



AGENDA

Community Planning Advisory Committee

Wednesday, May 1, 2024 at 7:00 p.m.
City Hall Council Chambers, 410 Esplanade

Mandate: *The mandate of the committee is to provide feedback to applicants and advice to Council on land use applications, policies, regulations and initiatives referred either directly by Council or through the Development Approval Procedures Bylaw.*

1. CALL TO ORDER AND ACKNOWLEDGEMENT (7:00pm)
The Town of Ladysmith acknowledges with gratitude that this meeting takes place on the unceded territory of the Stz'uminus First Nation.
- 1.1 INFORMATION ON HOW TO ATTEND THE MEETING
Residents are welcome to attend in person at City Hall Chambers at 410 Esplanade.
2. ELECTION OF CHAIR (7:05pm)
3. AGENDA APPROVAL (7:10pm)
4. ADOPTION OF April 3, 2024 MINUTES* (7:10pm)
5. NEW BUSINESS (7:10pm)
None.
6. COUNCIL REFERRALS (7:10pm)
 - a. Development Permit Application 3060-24-01 – 11 & 17 Warren Street*
(30 minutes)
7. MONTHLY BRIEFING (7:40pm)
File Updates (10 minutes)
8. NEXT MEETING – TBD
9. ADJOURNMENT (7:50 pm)

*Attachments



MINUTES

Community Planning Advisory Committee

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

PRESENT: Acting Chair – Keona Wiley; Members – Jennifer Aker, Julika Pape, Anthony Price, John Scott, Tonya Soules; Alt. Council Liaison – Amanda Jacobson; Senior Planner - Julie Thompson; Recorder – Cassandra Taylor

ABSENT: Chair, Jason Robertson; Council Liaison, Marsh Stevens

Prior to calling the meeting to order, Senior Planner Julie Thompson discussed some housekeeping items with the Community Planning Advisory Committee such as the location of washrooms, staff room and exits.

Senior Planner Julie Thompson called the meeting to order at 7:03pm.

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

It was moved, seconded and carried that Keona Wiley be the acting Chair for the meeting.

1. AGENDA APPROVAL

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

2. ADOPTION OF MINUTES

It was moved, seconded, and carried that the Minutes of February 7, 2024, Community Planning Advisory Committee meeting be approved.

3. NEW BUSINES

None

4. COUNCIL REFERRALS

a. Zoning Bylaw Amendment Application 3360-18-11 – 10910 Westdowne Road

Senior Planner Julie Thompson provided an overview of the zoning amendment application at 10910 Westdowne Road to allow for an outdoor commercial storage yard for RVs, boats, vehicles, contractor tool cribs and sea cans.

During discussion the Committee had concerns with fuel leaks from the stored vehicles in the vicinity of a wetland on the property. J Thompson discussed the location and setbacks of the SPEA and wetlands and clarified where the “no-go” zone areas are located where development is prohibited.

Other concerns raised were the potential for fires with the amount of fuel being stored in the vehicles, stormwater management, and landscaping/frontage improvements.

The Committee acknowledged that this type of use is wanted in the industrial area and were concerned that the implementation of too many restrictions would deter the business from remaining in the area.

Committee members discussed possible recommendations and provided the following resolution:

It was moved, seconded, and carried that the Community Planning Advisory Committee recommends that Council approve Zoning Bylaw Amendment 3360-18-11 (10910 Westdowne Road) as presented, with the following recommendations:

- That a stormwater management plan and spill prevention and containment plan be submitted by a qualified professional prior to Bylaw adoption and ensure that the associated recommended measures in the plans are fulfilled;
- That any landscaping plan approved by Council substantially improves the public realm (on the outside of the fence) with a diverse mix of native species adjacent to Westdowne Road; and
- That the Fire Chief take a close look at the potential risks of storing hazardous and flammable materials.

5. MONTHLY BRIEFING

The Committee was advised that a presentation regarding the new Provincial Small Scale Multi-Unit Housing legislation went to Council on March 19, 2024, and that it was available on the Town's website for viewing.

6. NEXT MEETING - TBD

7. ADJOURNMENT

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

Acting Chair (Keona Wiley)

RECEIVED:

Corporate Officer (S. Bouma)

CPAC REFERRAL

Report Prepared By: Julia Tippett, Planner
Meeting Date: May 1, 2024
File No: DP 3060-24-01
Re: Downtown and Multi-unit Residential DP – 11 & 17 Warren Street

EXECUTIVE SUMMARY:

A Development Permit application has been received for 11 & 17 Warren Street for the purpose of building two 2-storey four-plexes for a total of 8 dwelling units. The Community Planning Advisory Committee (CPAC) is being asked to provide feedback regarding the application in accordance with the CPAC Terms of Reference.

The applicant is proposing to build two 2-storey four-plex buildings, with one four-plex building being located on each lot. 8 dwelling units are proposed in total. The proposed development includes the following elements:

- Four parking spaces at the rear of each parcel (8 parking spaces total), accessible by the rear lane.
- Two adjoined shared garden areas at the rear of each parcel.
- Two separate pedestrian walkways located to the exterior side of each four-plex building.
- Permeable paver materials for the pedestrian walkway and the parking areas.
- Two dwelling unit entrances located at the front of each four-plex building and two dwelling unit entrances located at the rear of each four-plex building.
- Verandah space for each dwelling unit (two located at the front and two located at the rear of each four-plex building).
- Staircase access to the rear dwelling units.
- Landscaping elements, including a low voltage landscaped lighting along the full lengths of the pedestrian walkways, hedges along the front and rear parcel lines (broken only for pedestrian or parking access, cedar fencing along approximately two-thirds of the outer property lines, flowering shrubs along the rear of each building and grass ground cover.

The applicant has provided the following documents to support the application (Attached):

- Architectural drawings
- Letter of rationale

BACKGROUND/DISCUSSION:

11 and 17 Warren Street is zoned as R-3 – Medium Density Residential. The subject properties are currently occupied by a one-storey single unit dwelling with a basement covering a portion of both lots. There is an existing detached garage at the rear lane of the two properties. Lot 7 (the northeast lot) is abutted by a lane on the northeast side of the parcel and both lots (Lot 7 and Lot 8) have a lane located to the rear.

The surrounding zoning consists mainly of C-2 – Downtown Commercial and P-2 – Park and Recreation to the north.

The property is surrounded by predominantly one-storey single unit dwellings. A two-storey multiple-unit residential building (Buckinham’s Browsersium) is located directly northeast of the Lot 7. The subject properties are to the northwest of Fraternal Order of the Eagle Hall, which is on the Community Heritage Register. The Rotary Memorial Peace and Cenotaph is to the north of the subject properties.



11 and 17 Warren Street are within Development Permit Area 2 – Downtown (DPA 2) and Development Permit Area 4 – Multi-Unit Residential (DPA 4) therefore a Development Permit (DP) must be issued for the proposed development.

In accordance with CPAC’s Terms of Reference, the committee is asked to provide feedback on any development or redevelopment of lands, buildings and structures that are within the Downtown Development Permit Area (DPA 2). Since 11 and 17 Warren Street are within the Downtown Development Permit Area, the application has been referred to

CPAC for comment. CPAC is asked to review the proposed development in the context of the DPA 2 guidelines.

Development Permit Area 2 - Downtown

The purpose of DPA 2 is to provide guidance for the form and character of development, including landscaping and the exterior design of buildings and structures, the placement of trees and vegetation and other structures to promote energy conservation and the reduction of greenhouse gas emissions, and to consider the placement and screening of other specific development features (e.g., machinery, equipment and systems external to the building). The objective of DPA 2 is to strengthen the historic downtown as the Town’s primary commercial area. New development in the downtown should make a positive contribution to revitalization of the area and to the greater whole of the Ladysmith experience.

The following table outlines DPA 2 guidelines that are relevant to this proposal:

| Development Permit Area 2 - Downtown (DPA 2) Guidelines | |
|--|-------------------------------------|
| Guideline Category | Relevant Guideline Number(s) |
| Building Design | 1(b) and 1(c) |
| Building Siting & Massing | 2(a), 2(f), 2(j), and 2(k) |
| Roof Form | 4(c) |
| Windows & Doors | 5(b), 5(c), 5(e), 5(f), and 5(l) |
| Signs, Canopies & Lighting | 6(b), and 6(e) to 6(g) |
| Materials & Colours | 8(a) to 8(d) |
| Mechanical, Electrical & Security Equipment | 9(a) and 9(b) |
| Accessibility & Connectivity | 10(a) to 10(d) |
| Vehicle & Bicycle Parking | 11(a) to 11(g) |
| Landscape | 13(a) to 13(e) and 13(g) to 13(o) |
| Energy Conservation & Greenhouse Gas Emissions Reductions | 14(b) and 14(c) |
| Rainwater Management | 15(a) and 15(b) |
| Safety | 18(a) to 18(d) |

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

The application will be forwarded to Engineering and Building Inspection as part of the application process.

ATTACHMENT:

- A. Architectural drawings
- B. Letter of Rationale

Attachment A

AVERAGE GRADE LOT 7

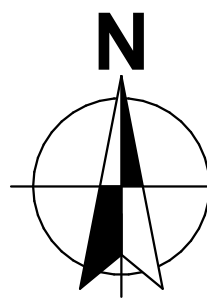
I = 33.22m
 J = 33.16m
 K = 33.0m
 L = 32.89m
 M = 32.70m
 N = 32.86m
 O = 32.98m
 P = 33.06m

263.87m/8 = 32.98m

AVERAGE GRADE LOT 8

A = 33.29m
 B = 33.28m
 C = 33.11m
 D = 33.03m
 E = 32.93m
 F = 33.15m
 G = 33.15m
 H = 33.19m

265.13m/8 = 33.14m



Property Information

Project Type: New Fourplexes
 Owners:
 Site Address: 11 & 17 Warren Street, Ladysmith
 Legal Description: LOTS 7 and 8 BLOCK 5,
 DISTRICT LOT 24,
 OYSTER DISTRICT, PLAN 703A.

