

**Town of Ladysmith
COUNCIL AGENDA
LATE ITEMS
October 19, 2021**

Recommendation:

That Council amend the agenda to add the following items, received after publication of the agenda:

- | | | Pages |
|--------------|---|--------------|
| 8.1 | Development Variance Permit & Development Permit Applications –
433 Thetis Drive | 1-7 |
| | Public submissions related to the Development Variance Permit application. | |
| 14.1 | South Davis Road Intersection Changes | 8-11 |
| | Maps of Davis Road intersection (not to scale). | |
| 14.3. | “Renoviction” Bylaw | |
| | <u>Recommendation:</u>
That Council direct staff to prepare a “renoviction” bylaw for Council consideration. | |

Received October 15, 2021

Within Circulation Area

Attention: Town of Ladysmith

Re: Notice of Development Variance Permit: DVP 21-10 (433 Thetis Drive) Lot 14, District Lot 52, Oyster District Plan, VIP86055, PID: 027-766-926

This is in response to the notice we received regarding 433 Thetis applying for a development variance permit to increase the maximum height from 7.5 metres to 12.9 metres and the maximum perimeter wall height from 7.32 metres to 10.4 metres.

We are completely against this proposal as it will directly impede the view of the ocean from our lot (432 Thetis). We purchased our lot solely due to the ocean view and were aware of maximum height restrictions at that time. This proposal is not asking for a slight increase but rather asking to substantially increase the maximum height. We feel that this is completely unfair and will negatively impact our lot and future home development. We purchased our lot strictly for the ocean view and if we had known that the home directly in front of us would exceed the maximum perimeter wall height of 7.32 metres, we would not have purchased this lot.

We ask that you do not approve this variance as it diminishes our lot value, completely impedes our ocean view and ruins our future plans for home development. We feel that this is a completely unfair proposal, as our lot is located directly behind 433 Thetis. Please take our complete opposition to this variance permit into consideration as we would incur the most negative impact from this proposal.

Please do not hesitate to contact us.

Regards,

Samira Haque and Abdel Elejel

Received October 15, 2021

Within Circulation Area

Thank- you.

And just to clarify to what my wife wrote, that we are opposed to both the proposed increase in maximum height of the home and opposed to the proposed increase in maximum perimeter wall. We are opposed to anything that would impede our view of the ocean.
Best regards,

Abdel

Received October 18, 2021

To Mayor and Council, Town of Ladysmith:

I certainly appreciate the concerns of our neighbouring property owners at 432 Thetis Drive. Our application appears to be asking for a sizeable height variance where in fact we are proposing a level entry home with two levels below grade. Before this project even started, we canvassed neighbouring property owners to ensure we were going about this design in a favourable way that would complement the current streetscape. We managed to speak with _____, our closest neighbour at 425 Thetis and shared our plans that you see before you. He was very pleased with the design and level entry that we propose and felt it would complement if not upgrade the neighbourhood overall.

Our goal was for a modern Westcoast design for our client's retirement home. It consists of a one bedroom main floor of 1580 square feet with garage and guest rooms below. We discovered after submitting survey docs to your planning department that the low pitch roof we proposed was restricting our height limitations. This is a very steep site where we inherited manufactured grades by the original developer making height compliance that much more difficult to impossible. On paper this one story above street level home that we propose could not possibly impede the views of the ocean from lots well above us to the West.

The only view it could possibly impede would be the unsightly high tension BC Hydro power lines which my clients will live with.

The lot at 432 once built out would require a front yard setback that would send it many meters above our modest height.

We are only in this position because of the steepness of our lot combined with the low pitch of our roof which we felt would benefit the owners at 432 in helping them secure an uninterrupted view.

To address the perimeter wall height variance, a new home is being built next door to the South which will result in grade alterations.

Once complete the neighbouring grades will be brought up to reduce the wall heights that are also under scrutiny in this application.

Eventually the adjacent lot to the North will be completed and again, the wall massing to the North of our proposal will be greatly reduced by the shared grade that will take place.

