A REGULAR MEETING OF THE TOWN OF LADYSMITH COUNCIL AGENDA 6:00 P.M.

Tuesday, March 2, 2021

This meeting will be held electronically as per Ministerial Order No. M192

Pages

1. CALL TO ORDER

2. CLOSED SESSION

Recommendation

That, in accordance with section 90 of the *Community Charter*, Council retire into closed session in order to consider items related to the following:

- personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality - section 90(1)(a);
- the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party - section 90(2)(b).

3. OPEN MEETING AND ACKNOWLEDGEMENT (7:00 P.M.)

The Town of Ladysmith acknowledges with gratitude that this meeting takes place on the traditional, unceded territory of the Stz'uminus First Nation.

Residents are encouraged to "virtually" attend the meeting by registering here: https://zoom.us/webinar/register/WN_6dbS0-bRnGyTi0ultq-oQ Instructions on how to join the meeting will be sent immediately after you register.

View the livestream on YouTube:

https://www.youtube.com/channel/UCH3qHAExLiW8YrSuJk5R3uA/featured.

AGENDA APPROVAL

Recommendation

That Council approve the agenda for this Regular Meeting of Council for March 2, 2021.

5. RISE AND REPORT- Items from Closed Session held February 16, 2021

Appointments to the Official Community Plan Steering Committee for terms commencing February 16, 2021, to the date of adoption of a new Official Community Plan (Resolution Nos. CE 2021-047, -048, -049):

- Isabel Anderson to represent the youth sector; and
- Cindy Beaulieu and Mark Drysdale to represent the business sector.

6. MINUTES

6.1. Minutes of the Special Meeting of Council held February 16, 2021

6

Recommendation

That Council approve the minutes of the Special Meeting of Council held February 16, 2021.

6.2. Minutes of the Regular Meeting of Council held February 16, 2021

9

Recommendation

That Council approve the minutes of the Regular Meeting of Council held February 16, 2021.

6.3. Minutes of the Special Meeting of Council held February 23, 2021

13

Recommendation

That Council approve the minutes of the Special Meeting of Council held February 23, 2021.

7. DELEGATIONS

7.1. Dr. David Coupland, President of the Nanaimo Medical Staff Association/Nanaimo Medical Staff Engagement Society

15

A request for Council's support for Island Health's five year plan to turn Nanaimo Regional General Hospital into a tertiary hospital.

8. PROCLAMATIONS

8.1. World Lymphedema Day

Mayor Stone has proclaimed March 6, 2021 as World Lymphedema Day in the Town of Ladysmith.

9. BYLAWS- OFFICIAL COMMUNITY PLANNING AND ZONING

9.1. Zoning & OCP Amendment – 201/203 Dogwood Drive

Recommendation

That Council:

- 1. Proceed with first and second reading of "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 64) 2021, No. 2062";
- 2. Consider "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 64) 2021, No. 2062" in conjunction with the Town's Financial Plan and the Town's Liquid Waste Management Plan, pursuant to section 477(3) of the *Local Government Act*:
- 3. Proceed with first and second reading of "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 34) 2021, No. 2063";
- Direct staff to proceed with scheduling and notification of a public hearing for "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 64) 2021, No. 2062" and "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 34) 2021, No. 2063"; and
- 5. Require that the property owner, prior to adoption of "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 64) 2021, No. 2062" and "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 34) 2021, No. 2063":
 - a. Consolidate Amended Lot 10 (DD 21674N) District Lot 56
 Oyster District Plan 1684 (201 Dogwood Drive) and
 Amended Lot 11 (DD 27179N) District Lot 56 Oyster District
 Plan 1684 (203 Dogwood Drive); and

b. Either:

- Install a pedestrian signal at the existing crosswalk at Dogwood Drive and Bayview Avenue, or provide cash in the amount of 125% of the estimated construction cost and an undertaking to complete the work within one year of final approval; or
- ii. Provide cash in the amount of 125% of the estimated construction cost to be deposited to the Town's

34

35

Amenity Reserve Fund should the pedestrian signal not be considered viable through consultation with the developer's traffic engineer.

10. REPORTS

10.1. Request for Support - Ladysmith Family and Friends Association Grant Application to Construct a Picnic Shelter at the Aggie Hall Playground

98

Recommendation

That Council:

- Permit the Ladysmith Family and Friends Society to proceed with a grant application for funding to construct a picnic shelter at the Aggie Hall Playground, subject to obtaining the appropriate permits and approval from the Town of Ladysmith; and
- Provide a letter of support to the Ladysmith Family and Friends Society for their grant application to construct a picnic shelter located at the Aggie Hall Playground through the Canada Healthy Communities Initiative.

11. BYLAWS

11.1. Housekeeping Amendments to "Town of Ladysmith Fees and Charges Bylaw 2008, No. 1644"

103

Recommendation

That Council give first three readings to "Town of Ladysmith Fees and Charges Bylaw 2008, No. 1644, Amendment Bylaw No. 9, 2021, No. 2059" to amend Schedule "1" and remove Schedule "4" as outlined in the staff report dated March 2, 2021.

12. CORRESPONDENCE

12.1. Request from Victoria and VI Greek Community Society to Illuminate City Hall to Celebrate the 200th Anniversary of Greek Independence

110

Council previously authorized the flying of the Greek flag on March 25, 2021, however the Society's additional request to illuminate City Hall was not considered as the Town did not have lighting in place at that time.

Recommendation

That Council approve the request from the Victoria and VI Greek Community Society to illuminate City Hall with blue and white lights on

March 25, 2021 to celebrate the 200th anniversary of Greek Independence.

12.2. Request from BC Lyme Society to Illuminate City Hall to Increase Lyme Disease Awareness

111

Recommendation

That Council approve the request from the BC Lyme Society to illuminate City Hall with green lights on May 3, 2021 as part of Lyme Disease Awareness Day.

13. NEW BUSINESS

14. QUESTION PERIOD

Residents are encouraged to "virtually" attend the meeting and ask their questions live by registering here:

https://zoom.us/webinar/register/WN__6dbS0-bRnGyTi0ultq-oQ Instructions on how to join the meeting will be sent immediately after you register.