LOT 7

| Setbacks: | Proposed |
|-----------|----------|
| Front | 6' |
| Rear | 29' 8" |
| Left | 10' 1" |
| Right | 5' |

Building Height: 9.62 m

| Floor Area: | |
|-------------|--------------------|
| Main | 260 m ² |
| Upper | 264 m ² |
| Total | 524 m ² |

Lot Area: 669 m²
 Building Footprint: 338 m²

Lot Coverage: 50.5%

Main Floor Elevation Average Grade: 34.02 m

LOT 8

| Setbacks: | Proposed |
|-----------|----------|
| Front | 6' |
| Rear | 29' 8" |
| Left | 5' |
| Right | 10' 1" |

Building Height: 9.46 m

| Floor Area: | |
|-------------|--------------------|
| Main | 260 m ² |
| Upper | 264 m ² |
| Total | 524 m ² |

Lot Area: 669 m²
 Building Footprint: 338 m²

Lot Coverage: 50.5%

Main Floor Elevation Average Grade: 33.14 m

Applicable Codes

-BC Building Code Current Edition (2018)

Energy

Compliance path: BCBC 9.36
 Requirements applicable to this project: Step Code 3

Ventilation

BCBC 9.32



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 www.adaptdesign.ca

LADYSMITH FOURPLEXES

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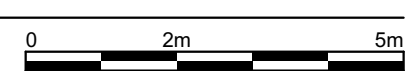
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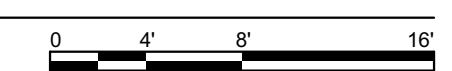
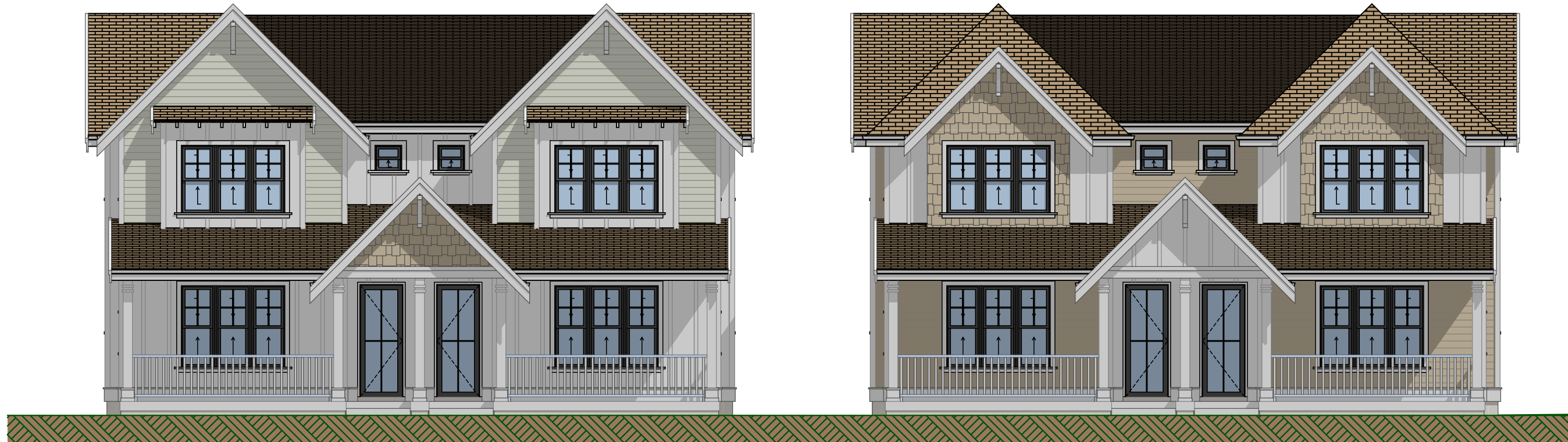
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| |
| |

SITE PLAN

1 SITE PLAN
 SCALE: 1:100



2 STREET VIEW
 SCALE: 1/8" = 1'-0"



A-001

Property Information

Project Type: New Fourplexes
 Owners:
 Site Address: 11 & 17 Warren Street, Ladysmith
 Legal Description: LOTS 7 and 8 BLOCK 5,
 DISTRICT LOT 24,
 OYSTER DISTRICT, PLAN 703A.

LOT 7

| Setbacks: | Proposed |
|-----------|----------|
| Front | 6' |
| Rear | 29' 8" |
| Left | 10' 1" |
| Right | 5' |

Building Height: 9.62 m

| Floor Area: | |
|-------------|--------------------|
| Main | 260 m ² |
| Upper | 264 m ² |
| Total | 524 m ² |

Lot Area: 669 m²
 Building Footprint: 338 m²

Lot Coverage: 50.5%

Main Floor Elevation: 34.02 m
 Average Grade: 32.98 m

LOT 8

| Setbacks: | Proposed |
|-----------|----------|
| Front | 6' |
| Rear | 29' 8" |
| Left | 5' |
| Right | 10' 1" |

Building Height: 9.46 m

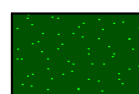
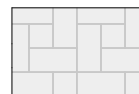

| Floor Area: | |
|-------------|--------------------|
| Main | 260 m ² |
| Upper | 264 m ² |
| Total | 524 m ² |

Lot Area: 669 m²
 Building Footprint: 338 m²

Lot Coverage: 50.5%

Main Floor Elevation: 34.02 m
 Average Grade: 33.14 m

SURFACES LEGEND

| | |
|---|--|
|  | GRASS PERENNIAL RYE |
|  | PERMEABLE PAVERS CHARCOAL |
|  | GARDEN BED SOIL + COMPOST W/ MULCH TOPPING |

NOTES

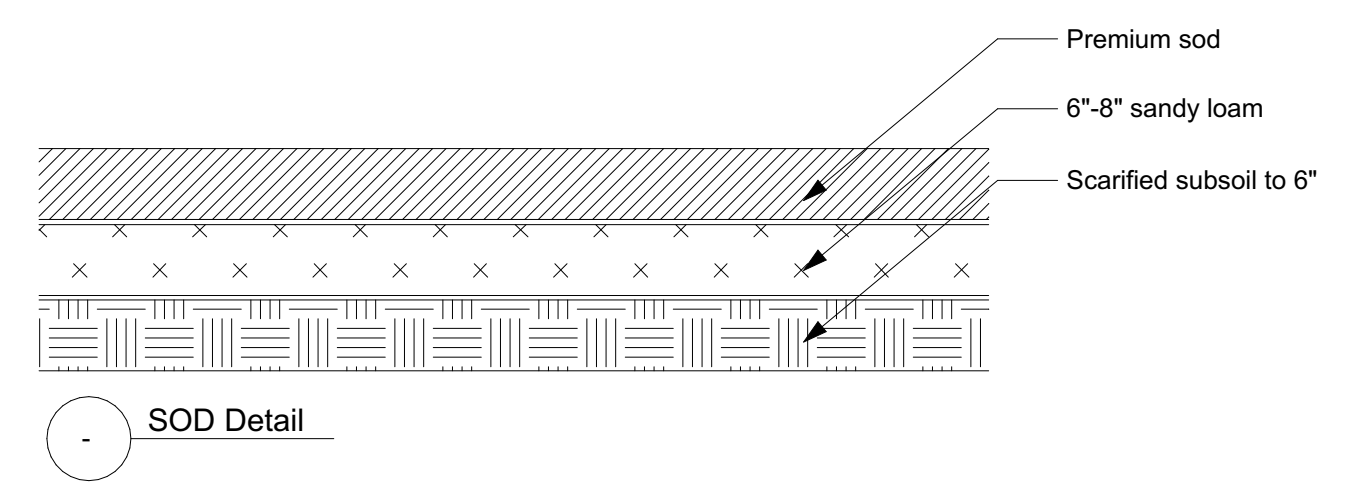
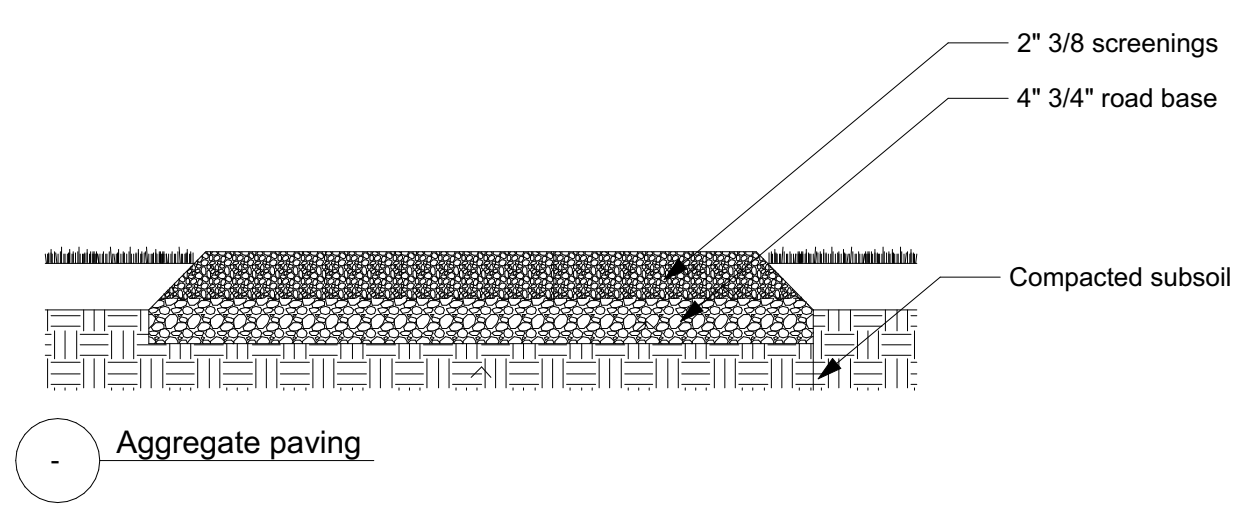
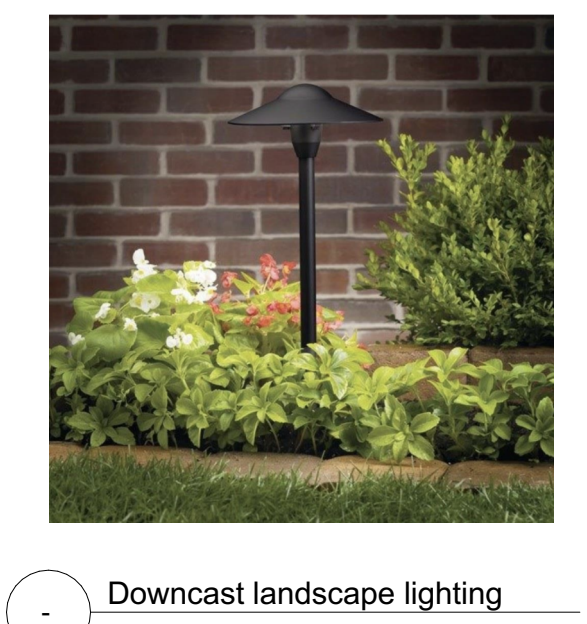
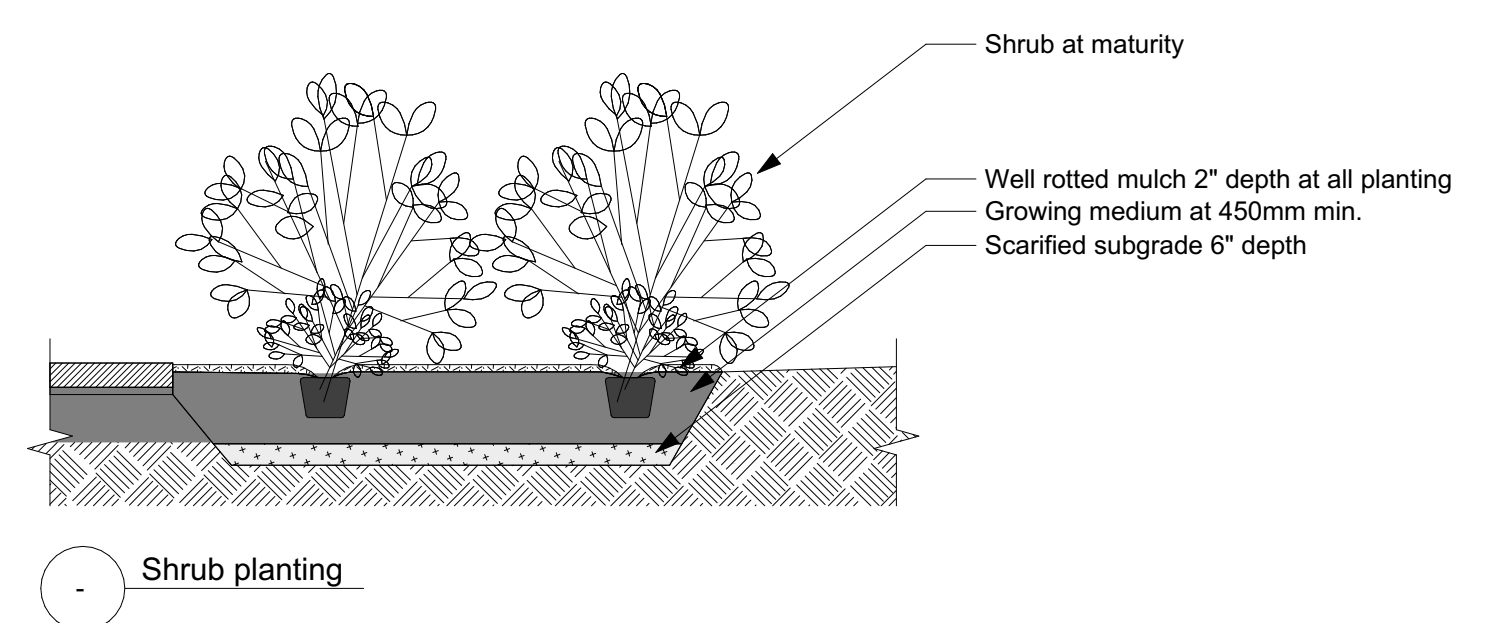
Contractor to locate, identify and have crews be aware of all new and existing utilities on and around the property.