In the meantime, our plan is facing a cliff on three sides until the neighbors have been completed.

We will create a section of the site to show potential massing of the lot at 432 to illustrate the fact that we had no intentions of blocking the view that might result in hardship of any kind to any properties on the steep hill above us to the West.

Please give this application careful consideration.

Sincerely
David Coulson

DAVID COULSON DESIGN LTD.
5372 Miller Road, Duncan, B.C. V9L 6R2
Phone and Fax: 250-746-5372
David's Cell: 250-715-8425
Email: info@davidcoulsondesign.com
Website: www.davidcoulsondesign.com

Received October 18, 2021

Good morning Christina

Can you open?

I took photos on site yesterday.

As I explained last week. From the garage level at 432, they share the Hydro wires and distant ocean views with us at 433. On their main floor, they are now looking down at 433 and over the wires.

A second floor view puts the roof of 433 as a patchwork of all the other roofs for the next 700 to 800 meters until you reach the ocean.

And my photos were from the rear of each elevation.

Front window/deck views from 432 will be magnificent and Lot 433 will be part of the landscape.

These average grades still boggle me on this site.

We are 6.91 meters above grade to the maximum point of the roof tip.

See you tomorrow.

PS How do I address mayor and council?

And where is the meeting exactly and where am I on the agenda?

Cheers

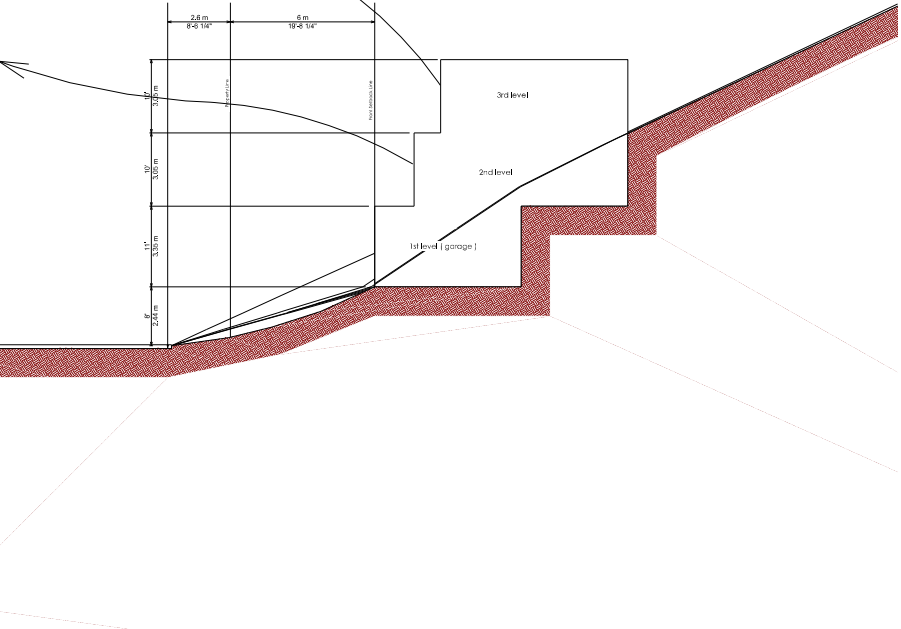
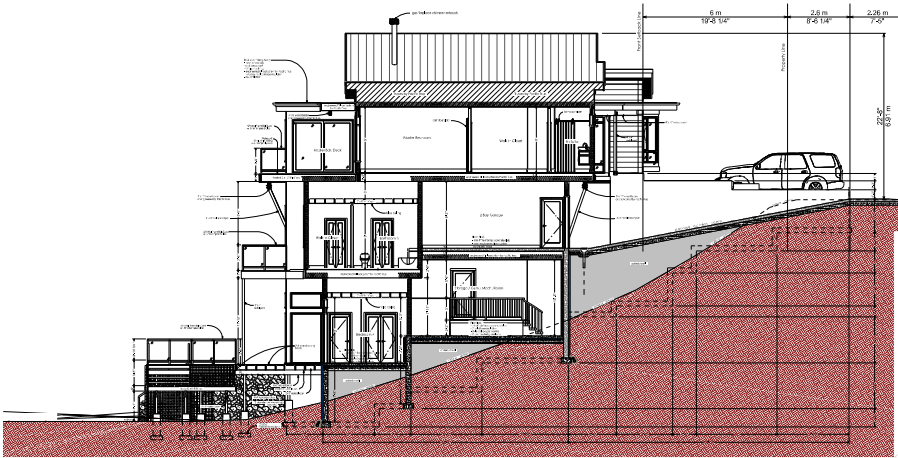
David