Alternately, questions can be submitted via email at info@ladysmith.ca during the meeting.

- Persons wishing to address Council must be Town of Ladysmith residents, non-resident property owners, or operators of a business.
- Individuals must include their name and address for identification purposes.
- Questions put forth must be on topics which are not normally dealt with by Town staff as a matter of routine.
- Questions must be brief and to the point.
- No commitments shall be made by the Chair in replying to a question.
 Matters which may require action of the Council shall be referred to a future meeting of the Council

15. ADJOURNMENT



MINUTES OF A SPECIAL MEETING OF COUNCIL

Tuesday, February 16, 2021 5:00 P.M.

This meeting was held electronically as per Ministerial Order No. M192

Council Members Present:

Mayor Aaron Stone Councillor Duck Paterson
Councillor Amanda Jacobson Councillor Marsh Stevens

Councillor Rob Johnson Councillor Jeff Virtanen (arrived at 5:05

Councillor Tricia McKay p.m.)

Staff Present:

Allison McCarrick Geoff Goodall
Erin Anderson Donna Smith
Chris Barfoot Mike Gregory
Jake Belobaba Sue Bouma

1. CALL TO ORDER

Mayor Stone called this Special Meeting of Council to order at 5:00 p.m., in order to retire immediately into Closed Session.

2. CLOSED SESSION

CS 2021-042

That, in accordance with section 90 of the *Community Charter*, Council retire into closed session in order to consider items related to the following:

- personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality section 90(1)(a);
- negotiations and related discussions respecting the proposed provision of a municipal service - section 90(1)(k); and
- the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party - section 90(2)(b).

Motion Carried

3. OPEN SESSION (6:30 p.m.)

Mayor Stone called this Special Meeting of Council to order at 6:31 p.m., recognizing with gratitude that it was taking place on the traditional unceded territory of the Stz'uminus People.

4. AGENDA APPROVAL

CS 2021-043

That Council approve the agenda for this Special Meeting of Council for February 16, 2021.

Motion Carried

5. DELEGATION

5.1 G.P Rollo and Associates and the Cowichan Housing Association: Ladysmith Housing Needs Assessment Report

George Parker, of G.P. Rollo and Associates, and John Horn, of the Cowichan Housing Association, presented the Ladysmith Housing Needs Assessment Report. The report included qualitative findings from community engagement, and quantitative findings from data, methodology and projections.

Mr. Horn and Mr. Parker responded to Council's questions. Council thanked them for their work, engagement and presentation.

CS 2021-044

That Council receive for information the Ladysmith Housing Needs Assessment Report.

Motion Carried

6. RECESS

By unanimous consent, Council recessed the Special Open Meeting of Council at 7:05 p.m. in order to reconvene immediately following the Regular Meeting of Council.

7. RECONVENE

By unanimous consent, Council reconvened the Special Open Meeting of Council at 9:03 p.m. in order to reconvene the closed session in accordance with section 90(1)(a) and (k), and section 90(2)(b) of the *Community Charter*.

8. RISE AND REPORT

Council rose from Closed Session at 9:04 p.m. without report.

9. ADJOURNMENT

CS 2021-045

That this Special Meeting of Council adjourn at 9:05 p.m. *Motion Carried*

	V Y
Mayor (A. Stone)	Corporate Officer (D. Smith)



MINUTES OF A REGULAR MEETING OF COUNCIL

Tuesday, February 16, 2021 7:00 P.M.

This meeting was held electronically as per Ministerial Order No. M192

Council Members Present:

Mayor Aaron Stone Councillor Duck Paterson
Councillor Amanda Jacobson Councillor Marsh Stevens
Councillor Rob Johnson Councillor Jeff Virtanen

Councillor Tricia McKay

Staff Present:

Allison McCarrick Geoff Goodall
Erin Anderson Donna Smith
Chris Barfoot Mike Gregory
Jake Belobaba Sue Bouma

1. CALL TO ORDER

Mayor Stone called this Regular Meeting of Council to order at 7:06 p.m.

2. ACKNOWLEDGEMENT

Mayor Stone acknowledged with gratitude that this Regular Meeting of Council was taking place on the traditional unceded territory of the Stz'uminus People.

3. AGENDA APPROVAL

CS 2021-046

That Council approve the agenda for this Regular Meeting of Council for February 16, 2021 as amended to include additional correspondence related to Item 6.1., from Bliss Yoga, Old Town Bakery, Brooke Mycroft, and Andrea Rosato-Taylor.

Motion Carried

4. MINUTES

4.1 Minutes of the Regular Meeting of Council held February 2, 2021

CS 2021-047

That Council approve the minutes of the Regular Meeting of Council held February 2, 2021.

Motion Carried

5. DEVELOPMENT APPLICATIONS

5.1 Temporary Use Permit: Temporary Shelter: 440 1st Avenue

Representatives from the Ladysmith Resources Centre Association and BC Housing responded to Council's questions.

CS 2021-048

That Council approve the issuance of Temporary Use Permit 3340-21-01 for a temporary shelter to support persons experiencing homelessness for the duration of the COVID-19 pandemic, at 440 1st Avenue, Lot 6, Block 27, District Lot 56, Oyster District, Plan 703, PID: 008-550-981.

Motion Carried

OPPOSED: Councillors Jacobson and Paterson

By unanimous consent Council recessed the meeting at 8:34 p.m. and reconvened at 8:38 p.m.

6. COMMITTEE MINUTES

6.1 Public Art Task Group Minutes - December 3, 2020 and January 7, 2021

CS 2021-049

That Council receive for information the minutes of the December 3, 2020 and the January 7, 2021 meetings of the Public Art Task Group.

Motion Carried

6.2 Community Planning Advisory Committee Minutes - February 3, 2021

CS 2021-050

That Council receive for information the minutes of the February 3, 2021 meeting of the Community Planning Advisory Committee.