All landscaping on municipal property to conform to municipal standards

All fencing to conform to municipal bylaws

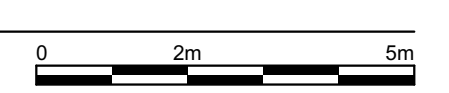
Planting locations shown on plans are approximate and should be verified by survey if important

Project Arborist to install tree protection fencing where required and to be available for onsite supervision when working near critical root zones



1 LANDSCAPE PLAN

SCALE: 1:100

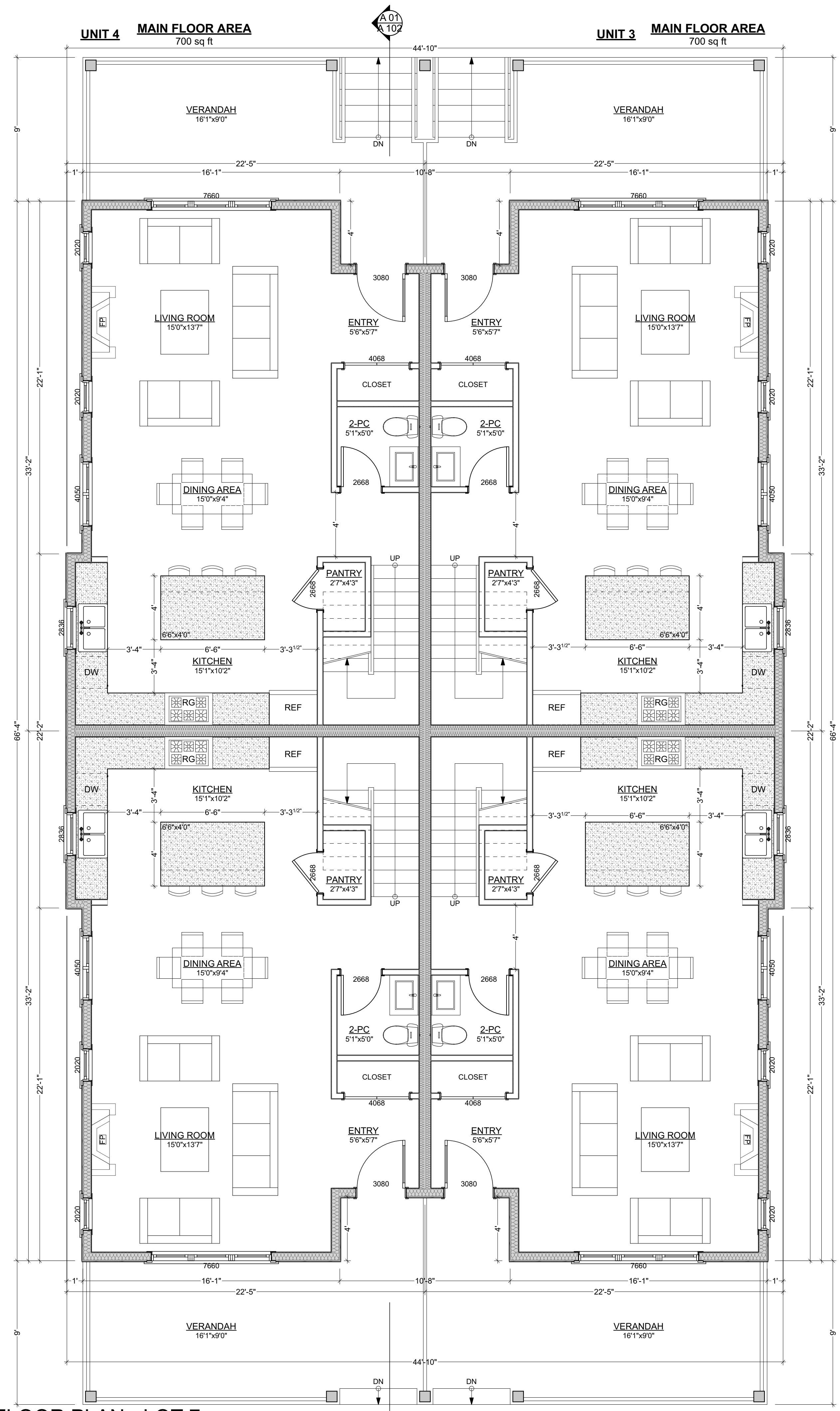


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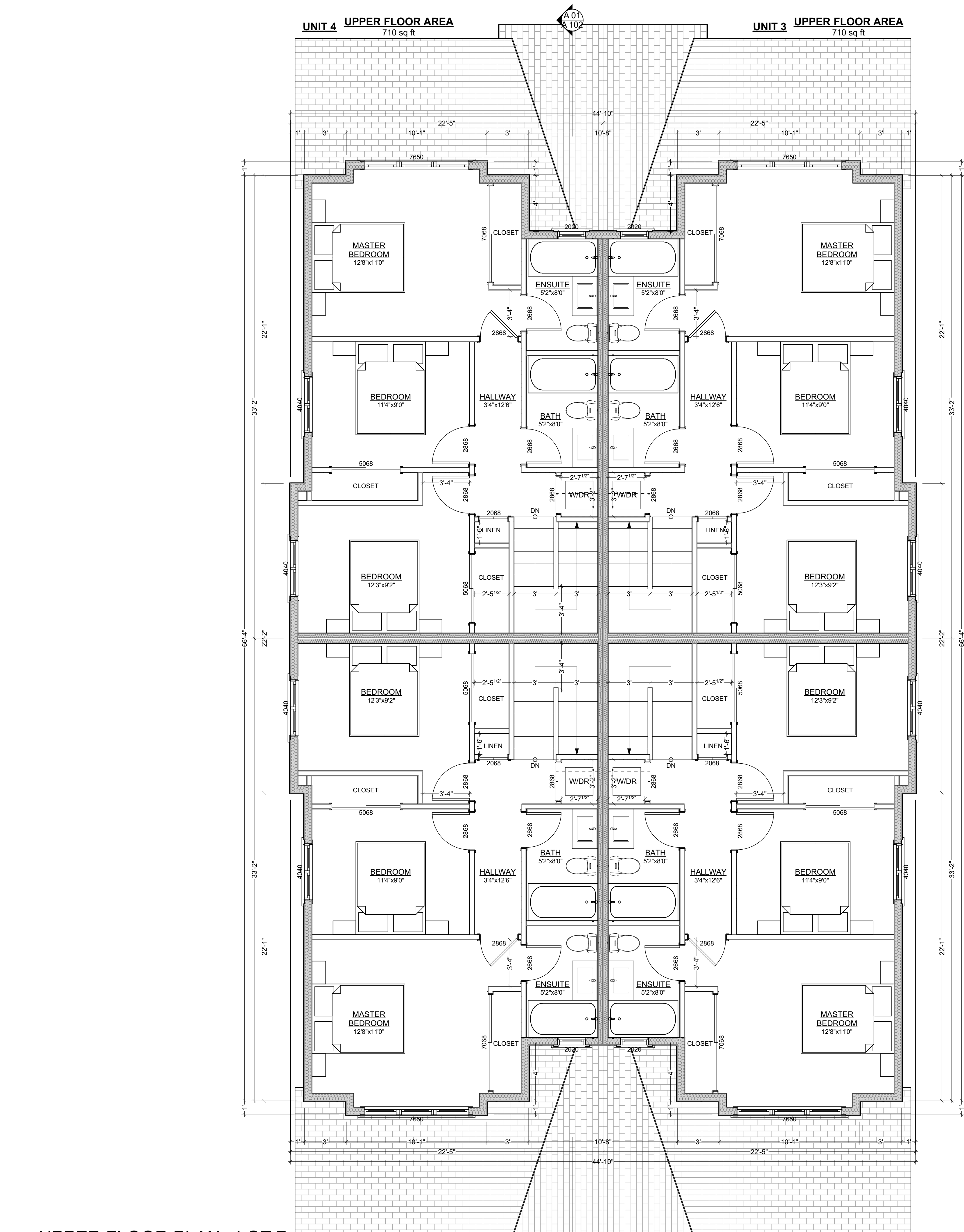
ISSUED:

