



MINUTES

Community Planning Advisory Committee

Wednesday, March 15, 2023 at 7:00 p.m.
City Hall Council Chambers, 410 Espanade

PRESENT: Chair - Jason Harrison; Members - Brian Childs, Tamara Hutchinson, Jason Robertson; Council Liaison - Marsh Stevens; Director of Development Services - Jake Belobaba; Senior Planner/Recorder - Julie Thompson

ABSENT: Members - Steve Frankel, Jennifer Sibbald, Abbas Farahbakhsh

GUESTS: Applicants - Michael Nygren & Jessica Tempesta (File No. 3360-22-07),
Applicants - Stefan Quetsch & Denise Bergquist (File No. 3060-23-03)

Jason Harrison called the meeting to order at 7:02 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 March 15, 2023, Community Planning Advisory Committee meeting be approved.

2. ADOPTION OF MINUTES

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

3. NEW BUSINESS

None.

4. COUNCIL REFERRALS

a. Official Community Plan & Zoning Bylaw Amendment 3360-22-07 - West Lot A Holland Creek

Director of Development Services, Jake Belobaba, provided an overview of the proposal for a multi-family development on two parcels of land, with remainder of land to be designated as park. The applicants provided a brief introduction of their company, District Group, and an overview of the proposed project and where they are at in the rezoning application process. Committee members made comments and asked about the protection of greenspace, provision of a small commercial area, and pedestrian connectivity within the project area and to existing trails and parks. The applicants explained their proposal for greenspace protection on areas with challenging topography, that they plan to incorporate tree protection into their landscaping plans and provide for pedestrian interconnectivity, and are open to providing a small local commercial area if the community wants it.

Committee members discussed the need for greenspace, removal of invasive species (scotch broom), provision of a commercial area, the road layout, and the importance of interconnectivity for active transportation (cyclists and pedestrians). Committee members discussed concerns about building quality and potential issues with costly repairs down the road and asked staff questions about building strata

development and rental tenure. Staff explained that new legislation has higher standards for strata building maintenance and due diligence.

It was moved, seconded, and carried that the Community Planning Advisory Committee supports Official Community Plan & Zoning Bylaw Amendment Application 3360-22-07 (West Lot A Holland Creek) in principle and recommends that Council consider the following:

- Ground water management.
- Tree retention.
- Commercial amenities.
- Scotch broom removal.
- Cycling and pedestrian interconnectivity.

b. Façade Development Permit 3060-23-03 – 32 High Street (Temperance Hotel)

Senior Planner, Julie Thompson, provided an overview of the proposed changes to the façade at the Temperance Hotel including enlargement of the awnings along the High Street frontage, adding Juliet balconies along the 1st Avenue frontage, and remodeling the exterior staircases. Committee members noted that the proposed changes to the building look great and they are supportive.

It was moved, seconded, and carried that the Community Planning Advisory Committee recommend that Council approve Development Permit Application 3060-23-03 (32 High Street) as presented.

5. MONTHLY BRIEFING

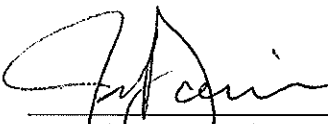
The following files, that the Committee previously reviewed, have been to Council since the last meeting:

- 1144 Rocky Creek Road (3360-22-04)
- 1152 Rocky Creek Road (3360-22-02)
- 1141 Cloke Road (3360-22-05)
- 11 & 17 Warren Street (3360-21-12)
- 440 1st Avenue (3360-22-06)

6. NEXT MEETING – TBD

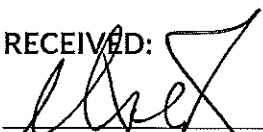
7. ADJOURNMENT

It was moved, seconded, and carried that the meeting be adjourned at 8:05 PM.



Chair (J. Harrison)

RECEIVED:



Corporate Officer (M. O'Halloran)