Motion Carried

7. REPORTS

7.1 CVRD Referral – OCP and Rezoning Referral for 4760 Brenton-Page Road

CS 2021-051

That Council direct staff to send the letter included as Attachment A to the February 16, 2021 staff report and amended to remove references to the Town's OCP and preferences, in response to the December 23, 2020 referral from the CVRD seeking comments on an application to amend the CVRD OCP and Zoning Bylaws at 4760 Brenton-Page Road. *Motion Carried*

7.2 FCM Grant awarded – Uplands Remediation

CS 2021-052

That Council authorize the Mayor and Corporate Officer to sign the FCM Green Municipal Fund Grant Agreement GMF 17055 titled "Uplands Environmental Assessment and Remedial Action Plan" for remediation of Town-owned property referred to as the "uplands" in the Waterfront Area Plan.

Motion Carried

7.3 Adjustments to Water Billing Accounts

CS 2021-053

That Council:

- 1. Approve the adjustment to Utility Account #0260000 in the amount of \$3,206.83 due to a water leak occurring during the October-December 2020 quarterly billing; and
- 2. Approve a second adjustment to Utility Account #1066000 in the amount of \$7,218.56 due to a water leak occurring during the October-December 2020 quarterly billing.

Motion Carried

8. CORRESPONDENCE

8.1 Request for Letter of Support from Telus

CS 2021-054

That Council provide a letter of support to Telus, as requested in the correspondence received February 8, 2021 from Brian Gregg, regarding their Universal Broadband Fund grant application.

Motion Carried

9. QUESTION PERIOD

Members of the public submitted questions about the Temporary Use Permit for a temporary shelter at 440 1st Avenue, including whether other locations had been considered, whether this location was likely to become permanent, the Town's plans to address social issues and develop a permanent solution, the possibility of the shelter accepting overflow from other communities, and whether thought had been given to allowing the shelter clients to consume drugs and alcohol within the building.

10. ADJOURNMENT

CS 2021-055

That this Regular Meeting of Council adjourn at 9:02 p.m. *Motion Carried*

Mayor (A. Stone)	Corporate Officer (D. Smith)



MINUTES OF A SPECIAL MEETING OF COUNCIL

Tuesday, February 23, 2021 5:00 P.M.

This meeting was held electronically as per Ministerial Order No. M192

Council Members Present:

Mayor Aaron Stone Councillor Duck Paterson
Councillor Amanda Jacobson Councillor Marsh Stevens
Councillor Rob Johnson Councillor Jeff Virtanen

Councillor Tricia McKay

Staff Present:

Allison McCarrick Geoff Goodall Erin Anderson Donna Smith Chris Barfoot Mike Gregory Jake Belobaba Sue Bouma

1. CALL TO ORDER AND ACKNOWLEDGEMENT

Mayor Stone called this Special Meeting of Council to order at 5:01 p.m., recognizing with gratitude that it was taking place on the traditional unceded territory of the Stz'uminus People.

2. AGENDA APPROVAL

By unanimous consent, Council approved the agenda for this Special Meeting of Council for February 23, 2021.

3. CLOSED SESSION

CS 2021-057

That Council, in accordance with section 90 of the *Community Charter* retire into closed session in order to consider items related to the following:

 negotiations and related discussions respecting the proposed provision of a municipal service - section 90(1)(k).

Motion Carried

4.	RISE AND REPORT- Items from Closed Session						
	Council rose from Closed Session at 6:28 p.m. without report.						

5. ADJOURNMENT

This Special Meeting of Council was adjourned by unanimous consent at 6:29 p.m.

Mayor (A. Stone)	Corporate Officer (D. Smith)

Nanaimo Medical Staff Association (MSA) Presentation



A Tertiary Hospital Up Island at NRGH

MSA NRGH – Role and Goals

- Represent the Medical Staff on all issues, especially those effecting patient care.
- Primarily Hospital based. Engagement, Advocacy and Planning.
- Independent, Responsible Voice.

 Engage and partner with Island Health to obtain what our Patients and Hospital needs for proper care within our mandate.

• Engage the Community - Medical, Political/Government, Public, to achieve this!

Tertiary Hospital For CI/NI at NRGH

- ➤ Programs/Funding have not matched Medical Need and Population Growth in CI/NI, over the last 15-20 years.
- ➤ Historical processes have not addressed this.
- ➤ Recognized by IH Administration/IH Board 2017 with Local Health Care Providers 5 Yr. Priority Services Development Plan Tertiary Services
- ➤ Identified the Services, including Tertiary Services needed help all CI/NI.

The Need for a Tertiary Hospital? Simply Population and Demographics

BC Government 2020 Estimates:

- Population 440,000+ in the CI/NI and 430,000 in the SI below the Malahat
- Oldest population in Canada in Cl
- Growing slightly faster in CI/NI
- Complexity of patients is the same. We have Tertiary Patients!
- Busiest ER on VI by far at NRGH
- Serve many vulnerable populations and 80% of First Nations, who are often remote.
- Acute care demands will increase in CI/NI!

Page 18 of 112 4

5 Year Plan for NRGH Towards a Tertiary Hospital for CI/NI





August 2017



Page 19 of 112

5 Year Priority Services Plan – MSA is Committed to it

> Good plan, data driven, with wide input.

> Addresses the major patient care gaps in CI/NI. It is what patients need.

➤ Working with IHA we have made progress.

> *Support primary care initiatives especially those effecting the hospital.

Page 20 of 112

Top 10 Priorities in the 5 Year Services Plan — MSA/LMAC

- 1. *Improve Culture and Relationships with IH administration.
- 2. *More Appropriate Care for Critically III Patients at NRGH. This includes access to General Internal Medicine and Medical Sub-specialty programs.
- 3. Provide appropriate Care/Services for Pediatric/Adult Mental Health Patients.
- 4. Meet Growing Demand for Cancer Care Services on VI.
- 5. Improve Access to Existing Surgical Services/New Services/Wound Care.
- 6. Expand Access to Rehabilitation Services at NRGH and Other Nearby Sites
- 7. Better meet the needs of End of Life Patients
- 8. Strengthen Supports for Patients who use Substances
- 9. Increase Local Access to Renal Services and necessary supports
- 10. Improve Timely Access to Proceduralists at NRGH

Page 21 of 112

Recent Success with Island Health and the Ministry of Health Improving Care of our Critically ill Patients. Critical Care Beds Coming to NRGH

- **► ICU** Build 2021 8 to 12 CC Beds
- ➤ High Acuity Unit (HAU) October 4 to 12 CC Beds MOH initiative!
- > Total when done 24 CC Beds
- ➤ Complex Medical Care Unit (CMCU) IM March 2020 12 Beds
- ➤ * Game Changers for critical care and culture at NRGH!
- ➤ One big gap in critically care remains Cardiology Services.

