

**Late Agenda Items****Regular Council Agenda  
April 19, 2022**

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**Recommendation:**

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

Item	Page(s)
8.1. Rezoning and OCP Amendment Application: Lot 5 Holland Creek Add delegation by the applicant, Ekistics	2-8
11. Move Item 11/11.1. Delegations/MNP to Item 7 and renumber the remainder of the agenda accordingly	





# HOLLAND HEIGHTS

Council Presentation | April 2022





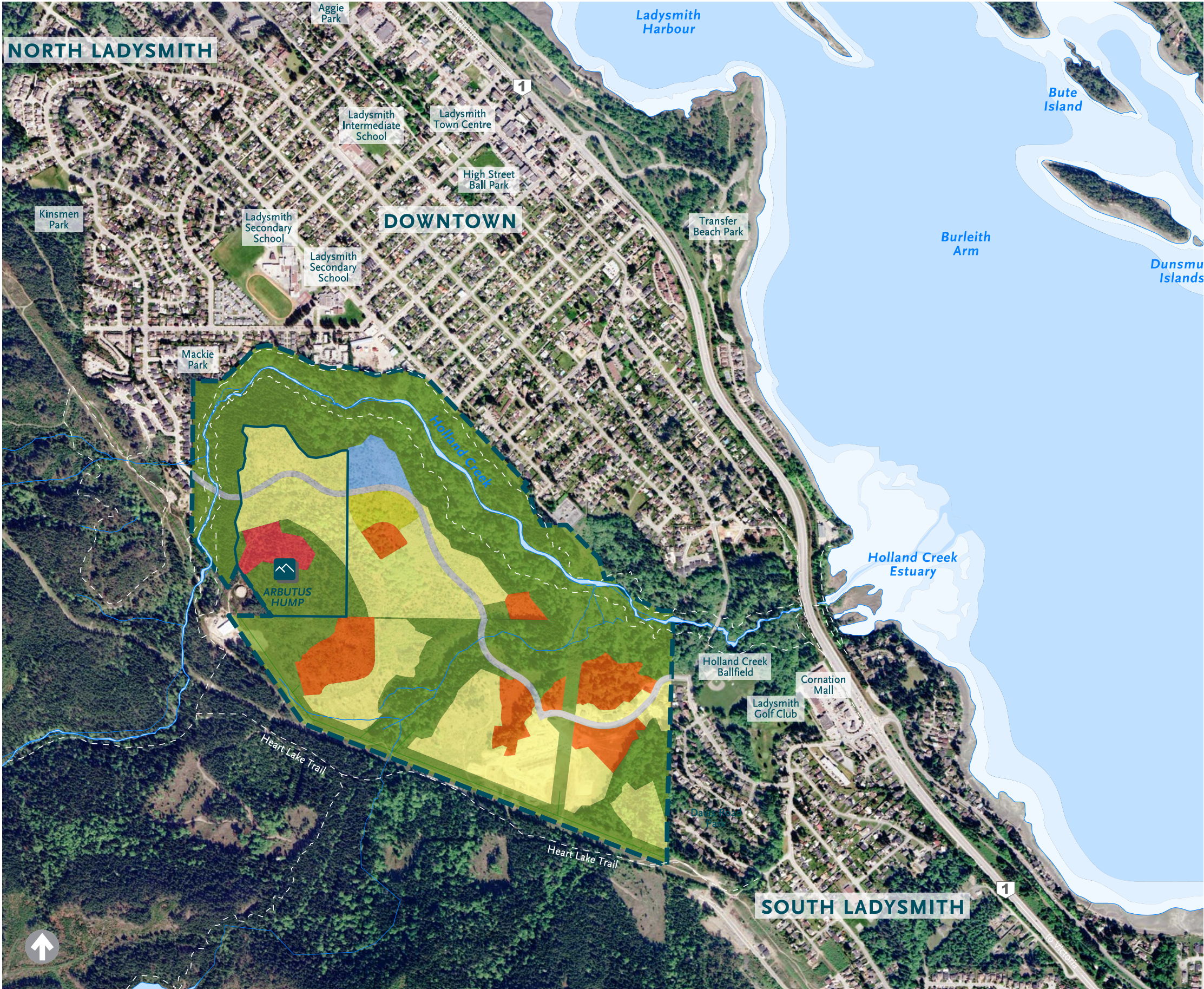
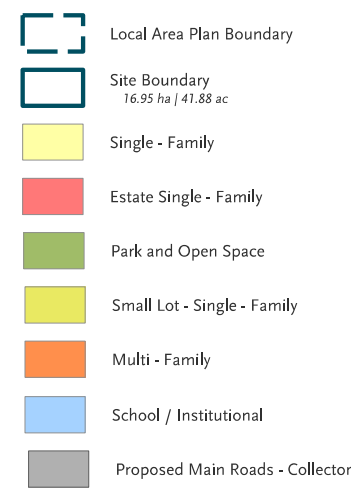
THE TEAM