LANDSCAPE PLAN

A-002



1 MAIN FLOOR PLAN - LOT 7
SCALE: 1/4" = 1'-0"



2 UPPER FLOOR PLAN - LOT 7
SCALE: 1/4" = 1'-0"

ADAPT DESIGN

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MAIN AND UPPER FLOOR PLAN - LOT 7

A-101

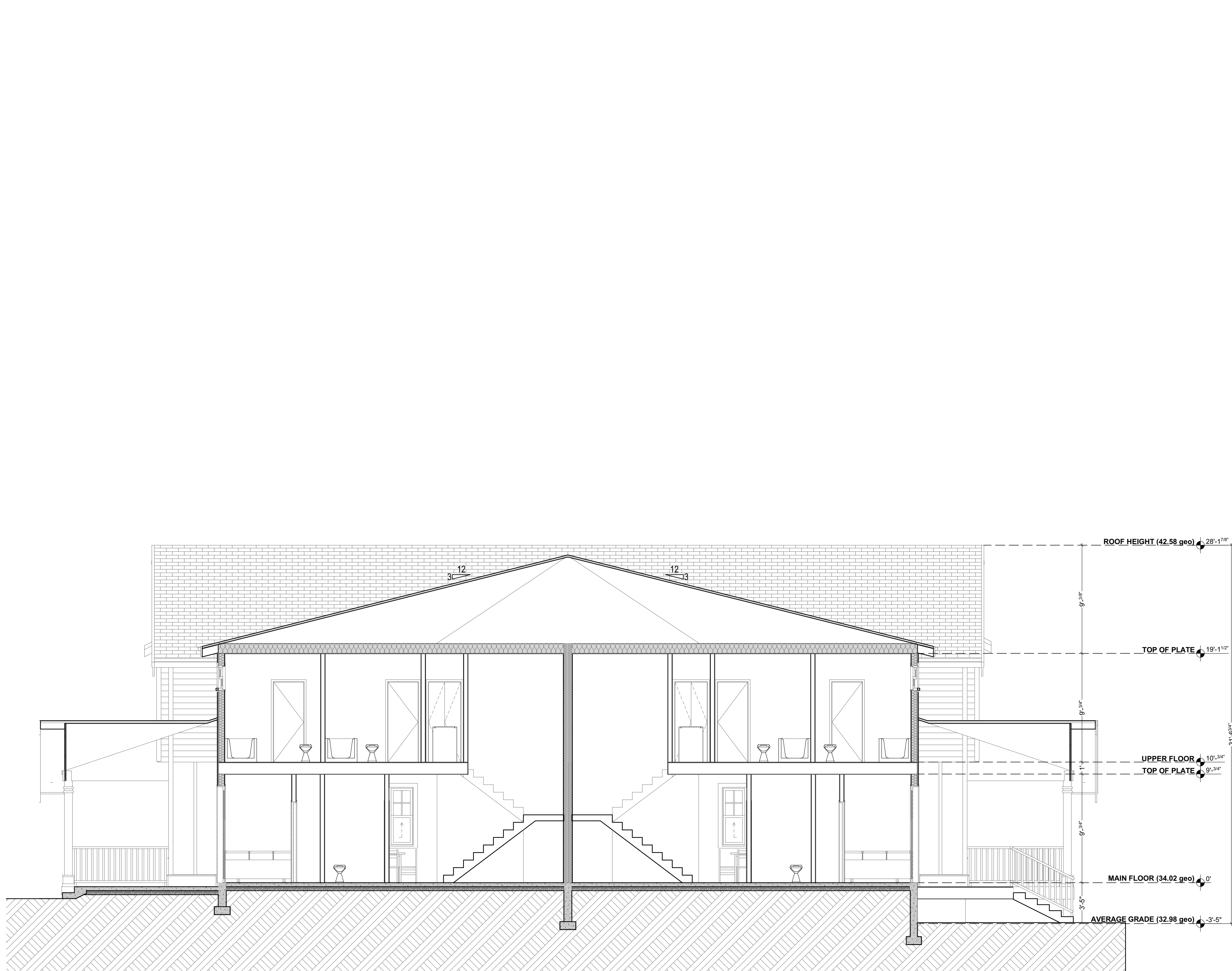
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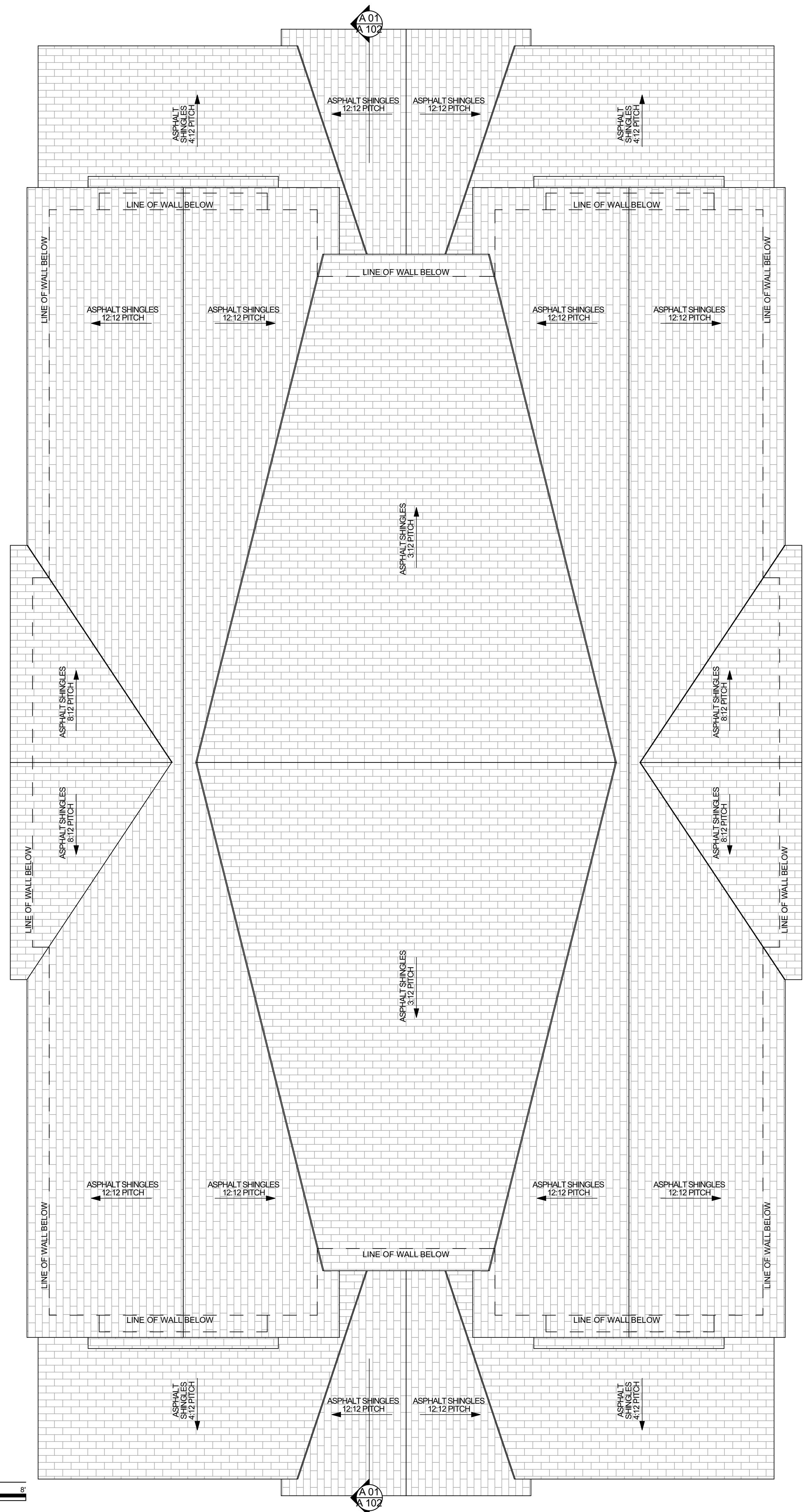
ROOF PLAN AND CROSS
SECTION - LOT 7

A-102



CROSS SECTION 01 - LOT 7

SCALE: 3/16" = 1'-0"



1 ROOF PLAN - LOT 7

SCALE: 1/4" = 1'-0"

EXTERIOR CLADDING LEGEND

- 1 CEMENT BOARD PANEL C/W 1X3 CFS BATTENS - PAINTED
- 2 CEMENT BOARD LAP SIDING PAINTED
- 3 ASPHALT ROOFING SHINGLES
- 4 FINISHED CONCRETE PARGE
- 5 HARDIESHINGLE PAINTED

