



AGENDA

Community Planning Advisory Committee

Wednesday, June 2, 2021 at 7:00 p.m.
via Zoom

Mandate: *The mandate of the committee is to provide feedback to applicants and advice to Council on land use applications, policies, regulations and initiatives referred either directly by Council or through the Development Approval Procedures Bylaw.*

1. **ACKNOWLEDGEMENT**
The Town of Ladysmith acknowledges with gratitude that this meeting takes place on the traditional, unceded territory of the Stz'uminus First Nation.
2. **AGENDA APPROVAL**
3. **ADOPTION OF MAY 5. 2021 MINUTES***
4. **COUNCIL REFERRALS**
None.
5. **NEW BUSINESS**
 - a. **Building Schemes and Building Design Guidelines**
Jake Belobaba
 - b. **CPAC Membership Update - Council appointments for the next term**
Christina Hovey
6. **MONTHLY BRIEFING**
File Updates
7. **NEXT MEETING - TBD**
8. **ADJOURNMENT**

*Attachments



MINUTES

Community Planning Advisory Committee

Wednesday, May 5, 2021 at 7:00 p.m.
via Zoom

PRESENT: Chair – Jason Harrison; Members – Jennifer Sibbald, Tony Beckett, Abbas Farahbakhsh, Brian Childs, Steve Frankel, Tamara Hutchinson; Council Liaison – Tricia McKay; Director of Development Services – Jake Belobaba; Senior Planner & Recorder – Christina Hovey;

ABSENT: None

GUESTS: Applicants – Phillip Oldridge (File No. 3360-21-02)

The meeting was called to order at 7:01 p.m., the Chair acknowledged with gratitude that he was chairing the meeting from the traditional territories of the Snuneymuxw First Nation and that many participants were on the traditional territories of the Stz'uminus People.

1. AGENDA APPROVAL

It was moved, seconded and carried that the Agenda of May 5, 2021 be approved.

2. ADOPTION OF MINUTES

It was moved, seconded and carried that the Minutes of March 3, 2021 be approved.

3. COUNCIL REFERRALS

- a. **Zoning Bylaw Amendment application - 3360-21-02 – 940 Esplanade**
Senior Planner Christina Hovey provided a brief introduction to the file. Phillip Oldridge provided background on the recent history of the property including the recent renovations to the property.

CPAC asked Mr. Oldridge several questions about the property.

- Mr. Oldridge stated that they have considered consolidating the property with the neighbouring parcels, but the local road configuration combined with parking requirements would make a larger scale commercial development challenging. He also stated that he has been unable to attract commercial tenants to occupy the building.
- In answer to a question about his ultimate plan for the property, Mr. Oldridge stated that the property is currently providing rental income.

- Mr. Oldridge stated that he originally completed the renovations to the building with the intent that the lower storey units would be for commercial use and that the units are “commercial ready.”

CPAC had a lengthy discussion about the proposal:

- Consensus from the Committee that the property should not have been renovated without permits and that there should be serious consequences from the Town, possibly including an amenity contribution.
- Discussion about the overall amount of commercial space in the downtown relative to the residential space in the downtown (e.g. a benefit to having more people living in the downtown) and relative to the size of the community.
- History of the property, as an older, attractive building, formerly an Antique Store. The property was not added to the Community Heritage Registry due to the number of other properties that needed to be prioritized and a proposal at the time to demolish the property. The recent renovations to the property seem to have preserved the heritage character of the building.
- Staff noted that following the zoning application, the property owner will have to secure building permits and make upgrades to the building in accordance with the BC Building Code.
- Staff noted that tax rates are based on the actual use of the property rather than the zoning, so the taxes would likely not be impacted by the outcome of the zoning application.
- Other options for the proposal:
 - Keep the C-2 zoning and possibly allow the residential use through a Temporary Use Permit;
 - Change to a multi-family residential zone to prevent a future change back to commercial use.
 - Change to the Live-Work Residential Zone that covers most of the neighbourhood.

The following motion was moved, seconded and defeated:

That CPAC recommend to Council to keep the zoning at 940 Esplanade as C-2 and allow a Temporary Use Permit for residential use with the condition that the property be brought into compliance with the Building Code. (Five Opposed)

It was moved, seconded and carried that CPAC recommend that Council support the proposed site-specific zoning amendment for 940 Esplanade. (Two Opposed)

It was moved, seconded and carried that CPAC recommend that Council investigate the history of the bylaw infractions at 940 Esplanade and investigate options for remedies available to the Town, and that the developer be required to provide restitution to the Town for the infractions.

4. NEW BUSINESS

a. Building Schemes and Building Design Guidelines

Item to be referred to the Next Meeting.

b. CPAC Membership – Term renewal

Members have until May 14th to submit their applications to renew their membership on CPAC. The current term ends on June 30th. Members are invited to forward the application to others who may be interested in joining the Committee.

5. MONTHLY BRIEFING

File Updates:

The following files that CPAC previously reviewed have been to Council since the last meeting:

- Lot 20 Trans-Canada Highway and 670 Farrell Road (File No. 3360-19-02);
- 630 Farrell Road (File No. 3360-20-05);
- 201/203 Dogwood Drive (File No. 3360-20-04); and
- 336 Belaire Street (File No. 3360-20-09)

CPAC members can review the Council Agendas and Minutes or call Staff for further details.

6. NEXT MEETING – TBD

7. ADJOURNMENT

It was moved, seconded and carried that the meeting be adjourned at 9:09 p.m.

Chair (J. Harrison)

RECEIVED:

Corporate Officer (D. Smith)