LVC Ladner Village Core Development Permit Area

As shown on "Map IIA Ladner Development Permit Areas".

Purpose:

- Revitalization of an area in which a commercial use is permitted.
- Establishment of objectives for the form and character of commercial, industrial and multiple family residential development.
- Establishment of objectives to promote energy conservation, water conservation and the reduction of greenhouse gas emissions.
- Protection of development from hazardous conditions.

Justification:

Ladner Village has a unique form and character with an intimate scale, variety of shops and services, and mix of building forms including historic buildings. The Village contains the historic commercial centre and waterfront on the west side of Chilukthan Slough and modern commercial mall development on the east side of the Chilukthan Slough. The Ladner Village waterfront was historically the focus of the community of Ladner. Over the years this has changed with the commercial focus moving to other village streets and later to the malls on Ladner Trunk Road leaving the waterfront less vibrant and difficult for people to access physically and visually.

The waterfront is a unique place within Ladner Village with opportunities to provide strong linkages to the harbour reflecting and celebrating the historic fishing and farming roots of the community.

The following guidelines are intended to help new development achieve this revitalization and transformation while building on and reinforcing elements of the existing development patterns and historical industrial/commercial context.

Ladner Village is located in the floodplain of the Fraser River and, as such, although it is located behind dikes, it could reasonably be expected to be subject to flooding in the event of a failure of the dike system.

Development permits issued in this area shall be in accordance with the Sustainable Design Guidelines (SDG) found elsewhere in this bylaw, in addition to the following guidelines.

Guidelines Preamble

For each subsection, the following Ladner Village guidelines are organized according to four nested scales: Placemaking and Context; Accessibility and Connectivity; Comfort and Enjoyment; and Materiality and Durability.

This structure is intended to provide a logic to the guidelines, to allow the reader to understand how specific guidelines are related to the core objective of good urban design. Overall, these four scales have the following objectives:

- **Placemaking and Context:** Demonstrate thoughtful consideration and effort to reinforce Ladner Village's unique qualities and sense of place within the design of public spaces, buildings, landscapes.
- **Accessibility and Connectivity:** Consider the full diversity of the Ladner Village community and ensure that designs of buildings, parks, and open space networks meet the needs of everyone – regardless of age and ability – and effectively connect people to community spaces and special places.
- **Comfort and Enjoyment:** Demonstrate thoughtful design that contributes to the quality of public space and create comfortable spaces for people to enjoy year-round.
- **Materiality and Durability:** Utilize high quality and durable materials in landscape and building design.

Heritage considerations are integrated throughout the guidelines. Contemporary design can be complementary to heritage buildings. New construction will provide quality and continuity with pedestrian spaces while ensuring heritage buildings are visually celebrated and framed within an appropriate setting. Historic buildings should not become anomalies within the Village at risk of demolition or inappropriate alteration. Rather, new development should help facilitate efforts to conserve historic buildings by supporting the retention of heritage values in building and landscape design.

Development permits issued in this area shall be in accordance with the following guidelines:







1.0 Streetscape, Pedestrian Paths and Site Landscaping

Objective:

To complement the quality of Ladner Village's pedestrian spaces by enhancing its network of cohesive streets and vibrant
open spaces.



Chisholm Street looking west

1. Pedestrian spaces connect to the Village to the waterfront.
2. Outdoor gathering spaces to contribute to year-round enjoyment of the waterfront.
3. Banners and signage contribute to historic interpretation of the area.
4. Raised dike accommodates pedestrian circulation and flood protection.

Guidelines

1.1 Share the vibrant, rich story of place

a. Explore opportunities to maintain and/or reestablish the historical street pattern and/or open view corridors to key waterfront and cultural/historic landmarks to emphasize unique natural setting and village character.

b. Utilize site, building and landscape design to establish and/or reinforce distinct landmarks (e.g., 'gateways') in key locations throughout the Village to support intuitive wayfinding. Examples include:

- **Paths & Edges:** including priority pedestrian enhancements between and beyond the Village and the waterfront, along Delta Street, Chisholm Street, 48 Avenue and strengthened greenway connections and riparian landscape enhancements along the Chilukthan Slough edge.
- **Districts & Nodes:** including ongoing enhancement of core commercial areas within the Village and priority gathering spaces such as the areas used by the Ladner market, Stokes & Cullis Plaza, and Elliott Street Wharf.
- **Landmarks:** including architectural features (e.g., prominent building corners and/or facades) and/or structural elements (e.g., signage, pedestrian overpass, etc.).

c. Where opportunities exist, development should contribute to historical interpretation within Ladner Village through the incorporation of artifacts, traditional materials and colours, public art, interpretive signage and/or storytelling elements within site, building and/or landscape designs

1.2 Create an accessible and interconnected network of pedestrian spaces

a. Maintain and renew the fine-grained scale of Ladner Village through compact blocks and frequent pedestrian access points that link to neighbourhood amenities, the waterfront, Chilukthan Slough, and/or parking areas.

b. Moderate the scale of new development by incorporating connected, safe and attractive open spaces and pedestrian linkages.

c. Incorporate attractive and informative signage for pedestrians that is continuous with other wayfinding signs in the area.

d. Ensure continuity within streetscape designs (e.g., pathway materials) to promote clarity and accessibility for users.

