



TOWN OF LADYSMITH

A Regular Meeting of the
Council of the Town of Ladysmith
will be held in Council Chambers at City Hall on

MONDAY, MARCH 1, 2010
at 7:00 p.m.

AGENDA

CALL TO ORDER

Page

1 **EXECUTIVE SESSION (6:00 p.m.)**

In accordance with Section 90(1) of the *Community Charter*, the first section of the meeting will be held *In Camera* to consider the following items:

- law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- labour relations or other employee relations;
- personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality.
- the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

2 **RISE AND REPORT**

3 **CALL TO ORDER**

4 **AGENDA APPROVAL**

5 **MINUTES**

Adoption of the following minutes:

- February 15, 2010
- February 18, 2010

1 - 5
6 - 7

6 **PUBLIC HEARING**

None

7 **BYLAWS (OCP / ZONING)**

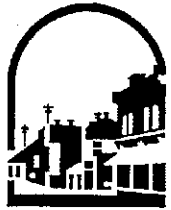
None

8 **DELEGATIONS**

None

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9 PROCLAMATIONS	
9.1 Mayor Hutchins has proclaimed: <ul style="list-style-type: none">• March 2010 as “Community Social Services Awareness Month”• March 6, 2010 as “Lymphedema Awareness Day” in the Town of Ladysmith.	
10 DEVELOPMENT PERMITS / DEVELOPMENT VARIANCE PERMITS	
10.1 <u>Development Variance Permit Application 3090-10-01</u> Lot 9, Block 47, District Lot 56, Oyster District, Plan 703A 311 Third Avenue (Stevens and Faught)	8 – 12
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11.2 <u>Councillor S. Bastian</u> Advisory Planning Commission; Protective Services Committee; Youth Advisory Committee	
11.3 <u>Councillor J. Dashwood</u> Liquid Waste Management Committee	
11.4 <u>Councillor S. Arnett</u> Economic Development Commission; Parks, Recreation & Culture Commission; Chamber of Commerce	
11.5 <u>Councillor D. Paterson</u> Government Services Committee; Parks, Recreation & Culture Commission; Celebrations Committee; Festival of Lights	
11.5.1 <u>Government Services Committee Recommendations</u> Recommendations from the meeting of February 15, 2010	13
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12.3 <u>Contract Award for Flooring and Exterior Glass and Aluminum Doors - Ladysmith Community Services Centre and Boys and Girls Club</u> (Report to be distributed at the meeting.)	
12.4 <u>Contract Award for Architectural Services - Community Social Services Building and Surrounding Spirit Square</u> (Report to be distributed at the meeting.)	

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12.5 <u>Garbage Collection Contract</u>	30 – 32
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13 CORRESPONDENCE	
13.1 <u>T. Hughes, Coastal Animal Control Service of BC Ltd.</u> Re: January, 2010 Pound Report	41
<u>Staff Recommendation:</u> That the January, 2010 Pound Report be received.	
13.2 <u>D. P. – Resident of Ladysmith</u> Re: Garden Suites and Carriage Houses	42
<u>Staff Recommendation:</u> That the letter be referred to staff for review and recommendation.	
13.3 <u>D. Judson, Ladysmith Sportsmen’s Club</u> Re: Request for a letter of support for the Club’s Salmon Enhancement Project and a request for use of Town machinery and supply of gravel.	43
<u>Staff Recommendation:</u> That Council consider providing a letter of support to the Ladysmith Sportsmen’s Club and to donate the use of Town machinery, an operator and gravel for the Club’s Salmon Enhancement Project.	
14 BYLAWS None	
15 NEW BUSINESS	
15.1 <u>Strategic Budget Session</u> (Verbal Report)	
16 UNFINISHED BUSINESS	
16.1 <u>Request from CVRD to Appoint a Council Member to the Community Safety Advisory Committee (CSAC)</u>	
Council will recall that at the February 15, 2010 Council meeting Staff was requested to determine the schedule of meetings for the CSAC prior to appointing a member to the committee. CSAC meetings take place on the third Thursday of every second month commencing at 9:00 a.m. The next meeting is scheduled for Thursday, April 15, 2010. Please note that the Terms of Reference stipulate that the Ladysmith representative be a member of Council. The Terms of Reference allow for up to two members of the public to be appointed as members at large.	
17 QUESTION PERIOD	
ADJOURNMENT	



LADYSMITH

TOWN OF LADYSMITH
MINUTES OF A REGULAR SESSION OF COUNCIL
MONDAY, FEBRUARY 15, 2010 - 7:00 P.M.

PRESENT:

Mayor Rob Hutchins
Councillor Jillian Dashwood
Councillor Bruce Whittington

Councillor Steve Arnett
Councillor Lori Evans

Councillor Scott Bastian
Councillor Duck Paterson

STAFF PRESENT:

Ruth Malli
Felicity Adams

Sandy Bowden

Rebecca Kalina

CALL TO ORDER

Mayor Hutchins called the meeting to order at 6:43 p.m.

EXECUTIVE SESSION

2010-058

It was moved, seconded and carried that this meeting retire into Executive Session at 6:43 p.m., pursuant to Section 90(1) of the Community Charter to consider the following items:

- the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- labour relations or other employee relations;

The Regular Session of Council began at 7:01 p.m.

AGENDA APPROVAL

The Mayor asked for Council's consideration of the following addition to the agenda:

10.6 Contract Award for Electrical and Mechanical Services - Ladysmith Community Social Services Centre and Boys and Girls Club Facilities

2010-059

It was moved, seconded and carried that the agenda be adopted as amended.

BYLAWS (OCP/ZONING)

Councillor J. Dashwood vacated Council Chambers at 7:03 p.m. due to a potential conflict of interest regarding the following agenda item.

315 HOLLAND CREEK PLACE

2010-060

It was moved, seconded and carried that the Town of Ladysmith Official Community Plan Bylaw, 2003, No. 1488, Amendment Bylaw (No.28), 2009 No.1700 and Town of Ladysmith Zoning Bylaw 1995, No. 1160 Amendment Bylaw (No.77), 2009, No.1701 be read a third time; and that the two covenants prepared for rezoning application 3360-09-03 be accepted; and that the Mayor and Corporate Officer be authorized to execute the documents.

Councillor J. Dashwood returned to Council Chambers at 7:08 p.m.

Proposed Lot 6 of Lot 1, DL 108, Oyster District, Plan 47290

2010-061

It was moved, seconded and carried that the Town of Ladysmith Official Community Plan Bylaw, 2003, No. 1488, Amendment Bylaw (No.30), 2010 No. 1708 and Town of Ladysmith Zoning Bylaw 1995, No. 1160 Amendment Bylaw (No.79), 2010, No.1709 be read a first and second time; and a public hearing be scheduled for Bylaw 1708 and Bylaw 1709; and that the single family design guidelines be accepted and that the applicant prepare a covenant for rezoning application 3360-09-07; and that the Mayor and Corporate Officer be authorized to execute the documents.

1237 4th Avenue

2010-062

It was moved, seconded and carried that the Town of Ladysmith Official Community Plan Bylaw, 2003, No. 1488, Amendment Bylaw (No.29), 2010 No. 1705 and Town of Ladysmith Zoning Bylaw 1995, No. 1160 Amendment Bylaw (No.78), 2010, No. 1706 be read a first and second time; and a public hearing be scheduled for Bylaw 1705 and Bylaw 1706.

2010-063

It was moved, seconded and carried that the Town of Ladysmith accept the donation of land legally described as Lot 2, District Lot 97, Oyster District, Plan VIP84065; and that the following land use agreement (covenant) for rezoning application 3360-09-08 be accepted:

- a) A maximum of 48 residential units on the subject property;

- b) A commitment to the site plan developed by Delinea Design Consultants Ltd. and to the green building strategies indicated on the plans;
- c) At the development permit stage: (i) a tree protection management plan; a landscape plan that pays special attention to utilizing native species, protection of the riparian area, and to stormwater management; (ii) a commitment to the recommendations of the Riparian Area Regulation report completed by Toth and Associates; and (ii) a public pedestrian right-of-way to Crown owned Lot A, VIP66519;

and that the Mayor and Corporate Officer be authorized to execute the necessary documents to secure the commitments.

MINUTES

2010-064

It was moved, seconded and carried that the Council minutes of February 1, 2010 be adopted as circulated.

PROCLAMATIONS

The Mayor proclaimed March, 2010 as "Easter Seals Month" in the Town of Ladysmith.

DEVELOPMENT PERMITS / DEVELOPMENT VARIANCE PERMITS

322 Morgan Road

2010-065

It was moved, seconded and carried that an Environmentally Sensitive Area Development Permit 3060-10-01 be issued for 322 Morgan Road (Lot 1, District Lot 42, Oyster District, Plan 8270, Except Parts in Plans 44668, 47403, VIP57744, VIP78842 and VIP80930); and that the Mayor and Corporate Officer be authorized to sign the Development Permit.

F. Adams, Director of Development Services, vacated Council Chambers at 7:21 p.m.

REPORTS

ANNUAL TENDER AWARDS 2010

2010-066

It was moved, seconded and carried that the annual tenders for materials and services be awarded to the following companies at the unit rates tendered, being the low tenders:

Asphalt Supply - Hub City Paving
 Concrete Supply - Mayco Mix Ltd.
 Chlorine & SO2 - Clear Tech
 Lab Testing - MB Laboratories Ltd.
 Container Rental & Garbage Disposal - Waste Services Inc.
 Septic Services - Save On Septic Services Inc.

Councillor S. Bastian arrived in Council Chambers at 7:38 p.m.