ADDITIONAL EXTERIOR FINISHINGS

- GUTTERS 5" CONTINUOUS ALUMINUM (PREFINISHED) C/W 4"x3" ALUMINUM DOWNSPOUT (PREFINISHED)
- SOFFIT VENTED ALUMINUM (PREFINISHED)
- FASCIA 2X12 COMB FACED SPF (PAINTED)
- WINDOW TRIM 2X4 COMB FACED SPF TOP/SIDES C/W 2X4 SILL & 2X4 SUBSILL (PAINTED)
- SLOPED DOOR TRIM 2X4 COMB FACED SPF (PAINTED)
- CORNER TRIM 1X4 COMB FACED SPF (PAINTED)

NOTE:
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO BCBC REQUIREMENTS. CONTRACTOR TO VERIFY ALL R.O. PRIOR TO ORDERING WDW'S

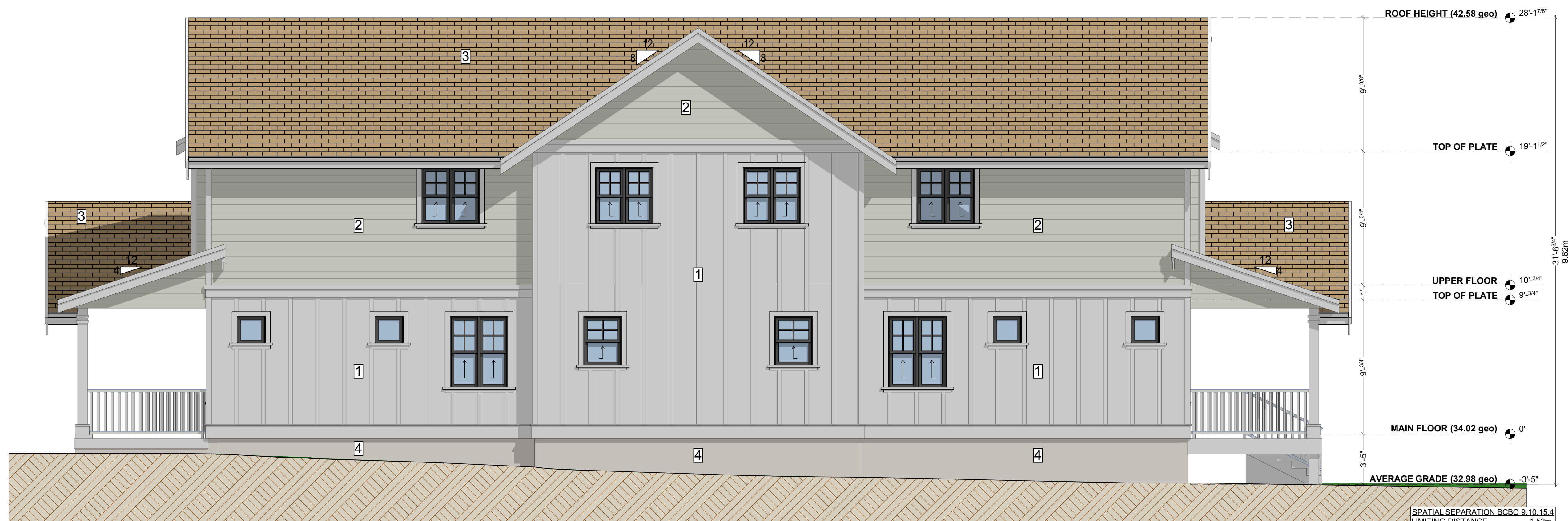
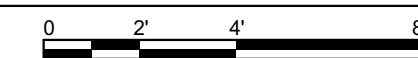
FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS

ALL COLOURS AS PER OWNER



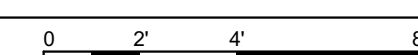
1 FRONT ELEVATION - LOT 7

SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - LOT 7

SCALE: 1/4" = 1'-0"



| | |
|-----------------------------------|----------------------|
| SPATIAL SEPARATION BCBC 9.10.15.4 | |
| LIMITING DISTANCE | 1.52m |
| EXPOSING BUILDING FACE | 138.37m ² |
| ALLOWABLE OPENINGS | 7% |
| PROPOSED AREA | 7.02m ² |
| PROPOSED OPENINGS | 5.07% |



3 REAR ELEVATION - LOT 7
SCALE: 1/4" = 1'-0"

EXTERIOR CLADDING LEGEND

- 1 CEMENT BOARD PANEL C/W 1X3 CFS BATTENS - PAINTED
- 2 CEMENT BOARD LAP SIDING PAINTED
- 3 ASPHALT ROOFING SHINGLES
- 4 FINISHED CONCRETE PARGED
- 5 HARDIESHINGLE PAINTED

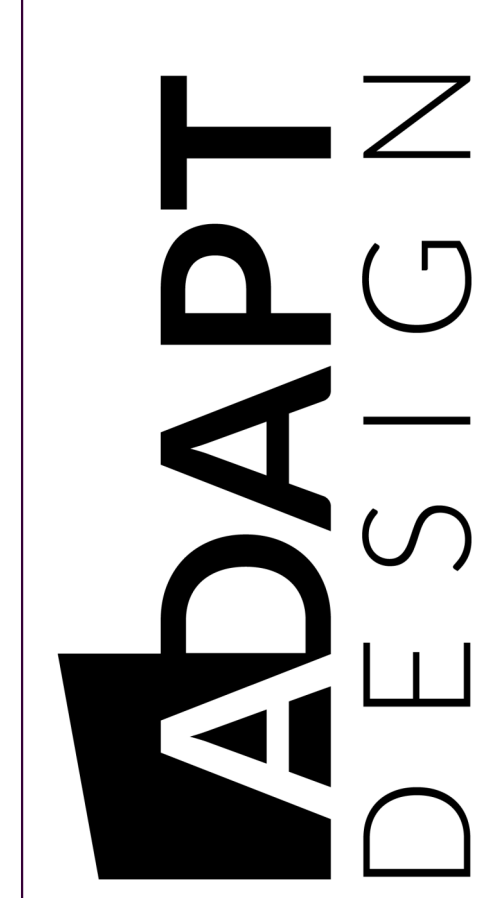
ADDITIONAL EXTERIOR FINISHINGS

| | |
|----------------------|---|
| GUTTERS | 5" CONTINUOUS ALUMINUM (PREFINISHED) C/W 4"x3" ALUMINUM DOWNSPOUT |
| (PREFINISHED) SOFFIT | VENTED ALUMINUM (PREFINISHED) |
| FASCIA | 2X2 COMB FACED SPF (PAINTED) |
| WINDOW TRIM | 2X4 COMB FACED SPF TOP/SIDES C/W 2X4 SILL & 2X4 SUBSILL (PAINTED) |
| SLOPED DOOR TRIM | 2X4 COMB FACED SPF (PAINTED) |
| CORNER TRIM | 1X4 COMB FACED SPF (PAINTED) |

NOTE:
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO RCBC EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY ALL R.O. PRIOR TO ORDERING WDW'S

FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS

ALL COLOURS AS PER OWNER



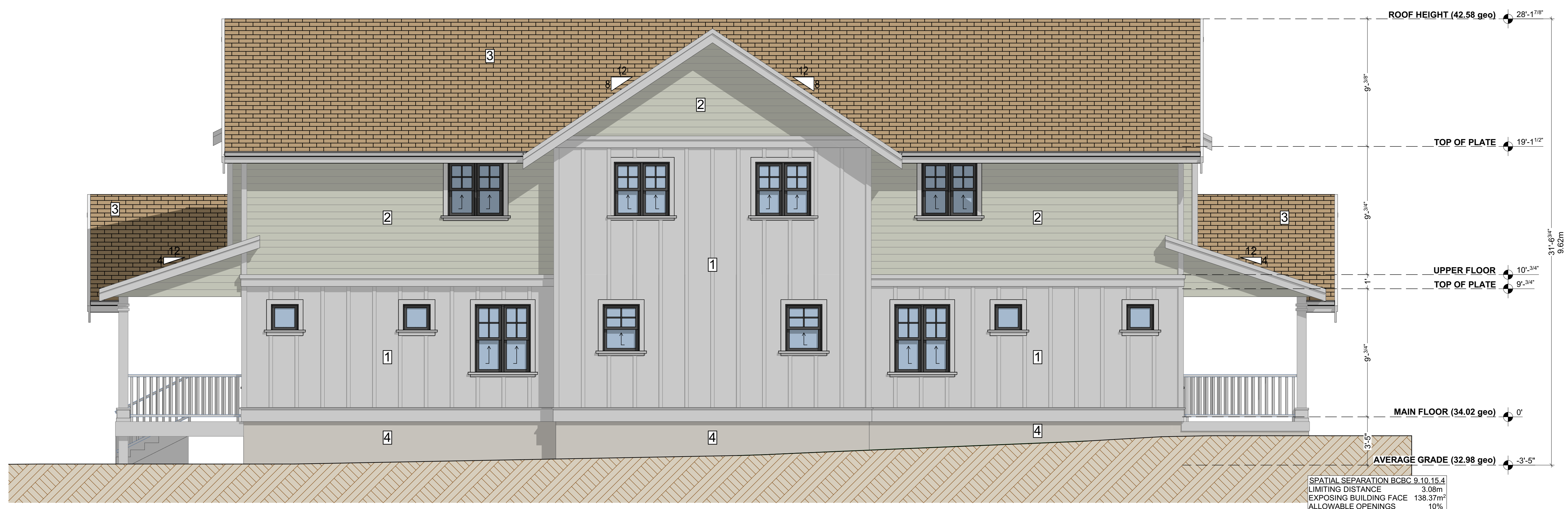
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4 LEFT ELEVATION - LOT 7
SCALE: 1/4" = 1'-0"

| | |
|-----------------------------------|----------------------|
| SPATIAL SEPARATION BCBC 9.10.15.4 | 3.08m |
| LIMITING DISTANCE | 3.08m |
| EXPOSING BUILDING FACE | 138.37m ² |
| ALLOWABLE OPENINGS | 10% |
| PROPOSED AREA | 7.02m ² |
| PROPOSED OPENINGS | 5.07% |