Refer to the most recent Building Access Handbook when designing for universal accessibility.



1.3 Provide for year-round comfort and enjoyment within pedestrian spaces

a. Contribute to the network of diverse public open spaces (varying in scale, program, form and character) to support a range of user groups within the Village. Strategies may include pedestrian plazas, pocket parks, and other creative ways to physically expand and compliment the public realm on private parcels.

b. Front patios, display areas, seating and other semi-private space in front of businesses are encouraged.

Sidewalk patios are subject to the conditions of a patio permit.

c. Active commercial use such as displays, sandwich boards and signs on the first portion of the sidewalk immediately adjacent the building are encouraged.

d. Locate and design outdoor gathering spaces to maximize human comfort throughout the seasons (e.g., consider sun angle and prevailing winds).

e. Incorporate appropriate lighting in public spaces and pathways.

f. Provide high quality street furniture which may include benches, bollards, waste receptacles, information, art works, etc.

1.4 Choose high-quality and durable materials

a. Utilize high-quality, durable, flood-resistant, natural/native and contemporary public realm elements including paving, lighting, furnishings, signage, and landscaping. Ensure exterior materials can withstand the range of seasonal environmental conditions.

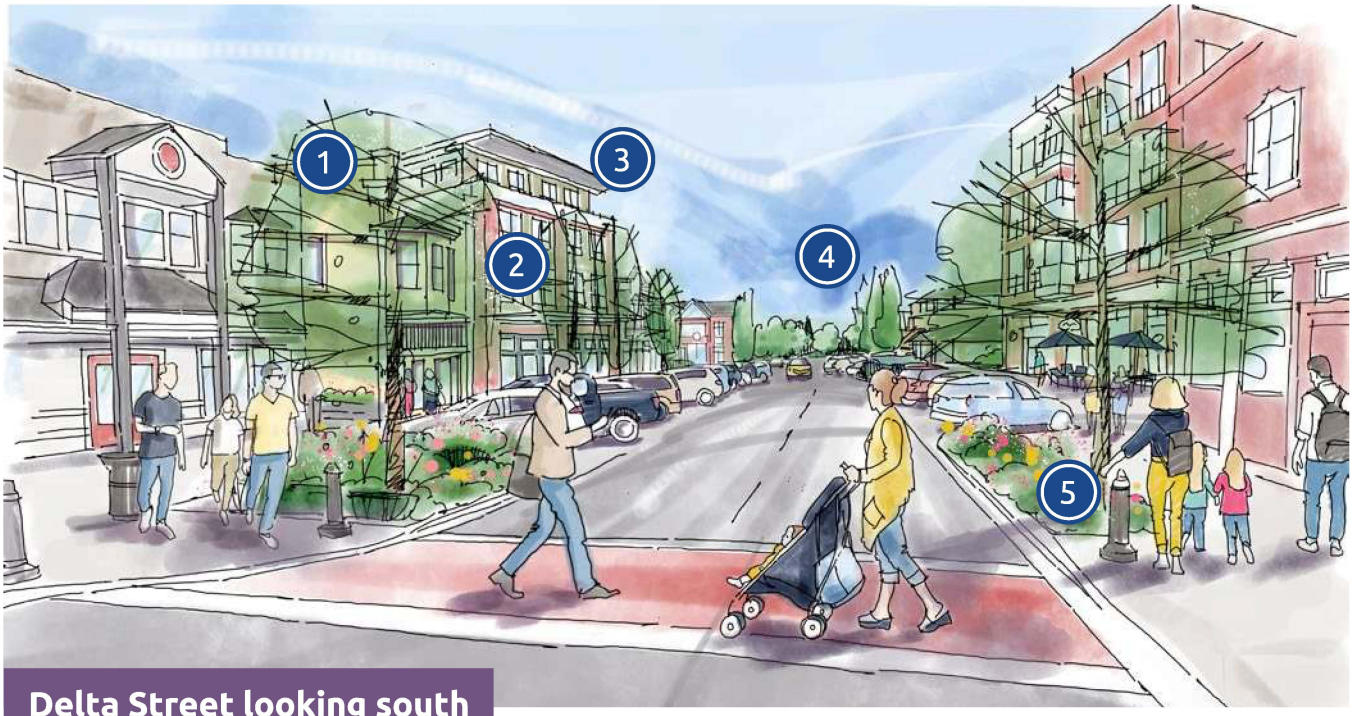
b. Wherever possible, utilize nature-based solutions within public realm improvements to enhance sense of place. Examples include street trees (for passive cooling and incorporating locally-adapted species with seasonal interest) and rain garden swales (for stormwater management and incorporating native riparian vegetation).



