



# MINUTES

## Community Planning Advisory Committee

Wednesday, October 5, 2022 at 7:00 p.m.

This meeting was held electronically

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**PRESENT:** Acting Chair – Tamara Hutchinson; Members – Abbas Farahbakhsh, Brian Childs, Jason Robertson, Council Liaison – Marsh Stevens; Senior Planner & Recorder – Christina Hovey; Planner – Julie Thompson

**ABSENT:** Members – Jennifer Sibbald, Steve Frankel; Jason Harrison

**GUESTS:** Applicant – Brody Phillips (File No. 3360-21-12)

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Senior Planner C. Hovey called the meeting to order at 7:17pm, acknowledging with gratitude that Ladysmith is located on the traditional unceded territories of the Stz'uminus First Nation.

**1. ELECTION OF CHAIR**

It was moved, seconded and carried that Jason Harrison be elected chair for another term.

**2. ELECTION OF ACTING CHAIR**

Tamara Hutchinson was selected as the acting chair of the meeting by consensus.

**3. AGENDA APPROVAL**

It was moved, seconded and carried that the Agenda of October 5, 2022 Community Planning Advisory Committee meeting be approved.

**4. ADOPTION OF MINUTES**

It was moved, seconded and carried that the Minutes of September 7, 2022 Community Planning Advisory Committee meeting be approved.

**5. NEW BUSINESS**

None.

**6. COUNCIL REFERRALS**

**a. Zoning Bylaw Amendment 3360-21-12 – 11 & 17 Warren Street**

Planner Julie Thompson provided a brief overview of the proposal. A development permit is required and will be referred to CPAC for review since the property is in DPA 2 (Downtown). Applicant Brody Phillips was available to answer questions from the committee and stated that he would relay the comments from the committee to the property owner.

The committee members made positive comments about the proposed style and design of the buildings which pick up on the “feel” of the area. Although the neighbouring homes are small there are some larger buildings nearby (e.g. Buckingham’s Browsersorium, Eagles Hall).

The committee pointed out that the location of the property is ideal for additional density and multi-family housing. The parcel is flat and is in the downtown, one of the most walkable locations in Ladysmith. The proposal supports the goal of having more

people living in the downtown and the proposed 3-bedroom units would accommodate families. There are opportunities in the immediate area for redevelopment but the location is tucked away/hidden. The committee encouraged additional density (more units than are proposed), provided it could be done without sacrificing the aesthetic style of the buildings.

CPAC recommended making changes to the proposal to allow for additional landscaping and outdoor amenity space. Suggestions included; reducing setbacks, reducing parking requirements, or reconfiguring the design from two to one buildings to remove the space between the buildings. For parking, Warren Street is wide enough to allow for ample on-street parking. The space between the buildings could be considered "wasted" if little light gets in and it can be poorly maintained, collecting moss and garbage.

It was moved, seconded, and carried that the Community Planning Advisory Committee supports the rezoning application in principle, but recommends that Council look for opportunities to:

- increase the density;
- increase the amount of usable greenspace; and
- keep with the proposed neo-traditional design.

7. **MONTHLY BRIEFING (7:40pm)**

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

- Holland Heights/Lot 5 Holland Creek (3360-21-08)
- 1301 & 1391 Rocky Creek Road (3360-20-08)
- 1130 Rocky Creek Road (3360-20-02)

The draft new OCP received 1<sup>st</sup> reading and is being circulated to external agencies and other governments.

Committee members can review the Council Agendas and Minutes or contact staff for further information. One committee member expressed disappointment that 1130 Rocky Creek Road file was not referred back to CPAC by Council for further design review, which CPAC had requested. Senior Planner C. Hovey committed to looking into the possibility of amending the Committee Structure and/or Terms of Reference as a follow up to that concern.

8. **NEXT MEETING - TBD**

9. **ADJOURNMENT**

It was moved, seconded and carried that the meeting be adjourned at 8:37pm.



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Acting Chair (T. Hutchinson)

RECEIVED:



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Corporate Officer (D. Smith)