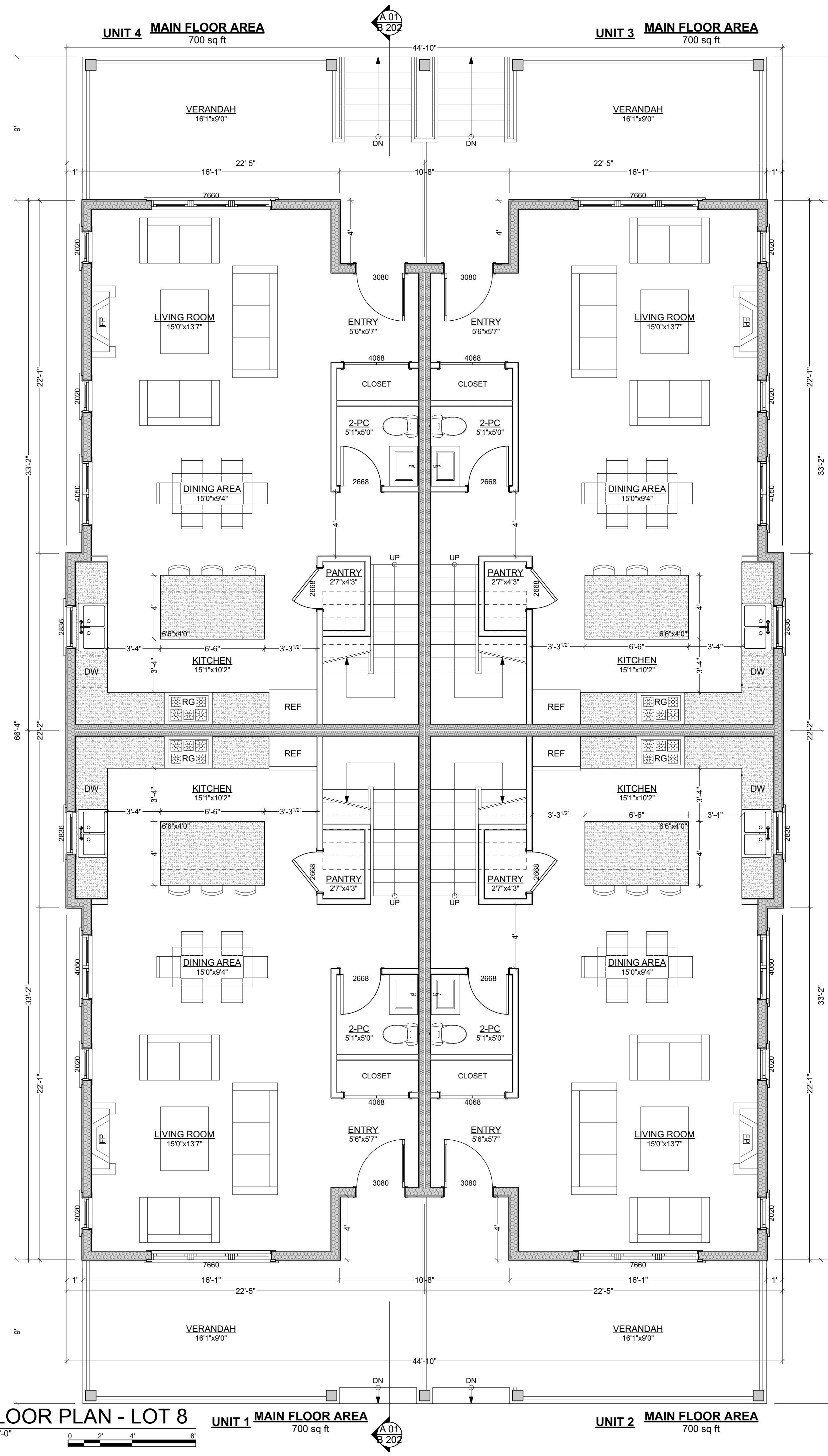
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ISSUED:

ELEVATIONS - LOT 7

A-202

Printed: 12/7/2023



1

MAIN FLOOR PLAN - LOT 8

UNIT 1 MAIN FLOOR AREA
700 sq ft

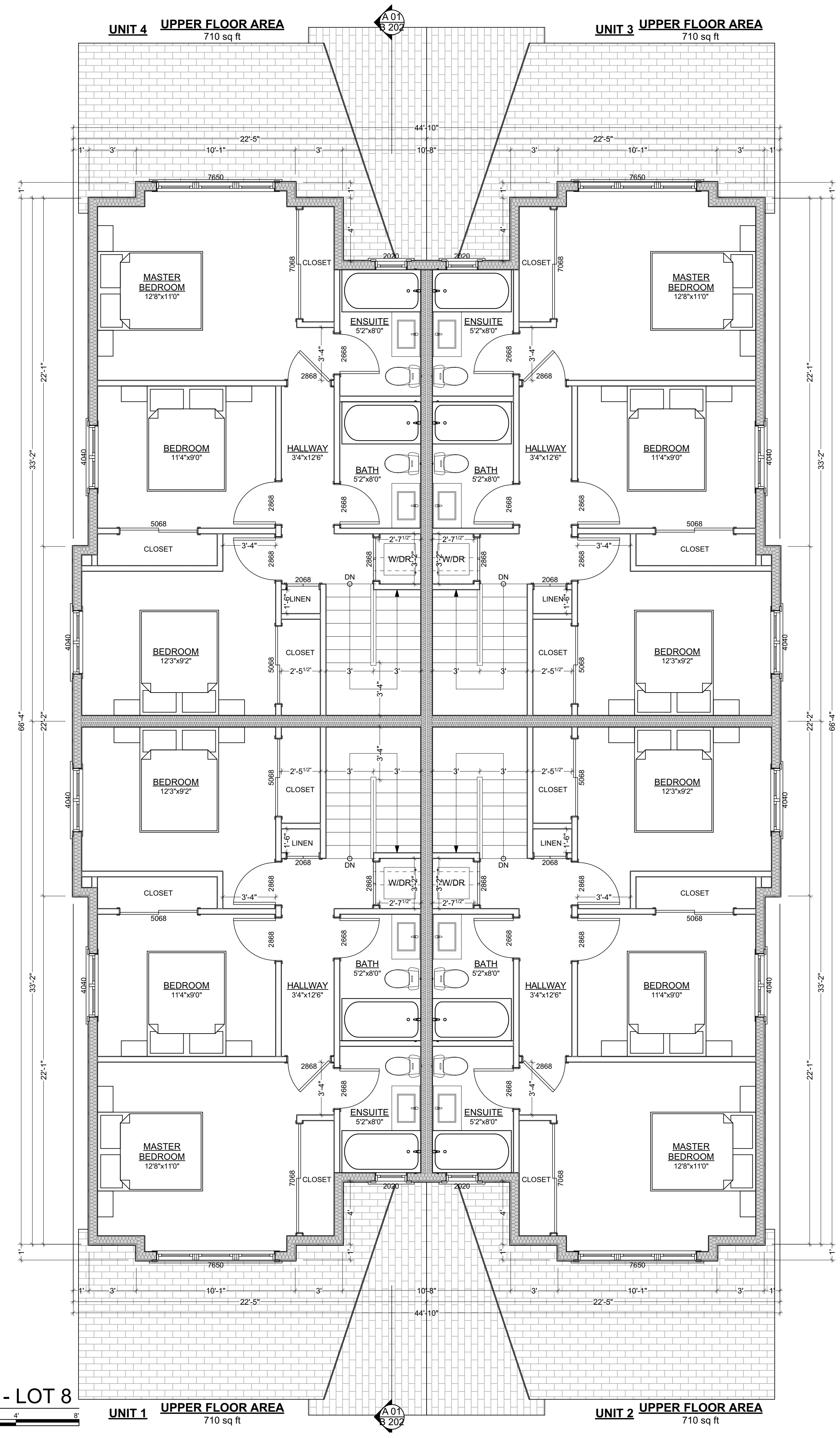
UNIT 2 MAIN FLOOR AREA
700 sq ft

2

UPPER FLOOR PLAN - LOT 8

UNIT 1 UPPER FLOOR AREA
710 sq ft

UNIT 2 UPPER FLOOR AREA
710 sq ft



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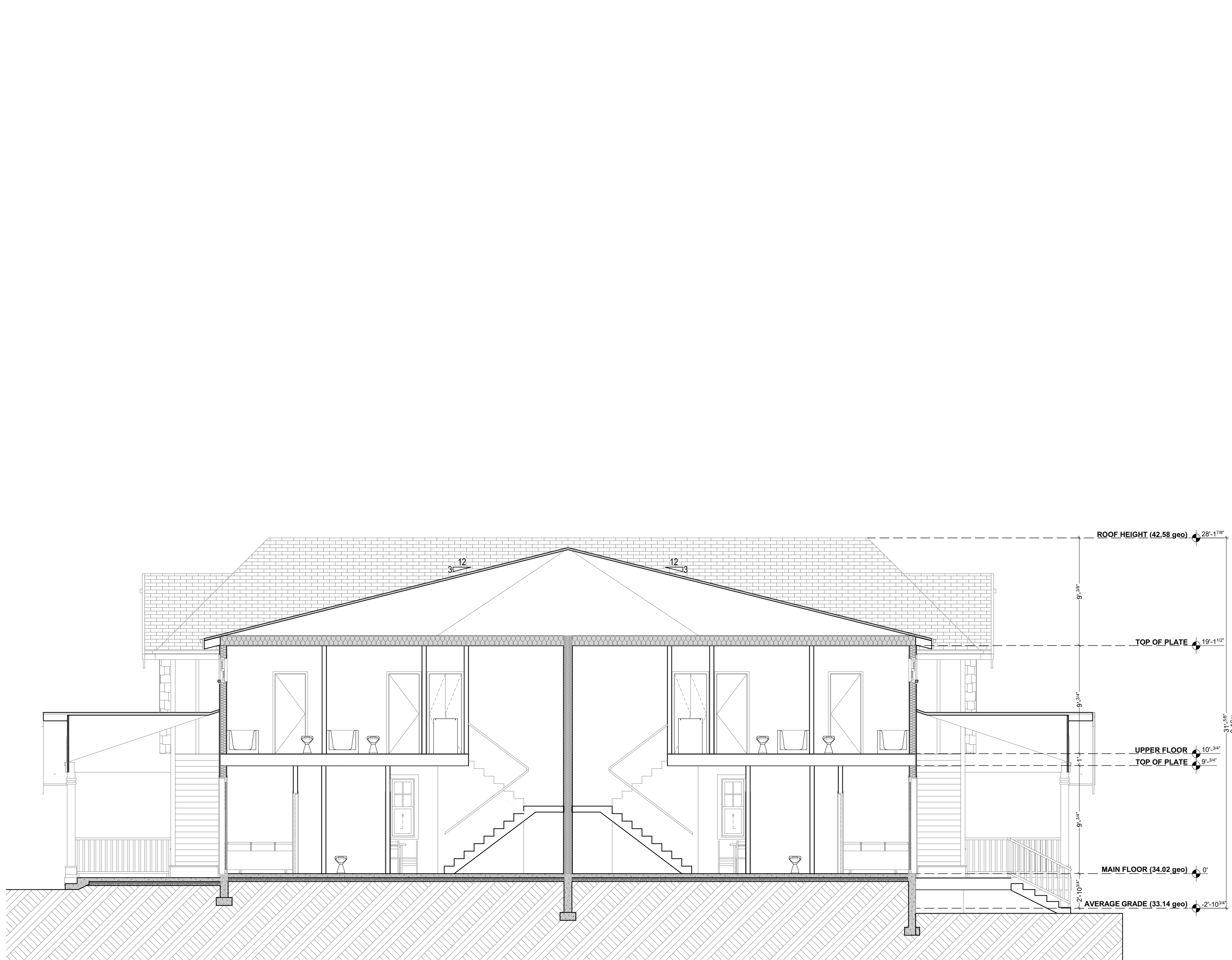
ISSUED FOR DP