RECOMMENDATION - ENVIRONMENT COMMISSION
USE OF RAIN BARRELS

2010-067 It was moved, seconded and carried that the Cowichan Valley Regional District be advised that the Town of Ladysmith supports a CVRD sponsored and managed rebate/distribution program to facilitate the use of rain barrels through the region.

FIRE CHIEF'S REPORT JANUARY, 2010

2010-068 It was moved, seconded and carried that the Fire Chief's report for January, 2010 be received.

BUILDING INSPECTOR'S REPORT - JANUARY, 2010

2010-069 It was moved, seconded and carried that the Building Inspector's report for January, 2010 be received.

TROLLEY REPORT - JANUARY, 2010

2010-070 It was moved, seconded and carried that the Trolley report for January, 2010 be received.

CORRESPONDENCE

CONTRACT AWARD FOR ELECTRICAL AND MECHANICAL SERVICES - LADYSMITH COMMUNITY SOCIAL SERVICES CENTRE AND BOYS AND GIRLS CLUB FACILITIES

2010-071 It was moved, seconded and carried that the contracts for electrical and mechanical services for the Ladysmith Community Services Centre and Boys and Girls Club facilities be awarded as follows: Canem Systems for electrical services for \$131,168 and Waywest Mechanical for mechanical services for \$278,787.

2010-072 It was moved, seconded and carried that the letter dated January 25, 2010 from D. Welch, Local Government Program Services regarding the completion of the Built Environment and Active Transportation Project (Phase 2) be received.

2010-073 It was moved, seconded and carried that the letter dated January 27, 2010 from J. Barry, Corporate Secretary, Cowichan Valley Regional District regarding the Community Safety Advisory Committee membership be referred to a future meeting at which staff will provide information on meeting dates of the committee.

BYLAWS

2010-074

It was moved, seconded and carried the Town of Ladysmith Cemetery Care Trust Fund Appropriation Bylaw 2010, No. 1707 be adopted.

The Regular Session of Council recessed at 7:43 p.m. to resume the Executive Session of Council.

RISE AND REPORT

The Executive Session of Council rose without report at 8:30 p.m.

ADJOURNMENT

2010-075

It was moved, seconded and carried that the meeting be adjourned at 8:30 p.m.

Mayor (R. Hutchins)

CERTIFIED CORRECT

Corporate Officer (S. Bowden)



TOWN OF LADYSMITH
MINUTES OF A REGULAR SESSION OF COUNCIL
THURSDAY, FEBRUARY 18, 2010 - 5:00 P.M.

LADYSMITH

COUNCIL MEMBERS PRESENT:

Mayor Rob Hutchins
Councillor Lori Evans

Councillor Steve Arnett
Councillor Bruce Whittington

Councillor Jillian Dashwood

COUNCIL MEMBERS VIA PHONE:

Councillor Scott Bastian

Councillor Duck Paterson

STAFF PRESENT:

Felicity Adams

Sandy Bowden

Rebecca Kalina

CALL TO ORDER

Mayor Hutchins called the meeting to order at 5:03 p.m.

NOTICE OF MEETING

2010-076

It was moved, seconded and unanimously carried that in accordance with Section 127(4) of the Community Charter public notice of the special Council meeting held on February 18, 2010 be waived.

AGENDA

2010-077

It was moved, seconded and carried that the agenda be adopted as circulated.

STAFF REPORT

2010-078

It was moved, seconded and carried that the Mayor and Corporate Officer be authorized to enter into a Servicing Contribution Agreement between the Town and Seven Links Marketing and Development Ltd. for the cost-sharing of road, sewer, water, storm drainage and utility services associated with the extension of 4th Avenue and a portion of a new road to serve DL 108 and the adjacent parcel.

ADJOURNMENT

2010-079

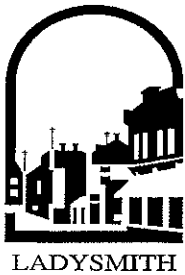
It was moved, seconded and carried that the meeting be

adjourned at 5:18 p.m.

Mayor (R. Hutchins)

CERTIFIED CORRECT

Corporate Officer (S. Bowden)



Town of Ladysmith
STAFF REPORT

To: Ruth Malli, City Manager
 From: Felicity Adams, Director of Development Services
 Date: February 24, 2010
 File No: 3090-10-01

Re: Development Variance Permit Application – Stevens and Faught
311 Third Ave. (Lot 9, Block 47, District Lot 56, Oyster District, Plan 703A)

RECOMMENDATION(S):

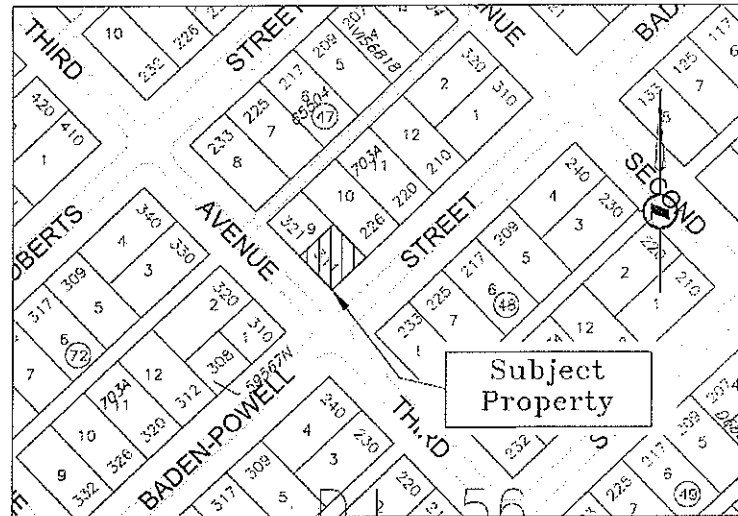
THAT Council approve Development Variance Permit 3090-10-01 for Lot 9, Block 47, DL 56, Oyster District, Plan 703A except parcel A (DD1766N) (311 Third Ave.) to vary the permitted height of a dwelling from 9 metres to 9.24 metres; and authorize the Mayor and Corporate Officer to sign DVP 3090-10-01.

PURPOSE:

To present an application for a development variance permit for the height of a dwelling at 311 Third Avenue.

INTRODUCTION/BACKGROUND:

The owners of the subject property recently constructed a dwelling on the site which they intended to be within the required height of 9 metres. Due to a construction error the height of the dwelling exceeds the permitted height by 0.24 metres. Thus, the applicants are seeking a height variance so that they can finalize the building permit for their dwelling. The subject property is located in the 'Urban Residential Zone (R-2)'.



SCOPE OF WORK:

The applicants, M. Stevens and Y. Faught, have provided a letter (dated January 8, 2010) explaining how the construction error occurred, see attached. The height of the dwelling exceeds the permitted height by 0.24 metres. Height is measured to the highest point of a structure (excluding chimneys). In this case the height is measured to the top of the railing that is on the roof. The railing is 3 centimetres above the highest roof ridge point. See photo of subject house (next page).

	Maximum Permitted Height	Requested Height	Variance Request
311 Third Avenue	9 metres	9.24 metres	0.24 metres

ALTERNATIVES:

Council may approve the permit as presented, approve it with amendments, or refuse to approve the permit.

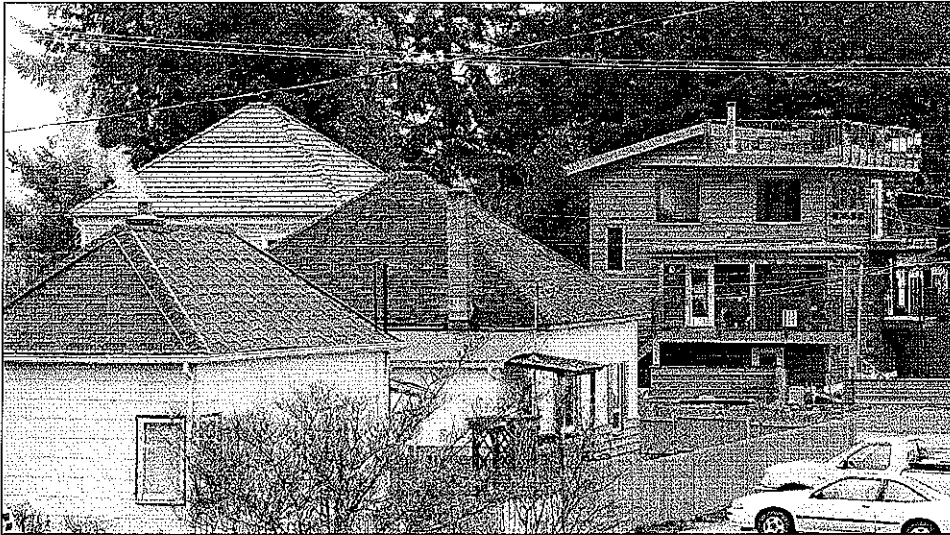


Photo of subject house at 311 Third Ave.

FINANCIAL IMPLICATIONS: n/a

LEGAL IMPLICATIONS:

The *Local Government Act* enables Council to vary zoning regulations, except use and density regulations through the issuance of a development variance permit. This is a discretionary decision of Council. Public notification is required.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

The Town of Ladysmith notice regarding this DVP application was sent to neighbouring properties on February 12, 2010. One letter was received from the residents of 240 3rd Ave. indicating support for the application.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

The Town of Ladysmith Building Inspector concurs with the information provided by the applicant regarding the construction error.

RESOURCE IMPLICATIONS:

Processing development variance permit applications is a core function of the Development Services Department. Processing this application is within available staff resources.