Page 22 of 112

First let's look at Lack of Critical Care Beds on VI

- **>** Canadian recommendation = 13-15 CCB/100k
- ➤ Total VI = 7 CCB/100k pre COVID. Lowest per Capita in Canada.

- ➤ New beds:
- > Total VI = 10-11CCB/100k
- **>** Total CI/NI = 9 CCB/100k

Page 23 of 112

Other Success with IH/MOH - Access to Internal Medicine Specialists at NRGH

- ➤ 1.Neurology Program 5 Neurologists by July 2021—24/7 Service
- > 2.Gastroenterology Program New Endoscopy suite Hiring 2 Gastroenterologists
- ➤ 3. Infectious disease Hired 2 new subspecialists for a total of 3.
- **▶** 4. Rehabilitation medicine Hired 2 new subspecialists for a total of 4.
- > Still gaps in other medical subspecialties.

- > 5. *Cardiac Services and Catheterization Laboratory
 - ➤ Biggest care gap between CI/NI and SI, especially of critically ill. Often Patients with heart attacks and cardiac disease cannot get the care they need, when they need it.
- **→** Our #1 Medical Care Focus

Page 24 of 112

Big Priorities in the Plan – Timelines?

- *Cardiac Services/Catheterization Lab
 - > Substandard poor access and services for a population of our size.

*A new Patient Tower/DNT Centre - Address deficiencies in our 1961 building.

Expand Cancer Services in a Cancer Center – Poor access and long waits in CI/NI.

> *We need a Commitment/Timeline from the Ministry to fund and build these.

Page 25 of 112

Other priorities in the 5 year plan – WIP - Not forgotten.

➤ *Pediatric and Adult Mental Health Services — Recent progress.

→ Medical Services

Expand exsiting programs - Eg. Rehabilitation, Endocrinology etc.

> Surgical Services

- ➤ Expand current existing programs *Wound care, ENT etc.
- ➤ New surgical programs Vascular/Thoracic.

Page 26 of 112

Programs/Physician Resources

(Most Nanaimo results = CI/NI. Not all Victoria Drs. work in hospitals)

3	Hospital size	Nephrol.	GI.	Cardiology/PCI	ID.	Neuro.	Endo.
Nanaimo Up Island	350-400	7	0 3	2/No	3	3	1
Victoria	RJH – 500 VGH – 344	7	16	26/Yes	8	14	9
Kamloops	254	3	5	6	2	4	0
Kelowna	400	4	10	14	6	9	2
Penticton	140	3	2	0	0	2	0
Trail	200	2	0	0	0	0	0
Prince George	208	3	3	1	2	3	0

Page 27 of 112

Programs/Physician Resources

(Most Nanaimo results = CI/NI. Not all Victoria Drs. work in hospitals)

	Ped. Psych.	Adult Psych.	Geriatrics	Resp.	Hem.	Vas Sx.	Thor Sx.	Oncologists/ Cancer Centre/ GP Oncologists	Rehab.
NRGH Up Island	2	6 12	1 3	3	1	0	0	0 No 4	4
Victoria	13	82	7	10	6	7	4	40 Yes 9	10

Page 28 of 112

When plan is complete we will not have all the services provided in SI.

Services that will only be provided in Victoria:

➤ Neurosurgery, Cardiac Surgery, Pediatric Surgery, Medical Microbiology, other Pathologic subspecialties, Pediatric Endocrinology.

Services provided in Victoria that should be provided in Nanaimo:

➤ Pediatric Psychiatry, Adult psychiatry, Cardiology, Gastroenterology, Oncology, Infectious disease, Hematology, Endocrinology, Palliative Care, Respirology, Geriatrics, Wound Care, Vascular surgery, Thoracic Surgery.

* We are not asking to be SI, but to get what patients need for standard of care.

Page 29 of 112

MSA Working with Island Health

> We are not focusing on the past, but on positive solutions going forward.

> Our goal - Work with IH admin & MOH to achieve standard of care in CI/NI.

> Positive changes are on the horizon as a result of our work together.

Page 30 of 112

Tertiary Services Hospital - Benefits are Many!

➤ Patients will get the proper care, at the proper time, from the proper people, in the right place!

➤ New People and Jobs in the Community, Construction, Services.

> Future MEDICAL/TECHNICAL Schools possible at VIU.

Page 31 of 112 17

What can you do?

> We need a MOH commitment and reasonable timeline on our Big Priorities!

➤ We have the support of the Medical Staff, IH Admin, Mayor/City Council, RDN, VIU, Business Community and Local Politicians. MSA pres, QPLNmayors and FN?

➤ We need your voice and the voice and People of CI/NI to make this happen.

➤ Make the 5 year plan **Your Plan and Be our Voice!**

Page 32 of 112

5 Year Plan for NRGH: A Tertiary Hospital - Conclusion

- ➤ You and your FAMILY deserve healthcare already provided to families in Vancouver and Victoria!! Fairness, equity and access!
- ➤ It's time to deliver equitable Health Care to the Taxpayers of the Central and North Island!

It's Your Turn!

