



MINUTES

Community Planning Advisory Committee

Wednesday, September 1, 2021 at 7:00 p.m.
via Zoom

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- PRESENT:** Acting Chair – Steve Frankel; Members – Brian Childs, Abbas Farahbakhsh, Tamara Hutchinson, Jason Robertson; Council Liaison – Tricia McKay; Senior Planner & Recorder – Christina Hovey; Planner – Julie Thompson
- ABSENT:** Chair - Jason Harrison; Member – Jennifer Sibbald
- GUESTS:** Applicant – Toby Seward (3360-21-03)
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The meeting was called to order at 7:05pm, acknowledging with gratitude that Ladysmith is located on the traditional unceded territories of the Stz'uminus People.

1. ACTING CHAIR

Steve Frankel was selected as the acting chair by unanimous consent.

2. AGENDA APPROVAL

It was moved, seconded and carried that the Agenda of September 1, 2021 be approved.

3. ADOPTION OF MINUTES

It was moved, seconded and carried that the Minutes of August 4, 2021 be approved.

4. NEW BUSINESS

None.

5. COUNCIL REFERRALS

a. Facade Development Permit application 3060-21-14 – 516 1st Avenue

Julie Thompson briefly introduced the file, the applicant was not in attendance. Tiles were damaged on the front of the building and need to be replaced. The paint on the trim of the building, cream, black, and burgundy to match the tile and existing awning. One CPAC member remembers that the building was updated in the 1980s which included the changes to the roofline.

It was moved, seconded and carried that CPAC recommend that DP 3060-21-14 (516 1st Avenue) be approved as presented.

b. Zoning Bylaw Amendment application 3360-21-03 – Lot B Russell Road

Julie Thompson briefly introduced the file. Subdivision of the property will yield 2 additional lots (10 rather than 8) with a change in the zone from R-1 to R-1-B which allows for a smaller parcel size. Toby Seward then spoke on behalf of the applicant and was available for questions. He said that the applicant would be required to build a 2/3 road which would include 7.5m of paving, a sidewalk and a cul-de-sac large enough to allow a fire truck or garbage truck to turn around.

CPAC had a general discussion about subdivision in South Ladysmith and a desire to see more tree retention, greenspace, walking and cycling connections, and high quality housing and/or affordable housing.

CPAC would prefer to have more detail on landscaping plans for this type of development, although this is generally not provided at the time of a zoning amendment. There was also discussion about whether the houses would feel cramped on the parcels and whether there would be adequate parking for all the houses and suites.

It was moved, seconded and carried that CPAC recommends that Council approve rezoning application 3360-21-03 (Lot B – Russell Road) on the condition of provision of a tree preservation covenant, and provision of adequate landscaping and greenspace.

6. MONTHLY BRIEFING

File Updates:

- DP 3060-21-13 (32 High Street, Temperance Hotel) was approved.

7. NEXT MEETING – TBD

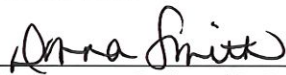
8. ADJOURNMENT

It was moved, seconded and carried that the meeting be adjourned at 8:35pm.


steve frankel (Feb 16, 2022 10:23 PST)

Acting Chair (S. Frankel)

RECEIVED:


Corporate Officer (D. Smith)