To the best of our knowledge these plans are drawn to comply with applicable laws, regulations and standards and are prepared in good faith. The contractor shall verify all dimensions and ensure that the construction complies with the plans. The contractor shall be responsible for any errors or omissions in the plans. The contractor shall be responsible for any errors or omissions in the plans. The contractor shall be responsible for any errors or omissions in the plans.

approximate view from 432 Thetis Dr. 3rd fl. over 433 Thetis Dr. proposes building



approximate view from 432 Thetis Dr. 2nd fl. over 433 Thetis Dr. proposes building



existing at 425 Thetis Dr.



proposed for 433 Thetis Dr.



existing at 447 Thetis Dr.

SHEET
A18
Scale: as shown
10/18/2021
Owner: David Coulson
Designer: David Coulson
Architect: David Coulson

Ronda & Kevin Seeley
433 Thetis Dr., Ladysmith, B.C.

DAVID COULSON DESIGN LTD.
Architectural & Engineering
1800-555-5555
www.davidcoulsondesign.com

October 18, 2021

RE: NOTICE OF DEVELOPMENT VARIANCE PERMIT:
DVP 21-10 (433 Thetis Drive)
Lot 14, District Lot 52, Oyster District Plan, VIP86055
PID: 027-766-926

To whom it may concern:

In response to your letter dated October 8, 2021, regarding the application for a variance for a house to be constructed at 433 Thetis Drive, both myself and my husband are strongly opposed.

While the letter we received includes all the desired increases in height by way of the property owner, it does not include any rational support for granting such a variance.

When this area was originally developed by Shoa Developments, it is our understanding that there was an application for this same variance and it was denied. What's changed? The lots haven't changed.

The location hasn't changed. The slope of the lots hasn't changed.

We have resided at 442 Battie Drive for over thirty years. Due the power line running between our property and those above on Thetis Drive, our privacy has already been infringed upon. If this height variance is granted, our privacy will be non-existent, as the additional height as described would afford an even more invasive view of our backyard. We're confident no one would approve that in any residential neighbourhood.