Page 33 of 112



PROCLAMATION

WHEREAS: Lymphedema is an incurable condition affecting more than 1 million

Canadians including 30-40% of all cancer survivors with disfigurement, disabilities, discomfort and distress; and

WHEREAS: many British Columbians are living with Lymphedema, an

accumulation of lymphatic fluid that causes chronic swelling in the arms, legs, or other areas of the body, affecting men, women and children and causing a severe financial, physical and psychological

impact on the lives of patients; and

WHEREAS: there is a desperate need to raise the level of knowledge about

lymphedema within the medical community for timely diagnosis, and

management, so people no longer go untreated due to lack of

knowledge about treatment; and

WHEREAS: the lack of focus on this condition has resulted in inadequate

education, and a lack of effective clinical or surgical treatment, plus

a drastic shortage of trained medical professionals; and

WHEREAS: the mandate of the BC Lymphedema Association is to bring attention

to this distressing disease and to promote healthy and hopeful living with lymphedema through education, awareness, advocacy, and support for all people in British Columbia living with lymphedema,

and for their families and caregivers; and

WHEREAS: communities throughout Canada are demonstrating their support for

people living with lymphedema by honouring them and those that provide love, encouragement, and commitment to meeting the needs

of Lymphedema patients.

THEREFORE, I, Aaron Stone, Mayor of the Town of Ladysmith, do hereby proclaim

Friday, March 6th, 2021 as "World Lymphedema Day" in the Town of Ladysmith and encourage all citizens to work together to promote and increase awareness so that the health and well being of all those

living with Lymphedema is improved.

Mayor A. Stone

February 8, 2021

STAFF REPORT TO COUNCIL

Report Prepared By: Julie Thompson, Acting Senior Planner

Meeting Date: March 2, 2021
File No: ZBL 3360-20-05

Re: Zoning & OCP Amendment – 201/203 Dogwood Drive

RECOMMENDATION:

That Council:

- 1. Proceed with first and second reading of "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 64) 2021, No. 2062";
- 2. Consider "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 64) 2021, No. 2062" in conjunction with the Town's Financial Plan and the Town's Liquid Waste Management Plan, pursuant to section 477(3) of the *Local Government Act*;
- 3. Proceed with first and second reading of "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 34) 2021, No. 2063";
- 4. Direct staff to proceed with scheduling and notification of a public hearing for "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 64) 2021, No. 2062" and "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 34) 2021, No. 2063"; and
- 5. Require that the property owner, prior to adoption of "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 64) 2021, No. 2062" and "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 34) 2021, No. 2063":
 - a. Consolidate Amended Lot 10 (DD 21674N) District Lot 56 Oyster District Plan 1684 (201 Dogwood Drive) and Amended Lot 11 (DD 27179N) District Lot 56 Oyster District Plan 1684 (203 Dogwood Drive); and

b. Either:

- i. Install a pedestrian signal at the existing crosswalk at Dogwood Drive and Bayview Avenue, or provide cash in the amount of 125% of the estimated construction cost and an undertaking to complete the work within one year of final approval; or
- ii. Provide cash in the amount of 125% of the estimated construction cost to be deposited to the Town's Amenity Reserve Fund should



the pedestrian signal not be considered viable through consultation with the developer's traffic engineer.

EXECUTIVE SUMMARY:

The subject property is located at 201 and 203 Dogwood Drive. The applicant is proposing to amend the Official Community Plan (OCP) and Zoning Bylaw on the 1,409m² (0.1409ha) subject property (currently consisting of two lots), to allow a five storey (18.5m), 25 unit multi-family residential development with the potential for local commercial uses on the ground floor. It is recommended that Council give first and second readings to the proposed amendment Bylaw Nos. 2062 and 2063 and direct staff to schedule a public hearing.

PREVIOUS COUNCIL DIRECTION:

Resolution #/Date	Resolution					
CS 2020-284	That Council:					
October 6, 2020	1. Direct that application 3360-20-04 (Amended Lot 10 (DD					
	21674N) District Lot 56 Oyster District Plan 1684 and Amended					
	Lot 11 (DD 27179N) District Lot 56 Oyster District Plan 1684)					
	proceed for further consideration to investigate a five storey					
	building design option with consideration of the following:					
	i. view corridors;					
	ii. design controls related to height, scale, form and massing; and					
	iii. neighbourhood character and public concerns.					
	iv. description of a rental covenant structure					
	v. description of a remediation plan					
	2. Having considered section 475 (consultation during					
	development of an OCP) and section 476 (consultation on					
	planning for school facilities) of the Local Government Act,					
	direct staff to refer the application to:					
	 i. Stz'uminus First Nation pursuant to the Memorandum of Understanding; 					
	ii. School District 68 (Nanaimo Ladysmith);					
	iii. The Community Planning Advisory Committee;					
	iv. The BC Ministry of Transportation and Infrastructure;					
	v. BC Hydro; and					
	vi. Fortis BC.					
	3. Direct that staff:					
	i. Work with the applicant regarding land use matters and					
	report back to Council, specifically with regard to the					

following items:

- a. Submission of a Development Permit application;
- b. Consolidation of the subject properties; and
- c. Density bonus options.

INTRODUCTION/BACKGROUND:

The 0.1409ha site area consists of two properties located at 201 and 203 Dogwood Drive (the "subject property") on the corner of Dogwood Drive and Forward Road. A vacant service station (Dalby's Automotive) is located on the site. The property is a contaminated site under the Environmental Management Act and is undergoing remediation. The property is located in a predominantly residential neighbourhood, with a mix of single-family and multi-family residential uses. The property is located approximately from the Town's downtown core.



The applicant is proposing to amend the OCP and the Zoning

Figure 1: Subject Property

Bylaw to allow a five storey (18.5m) 25-unit, multi-family residential building with the option for small-scale commercial uses on the ground floor. The proposed design also features underground parking and "stepped" (i.e. smaller and set back) fourth and fifth stories. The proposal was originally for seniors' rental but the applicant has changed the proposal and the development is now proposed to be market housing with no age restrictions. The applicant's rationale for this decision is provided in Attachment C.

Council originally considered this application on October 6 2020 and requested a number of conditions (see Resolution CS 2020-284). The applicant has provided several

new submissions based on Council's direction and comments from the October 6, 2020 Council meeting including:

- A rationale letter for market vs. rental housing (Attachment C)
- A design rationale from the applicant's architect (Attachment D)
- Design plans of the proposed building and the site (Attachment E)
- A conceptual site servicing plan (Attachment F)
- Revised shadow studies (Attachment G)
- View corridor renderings showing the building from nearby locations (Attachment H)
- A Traffic Impact Assessment update (Attachment I)
- A site remediation schedule (Attachment J)
- Quotes for off-site remediation and a signalized crosswalk (Attachment K)

Table 1, below, summarizes Council's previous direction and how the revised proposal responds to Council's direction.

