DPA9 | HIGH STREET INTENSIVE RESIDENTIAL

Development Permit Area 9 – High Street Intensive Residential is designated under Section 488 (1)(a),(b),(e),(f),(h),(i), and (j) of the Local Government Act to guide the form and character of intensive residential development on parcels 277 square metres in size within Development Permit Area 9 (DPA 9) as shown on Official Community Plan Map 8. Prior to construction of buildings and structures, an owner of property within DPA 9 shall apply to the Town of Ladysmith for a development permit.

The purpose of DPA 9 is to establish objectives and provide guidelines for:

- i. The general character of the development, including siting and form, landscaping, and the exterior design and finish of buildings and other structures; and
- ii. The promotion of energy conservation, water conservation, and the reduction of greenhouse gas emissions.



Images in DPA 9 are provided courtesy of Delinea Design.

OBJECTIVES

The objective of DPA 9 is to provide guidance for the use of High Street's historical narrow lot configuration to accommodate small scale residential development. The DPA 9 guidelines are intended to:

- i. Reinforce the traditional character of Ladysmith's historical residential area;
- ii. Create a vibrant street presence;
- iii. Establish good neighbourhood design standards; and
- iv. Support meeting the greenhouse gas emissions reduction targets in the Official Community Plan, including through sustainable design and building technologies.

GUIDELINES

1. Building Character & Design

- a. Attention should be paid to general architectural style, character, detailing, scale and roof structure.
- Peaked roofs are encouraged to maintain the heritage roof form in old town Ladysmith.
- c. House designs should be harmonious in nature, respecting the massing, shape, scale, proportion, finishes and details of neighbouring properties.
- d. Articulation of building facades, particularly facing the street with bay win-



high street

dows, recessed porches, overhangs, and roof canopies should be required.

- e. Street front porches or verandas are encouraged as architectural features to define entryways and as useable outdoor space.
- f. Visual variety along streetscapes should be provided by varying individual unit designs. Avoid significant repetition between adjacent houses.
- g. Identical designs should not be repeated within three adjacent properties.
- h. Housing designs which respect privacy, sunlight exposure and views of neighbouring properties should be created. Orient windows, decks and balconies to maximize privacy.
- i. Building colour palettes should be cohesive, and sensitive to surrounding residential buildings.
- j. The timing of a development may be specified in the Development Permit to reduce impacts to surrounding properties.

2. Building Siting & Massing

- a. Buildings should orient frontages towards the street.
- b. Buildings on a corner parcel should orient frontages towards both streets where possible.
- c. Privacy and sunlight of the neighbouring backyard should be respected.
- d. The mass of the dwelling should be as close to the front setback as possible to reduce the mass at the rear of the property.
- e. Second storey balconies should only be in the form of a juliet style balcony if overlook onto neighbouring properties cannot be mitigated.
- f. Garage structures and off-street parking shall be directed to the rear of the property, accessible by a lane. Front elevations should not contain a garage.
- g. The building setback and projection 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 Ladysmith's residential neighbourhoods.

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. Windows & Doors

- a. Windows should be architecturally compatible with the building style, and materials.
- b. 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.
- c. Building entrances should be clearly defined through the use of lighting, architectural details, colour, paving texture, landscaping, or other similar features.
- d. Entryways should be clearly visible from High Street.

4. Accessibility & Connectivity

- a. The primary vehicular parking and access should be from the lane at the rear of the property.
- b. If a driveway is permitted at the front of the parcel, the width of the driveway and the amount of paved and gravel surfacing should be minimized.
- c. Main building entrances should be connected to the public sidewalk or street edge with safe, accessible, hard surface walkways.
- d. 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.

5. Landscaping

- a. Onsite landscaping should be used to create a streetscape that is green and welcoming and includes a combination of shrubs, perennials, trees, and grassed areas.
- b. New landscaping should be located to respect neighbouring views, sunlight, and privacy and use landscaping to enhance the privacy of the side and back yards.
- c. The design and materials used in fences should complement the building design. Fences that are adjacent to a street or in the front yard (front or side lot lines) should be somewhat transparent such as a picket type and should be in combination with landscaping along the street edge. Solid board and chain link fencing is not permitted in the front yard area.
- d. Site planning and design should be guided by the identification and preservation of existing trees, and other natural features.
- e. Use native, drought tolerant plants.
- f. Landscape groundcover plants should be used, rather than mulch, gravel, or rocks.
- g. Herbicide and pesticide use should be avoided.
- h. Integrated rain water management should be used such as permeable pavers, pervious asphalt and concrete, or reinforced paving/ grass to increase site permeability. Asphalt and impervious concrete surfacing should be minimized.
- i. Adequate monetary security may be required to ensure that the landscaping is completed and established.

6. Energy Conservation and Greenhouse Gas Emissions Reductions

- a. Daylight-responsive controls should be incorporated in all regularly occupied spaces sited adjacent to windows/skylights.
- b. Electric vehicle charging stations should be provided in strategic locations for both employees and visitors.
- c. The distribution of natural daylight into a building's interior spaces

should be maximized to reduce electric lighting use.

- d. 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.
- e. 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.
 - a. 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).
 - a. 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.
- f. 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.