



MINUTES

Advisory Planning Commission (APC)

Wednesday, December 2, 2015 at 7:00 p.m.

City Hall, Council Chambers

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- PRESENT:** Chair – Pamela Fraser; Members – Bruce Laxdal, J. Harold Cowie, Tina Donovan, Mayo McDonough, D. Brian McLaurin; Council Liaison – Cal Fradin; Staff Liaison – Felicity Adams, Lisa Brinkman, Planner and Recorder.
- GUESTS:** Glenn Carey (Applicant), Dave Clough (Biologist), Rod Smith (Engineer), Nigel Gray (Planning Consultant), Cara Macdonald (Landscape Architect), Ray Gauthier (Coast Salish Development Corporation), Jim Dickinson (Holland Creek Partnership)
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The Chair called the meeting to order at 7:00 p.m.

1. AGENDA

It was moved, seconded and carried that the agenda of December 2, 2015 be approved.

2. ADOPTION OF MINUTES

It was moved, seconded and carried that the APC minutes of October 15, 2015 be adopted.

3. COUNCIL REFERRALS

- a) Official Community Plan Amendment/Rezoning application 3360-15-02
Holland Creek Development (Glencar Consultants Inc.)
Lot 1, Block 192, District Lot 103, Oyster District, Plan EPP44156

F. Adams presented the APC staff report (November 23, 2015). APC members asked questions of F. Adams and L. Brinkman.

G. Carey presented the OCP Amendment/Rezoning application to the APC members and submitted a new map with a revised road layout and changes to the proposed land uses.

D. Clough presented riparian information for the property. D. Clough left the meeting at 8:05pm.

R. Smith presents road and servicing information. N. Gray's presentation addressed how the project reflects the Ladysmith vision for a sustainable west coast town. G. Carey advises that there will be public open houses and information meetings in the new year.

APC members asked questions of the presenters.

All guests were invited to stay for the entire APC meeting; however, all guests left at 8:45pm.

The APC members offered the following comments regarding the application:

Future Neighbourhood Elements and Design Principles

- Design principles from the Holland Creek Area Plan are supported.
- The protection of Arbutus Hump is supported. Placing multi-unit residential development on Arbutus Hump is not supported.
- The APC supports hydro lines to be underground where possible.
- Surface run-off from the property must be carefully considered and the streams and riparian areas must be protected.

Parks and Open Spaces

- Development should respect the land and include open spaces and a greenspace network with trails.
- Trails within the Heart Creek corridor are supported.
- A useable greenspace with a playground should be considered.

Residential Land Use

- A blend of housing types is supported for the area. A mix greater than 85 single family/15 multi-family is supported (perhaps 70 single/30 multi or 60 single/40 multi).
- Housing forms should respond to the land and site topography, as well as market rationale.
- Creative and innovative housing forms and solutions are supported (i.e.co-housing options, cluster housing with open space).
- A mix of lot sizes is supported; however parking should be carefully considered especially in small lot areas. Coach houses were not supported. Secondary suites and smaller lots were considered a better option for increased density.

Commercial Land Use

- A small commercial node in the new neighbourhood is supported for the long term. Residential above commercial is supported and commercial use near a senior's residential/assisted living is supported.

General Comments

- The inclusion of a fish hatchery is supported.
- The APC appreciates the collaborative approach and appreciates the protection of the riparian areas.

4. CORRESPONDENCE

None.

5. NEW BUSINESS

None.

6. MONTHLY BRIEFING

None.

7. NEXT MEETING
TBD

8. ADJOURNMENT

It was moved, seconded and carried that the meeting be adjourned at 9:35 p.m.

Chair (P. Fraser)

RECEIVED:

Corporate Officer (S. Bowden)