



MINUTES

Community Planning Advisory Committee

Wednesday, November 2, 2022 at 7:00 p.m.
City Hall Council Chambers, 410 Espanade

PRESENT: Chair – Jason Harrison; Members – Brian Childs, Jason Robertson, Steve Frankel, Abbas Farahbakhsh, Tamara Hutchinson; Council Liaison – Marsh Stevens; Senior Planner – Christina Hovey; Recorder – Cassandra Taylor

ABSENT: Member - Jennifer Sibbald

GUESTS: Applicants – Angela Quek, Sarah Raymoure, Randy Repass, and Sally-Christine Rogers (file No. 3360-22-06)

Jason Harrison called the meeting to order at 7:06 PM, acknowledging with gratitude that Ladysmith is located on the traditional unceded territories of the Stz'uminus First Nation.

1. AGENDA APPROVAL

It was moved, seconded and carried that the Agenda of November 2, 2022 Community Planning Advisory Committee meeting be approved.

2. ADOPTION OF MINUTES

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

3. COUNCIL REFERRALS

a. OCP & Zoning Bylaw Amendment 3360-22-06 – 440 1st Avenue

Senior Planner Christina Hovey provided a brief overview of the proposal. It was noted that an OCP amendment would not be required for the proposal if the draft new OCP is passed as currently written. A zoning bylaw amendment would still be required.

Applicant Angela Quek provided a five-minute presentation which included a three-minute video showing the exterior views of the proposed building from street level and above. The applicant and property owners were available to answer questions from the committee. It was noted by the applicant the commitment to the Ladysmith heritage by maintaining the facade, downtown livability by creating new rental spaces, and economic growth by retaining and enhancing the lower-level commercial space. Some of the mentioned upgrades to the building include adding a sprinkler system, an elevator, EV charging stations, indoor bike storage, and laundry.

Committee members made positive comments about the proposal, in particular the proposed design, the revitalization of the heritage building and proposed enhancement of the lane.

Committee members raised concerns regarding the displacement of the current tenants and the lack of parking in the downtown area. The owners stated that they are prepared to help the current tenants in accordance with the guidance in the Business Regulations and Licensing (Rental Units) Bylaw 2021, No. 2093 (“Renoviction Bylaw”). Based on the

advice of the Committee, Senior Planner C. Hovey committed to sending a referral to BC Housing regarding the displacement of the current tenants.

Committee members were concerned that the development only proposes a total of 4 parking spaces for the 22 residential units but recognized that the opportunities for parking on the property are limited. The Committee discussed parking in the downtown at length. Councillor M. Stevens noted that the new OCP proposes to lower the parking requirements in the downtown area. Senior Planner C. Hovey noted that the proposed OCP calls for regular occupancy studies for the downtown area. Other suggestions for parking included designating one or two parking spots for car share programs and considering residential parking permits.

It was moved, seconded, and carried that the Community Planning Advisory Committee recommend that Council approve OCP & Zoning Bylaw Amendment application 3360-22-06 with the request that Council give special consideration to the following:

- Provide support and assistance for the relocation of existing tenants; and
- Provision of innovative parking solutions

4. NEW BUSINESS

a. Committee Structure and CPAC Terms of Reference

- Senior Planner Christina Hovey provided background on the rationale for the Town's committee restructuring and disbanding of previous committees in 2019.
- Development Services staff will now be adding an option for Council to refer files (back) to CPAC to the staff reports for all significant applications.
- Committee members stated that this change is positive however some committee members expressed the overall feeling of the committee being undervalued.

5. MONTHLY BRIEFING

- Councilor Marsh Stevens to remain as Council Liaison for the Community Planning Advisory Committee for 2023. Councilor Amanda Jacobson has been appointed as the alternate Council Liaison.
- The draft OCP has received first reading. A new survey for the draft OCP is currently online. The Town is hosting an OCP pancake breakfast on November 5, 2022, which is open to the public.

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

- Lot B Russell Rd (3360-21-03)

6. NEXT MEETING - TBD

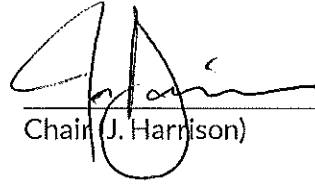
7. ADJOURNMENT

It was moved, seconded and carried that the meeting be adjourned at 8:36 PM.

RECEIVED



Corporate Officer (M. O'Halloran)



Chair (J. Harrison)