ALIGNMENT WITH STRATEGIC PRIORITIES: n/a

SUMMARY:

It is recommended that Council support a development variance permit to vary the height of an existing dwelling from 9 metres to 9.24 metres.

I concur with the recommendation.



Ruth Malli, City Manager

ATTACHMENTS:

Letter from applicant M. Steven and Y. Faught (January 8, 2010)
DVP 3090-10-01

Lisa Brinkman
Planner, Town of Ladysmith
Box 220
Ladysmith, BC V9G 1A2

January 8, 2010

Dear Council Members,

It is with hat firmly in hand that we ask for this variance to allow for an increase in our house height. The mistake that brought about this request for this variance was not made by us, it is however one that we now own. Our final property survey indicates that our home is in contravention of sections 10.2 (2) of zoning bylaw number 1160. More specifically: the height of the principal building shall not exceed 9 metres. Our house exceeds this height by 0.11 metres (4 3/8 inches) for 12.8 metres (42 feet) of its roof ridge and by 0.21 metres (8 1/4 inches) for 0.6 metres (2 feet) of its roof ridge.

Prior to purchasing the property our house is on, we had discussions with both Lisa Brinkman and Tom Skarvig about how to ensure our home would comply with bylaw 1160. From initial sketches to the engineer stamped plans submitted for our building permit, the maximum height of the house was to be 8.9m above the average existing grade before excavation. To date, we have spent close to \$2000 on three property surveys by Bill Hutchinson, as requested Tom Skarvig. It was with extreme surprise and disappointment that we received the final height survey and found we had gone beyond the height restriction.

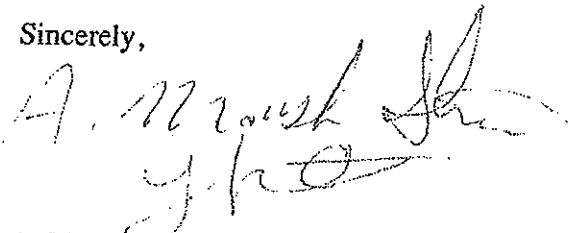
Our house is constructed of Structural Insulated Panels (SIPs) instead of traditional stick framing. SIPs are 'greener' (70% more energy efficient), faster to assemble, 6 times stronger and 15 times more airtight than traditional framing - they are also the reason why amending the height of our house would be an engineering nightmare. We contracted SIP Building Systems of Nanaimo to custom cut the panels for our house. They were provided with hard copies of the survey(s) and pertinent Ladysmith bylaws to ensure accuracy in the panel design and manufacturing process. The pony wall was poured and then, based on the surveyed elevation, the panels were cut. Given all of the planning and discussion regarding the height (several verbal discussions with SIP Building Systems and emails/see attached email log) and because SIPs are precision cut, the house should have been exactly 8.9 metres as originally specified. In short, SIP Building Systems cut the panels incorrectly.

Unfortunately, we have no recourse with SIP Building Systems because it is all but bankrupt. Aside from the fact that this company owes thousands to Duncan's Eco SIP (manufacturer of SIP panels), have half a dozen other homes partially complete (and are making no move to complete); they failed to pay one of their subcontractors which resulted in a lien against our property and \$3000 being garnished from one our mortgage draws.

Here is our situation in a nutshell. SIPS are fastened at the seams with urethane adhesive/sealant and proprietary SIP screws/washers that, in the case of our roofline are 14 inches long. When I (Marsh) first learned of the excess 11cm (4 inches) I thought that, on the 12.8 m/42 foot section, I could remove the ridge flashing, trim the steel roofing and part of the roof SIP panels off and install a new ridge flashing to match the new ridge profile. Unfortunately, upon closer examination it became evident that I would have to cut the load bearing heads and washers off of 25% of the SIP screws that fasten the roof panels to the building (see attached diagram). It was clear that to trim the building and restore structural integrity would cost thousands if not tens of thousands of dollars. The trimming of the 0.6m/2ft section could occur if Council desires, with minimal expense and no compromising of our home's structure.

To conclude, all we wanted to do was build an economical, seismically safe, comfortable, ultra-green home to raise our family in – within the existing bylaws. Acting as our own general contractor and doing most of the construction ourself kept costs down. The structural panel construction looked after safety and comfort and we coupled it with other energy friendly things like: a 13,000 litre rain collection tank, passive solar design, provision for solar water heating, heat recovery ventilation, flooring made from renewable resources, reclaimed wood used for all the trim, no VOC paint products, LED lights, and Energy Star appliances. We really hope that Council accepts that despite due diligence on our part this unfortunate mistake occurred and that it was always our intent to build within the bylaws.

Sincerely,



A. Marsh Stevens & Yvanne Faught

311 – 3rd Avenue
Box 2011
Ladysmith, BC
V9G 1B5
(250) 245-9641

TOWN OF LADYSMITH
DEVELOPMENT VARIANCE PERMIT 3090-10-01
DATE: March 1, 2010

TO:	Andrew Marsh Stevens and Yvanne Coquisse Faught
ADDRESS:	P.O. Box 2480 LADYSMITH, B.C. V9G 1B8

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Town of Ladysmith applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to those lands within the Town of Ladysmith described below and any and all buildings, structures and other development thereon:

Lot 9, Block 47, District Lot 56, Oyster District, Plan 703A, Except Parcel A (DD 1766N) - PID: 002-338-122 (311 Third Avenue)

3. Section 10.2 "Conditions of Use" in the Urban Residential (R-2) Zone of the "Town of Ladysmith Zoning Bylaw 1995, No. 1160", as amended, is varied for the subject property as follows:

From:
Section 10.2 (2) "The height of a principal building shall not exceed 9.0 metres.; except where a principal building roof pitch is less than 4:12, then the maximum height shall be 7.5 metres."

To:
Section 10.2 (2) "The height of the principal building shall not exceed 9.24 metres.; except where the principal building roof pitch is less than 4:12, then the maximum height shall be 7.5 metres."

4. The land described herein shall be developed strictly in accordance with terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part thereof and are signed and dated by the Corporate Officer.
5. THIS PERMIT IS NOT A BUILDING PERMIT. No occupancy permit shall be issued until all items of this Development Variance Permit have been complied with to the satisfaction of the Corporate Officer.

AUTHORIZING RESOLUTION passed by Municipal Council on the day of .

Mayor (R. Hutchins)

Corporate Officer (S. Bowden)

I HEREBY CERTIFY that I have read the terms and conditions of the Development Variance Permit contained herein. I understand and agree that the Town of Ladysmith has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with Andrew Marsh Stevens and Yvanne Coquisse Faught other than those contained in this permit.

Signed

Witness

Title

Occupation

Date

Date

Town of Ladysmith

COMMITTEE REPORT



LADYSMITH

To: Mayor and Council
From: Councillor D. Paterson, Chair
Date: February 18, 2010
File No: 0550-20

Re: GOVERNMENT SERVICES COMMITTEE - February 15, 2010

At its meeting on February 15, 2010 the Government Services Committee recommended to Council the following:

- 1) That the Town of Ladysmith sign on to the Cowichan Food Charter.
- 2) That the Chamber of Commerce be requested to provide an evaluation of Visitor Information Centre washroom use and provide Council with a recommendation.
- 3) That the lighting assessment report dated January 29, 2010 provided by Philips and Wesco be received.
- 4) That:
 - a) The correspondence dated January 29, 2010 from B. Bennett, Minister of Community and Rural Development, regarding Local Government Elections Task Force be received;
 - b) Staff be directed to coordinate a response from the Town to the Local Government Elections Task Force regarding the topics outlined in the correspondence;
 - c) Members of Council send their comments to the Corporate Officer for inclusion in the response by April 14, 2010;
 - d) A draft of the response be presented to the April 19, 2010 Government Services Committee meeting;
 - e) Staff send the Task Force's request for written comments to the Ladysmith Chamber of Commerce, the Downtown Business Association, advisory commissions/ committees, and any other organization deemed appropriate and request that they send their comments directly to the Task Force and copy the Town; and,
 - f) Staff be directed to post a link on the Town's website to information on the Task Force's activities and encourage other interested parties to provide comments directly to the Task Force.
- 5) That the letter dated February 8, 2010 from the Ladysmith Community Gardens Society requesting an interim community gardens budget of \$8,010 be referred to staff for review and report to the March 15, 2010 Government Services Committee meeting.



Town of Ladysmith
STAFF REPORT

To: Ruth Malli, City Manager
From: Felicity Adams, Director of Development Services
Date: March 1, 2010
File No: 6800-20-REG

Re: COMMUNITY HERITAGE REGISTER UPDATE PROJECT

RECOMMENDATION(S):

That Council approve the context statement for the westside of First Avenue and the Statements of Significance for the following five buildings:

- Trading Company (410 First Ave)
- Nicholson Building (436 First Ave)
- Island Hotel (440 First Ave)
- Mainstreet Building (512 First Ave)
- Small Shop (530 First Ave);

and add these buildings to Ladysmith's Community Heritage Register.

PURPOSE:

The purpose of this report is to request Council's support for the final steps of the Community Heritage Register Update/Statements of Significance (SOS) Project.

INTRODUCTION/BACKGROUND:

At its meeting held January 4, 2010, Council provided the following direction:

It was moved, seconded and carried that staff be requested to instruct the consultant to prepare statements of significance for the following five buildings as part of the Community Heritage Register update project:

- Trading Company (410 First Avenue)
- Nicholson Building (436 First Avenue)
- Island Hotel (440 First Avenue)
- Mainstreet Building (512 First Avenue)
- Miles Brothers Block (530 First Avenue)

SCOPE OF WORK:

If Council supports the addition of the five buildings to the Ladysmith Community Heritage Register, Staff will forward the documentation to the Province for inclusion in the Provincial Register of Historic Places. As per ss. 954 and 977 of the Local Government Act, Staff will send notification letters to building owners.

