



MINUTES

Community Planning Advisory Committee

Wednesday, January 8, 2025 at 7:00 p.m.
City Hall Council Chambers, 410 Espanade

PRESENT: Chair - Keona Wiley; Members – Tonya Soules, Jennifer Aker, John Scott, Julika Pape; Council Liaison - Jeff Virtanen; Director of Development Services – Jake Belobaba; Planner Andrew Wilson; Recorder – Cassandra Taylor

ABSENT: Members – Anthony Price, Jason Robertson

GUESTS: Applicants – Toby Seward, Stefan Crucil, Brian Kapuscinski, Will Melville (file no. 3360-24-02)

Chair Keona Wiley called the meeting to order at 7:00pm.

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 the January 8, 2025, Community Planning Advisory Committee meeting be approved.

2. ADOPTION OF MINUTES

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

3. COUNCIL REFERRALS

a. Zoning Bylaw Amendment Application 3360-24-02 – 336 Belaire Street

Planner Andrew Wilson provided a brief overview of the application and its purpose of amending the current CD-6 zoning by adding an additional (fifth) storey and increasing the density.

Stefan Crucil from FMC Holdings provided background information on the longevity of their family’s history and ongoing commitment to the Town of Ladysmith.

Applicant Toby Seward provided a brief verbal presentation, noting the similar design features as Dalby’s on Dogwood (201 Dogwood), the walkability of the building’s location and their commitment to the diversity of housing needs, sizing, etc. Toby specified that the important component of the application will be the affordable housing aspect.

CPAC asked for clarification on the affordable housing units and how those details will be worked out through the Covenant process prior to final approval. CPAC also asked for clarification on how the larger footprint of the building would fit in with the smaller dwelling units surrounding it.

CPAC discussed the proposal and made positive comments on the application as a whole. There were concerns with limiting the affordable housing units to just studio apartments and noted that they would like to see a more diverse range of rental units. CPAC also noted that they would like to see more commercial space on the lower floor.

It was moved, seconded, and carried that the Community Planning Advisory Committee recommends that Council approve Rezoning application 3360-24-02 for 336 Belaire Street with consideration for the following:

- **To define a clearer definition of affordable housing to include rental pricing at a percentage below market value.**
- **To include a diverse range of affordable housing units.**
- **To explore the possibility of increasing the commercial space on the lower floor.**

4. MONTHLY BRIEFING

- Update provided on 3320-22-08 - Lot A Rocky Creek Road.
- Update provided on 440 1st Ave "Islander Hotel".
- 3360-22-07 - Bylaws No. 2170 & 2171 received final adoption at the December 17, 2024 Council meeting.
- Council accepted Housing Needs report at the December 17, 2024 Council meeting.

5. NEXT MEETING - TBD

6. ADJOURNMENT

It was moved, seconded, and carried that the meeting be adjourned at 8:12 PM.

Chair (Keona Wiley)

RECEIVED:

Corporate Officer (S. Bouma)