2.0 Building Design

Objective:

To enhance local identity, the pedestrian environment, and liveability through building design and siting.



Delta Street looking south

1. **Retained heritage building, contributes historical context to the streetscape**
2. **Overheight single storey with weather protection**
3. **Building step backs on upper storey**
4. **Landmark views are preserved**
5. **Nature based solutions including rain gardens**

2.1 Buildings blend Ladner's past and future with heritage elements and complimentary contemporary forms

a. Honour Ladner's built heritage through building designs that:

- » Retain and re-use historic and/or culturally significant structures in ways that respect their unique value and potential for placemaking;
- » Utilize historical building precedents to inform building designs, including, scale, form and character elements;
- » Complement existing heritage values and incorporate traditional building forms and character defining elements, including but not limited to: street and lane patterns, building setbacks, streetwall height and roof forms, and traditional building materials;
- » Utilize roof forms that respect the existing scale and form displayed by historic Village architecture. This includes simple gable or flat roof forms with subordinate roof forms as required. On the waterside of Chisholm Street, this includes the cannery roof form.

b. Where consolidation is required (e.g., development spans historic lot lines), buildings should visibly demarcate historical patterns with facade articulation (e.g., setback), change in cladding material and/or glazing to "echo" historical space(s).

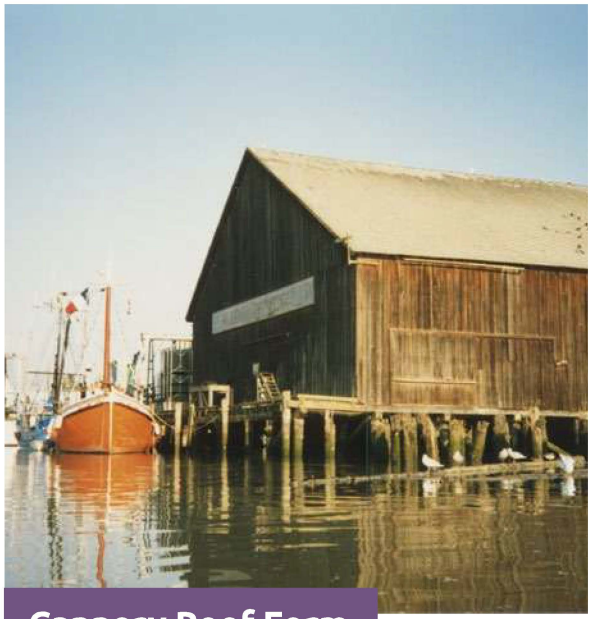
c. Consider neighbouring facade treatments and design new facades to maintain a continuous but varied street wall.

2.2 Building designs contribute to a unique quality of ground-orientation and connection to place.

a. Building design and massing should consider and respond to landmark views, including but not limited to views of landscape features (e.g., waterfront) and/or prominent architectural elements.

b. Building design should activate the street through active ground-floor uses and/or well-defined, accessible entries. For commercial uses, this may include large, visually-accessible display windows and/or patio spaces. For residential uses, this may include multiple entries (e.g., townhouse frontages) and semi-public open spaces.

c. Create a clear connection and demarcation between public, semi-public and semi-private spaces through built form elements such as porches, screen walls and planters.



Cannery Roof Form

2.3 Building designs enliven Ladner Village and comfortably frame spaces for people

a. Maintain the pedestrian scale and quality of existing streetscapes as defined by minimally-setback, over height single-storey retail frontages.

b. Building designs should:

- Where adequate road dedication exists, be constructed with minimal setbacks from all streets to activate the street;
- Encourage pedestrian activity through the provision of outdoor spaces linked to commercial units (e.g., café seating) and functioning as an extension of the public realm;
- For commercial buildings, generally reflect narrow frontages (e.g., 7.6 m wide) to provide for an unbroken line of retail or otherwise interesting uses and activity;
- Incorporate individually expressed storefronts rather than repetitive forms which are discouraged;
- Emphasize a 2 storey street wall through a material differentiation of upper floors and/or building step backs.

c. Where large buildings (e.g.,consolidation, greater than 4 storeys) are proposed, use features such as articulation, vertical rhythms, roof forms, balconies, awnings, materiality differences, and stepping back of the upper storeys to reduce large, monolithic building volumes and shading of the public realm.