ALTERNATIVES:

Council not approve the context statement and the addition of the five buildings to Ladysmith's Community Heritage Register.

FINANCIAL IMPLICATIONS:

The Community Heritage Register Update Project funding requires Council to add the context statement and Statements of Significance to the Town's Community Heritage Register. The Historic Places Initiative Contract is a \$5,000 grant.

LEGAL IMPLICATIONS:

N/A

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

Each of the five property owners were informed of their building receiving a Statement of Significance. If Council supports the addition of the buildings to Ladysmith's Community Heritage Register, building owners will receive notification regarding the addition, as well as, a copy of the applicable Statement of Significance.

The Heritage Revitalization Advisory Commission reviewed the draft Statements of Significance and provided comments to Staff and the Consultant. The final Statements of Significance are attached.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

N/A

RESOURCE IMPLICATIONS:

Staff time will be required to complete the final steps of the project.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Visioning report "Ladysmith: A Community Vision for a Sustainable West Coast Town" includes a "heritage-informed or heritage-compatible architecture" as part of the community's downtown vision. Re-development along First Avenue is anticipated in the long-term while retaining and integrating key areas or buildings for heritage purposes.

SUMMARY:

The approval of the context statement, Statements of Significance and the addition of the five buildings to Ladysmith's Community Heritage Register will provide official recognition of this historic area of Ladysmith and specifically recognize the heritage value of these five buildings. In addition, these steps will facilitate the possible inclusion of the five buildings on the Provincial and Canadian Heritage Registers.

I concur with the recommendation.



Ruth Malli, City Manager

ATTACHMENTS:

Heritage Register Update Project, 2010 – Christine Meutzner
Glossary of Architectural Terms – Christi~~15~~Meutzner

Town of Ladysmith

Heritage Register Update Project, 2010



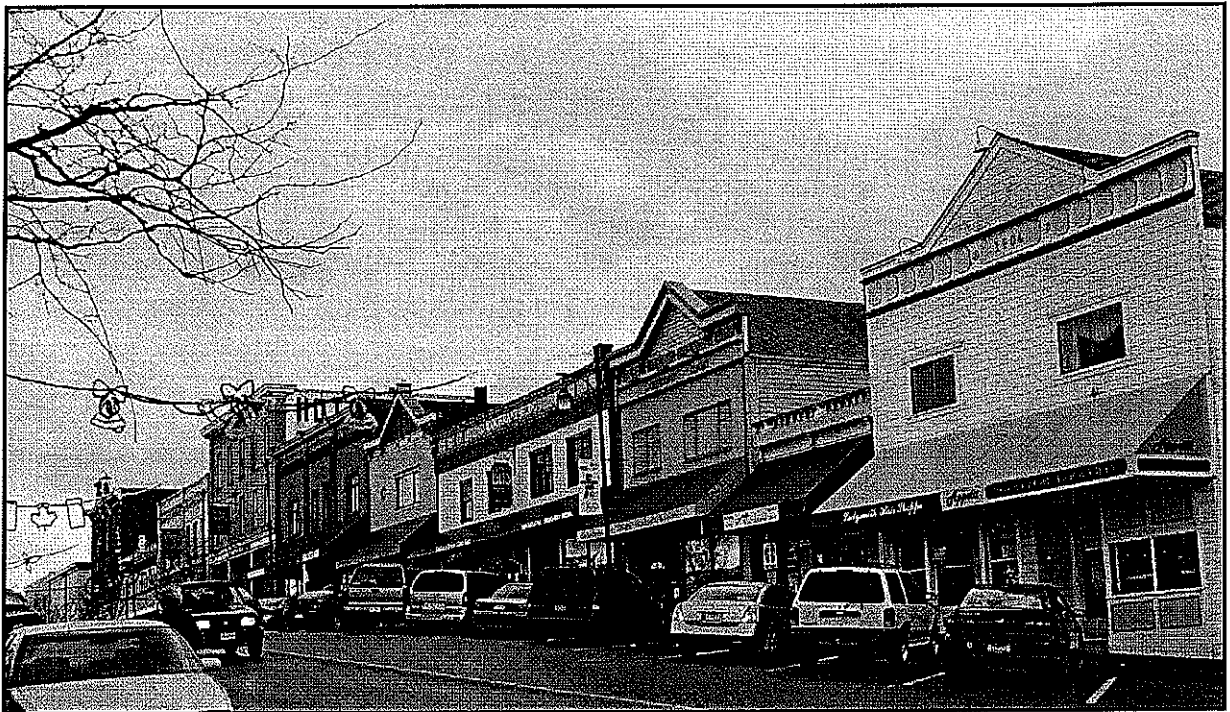
Ladysmith Archives Photograph No.: 2007 034 925

Christine Meutzner ■ Heritage Consultant

This report comprises Statements of Significance, written to BC Register of Historic Places standards, for five buildings located in the downtown core. The purpose of the statements is to guide any future development of these buildings by identifying the specific elements that underline their architectural and historic values. Additionally, the statements can help raise public awareness of Ladysmith's unique heritage.

Context Statement: First Avenue, West Side

The buildings located on the west side of First Avenue, between Roberts and High Streets, form the largest concentration of heritage structures in Ladysmith. Although from different eras and of varying styles, these similarly scaled and massed buildings create an overall cohesive streetscape and significantly contribute to the historic character of the commercial core.



First Avenue, Looking South, 2009

ISLAND HOTEL: 440 FIRST AVENUE

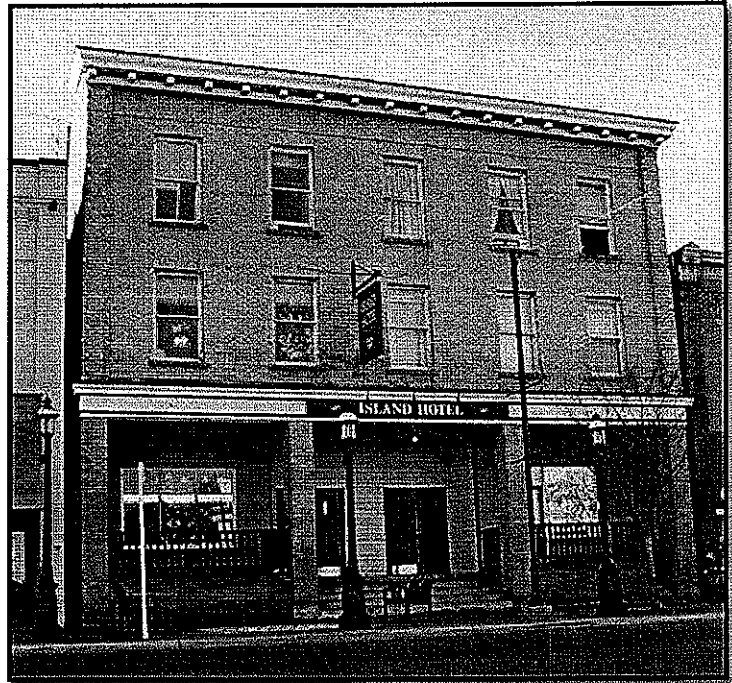
Other Name(s): Europe Hotel

Description of the Historic Place

The Island Hotel is a three-storey, brick-faced Edwardian commercial building located on the west side of Ladysmith's main commercial corridor. The historic place is confined to the building footprint.

Heritage Value

The Island Hotel is a very good example of an Edwardian commercial façade. Originally built in 1900 as the Europe Hotel, the building underwent substantial renovations in 1913. The hotel was



raised, a floor was added and a brick façade was applied. These changes were the result of new laws that required hotels to have certain numbers of rooms in order to hold liquor licenses. The restrained, symmetrical style reflects a shift from the more eclectic and elaborate styles of the Victorian era that preceded it. Although some later alterations were made to the building to accommodate changing street grades, the Island Hotel is substantially intact.

The Island Hotel is a tangible reminder of the social and economic importance of hotels in Ladysmith's history. Like most mining communities, early Ladysmith had a large population of single, often transient, men. As affordable housing alternatives, hotels functioned as living quarters and, in the saloons and restaurants located on the ground floor, as social centres. The hotel contributes significantly to the understanding of working-class male history.

The Island Hotel is part of a grouping of largely intact historic buildings in Ladysmith's commercial core. Situated mid-block, the building is part of an almost continuous city block of similarly scaled, historic buildings that collectively create a cohesive streetscape.

Associated with Ladysmith's earliest commercial development, the Island Hotel has operated continuously in Ladysmith since 1900 and is a significant contributor to the heritage character of the area.

Character-Defining Elements

The character-defining elements of the Island Hotel include:

- the building's continuous commercial use.

-all the elements of a modest Edwardian commercial building including the simple form and massing, symmetrical façade, brick facing, flat roof, simple one-over-one wood-framed windows, cornice and arrangement of doors and windows at the street level.

-the building's location within a group of similarly proportioned, historic commercial buildings on the town's main commercial street.

LADYSMITH TRADING COMPANY: 410 FIRST AVENUE

Other Name(s): Carlyle Block, Ward Block

Description of the Historic Place

The Ladysmith Trading Company is a two-storey, vernacular commercial building located at a prominent intersection on Ladysmith's main commercial street. The historic place is confined to the building footprint.