ISSUED:

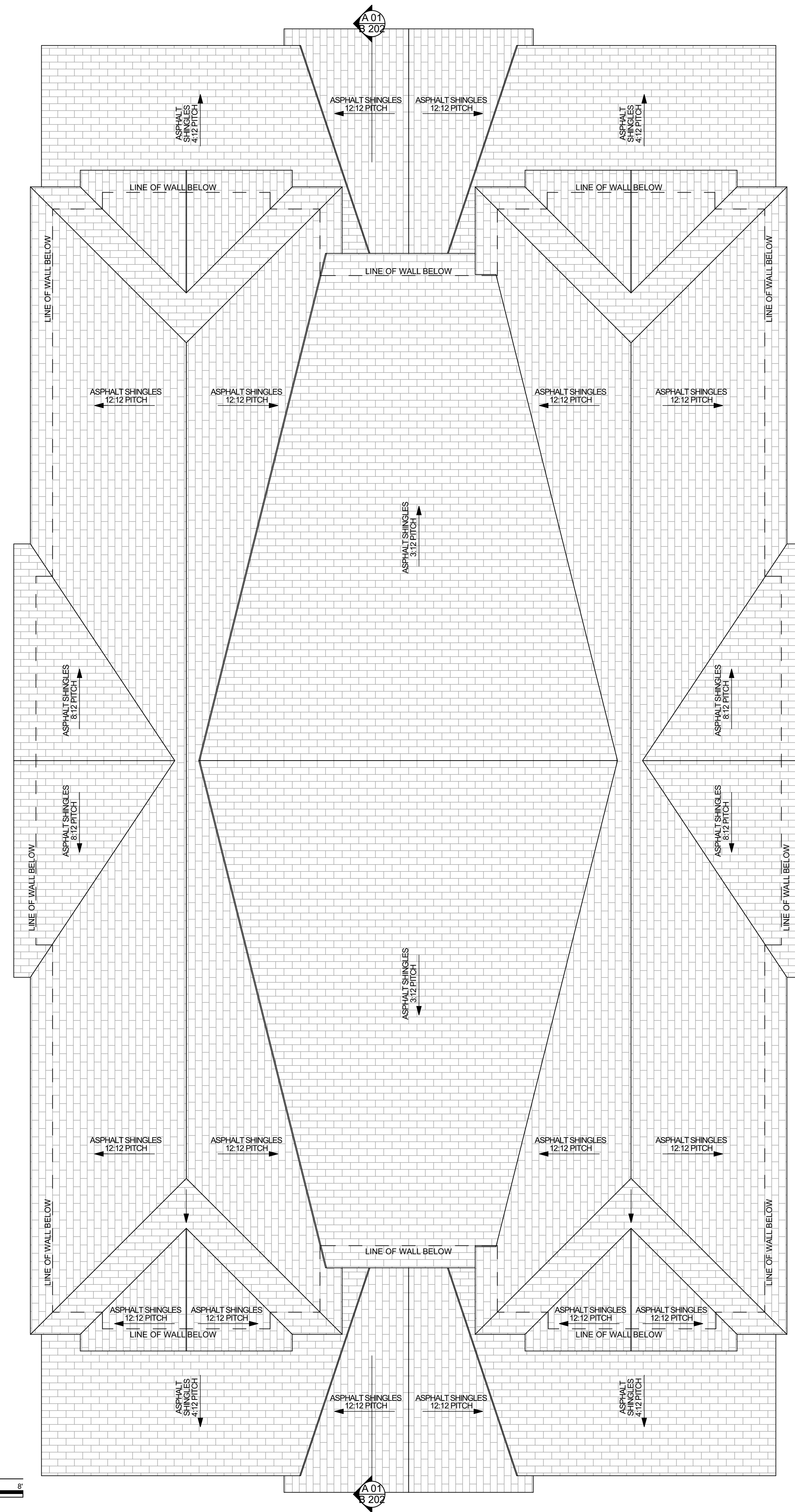
MAIN AND UPPER FLOOR PLAN - LOT 8

B-101

Printed: 12/7/2023



CROSS SECTION 01 - LOT 8
SCALE: 3/16" = 1'-0"



1 ROOF PLAN - LOT 8
SCALE: 1/4" = 1'-0"

ISSUED
FOR
DP

ISSUED:

ROOF PLAN AND CROSS
SECTION - LOT 8

B-102



1 FRONT ELEVATION - LOT 8
SCALE: 1/4" = 1'-0"

| EXTERIOR CLADDING LEGEND | |
|--------------------------|--|
| 1 | CEMENT BOARD LAP SIDING PAINTED |
| 2 | CEMENT BOARD PANEL C/W 1X3 CFS BATTENS - PAINTED |
| 3 | ASPHALT ROOFING SHINGLES |
| 4 | FINISHED CONCRETE PARGED |
| 5 | HARDIESHINGLE PAINTED |

| ADDITIONAL EXTERIOR FINISHINGS | |
|--------------------------------|--|
| GUTTERS (PREFINISHED) | 5" CONTINUOUS ALUMINUM (PREFINISHED) |
| SOFFIT | C/W 4"X3" ALUMINUM DOWNSPOUT |
| FASCIA | VENTED ALUMINUM (PREFINISHED) |
| WINDOW TRIM (SLORED) | 2X12 COMB FACED SPF (PAINTED) |
| DOOR TRIM (SLORED) | 2X4 COMB FACED SPF TOP/SIDES C/W 2X4 SILL & 2X4 SIDING (PAINTED) |
| CORNER TRIM | 2X4 COMB FACED SPF (PAINTED) |
| | 1/4" COMB FACED SPF (PAINTED) |

NOTE:
WINDOW OPERATION SHALL BE AS PER OWNERS' DIRECTION AND CONFORM TO BCBC EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY ALL R.O. PRIOR TO ORDERING WOODS.
FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS
ALL COLOURS AS PER OWNER

ADAPT DESIGN

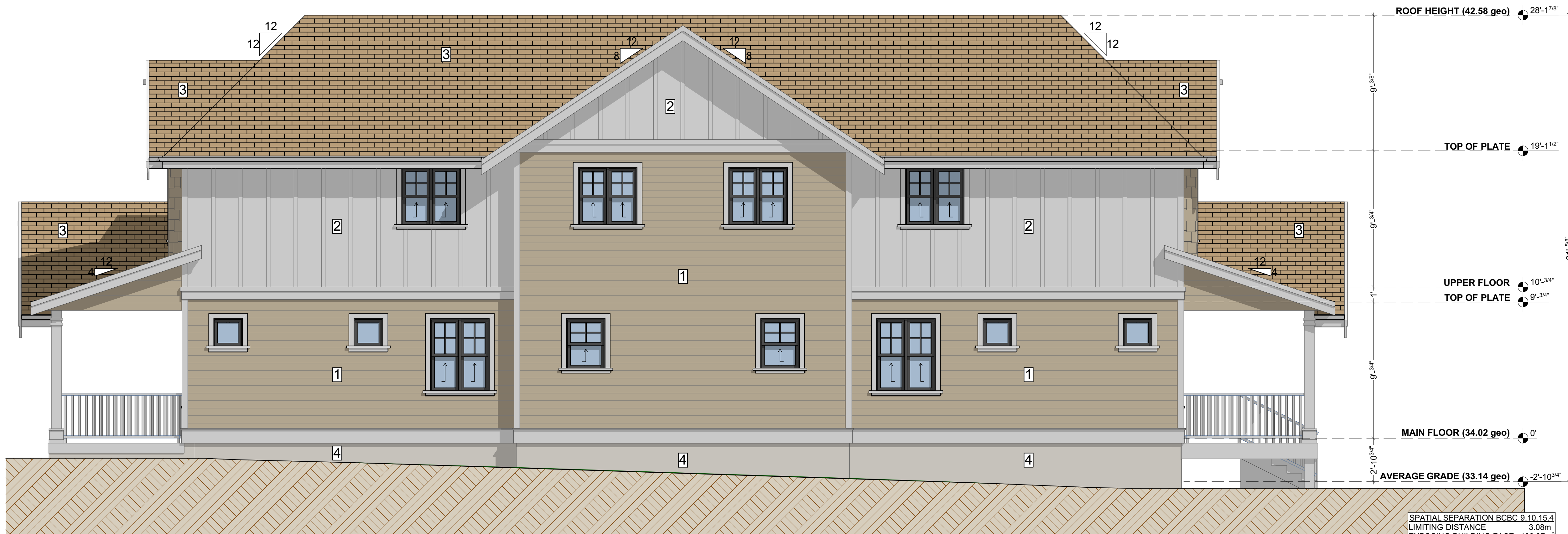
1500 Shorncliffe Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