# WHATS ON THE BOOKS?

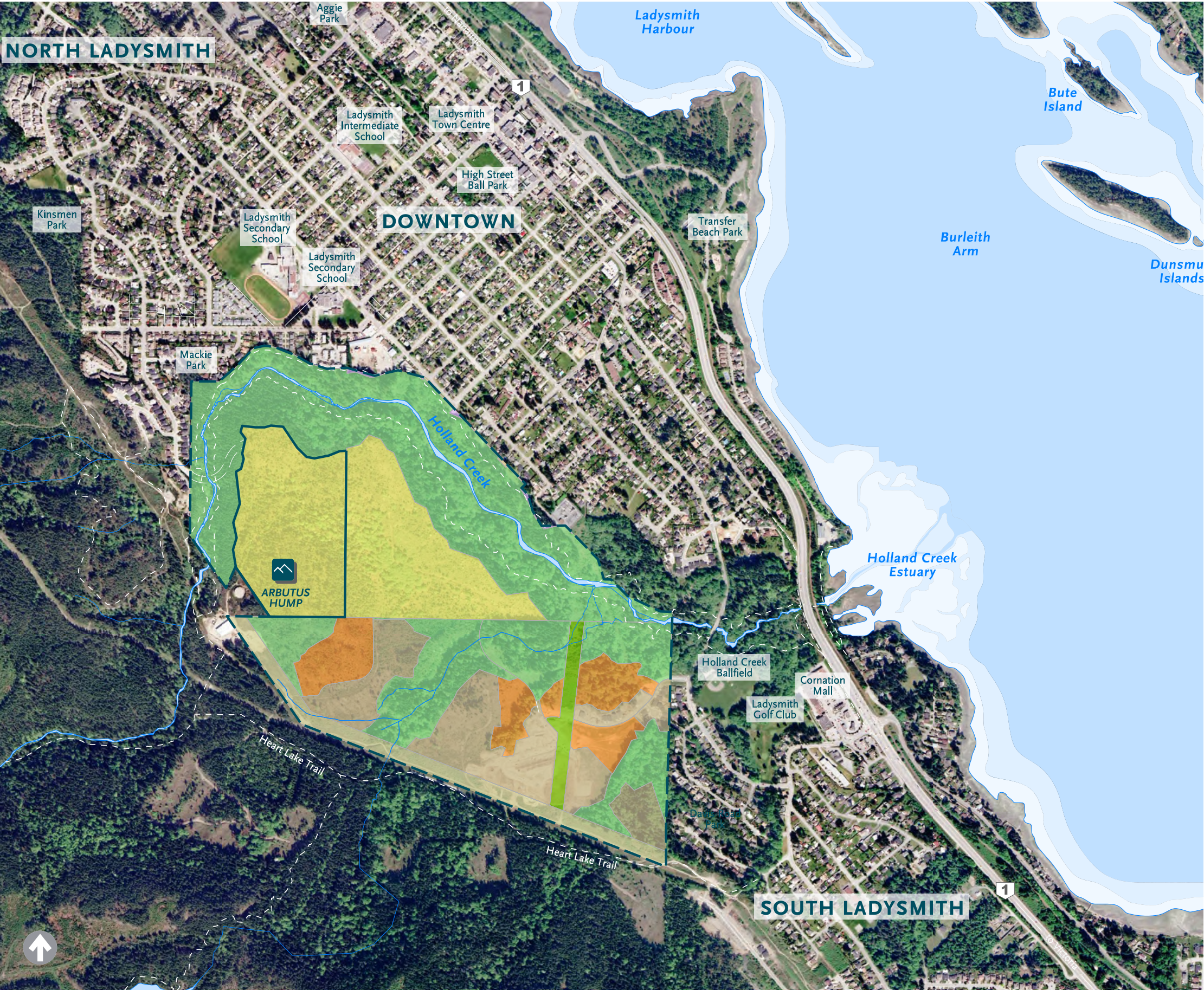
- The Holland Heights Neighbourhood Concept aims to realize the vision of the Holland Creek Local Area Plan, with a walkable neighbourhood serving to connect North and South Ladysmith.
- The Concept respects the land use boundaries established in the Holland Creek Local Area Plan while introducing a diverse collection homes, in both Single-Family and Townhouse format.
- The Neighbourhood observes the environmental setbacks from Holland Creek and protects the Arbutus Hump through:
  - Park Dedication;
  - Invasive Weed Management Plan;
  - New recreation access + trails;
  - 219 landscape covenants on adjacent private properties;
  - Enhanced connections with the larger Holland Creek recreation network.