Heritage Value

The Ladysmith Trading Company is valued for its long association with the Rogers Family and its continuous use as a dry goods store for almost 100 years. John Weaver Rogers arrived in Ladysmith about 1912 and operated several dry goods stores before moving to this location around 1920. Around 1929, Rogers founded the Ladysmith Trading Company. In the mid-1950s, Rogers' sons, Jack and Darrell, took over operation of the store. A true family business, John Weaver's wife Mary continued working in the store, alongside her children and grandchildren, into her 90s. The Ladysmith Trading Company formally wound up after Jack Rogers' death in 2007. For almost a century, the Rogers family served generations of local residents and the building has substantial value as a place of nostalgia and memory for those who once worked and shopped there.

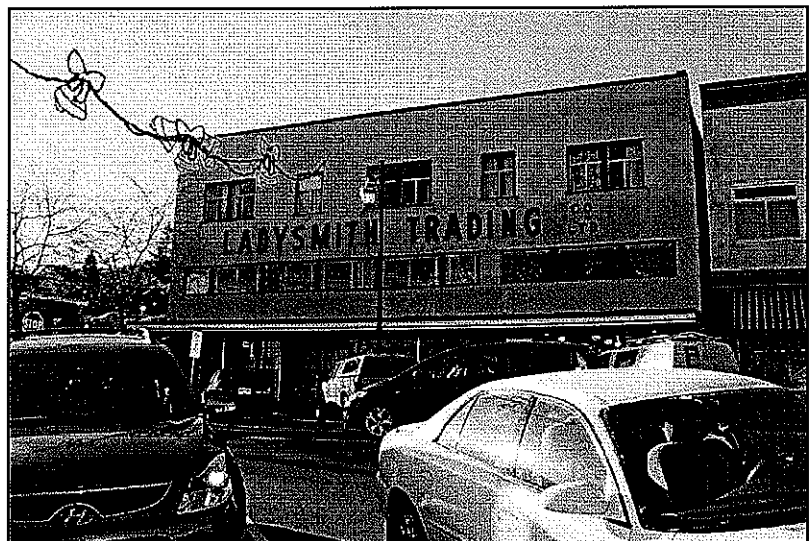
The Ladysmith Trading Company is part of a grouping of largely intact historic buildings in Ladysmith's commercial core. The building is the southern anchor of an almost continuous city block of similarly scaled, historic buildings that collectively create a cohesive streetscape.

Substantially renovated over the years, the building's architectural value lies in its scale and simple form and the window and door arrangement at the street level, which typifies commercial buildings of this era. There are also iconic and aesthetic values in the building's distinctive signage, consisting of large-scale, individually attached letters that spell out Ladysmith Trading Co. Ltd.

Character-Defining Elements

The character-defining elements of the Ladysmith Trading Company include:

- the building's form, scale and massing
- the siting of the building as the southern visual terminal of the 400-block of 1st Avenue.
- the large windows and recessed entry doors at the street level.



-the signage on the front facade

-the building's location within a group of similarly proportioned, historic commercial buildings on the town's main commercial street.

NICHOLSON BLOCK: 436 FIRST AVENUE

Description of the Historic Place

The Nicholson Block is a two-storey, brick Edwardian commercial building on the west side of Ladysmith's main commercial street. The historic place is confined to the building footprint.

Heritage Value

The Nicholson Block is significant for its association with a defining event in Ladysmith history. During the Great Strike of 1912-14, meetings of the United Mine Workers of America were held on the second floor. Striking for better wages, working conditions and union recognition, the miners ultimately achieved none of these goals and, after two long, bitter years, the strike collapsed. Shaken and demoralized, the optimistic and expansive spirit of the pre-strike community was fundamentally altered and would not be recovered until the emergence of the logging industry in the late 1930s.

The Nicholson Block is valued for its association with early developer and community leader Donald Nicholson. Nicholson was a member of the first town council and served as Mayor in 1906 and 1908-1909. In addition to this building, Nicholson built Ladysmith's first hospital, first purpose-built school, the Opera House and several other early buildings. A section of road, still known as the Speedway, was graded and built by Nicholson, originally for use as a horse racing track.

Built in 1909, the Nicholson Block is a very good example of an Edwardian Classical Revival style commercial building. The building's simple form, massing, and symmetrical facade reflect the transition from the more elaborate styles of the Victorian period to the restrained elegance of the Edwardian era.

The Nicholson Block is part of a grouping of largely intact historic buildings in Ladysmith's commercial core. Situated mid-block, the building is part of an almost continuous city block of similarly proportioned historic buildings that collectively create a cohesive streetscape.

Associated with Ladysmith's earliest development, the Nicholson Block has been in continuous commercial use for over a century and is a significant contributor to the heritage character of the area.



Character-Defining Elements

The character-defining elements of the Nicholson Block include:

---all of the elements of an Edwardian era Classical Revival style commercial building as expressed in the overall restrained appearance, simple form and massing, symmetrical facade, flat roof, brick construction with corbelled

detailing, cambered arches on upper storey windows, and simple pilasters, frieze and capitals.

-the building's location within a group of similarly proportioned, historic commercial buildings on the town's main commercial street.

-continuous use as a commercial building.

**MAINSTREET BUILDING: 512
FIRST AVENUE**

Other Name(s): Hillier Block

**Description of the Historic
Place**

The Mainstreet Building is a two-storey, brick, Edwardian Classical Revival style commercial building located on the west side of Ladysmith's main commercial street. The historic place is confined to the building footprint.



Heritage Value

Built in 1922, the Mainstreet Building is an excellent example of an Edwardian era Classical Revival style commercial building. The building's symmetrical façade, pilasters, and highly decorative capitals are all typical elements of this style. The building also features exceptional multi-coloured, decorative brickwork.

The Mainstreet Building is part of a grouping of largely intact historic buildings in Ladysmith's commercial core. Situated mid-block, the building is part of an almost continuous city block of similarly proportioned historic buildings that collectively create a cohesive streetscape.

The Mainstreet Building has been in continuous use as a commercial building since its construction. Although the building is among the youngest on this city block, it speaks to the ongoing commercial development of the area and contributes to the heritage character of the area.

Character-Defining Elements

The character-defining elements of the Mainstreet Building include:

- all of the elements of the Classical Revival Style building as expressed in the simple form and massing, flat roof, symmetrical, three bay, multi-coloured brick façade, pilasters topped by large, decorative capitals, distinctive checkerboard brickwork below the simple cornice, contrasting colour brick quoining around the second-storey windows, leaded glass in the upper sashes of the wood-framed second-storey windows and the arrangement of the windows and doors at the street level.

- continuous commercial use

- the building's location within a group of similarly proportioned commercial buildings on the town's main commercial street.

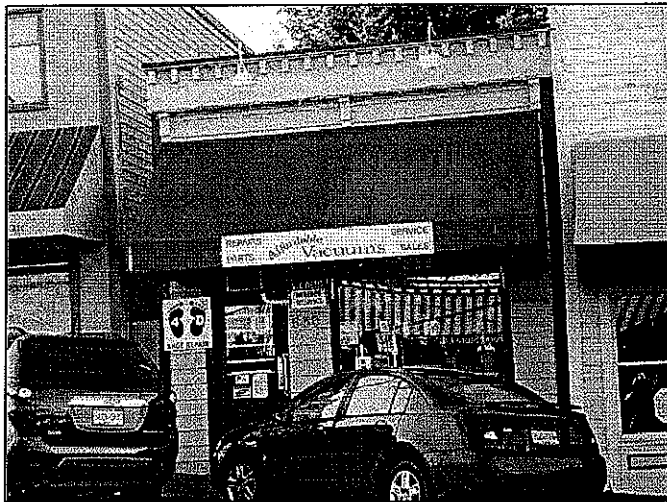
530 FIRST AVENUE BUILDING

Description of the Historic Place

The 530 First Avenue Building is a small, Boomtown style building located on the west side of Ladysmith's main commercial street. The historic place is confined to the building footprint.

Heritage Value

Built around 1900, the 530 First Avenue Building is an excellent example of a simple, vernacular Boomtown or False-front style structure. Until the erection of more sophisticated brick buildings in this area over the next few decades, Ladysmith's first commercial buildings were typically wood framed and clad and false-fronted. Boomtown fronts made buildings appear more substantial and provided a convenient area for signage while large windows at the ground level provided space for goods display. This otherwise modest building is embellished by a relatively ornate cornice.



The one-storey 530 First Avenue Building stands out as the smallest building on this city block. Shorter and narrower than any of its neighbours, the building contributes significant visual interest for its unique scale and style. Several similar buildings are scattered throughout the commercial area, although there are none on this specific block.

Symbolizing Ladysmith's very earliest commercial development, the 530 First Avenue Building has been in continuous use for over a century and adds significantly to the heritage

character of the street.

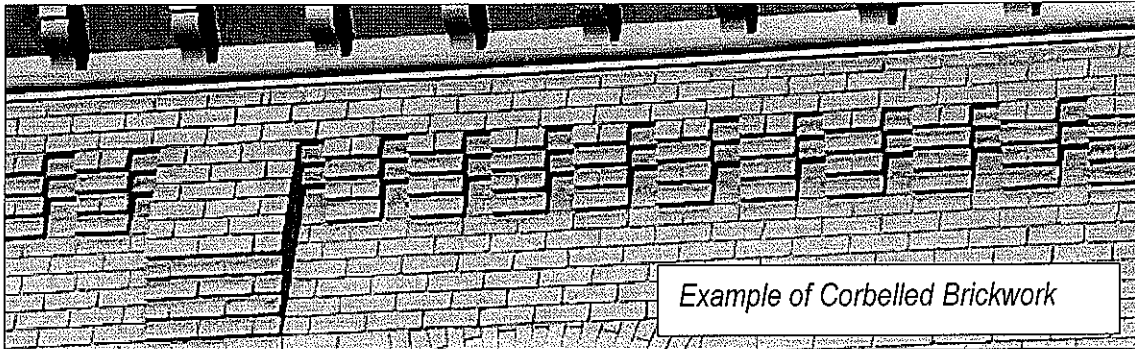
Character-Defining Elements

The character-defining elements of the 530 First Avenue Building include:

- all of the elements of vernacular, Boomtown architecture as expressed in the wood siding, boomtown false front facade, cornice and simple single door and window arrangement.
- the building's small scale, simple form and massing.
- the building's location within a group of historic commercial buildings on the town's main commercial street.
- continuous commercial use.