Table 1: Council Direction Update

Council Direction	Staff Comments
 Investigate a 5 storey building design option with consideration to: view corridors design controls related to height, scale, form and massing neighbourhood character and public concerns Description of a rental covenant structure Description of a remediation plan 	 The applicant has provided view renderings of the proposed building from various locations in Ladysmith (Attachment H). The applicant has provided detailed design renderings of the proposed building. Zoning Amendment Bylaw No. 2063 has been developed to account for the proposed design. The proposed design of the building incorporates some heritage character elements including brick work on the façade (see Attachment E). The applicant is no longer proposing rental or seniors housing. A rationale letter has been provided in Attachment C. The applicant has provided a schedule for on and off-site remediation and a cost estimate for off-site remediation (see Attachments J and K, respectively). A cost estimate for on-site remediation has not been provided.
Direct that staff work with the applicant regarding land use matters and report back to Council, specifically with regard to the following items: • Submission of a Development Permit (DP) application • Consolidation of the subject properties • Density bonus options	·

•	The subject properties have not been consolidated, hence the
	condition to consolidate prior to adoption of the proposed
	bylaws.

- The proposal includes the following:
 - A pedestrian signal on Dogwood Drive and Bayview Avenue as a condition of Council approval
 - Underground parking and brownfield remediation as density bonus provisions of the proposed zone (See 'Density Bonus/Community Amenity Contribution Analysis' for details.)

DISCUSSION:

Official Community Plan (OCP) & Development Permit Area:

The subject property is currently designated Local Commercial under the OCP and the proposed development would not be permitted under this designation. An amendment to the OCP is required.

The proposed 25 unit building constitutes a density of approximately 180 units per hectare. There is no existing OCP designation that would accommodate the proposed density under this proposal. The two land use designations with the closest allowable densities are:

- The Multi-Family Residential OCP designation, which allows 60 units per hectare or more than 100 units per hectare for not-for-profit rental tenure.
- The Downtown Mixed Use designation, which allows 75 units per hectare or up to 100 units per hectare through density bonusing.

The subject property is currently located within Development Permit Area 3 – Local Commercial (DPA 3). To facilitate the proposal, an amendment to the Development Permit Area designation under the OCP is also required.

OCP Amendment Bylaw No. 2062:

To facilitate the proposal, the following changes are proposed under OCP Amendment Bylaw No. 2062:

- Changing the land use designation on the subject property from the Local Commercial to Multi-family Residential.
- Changes to the Multi-Family Residential designation policies to support small-scale commercial uses and allow a density of up to 180 units per hectare through density bonusing or amenity contributions.
- Development Permit Areas (DPA):
 - The DPA 3 Commercial designation on the subject property is proposed to remain on the property and DPA 4 – Multi-Unit Residential is proposed to be added to the property.

Table 2: Summary of OCP Amendments and Staff Comments

Existing OCP Designation/Policy	Proposed OCP designation/Policy	Staff Comments
Local Commercial Land Use Designation (LUD)	Multi-family Residential LUD	To facilitate the proposed multi- family use, located outside of the downtown.
 Multi-family Residential LUD policies: Suitable for medium density housing forms. Designation may only be achieved through amenity density bonusing. Allows a bonus density potential up to 100 units per hectare (uph) and greater than 100 uph may be achieved where not-for-profit rental tenure housing is proposed as a density bonus under a housing agreement established with the Town. Amenity density bonuses may include affordable housing, highly energy efficient buildings, utilizing alternative energy sources, and other features that contribute to reducing the impacts of climate change. Does not include the allowance for small-scale commercial uses. Single family and two family dwelling forms permitted where they are provided as part of a Comprehensive Development in the Zoning Bylaw. 	 Multi-family Residential LUD policies: Suitable for medium to high density housing forms. Designation may be achieved without amenity density bonusing. A density of greater than 60 uph may be achieved through amenity density bonusing, up to 180 uph. Amenity density bonuses may include rental tenure housing, affordable housing, seniors housing, redevelopment of a brownfield site, underground parking, or energy efficient buildings. Allows for small-scale commercial uses (up to 200 m² per commercial use) and single family and two family dwelling forms, where they are integrated with multi-family dwellings on the same parcel or as part of a Comprehensive Development in the Zoning Bylaw. Commercial uses have a maximum floor space ratio of 0.5. 	 Changes are proposed to the Multi-Family Residential designation to facilitate the proposed development, and also to provide greater flexibility for future higher density multifamily residential proposals in light of these proposals becoming more common in recent years. Small-scale commercial uses proposed for the Multi-Family Residential designation are in line with what is supported under the Local Commercial designation, but will provide a greater range of flexibility under a single LUD for multi-family developments.
DPA 3 – Commercial designation	DPA 3 and DPA 4 – Multi-Family Residential	DPA 3 is proposed to remain as commercial uses are proposed and DPA 4 is proposed to be added as multi-family residential uses are proposed

Zoning Bylaw:

The subject property is currently zoned Local Commercial (C-1). This zone does not permit the proposed multi-family residential use, therefore a zoning bylaw amendment is required. The Zoning Bylaw does not contain any existing zones that would permit the proposed density or are suitable for the proposed development.

Zoning Amendment Bylaw No. 2063:

To facilitate the proposal, a new Multi-Family Mixed-Use (R-4) zone is proposed. The zone is intended to accommodate the proposed development, but can be used for similar proposals in other locations. The R-4 zone would primarily allow multiple-unit dwellings and a mix of small-scale commercial uses (max 200m² and the floor space ratio of 0.5). The proposed R-4 zone, compared with the proposed development, is summarized in table 3, below.

