be accompanied by a report from the Landscape Architect.