Sincerely,

Arden M. Chailler
Daniel D. Ostler

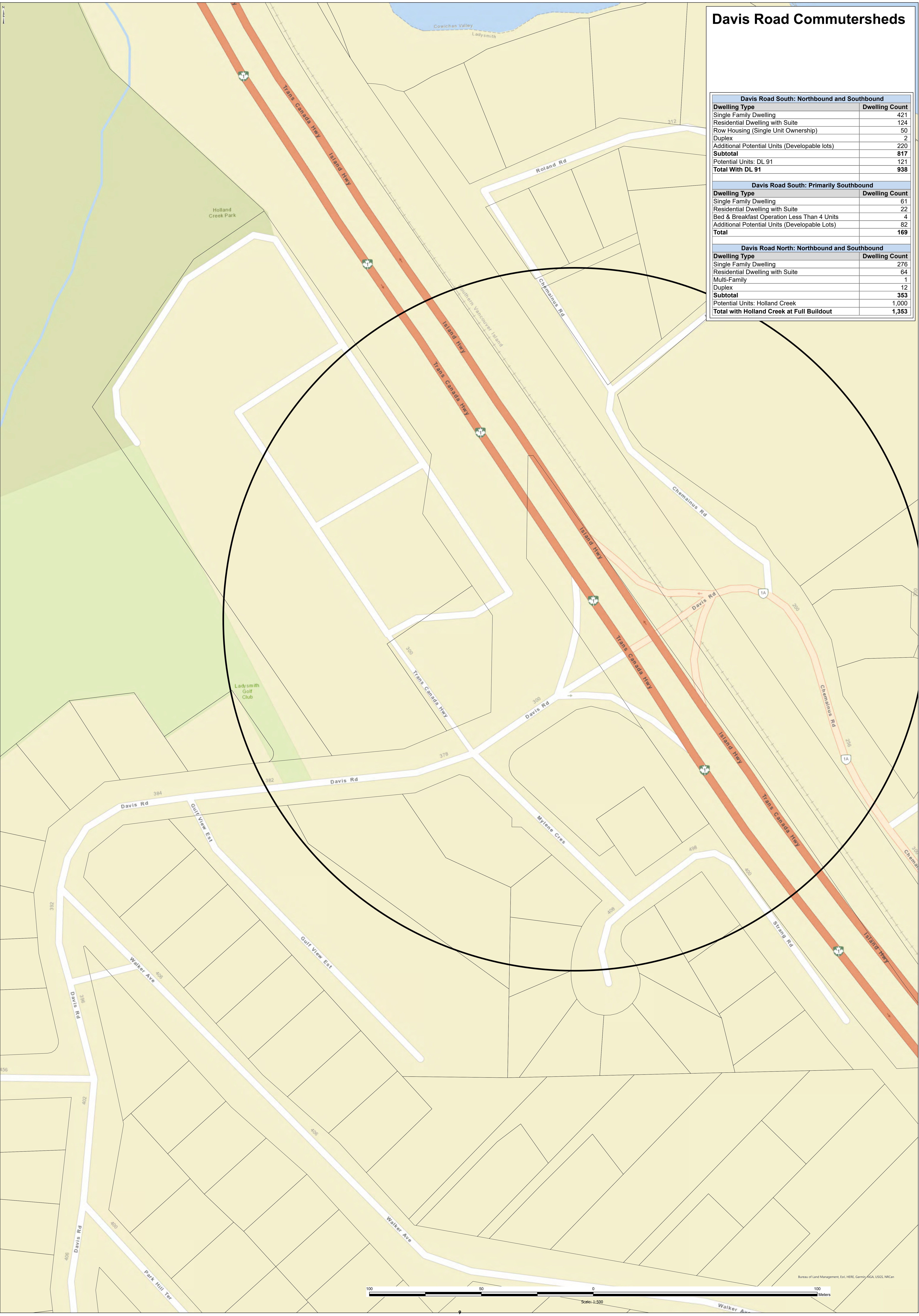
Davis Road Commutersheds

Davis Road South: Northbound and Southbound	
Dwelling Type	Dwelling Count
Single Family Dwelling	421
Residential Dwelling with Suite	124
Row Housing (Single Unit Ownership)	50
Duplex	2
Additional Potential Units (Developable lots)	220
Subtotal	817
Potential Units: DL 91	121
Total With DL 91	938
Davis Road South: Primarily Southbound	
Dwelling Type	Dwelling Count
Single Family Dwelling	61
Residential Dwelling with Suite	22
Bed & Breakfast Operation Less Than 4 Units	4
Additional Potential Units (Developable Lots)	82
Total	169
Davis Road North: Northbound and Southbound	
Dwelling Type	Dwelling Count
Single Family Dwelling	276
Residential Dwelling with Suite	64
Multi-Family	1
Duplex	12
Subtotal	353
Potential Units: Holland Creek	1,000
Total with Holland Creek at Full Buildout	1,353



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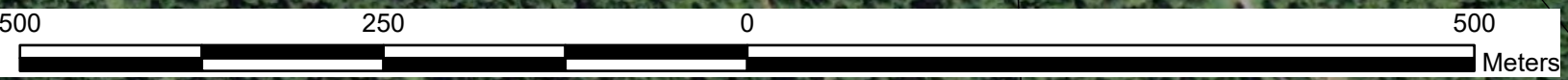
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