Table 3: Summary of Proposed Zoning and Staff Comments

Zoning Regulation Category	Proposed Zoning Regulation	Proposed Development	Staff Comments
Principal Uses	Multiple-Unit Dwellings Artist Studio Bakery Coffee Shop Commercial School Community Care Facility Convenience Store Cottage Industry Media Production Studio Office Personal Service Establishment Retail Sales Veterinary Clinic	Multiple-Unit Dwellings Small-scale commercial use not yet determined	A range of commercial uses is proposed in the R-4 zone to offer flexibility. These uses are in line with what is provided in existing mixed-use and commercial zones such as the Local Commercial (C-1) zone and the Comprehensive Development 6 – Belaire Mixed-Use (CD-6) zone.
Accessory Uses	Home Based Business Recreation Activity Space Urban Agriculture	-	Typical accessory uses found in other residential zones.
Minimum Parcel Area	1336m ²	1409m²	The proposed 1336m ² minimum parcel size regulation is equal to two 668m ² parcels, a typical parcel size in Ladysmith.
Minimum Frontage	18.28m	Approximately 141m along Dogwood Drive	The proposed 18.28m frontage regulation is in line with other existing zones.
Floor Space Ratio (FSR)	2.0	1.76 (1.41 with exemptions applied)	The proposed 2.0 FSR regulation is in line with the existing Medium Density Residential (R-3) zone and would allow a greater range of building form than a more restricted FSR on other sites.
Maximum Dwelling Units Per Hectare (uph)	Maximum 60 uph except if a density bonus is provided below.	180 uph with the following density bonus amenities provided:	The proposed density bonus regulations will provide a range of density options to future developers on other sites, and

Zoning Regulation	Proposed Zoning Regulation	Proposed Development	Staff Comments
Category			
Density Bonus options:	Maximum 100 uph where one or more density bonus options are provided: • 40% of the required number of off-street parking spaces is provided underground • At least 50% of the total number of dwelling units are adaptable dwelling units • All principal buildings meet Step 2 of the BC Energy Step Code • The development is located on a remediated brownfield site. Maximum 180 uph where one density bonus option is provided in addition to	40% underground parking and redevelopment of a remediated site.	are also in line with what the applicant is proposing.
	development of a remediated		
Parcel Coverage	site. 50%, except buildings used exclusively for off-street parking. 60% where all off-street parking is provided underground.	43%	The proposed parcel coverage regulations are consistent with existing parcel coverage regulations in the R-3 zone and are consistent with the
Gross Floor Area	200m ² for any one commercial	One 72.6m ² (782	proposal. The proposed 200m² GFA
(GFA) maximum for commercial uses	use	ft ²) unit is proposed for possible commercial uses	regulation is consistent with local commercial uses and other mixed-use zones, such as CD-6. This will allow for a greater flexibility for local commercial uses in other mixed-use developments.
Floor Space Ratio maximum for commercial uses	0.5 for all commercial uses combined	0.03	The proposed 0.5 GFA regulation for commercial uses could allow the whole first storey to consist of small commercial uses.
Location of Commercial Uses	May be located on the first storey only	Located on first storey	Commercial uses are proposed to be limited to the first storey only to limit their scale.
Maximum Height	Principal Building: 19.0m	18.5m for the	A maximum permitted height

Zoning Regulation Category	Proposed Zoning Regulation	Proposed Development	Staff Comments
	Accessory Building: 7.5m, or 5.0m where the roof pitch is less than 4:12	principal building. No accessory buildings proposed at this time.	of 19.0m is consistent with the proposal.
Principal Building Setbacks from Parcel Lines	Front: 2.5m Interior Side: 4.5m Exterior Side: 2.5m Rear: 4.5m	Front: 2.7m Interior: 11.96m Exterior: 4.5m Rear: 4.5m	The proposed setback regulations are consistent with the R-3 zone setbacks except the exterior side parcel line setback has been reduced to 2.5m for consistency with the front parcel line setback.
Principal Building Stepping	The maximum finished floor (FFA) area of the fourth storey may not exceed 85% of the FFA on the storey with the largest FFA. The maximum FFA of the fifth storey may not exceed 80% of the FFA of the fourth storey.	Fourth storey: 80% of the second and third stories Fifth storey: 55% of the fourth storey	The proposed stepping regulation is flexible and would accommodate the irregularity of the stepping on the fourth and fifth stories in the proposed building (see Attachment E for renderings). For a square building with a 668m² footprint, the stepping regulation could produce more than a 1m step-back on the fourth storey and more than a 1.5m step-back on the fifth storey. More than 1m and 1.5m step backs, or step backs on the lower stories, would be necessary to meet the FSR restrictions.
Accessory Building Setbacks from Parcel Lines	Front: 2.5m Side: 1.0m or 1.5m Rear: 1.0m or 1.5m	No accessory buildings proposed.	The proposed setbacks are consistent with accessory building setbacks in other zones. The front setback is the same as the front setback for principal buildings.

In addition to the above, two new definitions are proposed to be added to the Zoning Bylaw:

• Adaptable Dwelling Unit: means a dwelling unit designed and constructed to facilitate modification to provide access for persons with disabilities and that meets or exceeds section 3.8.5 of the British Columbia Building Code.

• Remediated Site: means a parcel which has received a certificate of compliance pursuant to the *Environmental Management Act*.

Density Bonus/Community Amenity Contribution Analysis:

Based on guidance from the OCP, amenities offered by the developer are recommended to allow the proposed density. This usually takes two forms: 1) "density bonus" provisions in zoning regulations pursuant to section 482 of the *Local Government Act* and 2) "Community Amenity Contributions (CAC's)" which are taken as conditions of rezoning. Previously, the applicant proposed the brownfield redevelopment as a suitable density bonus and CAC, which staff supported. On October 6, 2020, Council provided staff direction to work with the applicant on providing additional "density bonus" options. Staff discussed with the applicant various options including energy efficient buildings, adaptable or accessible dwelling units, seniors housing, rental housing, underground parking and off-site pedestrian improvements along Dogwood Drive.

The applicant has provided a quote of \$161,350 for off-site remediation works. The applicant is proposing that the off-site remediation costs be accepted as the density bonus/CAC.

