

Late Agenda Items

Public Hearing and Regular Council Agenda May 16, 2023

Recommendation:

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

- | | Page(s) |
|---|---------|
| 5.3. Public Hearing “Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw 2023, No. 2137” and “Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw 2023, No. 2138”
Add public submissions. | 2-6 |

1 May 2023

Randy Repass, President
First Avenue Freeholders
440 First Avenue
Ladysmith BC

To the Council Members of Ladysmith,

Regarding the Island Hotel Rezoning Application and Council Meetings

We would like to address some concerns mentioned at the 1st and 2nd reading.

Our main objective of this project is the conservation and the adding of additional functionality to one of Ladysmith's iconic heritage buildings. We believe this is going to be a very nice infill/smart growth project that we can all be proud of. Additionally, it will provide much needed quality housing, adding 50% more residential units, for a total of 22 apartments and 2 upgraded commercial units. They will be larger, good quality units, right on a major transportation corridor, close to and walkable to many services, and good for downtown business.

Although the existing façade looks to be in decent condition, as it was built well before the implementation and oversight of seismic codes, it will require careful examination and likely structural reinforcement. Behind the façade, the building is decrepit, with failing plumbing, archaic electrical and a leaking roof. One can easily see that some of the wooden structure is rotten.

When complete, the Islander Hotel will be brought up to seismic and fire codes, with the residential and commercial units accessible.

Response to Comments Made at 1st and 2nd Reading

Lack of value of amenities provided to Ladysmith in return for parking variance:

As per town staff, façade restoration is considered an amenity provided to the town. Our goal has always been to maintain the façade in its original form. As those familiar with restorations know, until one gets a good look at the construction of old buildings and brick facades, determining accurate restoration costs is virtually impossible. Based on the cost of restoring a similar building of 1900 vintage, we estimate the cost to restore this 3-storey façade is \$250,000 to \$500,000. This expense should be taken into consideration as an amenity provided to the town. In addition to the costs related with heritage conservation, other indirect expenses of restoration include those associated complexities of working around the facade bracing and architectural intricacies handling the existing fixed window and floor locations. Some cities like Victoria and Vancouver provide financial assistance for restoration of historic facades. We have not been able to locate

any such funding here, however, we would appreciate any information on financial assistance to the conservation of the façade.

Well-being of the current tenants:

We are concerned for the well-being of the current tenants, some of which have been residents for decades. We are offering to pay the existing tenants the town specified renovation fees, which will cost an estimated \$150,000 in total. Based on the renovation bylaw, we qualify in more than one way, for an exemption to be granted by the council, meaning that the tenants would get no relocation assistance. However, we will not be applying to the council for waiver of those fees. We believe that taking care of the tenants is the right thing to do. While technically this cost is not considered an amenity by Ladysmith, if we applied and were granted an exemption by the council, the tenants would not receive this amount.

Providing a Public Passageway:

On the ground floor, connecting the rear to the front of the building we are providing a passageway to be available to the residential and commercial tenants. Before applying for this permit, we considered making the passageway open to the public. After serious consideration we decided against providing public access, primarily for safety reasons. We have significant concerns for the safety of members of the public as well as our residential and commercial tenants, if the approximately 80 ft., 5 ft. wide corridor, where there is no visibility, was open to the public.. We are unable to take on such risk.

The financial feasibility of the project:

This project provides us with significant challenges. Construction costs have skyrocketed in the past 2-3 years, making this an especially daunting project. In addition, the heritage restoration, as previously mentioned, building with zero lot lines and a busy front and rear street amplifies the complexity. **This project is both challenging and costly.**

We are personally taking significant risk investing in the Island Hotel. However, we believe in-fill development with services and public transportation enriches communities and fosters neighbourly living. We believe this project will be good for the people and town of Ladysmith.

Additional Information about the restoration of the Islander Hotel:

While seeking to retain its character, the building will be further enhanced with 21st century features such as:

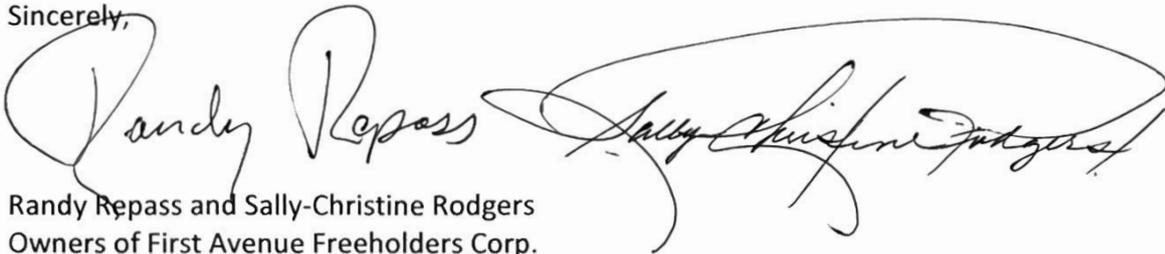
- Use Green Building Technology where practical, to minimize the environmental footprint of the building.
- We are committed to experiment with at least one CARSHARE.
- Inside bike storage with charging
- In-suite laundry facilities

- State of the art mail center and parcel delivery
- Tenant access to outdoor common area

In summary, it is obvious that many dedicated people have worked hard to make the town of Ladysmith what it is. We are investing in Ladysmith because we see opportunity in the restoration of the Islander, appreciate previous successes improving the town, hope to enjoy restoration of a character building and believe in maintaining the heritage character that everyone— community members and visitors alike— have come to value.

We will be pleased to address any concerns at the public meeting.

Sincerely,

Handwritten signatures of Randy Repass and Sally-Christine Rodgers. The signature for Randy Repass is on the left, and the signature for Sally-Christine Rodgers is on the right, written in a cursive style.

Randy Repass and Sally-Christine Rodgers
Owners of First Avenue Freeholders Corp.

Received May 12, 2023

Outside Circulation Area

From: Dan Wiebe

Sent: Friday, May 12, 2023 6:07 AM

To: Town of Ladysmith <info@ladysmith.ca>

Subject: Zoning Bylaw Amendment Bylaw Nos. 2137 & 2138

In regards to this bylaw change to allow development of 440 1st ave. Overall I think it's well thought out. The setback I saw in the rendering for the higher stories seems to fit in okay with the rest of downtown. The downtown core is the only place in my opinion that we should be allowing this kind of density.

My only issue is the parking spaces. The folks that can afford to buy or rent in this building are also going to have the money and need for vehicles. How many people do you know in town making average or above income that don't have at least one car? I'd say it's a safe bet to average one car per unit. Where are 20+ cars going to park? There is already a shortage of parking downtown during the day. These cars will fill city lots and spread into the neighborhoods causing issues for everyone.

They should have at least one parking space per unit and provide an electric charging option to each one.

Thanks

Dan Wiebe
256 Bayview ave
Ladysmith

Received May 15, 2023

From: Darnell
Sent: Sunday, May 14, 2023 11:58 AM
To: Town of Ladysmith <info@ladysmith.ca>
Subject: Zoning Bylaw Amendment 2137 & 2138

Good day.

After looking over the public hearing notice for the development off of 1st Ave, I find it unbelievable that the developers think a 22+ unit development will work with 4 parking space and a bike slot for each unit. I don't agree with that plan, everyone owns at least one car, often one per member living in a residence.

Thank you,
Darnell Simpson