# CURRENT ZONING

- The Holland Heights lands are currently zoned for R1 Large Lot Single Family, allowing for the development of large suburban scaled homes;
- To deliver on the identified goals of the OCP and the Holland Creek Area Plan, the proposed plan dedicates ~30% of the site as public parkland, including the Arbutus Hump, while proposing a more attainable and compact housing mix with a variety of Single Family and Townhomes.
- Despite its greenfield nature, the neighbourhood is within a 5 minute walk (400 metres) of amenities including, Firehall + EMS as well as Ladysmith Secondary and Primary Schools.
- Owing to the land's scale, prominent setting, and strategic position within the Town of Ladysmith, the design for the Holland Heights Neighbourhood represents an opportunity for the neighbourhood to realize the community's vision for long-term growth.





# A NEW CONNECTION

Following the Area Plan, the proposed extension of Colonia Drive to Dogwood is critical to providing the required municipal roads and services to the designated growth area.

Lamont Land has begun the process of completing this connection with the approval and construction of the Holland Creek Bridge Crossing.

Extending from the Holland Creek Crossing, the Neighbourhood incorporates the required Urban Collector serving to connect the future Neighbourhood with the surrounding community. The Collector will reduce traffic demand on Dogwood Drive and serve as a new cycling, pedestrian, and vehicle connection between north and south Ladysmith, completing the vision established in the Official Community Plan and Holland Creek Local Area Plan.

