



# MINUTES

## Community Planning Advisory Committee

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

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**PRESENT:** Chair – Keona Wiley; Members – Tonya Soules, Jason Robertson, Jennifer Aker, John Scott, Anthony Price, Julika Pape; Council Liaison – Marsh Stevens; Director of Development Services – Jake Belobaba; Planner – Julia Tippet; Recorder – Cassandra Taylor

**GUESTS:** Applicants - Randy Repass, Sally-Christina Rodgers, Robert Fung, Adrian Wong (file no. 3060-23-21)

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Chair Keona Wiley called the meeting to order at 7:01pm.

Keona Wiley 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 August 7, 2024, Community Planning Advisory Committee meeting be approved.

### 2. ADOPTION OF MINUTES

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

### 3. COUNCIL REFERRALS

#### a. Development Permit Application 3060-23-21 – 440 1<sup>st</sup> Avenue

Adrian Wong from WA Architects provided an overview of the application via a PowerPoint presentation, highlighting the building's heritage features on the facade that is to be retained and the proposed redevelopment of the remainder of the building, including 4<sup>th</sup> and 5<sup>th</sup> storey additions.

CPAC members asked questions about the status of the current tenants of the building and future tenure, parking, accessibility of the units, and Electric Vehicle (EV) charging for bikes and vehicles.

CPAC discussed the proposal and made positive comments of the application as a whole, noting that the proposal will make a positive impact on the town. Concerns were raised around the loss of affordable rental units in town, but it was noted that this is often a challenge with new development.

It was moved, seconded, and carried that the Community Planning Advisory Committee recommends that Council approve Development Permit application 3060-23-21 for 440 1<sup>st</sup> Avenue with consideration for the following:

- Screening of the elevator overrun and mechanical/HVAC units on the roof of the building.
- Implementing EV ready charging conduits for all four residential parking stalls.

**4. MONTHLY BRIEFING**

- An update was provided on the Small-Scale Multi-Unit Housing Provincial legislation and the status of the associated Bylaws.
- “Short Term Rental Bylaw No. 2188” went to Council on August 6 for introduction.

**5. NEXT MEETING - TBD**

**6. ADJOURNMENT**

It was moved, seconded, and carried that the meeting be adjourned at 8:00 PM.

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Chair (Keona Wiley)

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Corporate Officer (S. Bouma)