

## 19. Downtown Core

### Background

Downtown Rossland is an attractive and desirable place to be. There is a strong heritage character that is genuine rather than manufactured. The downtown core could be further densified and care must be taken to ensure that redevelopment is completed in such a way as to complement the existing heritage structures. Challenges within the downtown core include large blocks of privately owned land, truck traffic and aging building stock.

### 19.1 Objectives

- .1 To ensure that the Downtown Core is maintained as the dominant commercial node in the community as well as a cultural and social focal point.
- .2 To increase the density and diversity of uses in the downtown.
- .3 To establish auto-free areas in the downtown core, areas dedicated primarily for pedestrian (not vehicular) movement.

### 19.2 Policies

- .1 The following policies apply to the lands designated as Downtown Core on the attached Schedule B Land Use Map.



Photo: Rossland Chamber of Commerce

- .2 Mixed uses (upper floor residential with ground floor commercial or office) shall be encouraged in the Downtown Core area.
- .3 Ensure all new development and major renovations and expansions within the Downtown Core are of a high quality and contribute to the heritage and character of Rossland. To this end, Council intends to enforce the Development Permit Area guidelines set out in Section 32 of this Bylaw. These guidelines will be reviewed and updated to ensure ease of understanding and use.
- .4 The area designated Downtown Core on Schedule B is intended to function as the primary shopping, business, tourist, cultural and social node of the community with a distinctive quality and sense of place. As such, a broad range of concentrated pedestrian-scale uses including residential, retail, office, financial, institutional, service, entertainment, food and beverage and visitor accommodation are supported.
- .5 Encourage higher density residential within the Downtown Core.
- .6 Encourage redevelopment of underutilized lands and the development of vacant



lands for mixed commercial-residential uses.

- .7 Collaborate with Ministry of Transportation to encourage Best Management Practices and Standards for Highway upgrades through the Downtown Core, which encourage pedestrian movement and safety and mitigate wherever possible, negative impacts from truck traffic.
- .8 Collaborate with Ministry of Transportation on the proposed Columbia Ave resurfacing in order to introduce natural landscape features, traffic calming designs, improved parking and a designated, separated bike lane.
- .9 The Downtown Core shall be as pedestrian and bicycle oriented as possible.
- .10 Further develop Washington St and nearby lanes as the location of mixed use retail, service, restaurant and medium density residential development.
- .11 Continue to support a downtown and streetscape revitalization program.
- .12 Supports capital investments in Downtown, including streetscape improvements, street furniture, public art and landscaping to increase the attractiveness of Downtown.
- .13 Comprehensive trail connections and cyclist/pedestrian routes to and within the Downtown are a priority in the downtown transportation system.
- .14 Encourage outdoor seating for restaurants, cafes and bars provided that surrounding residential neighbourhoods and pedestrian movement are not adversely affected.
- .15 Investigate possibilities for parking areas adjacent to the Downtown Core.
- .16 Require a rezoning application to determine specifics of commercial zoning in the areas designated Proposed Downtown Commercial on the land use map, Schedule B.