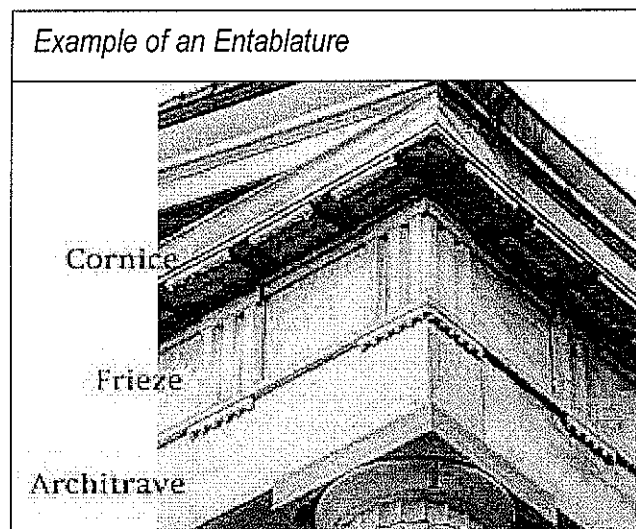
Glossary of Architectural Terms

Corbel : An overlapping arrangement of bricks or stones in which each course extends farther out from the vertical of the wall than the course below. Usually supports a cornice or overhanging member.



3 Parts of an Entablature

1. **Cornice**: Any crowning projection. 2. In classical architecture, the third or uppermost division of an entablature, resting on the frieze.
2. **Frieze**: The middle section of the Classic entablature, located above the architrave and below the cornice; a panel below the upper molding or cornice of a wall
3. **Architrave**: The lowest of the 3 main parts of an entablature that rests directly on top of a column.



Pilaster: A shallow rectangular column projecting only slightly from a wall, used to frame doorways, fireplaces etc.

Capitals: The head or crowning feature of a column or pilaster



Example of Pilasters topped with Capitals

Cambered Arch: A very slightly curved arch over a door or window.



Town of Ladysmith
STAFF REPORT

To: Ruth Malli, City Manager
From: Sandy Bowden, Director of Corporate Services
Date: February 22, 2010
File No:

Re: CONTRACT AWARD FOR LADYSMITH FIRE HALL – NEEDS ASSESSMENT,
SPACE PROGRAM AND SCHEMATIC DESIGN

RECOMMENDATION(S):

That Council award the contract for the Ladysmith Fire Hall Needs Assessment, Space Program and Schematic Design project to Johnston Davidson Architecture + Planning Inc. in the amount of \$17,500 plus disbursements.

PURPOSE:

The purpose of this report is to present the results of the Request for Proposals for the Ladysmith Fire Hall Needs Assessment, Space Program and Schematic Design project and award the contract to the successful bidder.

INTRODUCTION/BACKGROUND:

Council authorized staff to include in the 2009 budget funds to engage a consultant to prepare a needs assessment, space program and schematic design to renovate the existing Fire Hall located on 6th Avenue as the existing space is inadequate for new equipment which is scheduled to be purchased in 2011. On December 22, 2009 a Request for Proposals was issued for this project. The submission deadline was January 15, 2009. A total of 12 submissions were received. A review committee consisting of 11 members of the Ladysmith Fire Department was established to review all submissions and provide a recommendation on awarding the contract. All submissions were reviewed under the following criteria:

1. Proponent's body of work
2. Nominated staff experience (technical and other) on public buildings and projects of a similar type and size
3. Commitment of key team members to the project for the term of the project
4. Quality and completeness of proposal submission
5. Fee Proposal– total fixed fee, rates and charges

The recommended firm did not submit the lowest bid however the Review Committee considered each submission and determined that Johnston Davidson Architecture + Planning Inc. offers the most experience in fire hall design and space needs assessments and has superior expertise in sustainable development. They are

considered to be leaders in the design of fire halls. Their bid of \$17,500 plus disbursements is within budget.

SCOPE OF WORK:

Once the contract is awarded the Fire Chief will confer with the successful bidder regarding the project.

ALTERNATIVES:

Council could award the contract to another bidder.

FINANCIAL IMPLICATIONS:

As noted above, funds for this project have been incorporated into the budget.

LEGAL IMPLICATIONS:

n/a

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

The community is very supportive of the Ladysmith Volunteer Fire Department and Staff anticipate that that the needs assessment will be positively received by the public given that it is a integral component of enhancing the Fire Hall to accommodate new emergency response equipment.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

n/a

ALIGNMENT WITH STRATEGIC PRIORITIES:

This project aligns with Strategic Direction F - A Safe and Healthy Community.

I concur with the recommendation.

Ruth Malli

Ruth Malli
City Manager



Town of Ladysmith

STAFF REPORT

To: Ruth Malli, City Manager
From: Joe Friesenhan, Director of Public Works
Date: January 29, 2010
File No:

Re: GARBAGE COLLECTION CONTRACT

RECOMMENDATION(S):

That the Committee recommend that Council extend the contract for the garbage, recycling, and organics collection for an additional one year term at the new rates of \$10.95 per month per household for the garbage and recycling and \$0.95 per month per household for the organics collection.

PURPOSE:

To extend the garbage collection contract for an additional year

INTRODUCTION/BACKGROUND:

In September, 2005, the Town of Ladysmith awarded the contract for the collection of garbage, recycling and organics to Waste Services Inc. for a cost of \$9.50 per household per month for the collection of garbage and recycling and an additional \$0.85 per household per month for the organics collection. This contract made Ladysmith the first municipality in Western Canada to offer curbside collection of organics.

The contract was a 5 year contract which ends at the end of September, 2010. We have received a notification from Waste Services Inc. that they are willing to extend the existing contract for an additional year with an increase to \$10.95 per household per month for the garbage and recycling and an increase to \$0.95 per household per month for the organics.

SCOPE OF WORK:

The number of households that received collection in December of 2009 was 2796. The present charge per household is \$13.00 per month.

ALTERNATIVES:

1. Go to tender for a new contract
2. Extend the existing contract for an additional year.
3. Start doing the waste collection in-house

FINANCIAL IMPLICATIONS:

The total increased cost if the extension is granted would be \$4,334 per month. As of January, 2010, the Town is also responsible to pay an additional \$35 per tonne of garbage that goes to the landfill.

LEGAL IMPLICATIONS:

The present contract allows for two additional one year extensions upon agreement of both parties.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

RESOURCE IMPLICATIONS:

ALIGNMENT WITH STRATEGIC PRIORITIES:

SUMMARY:

The present contract for the collection of garbage, recycling and organics is up at the end of September, 2010. We have received notification from our contractor, Waste Services Inc., that they would be willing to extend the contract for an additional year at an increase of \$1.45 per household per month for the garbage and recycling pickup and an additional \$0.10 per household per month for the organics collection. As of January, 2010, the Town is paying an additional surcharge of \$35 per tonne for all garbage collected.

I concur with the recommendation.



Ruth Malli, City Manager

ATTACHMENTS:

Email from Waste Services Inc.

From: Neil Sadauskas [mailto:nsadauskas@wasteservicesinc.com]
Sent: February 10, 2010 4:49 PM
To: Joe Friesenhan
Subject: FW: Letter of extension for Ladysmith

January 27, 2010

Town of Ladysmith
P.O. Box 220
Ladysmith, B.C. V9G 1A2

Dear Joe Friesenhan,

On behalf of Waste Services Inc (WSI), I would like to thank you for the opportunity to have serviced the garbage, recycling, and organics contract for the Town of Ladysmith over the past several years. The collection contract has proven to be a great operating model that has peaked the interest of other municipalities for it's efficiencies. The residents of Ladysmith should be very proud of the food waste collection program that they are participating in just as WSI is proud to be the preferred service provider for your area.

As requested, I have put together some prices for an extension of the contract as per Article 1.4 (b) of the current agreement. When considering pricing for an extension of the contract, the following factors have influenced the numbers:

- Wages have increased as per the cost of living
- Price of fuel has risen dramatically
- Commodity pricing of recyclables has dropped significantly due to global recession

I have been instructed by our District Manager to offer the following pricing on a 1 year extension of the current contract:

Charge per month per household for Garbage and Recycling: \$10.95
Charge per month per household for Organics Collection: \$0.95

Please feel free to call if you any questions with respect to this letter or any other inquiries.

Regards,

Neil Sadauskas
Operations Manager
Waste Services (CA) Inc.
Vancouver Island, BC
250-248-8109



Town of Ladysmith

STAFF REPORT

To: Ruth Malli, City Manager
From: Patrick Durban, Director of Parks, Recreation & Culture
Date: February 25, 2010
File No:

Re: PROPOSED COMMUNITY GARDEN

RECOMMENDATION(S):

That Council authorize staff to expend up to \$5,000 for the purpose of establishing a Community Garden on a portion of the Town's High Street property between First and Second Avenue and that the Ladysmith Community Gardens Society be authorized to work with the Town of Ladysmith on establishing a Community Garden in this location.

