



MINUTES

Community Planning Advisory Committee

Wednesday, July 3, 2024 at 7:00 p.m.
City Hall Council Chambers, 410 Espanade

PRESENT: Members - Jennifer Aker; John Scott; Julika Pape; Tonya Soules; Keona Wiley; Anthony Price; Council Liaison – Marsh Stevens (via Conference Call); Director of Development Services & Recorder – Jake Belobaba

ABSENT: Member - Jason Robertson

GUESTS: Applicant - Scott Mack (file no. 3360-23-10)

Director of Development Services Jake Belobaba called the meeting to order at 7:02pm.

Jake Belobaba acknowledged with gratitude that Ladysmith is located on the unceded territories of the Stz'uminus First Nation.

1. AGENDA APPROVAL

It was moved, seconded, and carried that the Agenda of July 3, 2024, Community Planning Advisory Committee meeting be approved.

2. ADOPTION OF MINUTES

It was moved, seconded, and carried that the Minutes of May 1, 2024, Community Planning Advisory Committee meeting be approved.

3. COUNCIL REFERRALS

a. Zoning Bylaw Amendment Application 3360-23-10 – Lot A District Lot 126 Malone Road

Applicant Scott Mack from Townsite Planning gave a brief presentation on proposal.

It was moved, seconded, and carried that the Community Planning Advisory Committee recommends that Council approve Zoning Bylaw Amendment application 3360-23-10 for Lot A District Lot 126 Malone Road with consideration for the following:

- A cap on the number of single-unit and two-unit dwellings in Area C.
- Either frontloading the proposed affordable housing to earlier phases of the development or rental tenure zoning in Area C.
- Higher parcel coverage in Area C.
- Permitting fourplexes in Areas A and B.

- Fencing along the park boundary for Brown Drive Park installed prior to development.
- A minimum FSR in Area C aligned with OCP policy.
- Broadening the potential uses of the proposed \$50,000 cash contribution to allow it to be spent on other park improvements.

4. **NEW BUSINESS**

a. **Election of Chair**

Keona Wiley was elected as Chair.

5. **MONTHLY BRIEFING**

- 3360-22-07 - District Proposal (Lot A Holland Creek).
- Jake Belobaba provided a brief update on the Provincial Small Scale Multi-Unit Housing legislation.

6. **NEXT MEETING - TBD**

7. **ADJOURNMENT**

It was moved, seconded, and carried that the meeting be adjourned at 8:42 PM.

Chair (Keona Wiley)

RECEIVED:

Corporate Officer (S. Bouma)