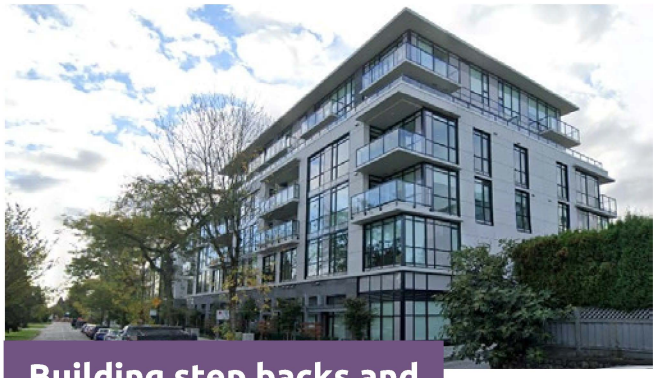
d. Demonstrate sensitive transitions to adjacent buildings by recessing or stepping back upper floors and/ or stepping down floors between buildings.

e. Incorporate weather protection through structures, canopies, awnings and overhangs with understructure lighting where appropriate. Canopies should have a minimum vertical clearance of 2.2 m measured from the sidewalk. Canopies should preferably extend at least 1.8 m from the building face while maintaining a minimum 0.6 m setback from the outer face of the curb.

f. Entrances should be recessed.



Building step backs and stepped masses

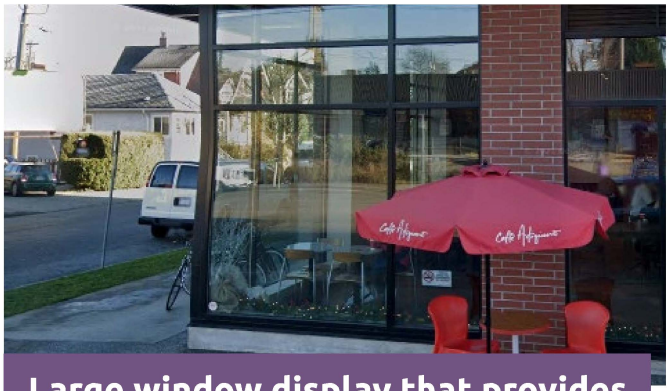


Building step backs and stepped masses

g. Window openings should be regular in their placement and extensive enough to provide for views into displays of goods or interior activity on the ground floor. Transom windows are encouraged. Windows in the side elevation of buildings which are visible from the street are encouraged.

h. Incorporate exterior lighting design within overall building designs to supplement street lighting.

i. Consider signage design within overall building design to ensure complimentary character. All applications for new developments and major renovations to existing commercial and mixed use developments must include a comprehensive sign plan.



Large window display that provides views into ground floor activity



Window openings that are regular in placement

2.4 Materials

a. The use of traditional materials – including horizontal wood siding, board and batten wood siding, shingles, metal siding, brick, wood trim, heavy timber detailing (e.g., exposed post and beam) – is encouraged. Hardie composite siding is an acceptable substitute for new construction. Synthetic materials are generally discouraged. Avoid the use of vinyl siding and trim.

b. Where feasible, restoration and redevelopment should retain and reuse existing historic building materials.

c. The use of flood-resistant/resilient materials in the design of ground level spaces is encouraged.

2.5 Waterfront

a. Where feasible, locate new buildings following the historical siting (e.g., extending out over the water on piles).

b. Incorporate “back porches” accessible to the public in new buildings on the waterfront.

c. Where building heights are allowed up to 6 storeys on the south side of Chisholm, step the fifth and sixth floors back to minimize shading on pedestrian space on the north side of Chisholm Street.

3.0 Landscape Design

Objective:

To enhance the pedestrian environment through the creation of comfortable and enjoyable outdoor spaces.

3.1 Retain and enhance landscape features that reflect Ladner's waterfront context and Village character, respectively.

a. Utilize native species and locally-adapted, non-invasive riparian vegetation to enhance connections to the waterfront and slough-edge pedestrian spaces.

b. Utilize more formal plantings of native or similarly hardy species to create seasonal interest and enhance pedestrian spaces within the Village.

c. Demonstrate multiple objectives within landscape designs, including but not limited to: habitat enhancement (e.g., riparian areas, pollinators, etc.), green infrastructure (e.g., stormwater, passive cooling, etc.), and enhancement of pedestrian space (e.g., safety, comfort and beautification).