PURPOSE:

This will allow the Community Garden to be established this year instead of waiting for final budget adoption in May, which will be too late to meet the 2010 growing season.

INTRODUCTION/BACKGROUND:

The Ladysmith Community Gardens Society have made requests for funding support for establishing the Community Garden in 2010, but due to the Town's budget cycle, have not been fully considered yet.

SCOPE OF WORK:

The Society requires an opening in the rock wall on High Street for vehicle access and stripping of turf to rough out the raised bed areas.

ALTERNATIVES:

None available at this time

FINANCIAL IMPLICATIONS:

Requires a funding commitment from the Town prior to finalizing the budget

LEGAL IMPLICATIONS:

N/A

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

Approving the recommendation will indicate a willingness by Council to support these types of initiatives.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

Will require Town resources to assist with the initial capital improvements

RESOURCE IMPLICATIONS:

See above

ALIGNMENT WITH STRATEGIC PRIORITIES:

Environmental Initiatives is a Strategic Priority.

SUMMARY:

By approving this funding, this will allow the Society to take the initial steps in establishing the first Community Garden in the Town of Ladysmith.

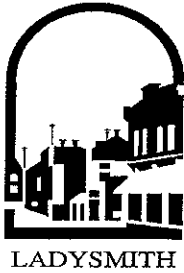
I concur with the recommendation.



Ruth Malli, City Manager

ATTACHMENTS:

None



STAFF REPORT

To: Ruth Malli, City Manager
From: Patrick Durban, Director of Parks, Recreation & Culture
Date: February 25, 2010
File No:

Re: 2010 CANADA SUMMER JOBS & CELEBRATE CANADA GRANTS

RECOMMENDATION(S):

That Council authorize staff to make application for a 2010 Canada Summer Jobs grant in the amount of up to \$13,150 and a Celebrate Canada grant in the amount of up to \$5,050.

PURPOSE:

The 2010 Canada Summer Jobs grant assists with costs for hiring students for the Transfer Beach Summer Daycamp program and the Celebrate Canada grants assists with costs for the 2010 Canada Day celebration.

INTRODUCTION/BACKGROUND:

These grants are applied for each year to offset costs for ongoing recreation programs.

SCOPE OF WORK:

N/A

ALTERNATIVES:

N/A

FINANCIAL IMPLICATIONS:

N/A

LEGAL IMPLICATIONS:

N/A

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

N/A

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

N/A

RESOURCE IMPLICATIONS:

N/A

ALIGNMENT WITH STRATEGIC PRIORITIES:

N/A

SUMMARY:

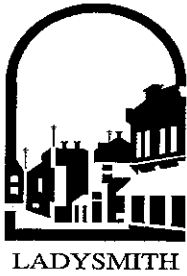
N/A

I concur with the recommendation.


Ruth Malli, City Manager

ATTACHMENTS:

None



Town of Ladysmith
STAFF REPORT

To: Ruth Mali, City Manager
From: Joe Friesenhan, Director of Public Works
Date: February 25, 2010
File No:

Re: ROAD DESIGN STANDARDS

RECOMMENDATION(S):

That Council adopt the new road design standards to include the multi-use pathway in the Engineering Design Standards Bylaw.

PURPOSE:

To obtain Council adoption of new road standards brought about by the inclusion of the new Multi-use Pathway.

INTRODUCTION/BACKGROUND:

The Town was awarded a grant to update the 2000 Bike Plan under the Phase 2 Built Environment & Active Transportation (BEAT) program. Council passed the following resolution at their regular meeting on January 4th:

“That the Ladysmith Bicycle Plan be accepted in principle: AND THAT the implementation and the recommended Bicycle Network and Official Community Plan bicycle-supportive policies be referred to the 2010 Strategic Planning process.

With the signed agreements for the development of Lot 108 being in place, it is desirable to include the recommendations from the Bicycle Plan into the design of the roadways for the development of Lot 108.

SCOPE OF WORK:

Include new standards in the Engineering Design Guidelines Bylaw

ALTERNATIVES:

1. Incorporate the multi-use path in the Engineering Design Guidelines
2. Leave Engineering Guidelines as is.

FINANCIAL IMPLICATIONS:

Any costs incurred would be covered in the particular capital project.

LEGAL IMPLICATIONS:

N/A

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

The public is very supportive of the sustainability offered by the multi-use parkway.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

N/A

RESOURCE IMPLICATIONS:

N/A

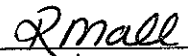
ALIGNMENT WITH STRATEGIC PRIORITIES:

The sustainability offered by the multi-use pathway is high on the Strategic Priorities

SUMMARY:

In order to incorporate the multi-use pathways accepted in principle by Council at its regular meeting on January 4th, the attached design standards which incorporate the multi-use pathways within the Road Standards of the Engineering Design Guidelines need to be adopted.

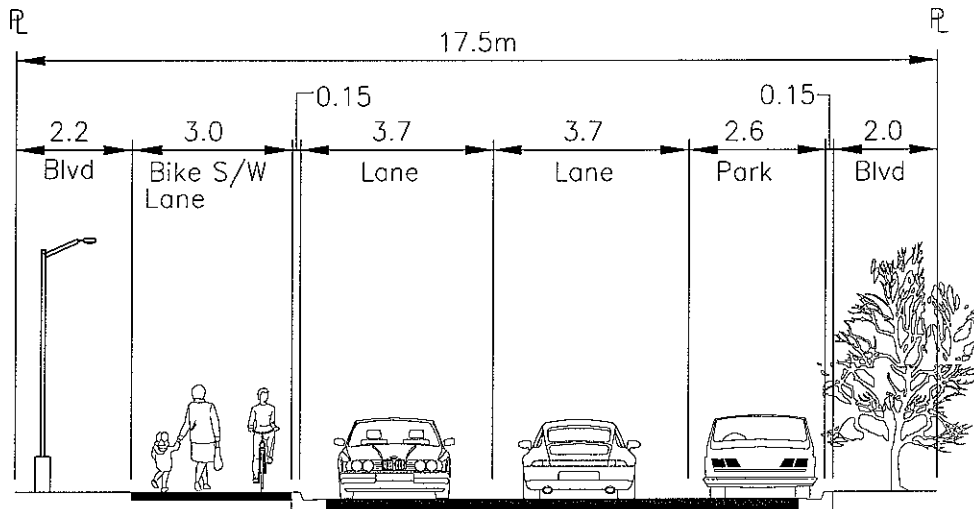
I concur with the recommendation.



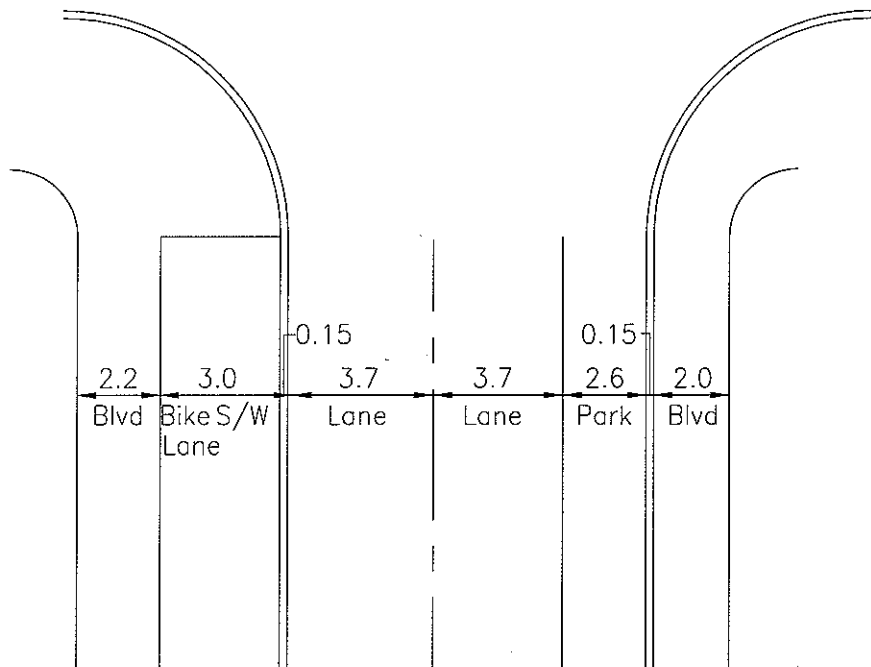
Ruth Malli, City Manager

ATTACHMENTS:

New Road Design Standards for 17.5 m and 20 m rights-of-way.

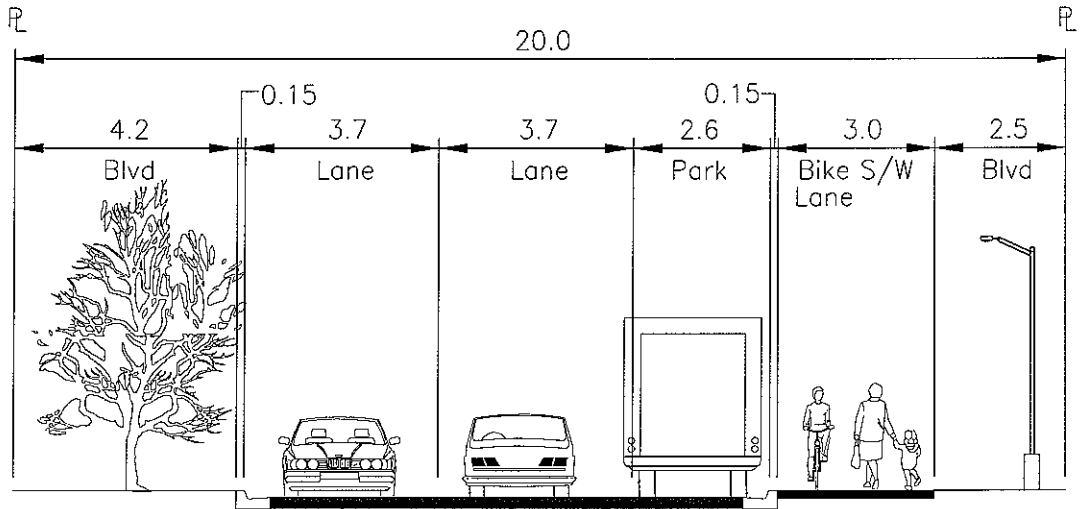


17.5m = R.O.W.