Site Boundary  
16.95 ha / 41.88 ac

Single - Family

Estate Single - Family

Park and Open Space

Legal Property Lines

Legal Right-of-Way

Highway 1

Existing Collector Network

Ladysmith Connecting Road

Urban Centre

High School

Elementary School

Elementary School

Firehall

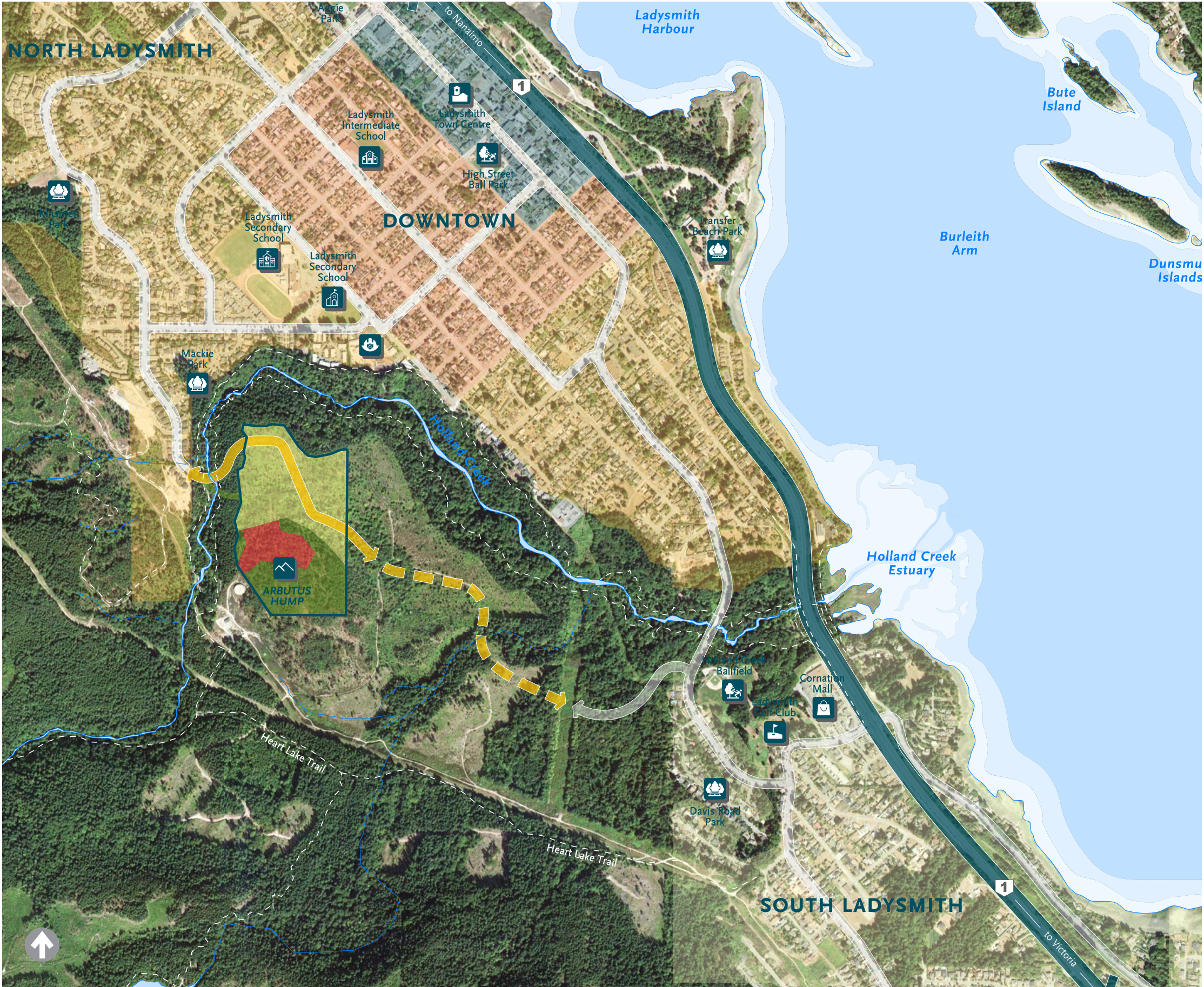
Community Centre

Commercial

Community Park

Neighbourhood Park

Golf Course





# HOLLAND HEIGHTS CONCEPT

## DESIGN FEATURES

1. **Diversity of Home Forms + Sizes:** 167 Single Family + Townhomes provide for a variety of lifestyles, life stages and incomes.
2. **Respecting the Arbutus Hump:** The Arbutus Hump is preserved and visually separated from the Neighbourhood while giving access to the public to enjoy the views.
3. **Connections to Nature:** The Neighbourhood Concept preserves ~30% for Active and Nature Parks including a new trail network that connects the existing Holland Creek Trail System to the summit of the Arbutus Hump.
4. **Pedestrian Friendly:** Coherent pattern of streets, lanes and sidewalks promote walking and cycling.
5. **Park-front Living:** Series of park-fronting homes enhance Village character and safety with “eyes on the park.”
6. **Traditional Character:** Home styles and architectural details that celebrate Ladysmiths traditional form and character.
7. **Linking Ladysmith:** Colonia Drive extension across Holland Creek, provides municipal roads and servicing that will eventually link North and South Ladysmith by an alternative route.

Incorporating comments from CPAC review, the plan has been further detailed to offer:

- Neighbourhood Commerical Uses;
- Emergency access route through the strata neighbourhood;
- Public parking adjacent to central active park for public access to parks + trails;
- Significant measures for habitat + tree preservation on parkland and;
- Provide update on traffic analysis.





HOLLAND CREEK LOCAL  
AREA PLAN | LAND USE

- Local Area Plan Boundary
- Site Boundary  
16.95 ha | 41.88 ac
- Single - Family
- Estate Single - Family
- Park and Open Space
- Small Lot - Single - Family
- Multi - Family
- School / Institutional
- Proposed Main Roads - Collector
- Potential New Trail
- Zoning