3.2 Create connective and accessible landscapes

a. Select plant materials to screen and/or buffer undesirable views while preserving and enhancing desirable views.

b. Consider "right tree, right place" and plant-size-at-maturity when specifying landscape materials to minimize conflicts.

c. Utilize continuity in landscape designs to support intuitive wayfinding.



Landscape design that screens parking, provides seasonal interest and enhances pedestrian environment

3.3 Design landscapes for pedestrian comfort and seasonal interest

a. Optimize benefits of landscape design relative to pedestrian comfort and enjoyment by:

- Designing landscapes as an extension of interior spaces and creating places for informal gathering, sitting and/or resting within open space designs;
- Utilizing movable furniture to accommodate flexibility within landscape designs and public spaces;
- Planting trees adjacent to pedestrian spaces to provide cooling shade in summer months;
- Selecting plant species with seasonal interest (e.g., fall colour, spring blossoms and/or pleasing fragrance); and
- Accommodating water and flood-adapted plants within functional landscape designs – including rain gardens, swales and rock drains – to support stormwater management and flood protection strategies.





3.4 Ensure sustainable landscape designs through the use of native plants and durable materials

a. Emphasize the use of native, drought-resistant and flood tolerant species suitable to local growing conditions.

b. Minimize the amount of impervious surfacing and maximize space for depressional storage within landscape designs.

c. Encourage landscape designs that apply sustainable stormwater designs to reduce the speed of run-off, keep stormwater clean and allow for gradual infiltration into the ground.

3.5 Waterfront

a. Landscape designs should prioritize enhancement of the riparian / foreshore environment. Utilize a palette of site-adapted native plants that, beyond habitat restoration, serve to link the pedestrian realm to an expanded natural space along the waterfront and slough.









4.0 Parking, Loading and Service Access

Objective:

To enhance the pedestrian environment through minimizing the impacts of parking, loading and service access on the Village environment.

4.1 Minimize the extent and impact of surface parking:

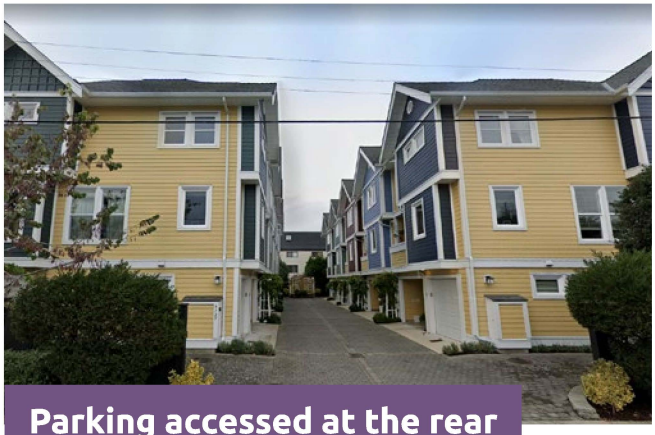
- Wherever possible, locate off-street surface parking out of sight, behind or wrapped by retail or other uses and accessed via laneways.
- Contiguous areas of surface parking should be broken into smaller lots and landscaped to soften visual impact, capture and store runoff and mitigate stormwater inputs into nearby watercourses.
- Optimize on-street parking design.

4.2 Ensure comfortable access through:

- Using shared service areas where possible between developments, including public and private lanes, driveways, and service courts.
- Providing clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.



Angled parking



Parking accessed at the rear of the building

5.0 Intentional Design of Flood Protection Measures

Objective:

To ensure flood protection measures are visually appealing and well-integrated with the public realm.

5.1 Ensure flood protection infrastructure is visually appealing and comfortable for pedestrians. Strategies include:

- Add transitions and/or visual screens to the infrastructure through landscaping, trellises, etc.
- Break up large blank walls of the dike through articulation, public art, planters, textured concrete, etc.
- Emphasize connections to the water by integrating pedestrian pathways and access within retaining walls and/or dike infrastructure.
- Include circulation (stairs, ramps) to invite people to interact with flood infrastructure and the water's edge.



6.0 Floodproofing

Objective:

To protect development from flooding hazards.

6.1 All building elevations must meet or exceed flood construction level policies, which are subject to review, and consider rising sea level over the longer term.

6.2 A restrictive covenant will be required under Section 219 of the *Land Title Act* acknowledging that the land may be subject to flooding and saving the Municipality harmless from any claims arising out of damages to lands or buildings by flooding.

