

**Town of Ladysmith  
COUNCIL AGENDA  
LATE ITEM  
NOVEMBER 2, 2021**

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**Recommendation:**

That Council amend the agenda to add the following item(s), received after publication of the agenda:

**3.1.3 Public Hearing Submissions**  
Add additional public submissions.

**Page**  
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Received November 1, 2021

Within Circulation Area

Mayor Stone and Council,

I submit the following for your consideration:

As you are aware, from June 17, 2019 to December 20, 2019, Churchill Place / McKinley Road was the “alternate route” during the 4th. Avenue culvert replacement. Signage was posted directing traffic to “Yield to on-coming traffic” and Churchill Place signage included “Single lane traffic” (and is still posted as such). For good reason. Truthfully, Churchill Place is little more than a lane.

Simply put, what consideration/plan is there for Churchill Place? The traffic impact of the proposed development is cause for concern. With considerable portions of the east side of Churchill Place being very close to a steep bank, what modifications would be necessary and what would be the implications for the residents of Churchill Place? Would it remain as-is with the possibility of becoming one way northbound? Possibly left as-is with a locked gate at 1260 Churchill Place that can be opened in cases of emergencies? What is the plan?

Thank you for your time and consideration.

Respectfully,

Roxanne Beatty  
1285 Churchill Place  
Ladysmith

Received November 1, 2021

Within Circulation Area

I am writing to express my opposition to this bylaw change specifically on the following points:

1. Increased traffic problems if McKinley is connected permanently to Churchill.

Regarding this issue, the culvert replacement and upgrade done at Rocky Creek is solid and functional and there is no anticipated failure anytime soon so the need for alternative evacuation route on a permanent basis via Churchill to McKinley is not necessary.

Instead keep the road pedestrian traffic only with emergency access as required. In this way traffic would have access to 1260 Churchill via Churchill. This route would have the least impact.

2. Low income affordable medium density housing is not consistent with the neighborhood. Keeping the development single family would be more appropriate and a better fit.

3. Slope stability is a concern in the proposed dedication for multi family especially for 1275 McKinley. Disruption of this area may have grave implications especially during the pattern of extreme weather events.

4. Deforestation of 1260 Churchill is a concern for the wildlife living in the area as I often at night hear owls. Has the town looked at the impact on this sensitive ecosystem?

While I appreciate the need for housing in our community, more consideration needs to be given to these issues as mentioned.

Respectfully,  
Kelly and Ross Styles  
1282 McKinley

Received November 1, 2021

Outside Circulation Area

November 1, 2021

Dear Mayor Stone & Town Council,

We are submitting our concerns with regards to the development of 1260 Churchill Place.

**1. Water Availability**

The residents of Ladysmith have been advised of water restrictions beginning April 1 for several years now, with the Stage level being increased as the weather dictates ie drought conditions and lack of rainfall. Not all residents abide by the water restrictions and there seems to be no consequences for ignoring these restrictions. If climate change continues as forecasted, then we should be concerned about the amount of water available to our town and the impact that all the developments will have on our future water.

**2. Parking**

Parking is a major issue. Many homes have two vehicles or more along with boats, travel trailers, motorhomes etc in their driveways or yards. There isn't enough parking so they park on the roadway. Every winter the Town requests that for the purpose of snow removal, vehicles not be parked on the roadway but these residents have nowhere else to park.

**3. Land and Slope Stability**

This piece of property is surrounded on the northeast side by a steep embankment which could very easily become unstable if trees, soil or vegetation are removed for developing this property. The east side of

Churchill Place (from 1260 Churchill Place to 4<sup>th</sup> Avenue) is a steep and very fragile embankment with properties below, which could become even more fragile and unstable when the new roadway and sidewalk is developed into this property.

A future liability concern: That once the roadway is completed and the property developed the Town of Ladysmith will be responsible for damages and repairs for any erosion issues that arise.

#### **4 Multi Family Residential Zoning**

We are against the rezoning to multi family residential for all of the above reasons. Single family dwellings would be less impacting on the existing neighbourhoods, the amount of water consumption, number of vehicles travelling to and living on this property, and the land stability of this property. We don't feel that the developer's financial recovery possibilities should be the reason that this property is rezoned to multi family residential.

In summary, we believe that the 1260 Churchill Place property should be developed and zoned for single family residential only and hope that our concerns will be duly noted and considered.

Sincerely,

Garnet & Charlie Schaal  
1224 McKinley Road  
Ladysmith BC

**Received November 2, 2021**

**Within Circulation Area**

**Town of Ladysmith, Council Meeting, November 2, 2021**

We live/own the property at 1261 Churchill Place and we have grave concerns about the amendments to 1260 Churchill Place that are being proposed.

1] The City does not have the infrastructure to meet the needs of the existing citizens, ie retail/parking/Doctors/recreational facilities. So why add multi-dwellings?

2] The loss of green space and/or tree line will result in the erosion of the bank on the south side of Churchill Place, resulting in loss of access to 1261 Churchill Place.

And for us most importantly:

3] The impact the development will have on Churchill Place is enormous. Churchill is currently a single lane gravel road, and as demonstrated by the use of Churchill during the construction of the bridge on 4<sup>th</sup> Avenue, any increase in the volume of traffic is disruptive to the 3 homes on the road and damaging to the road base. Increased traffic will impact pedestrian traffic. During 4<sup>th</sup> Avenue construction pedestrians were forced to walk on the muddy edge or be at risk of being run over by cars travelling in excess of the posted speed if they choose to walk on the road. Lack of lighting made everything difficult in the dark. Erosion of the road will exacerbate the ongoing problem of run-off on Churchill Place and damage to 1261. As mentioned earlier the posted speed limit of 20mph was not observed during the construction and I personally was almost run off the road, when I attempted to continue on Churchill, as there is no stop sign where McKinley Road melded with Churchill Place at the north intersection.

These problems and many more regarding Churchill Place are not addressed by the Amendments. The developer will be responsible for the site and road construction on the property at 1261 Churchill Place but who will be responsible for the connection to and improvements necessary to up grade Churchill Place to City standards?

Please add my/our written submission to the Public Hearing Agenda so we can access the public record for the results of the discussion regarding our concerns and their remedy.

Submitted by Dawn and Richard Braithwaite,  
1261 Churchill Place