LADYSMITH FOURPLEXES

Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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2 RIGHT ELEVATION - LOT 8
SCALE: 1/4" = 1'-0"

| | |
|-------------------------|----------------------|
| SPATIAL SEPARATION BCBC | 9.10.15.4 |
| LIMITING DISTANCE | 3.08m |
| EXPOSING BUILDING FACE | 138.37m ² |
| ALLOWABLE OPENINGS | 10% |
| PROPOSED AREA | 7.02m ² |
| PROPOSED OPENINGS | 5.07% |

ISSUED FOR DP

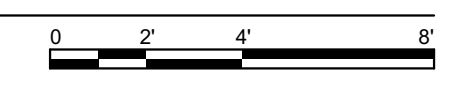
ISSUED:

ELEVATIONS - LOT 8

B-201



3 REAR ELEVATION - LOT 8
SCALE: 1/4" = 1'-0"



| EXTERIOR CLADDING LEGEND | |
|--------------------------|--|
| 1 | CEMENT BOARD LAP SIDING PAINTED |
| 2 | CEMENT BOARD PANEL C/W 1X3 CFS BATTENS - PAINTED |
| 3 | ASPHALT ROOFING SHINGLES |
| 4 | FINISHED CONCRETE PARGED |
| 5 | HARDIESHINGLE PAINTED |

| ADDITIONAL EXTERIOR FINISHINGS | |
|--------------------------------|---|
| GUTTERS (PREFINISHED) | 5" CONTINUOUS ALUMINUM (PREFINISHED) C/W 4"X3" ALUMINUM DOWNSPOUT |
| SOFFIT | VENTED ALUMINUM (PREFINISHED) |
| FASCIA | 2X12 COMB FACED SPF (PAINTED) |
| WINDOW TRIM (SLORED) | 2X4 COMB FACED SPF TOP/SIDES C/W 2X4 SILL & 2X4 SIDING (PAINTED) |
| DOOR TRIM | 2X4 COMB FACED SPF (PAINTED) |
| CORNER TRIM | 1X4 COMB FACED SPF (PAINTED) |

NOTE:
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO BCBC EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY ALL R.O. PRIOR TO ORDERING WDW'S.
FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS
ALL COLOURS AS PER OWNER

ADAPT DESIGN

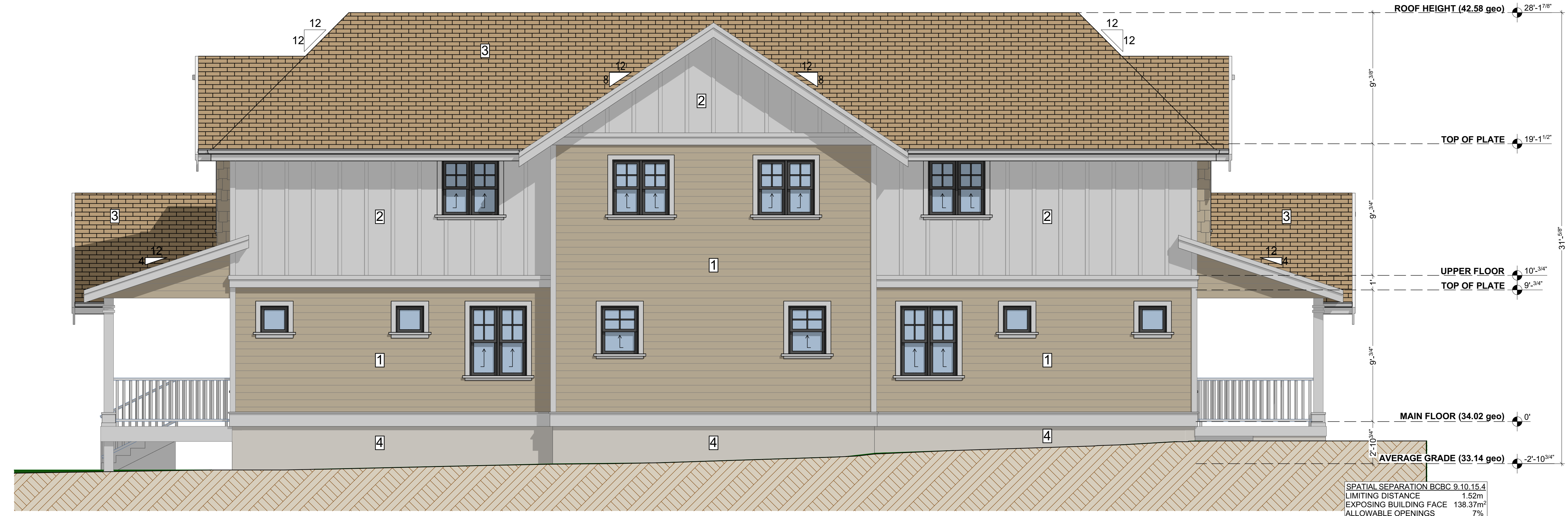
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LADYSMITH FOURPLEXES

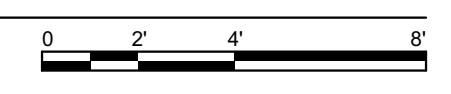
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4 LEFT ELEVATION - LOT 8
SCALE: 1/4" = 1'-0"



| | |
|-----------------------------------|----------------------|
| Spatial Separation BCBC 9.10.15.4 | 1.52m |
| Limiting Distance | 1.52m |
| Exposing Building Face | 138.37m ² |
| Allowable Openings | 7% |
| Proposed Area | 7.02m ² |
| Proposed Openings | 5.07% |

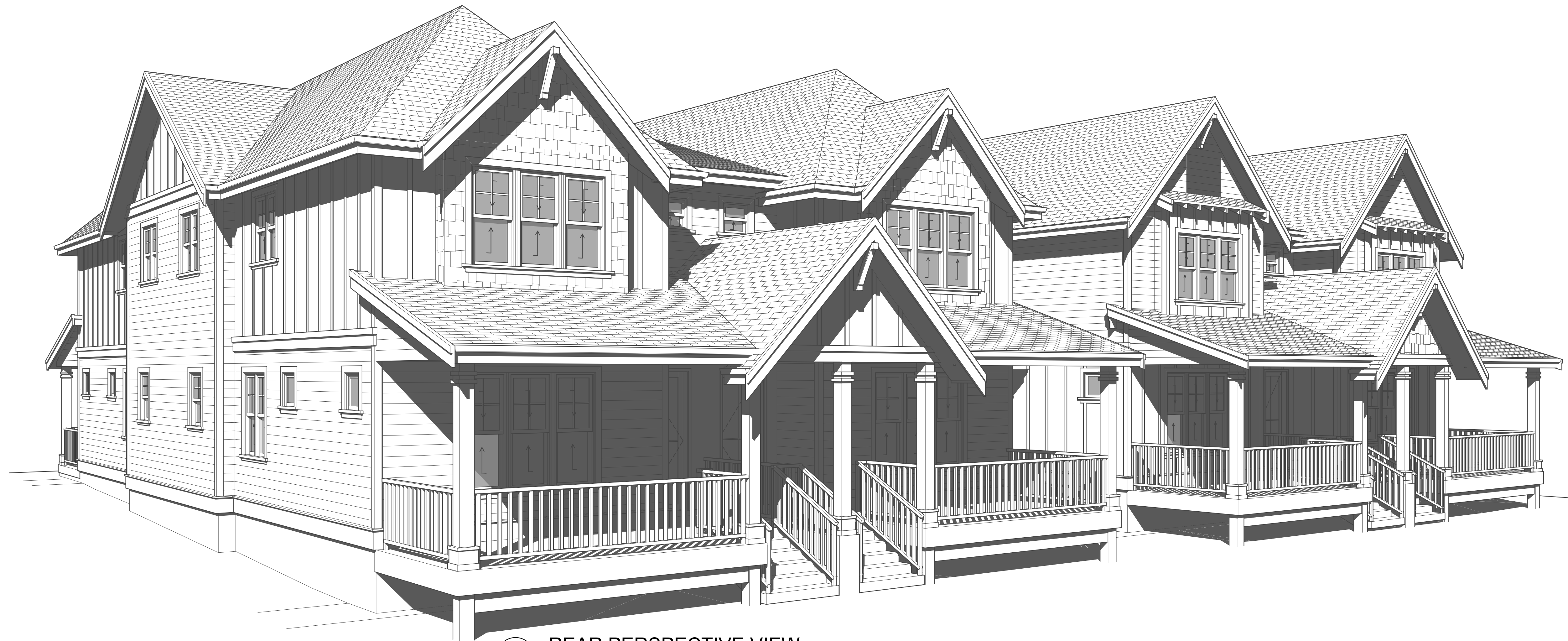
ISSUED FOR DP

ISSUED:

ELEVATIONS - LOT 8



FRONT PERSPECTIVE VIEW



REAR PERSPECTIVE VIEW

ISSUED
FOR
DP

ISSUED:

| |
|--|
| |
| |
| |
| |

PERSPECTIVE VIEWS

B-301

January 3, 2024

Our File: 20-158

Julie Thompson,
Planner
Town of Ladysmith
132C Roberts Street
Ladysmith, BC V9G 1A2

Re: Development Permit Application for 11 & 17 Warren Street, Ladysmith. (Lot 7 & 8, Block 5, District Lot 24, Oyster District, Plan 703A)

Dear Madame,

Our rationale for the Development Permit Application is as follows:

This development's design is meant to meet the objectives set out in Ladysmith's two applicable development permit areas (DPA 2, DPA 4). The proposed four-plexes will add diversity and vitality to the downtown core while also respecting the neighbourhood character. It will also allow for revitalization and greater density adjacent to the Town's primary commercial area while preserving the areas heritage. I believe that DPA 2 – Downtown and DPA 4 – Multi-Unit have been heavily considered in the design of this proposed development.

Please contact me if you require further information to process the application.

Sincerely,



Digitally signed by
Brody Phillips 7EK9BN
Date: 2024.01.03
13:07:04 -08'00'

Brody Phillips, BCLS
Turner Land Surveying Inc.

Turner & Associates
 land surveying^{inc.}