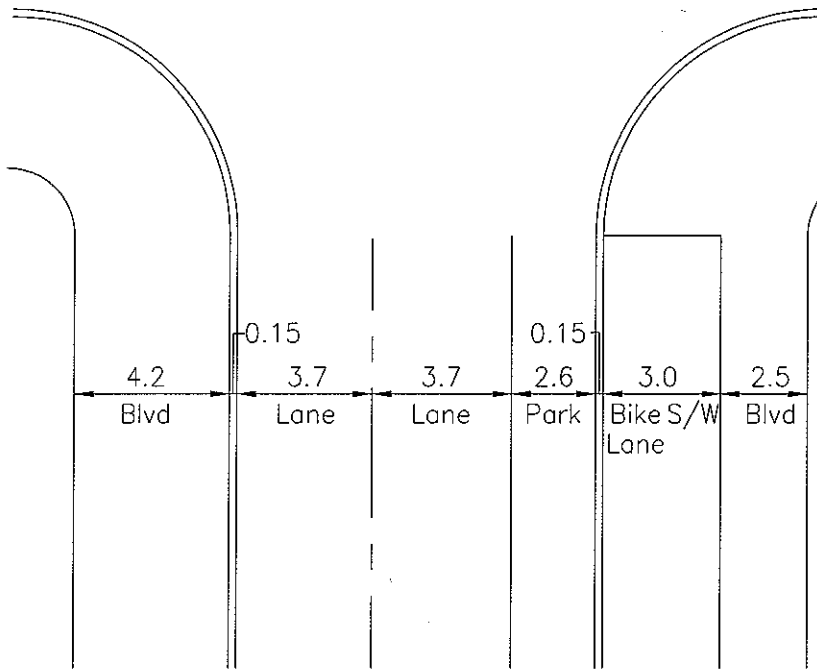


MINOR COLLECTOR

- Side walk opposite Park Lane
- 2.6m Parking Lane
- Street lights to line side walk
- Trees to line Parking side
- pedestrian buffer needs

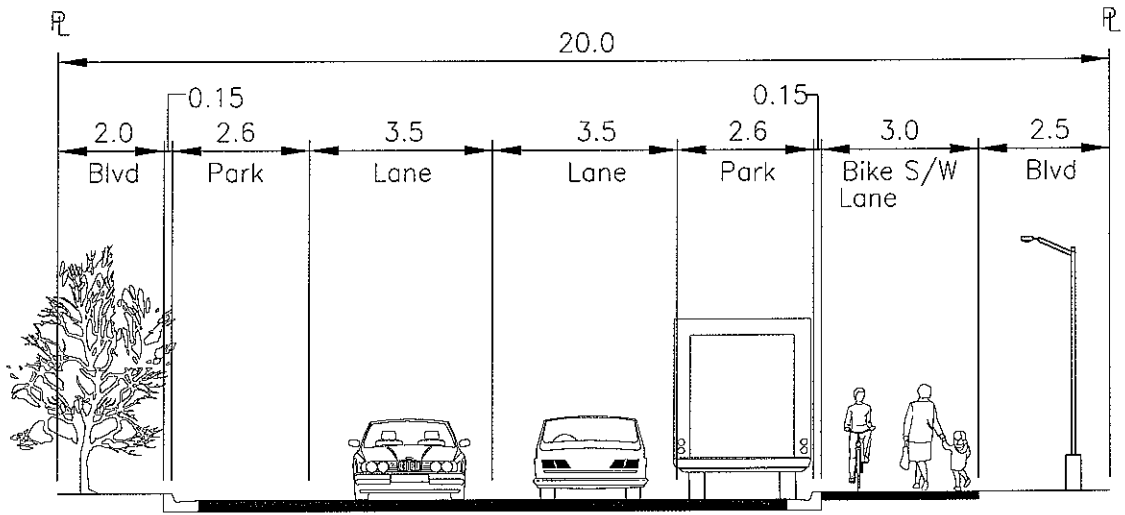


20.0m = R.O.W.

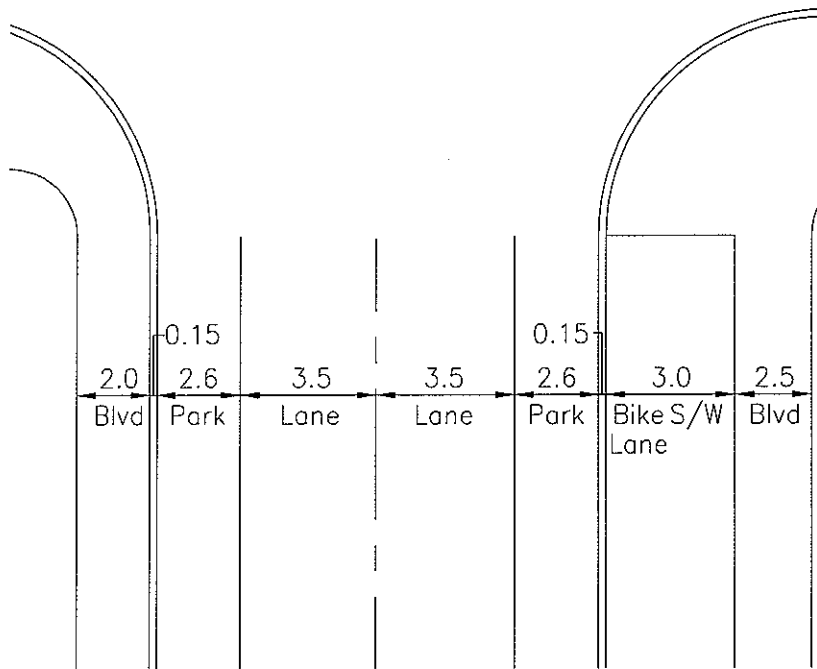


MAJOR COLLECTOR ROAD

- Sidewalk on one side
- 2.6m Parking Lane
- Large boulevard that can be reversed, depending on pedestrian buffer needs



20.0m = R.O.W.



MAJOR COLLECTOR ROAD

- Sidewalk one side
- 2.6m Parking both sides
- Wider Boulevard on side that has utilities and street lighting
- For use in sections that has no residential on either side

COASTAL ANIMAL CONTROL SERVICES OF BC LTD

2202 Herd Rd. Duncan, BC. V9L 6A6

(250) 748-3395

RECEIVED

TOWN OF LADYSMITH POUND REPORT

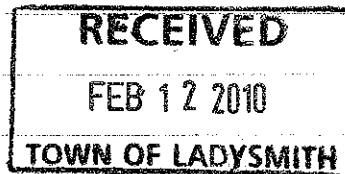
FEB 09 2010

January 2010

Disposition of Impounded Dogs	Current Month	2010 Totals	
Stray dogs impounded	2	2	
Stray dogs claimed	2	2	
Stray dogs put up for adoption	0	0	
Stray dogs euthanized	0	0	
Stray livestock / cats	0	0	
Calls Received and Investigated	6	6	
Aggressive dogs	1	1	
Dogs at large	2	2	
Noise (barking) complaints	1	1	
Other non specific dog related calls	2	2	
Wildlife / livestock / cats	0	0	
Monthly Pound and Board Fees Collected	\$240.00	\$240.00	
Impound fees	\$200.00	\$200.00	
Daily board fees	\$40.00	\$40.00	
Tickets issued	0	0	
Unlicensed dog	\$0	\$0	
Dog at large	\$0	\$0	
Dangerous dog at large	\$0	\$0	
Habitually noisy	\$0	\$0	
Licencing Statistics	Tags	4	4
	Revenue	\$80.00	\$80.00

Trevor Hughes

Mayor and Council



Dear Sirs,

I am suggesting council consider creating garden suites or carriage houses as a permitted use for residential zoning in Ladysmith. This would be accessory to an existing single family home. It would require that adequate access be available to the garden suite or carriage house, possibly by alley or lane.

These provisions are becoming quite common in surrounding municipalities and cities in the inner core of these communities as a means of improving the quantity and quality of affordable rental residence.

Sincerely

Deey Kubly.

P.S. At this time I have no vested interest that might put me in an advantage to see this suggestion considered.

To Mayor and council

The Ladysmith Sportsmen's Club will be continuing their salmon enhancement project in Holland Creek this summer .Club member Dave Judson and fisheries Biologist have done a work site visit with Pat Durban and Mayor Rob Hutchins. The Ladysmith sportsmen's Club requests a letter of support from the town to continue our work in enhancing Holland creek.

We also discussed with the town representatives that we would appreciate the town contributing some machine time and a couple loads of gravel to stabilize the south side of the Holland Creek trail below dogwood .This improved access will permit us to move materials safely down to the work site and if the parks wants to access the opposite side of the trail that continues to flood each winter that would be the time to repair it. Our creek project will be going on for about 4 days sometime in august.

Thank you
Dave Judson
Ladysmith Sportsmen's Club