



MINUTES

Community Planning Advisory Committee

Wednesday, February 2, 2022 at 7:00 p.m.
Via Zoom

PRESENT: Chair – Jason Harrison; Members – Abbas Farahbakhsh, Brian Childs, Jason Robertson, Steve Frankel, Tamara Hutchinson; Council Liaison – Marsh Stevens; Director of Development Services, Jake Belobaba; Senior Planner & Recorder – Christina Hovey

ABSENT: Member – Jennifer Sibbald

GUESTS: Applicant – Theo Finseth, Gerry Lamont, Scott Lamont, Roy Moore, Randy Sieben (3360-21-08)

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 First Nation.

The Chair welcomed Councillor Marsh Stevens who is the Council Liaison to CPAC for this year.

1. AGENDA APPROVAL

It was moved, seconded and carried that the Agenda of February 2, 2022 be approved.

2. ADOPTION OF MINUTES

It was moved, seconded and carried that the Minutes of December 1, 2021 be approved.

3. COUNCIL REFERRALS

a. OCP & Zoning Bylaw Amendment application 3360-21-08

Holland Heights/Arbutus Hump

Theo Finseth provided a presentation on the proposed development on behalf of the applicant. Staff provided an introduction to the application and clarified the differences between the applicant’s proposal and the existing Local Area Plan and zoning bylaw.

The applicant answered questions from the committee and provided the following comments/clarifications:

- A traffic study was not provided since the overall proposed density for the property is not higher than the existing permitted density.
- There is a potential route for an emergency access adjacent to the Town’s water reservoir.
- The applicant is willing to enter into a covenant to secure tree preservation.
- The applicant stated that “there needs to be an economic argument for providing commercial space”.

The Committee strongly emphasized the importance of the Holland Creek Trail and Arbutus Hump to the community. The Committee was generally supportive of the proposal to allow townhouses as well as detached homes on the property. The Committee expressed concerns that the south part of Ladysmith is underserved by commercial and other services/amenities. To promote a walkable lifestyle you need

to provide something to walk to. One committee member noted that all the trees were removed from the southern part of the Holland Creek Local Area Plan (outside of the park areas).

It was moved, seconded and carried that the Community Planning Advisory Committee supports OCP and Zoning Amendment Application 3360-21-08 (Holland Heights) to allow for a mix of residential uses in principle.

It was moved, seconded and carried that the Community Planning Advisory Committee strongly recommends that Council consider the following regarding 3360-21-08 (Holland Heights):

- Requiring a secondary emergency access for the multifamily (strata) area;
- Requiring a parking area for trail and park users;
- Requiring tree preservation;
- Requiring that local commercial space be provided;
- Requiring traffic analysis for the site; and
- Ensuring connectivity to neighbouring properties.

4. **NEW BUSINESS**
None.

5. **MONTHLY BRIEFING**
File Updates:

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

- 431 1st Avenue (3360-21-10)
- 631 1st Avenue (3360-21-11)
- 1301 & 1391 Rocky Creek Road (3360-20-08)

CPAC members can review the Council Agendas and Minutes or call staff for further information.

6. **NEXT MEETING - TBD**

7. **ADJOURNMENT**

It was moved, seconded and carried that the meeting be adjourned at 8:45pm.


Jason Harrison (Mar 10, 2022 18:54 PST)

Chair (J. Harrison)

RECEIVED:


Corporate Officer (D. Smith)