Under sections 45(1)(a) and 45(2)(b) of the *Environmental Management Act* the current property owner is responsible for both the on-site and off-site remediation. Section 557 of the *Local Government Act* prohibits the Town from approving rezoning/development permit applications for contaminated sites until contamination is cleaned up to the satisfaction of the Province. Remediation cannot be characterized as an optional contribution by the developer, however, the remediation is an improvement to the neighbourhood and an expense the developer would not be required to incur if the site was uncontaminated. Staff remain supportive of brownfield redevelopment as a suitable amenity contribution noting that the off-site remediation cost alone is more than six times higher than the value of the CAC recommended by the Town's Community Amenity Contribution Policy. Brownfield redevelopment reduces risks to environmental and human health, urban sprawl and development pressures on greenfield sites.

The applicant has also agreed to install a pedestrian signal at the existing crosswalk at Bayview Avenue and Dogwood Drive. The cost of the signal is \$13,950 (see Attachment K). The Community Planning Advisory Committee (CPAC) recommended that a signalized crosswalk in the vicinity of the development be installed and the updated Traffic Impact Assessment (TIA) suggested utilizing only existing crosswalks for these improvements for safety reasons (see Attachment I). The CPAC recommendation is included in the next section of this report.

The Town's Engineering Department has not confirmed that a signal is warranted by the Transportation Association of Canada standards at this location and notes that there are other nearby crosswalks that may have an imbalanced notice to drivers. Engineering recommends that the proposal is referred to the developer's Traffic Engineer for review and comment.

CACs are voluntary, if Council wishes, it can direct that the application be referred back to staff to renegotiate with the applicant a suitable CAC (see Alternative No. 3 under 'Alternatives'). As rezoning applications are discretionary decisions of Council, Council can choose to deny the application if the CAC is not considered suitable.

The proposed zone includes a density bonus section that allows a density up to 180 uph. Some of the options would apply to the proposed development, while others were added to be applicable to future developments. Density bonus triggers allowing up to 100 uph in the proposed zone include:

- 1. Underground parking (applies to the proposed development)
- 2. Adaptable Dwelling Units (may or may not apply to proposed development)
- 3. Meeting step 2 of the British Columbia Energy Step Code (may or may not apply to the proposed development)
- 4. Brownfield remediation (applies to the proposed development)

The proposed zone also allows 1-3 in the list above to be done in combination with brownfield redevelopment to allow up to 180 uph, a condition that applies to the proposed development. Overall staff see the combination of the CAC and density bonus regulations as suitable for the proposed development.

Community Planning Advisory Committee (CPAC) Review:

The application was considered by CPAC on January 6, 2021. CPAC passed the following resolution:

It was moved, seconded and carried that the Community Planning Advisory Committee:

- 1. Supports in principal the design as proposed, in particular:
 - a) The building design and proposed density at the proposed location (201-203 Dogwood Drive); and
 - b) The proposal change from rental to for-market dwelling units.
- 2. Recommends that Council consider the following items:
 - a) CPAC acknowledges that building height and views are a public concern, but should not be a deciding factor of approval; and
 - b) The developer should continue looking at plant species for the landscape plan that are low maintenance, native, drought-tolerant and suitable for a changing

- climate; replace the proposed grass with a less water-intensive alternative ground cover; and install permeable hard surfacing on non-landscaped areas.
- c) The installation of a signalized crosswalk in the vicinity of the development which serves the development.

With respect to CPAC's comments, staff note that the applicant is proposing to install a pedestrian signal at the Bayview Avenue/Dogwood Drive crosswalk, and plant species can be looked at in more detail through the Development Permit application process. Additionally, the applicant has provided view corridor renderings showing what the building will look like from specified nearby locations (see Attachment H).

Development Permit Application:

At Council's direction, the applicant has submitted a Development Permit (DP) application for consideration. Due to *Local Government Act* restrictions related to contaminated sites, Council cannot yet fully consider the DP application. However, application contents are attached to this report and include a design rationale, building design renderings, a site plan, a landscape plan, a stepping plan of the stories and a conceptual site servicing plan (see Attachments D, E and F). The application has been reviewed for consistency with the DPA 4 guidelines and is generally consistent, except for the following primary elements:

- The overall building design is contemporary whereas the DPA 3 and DPA 4 guidelines request neo-traditional, Pacific Northwest or eco-responsive themed architecture.
- The proposed building has a flat roof whereas the DPA 3 and DPA 4 guidelines encourage a sloping roof design, which would be more consistent with the neighbourhood character.

Prior to Council consideration of issuance of the DP application, a release from the Province is required. The applicant has applied for such a release, but at the time of writing this report it has not been received. Subsequently, Council has been provided with DP application materials "for information only" and Council will have the opportunity to further evaluate certain aspects of form and character when the DP is formally considered. Conversely, Council can also defer consideration of the rezoning application until the DP may be considered for issuance (see Alternative No.3 below).

ALTERNATIVES:

Council can choose to:

- 1. Deny Amendment Bylaw Nos. 2062 and 2063.
- 2. Amend Bylaw Nos. 2062 and 2063 and give first and second readings as amended.

- 3. Defer further consideration of Rezoning Application 3360-20-04 until one or both of the following conditions have been met:
 - a. The applicant has provided an alternative density bonus/community amenity contribution option.
 - b. The Development Permit may be considered by Council for issuance.

FINANCIAL IMPLICATIONS:

Section 477(3)(a) of the *Local Government Act* requires that Council consider OCP amendments in conjunction with the Town's Financial Plan following first and second reading of the amending bylaws. As such, the application was referred to the Financial Services Department for comment. Financial Services has no concerns regarding the proposed OCP amendments.

LEGAL IMPLICATIONS:

Section 477(3)(a) of the *Local Government Act* requires that Council consider OCP amendments in conjunction with the Town's Liquid Waste Management Plan following first and second reading of the amending bylaws. The application was referred to the Infrastructure Services Department for comment. The Department notes that there is adequate capacity in the existing sewer mains.

Section 476 of the *Local Government Act* requires that local governments consult with the local school district board of education regarding OCP amendments. The application was forwarded to School District No. 68 for comment. The School District has stated that they have no position with respect to the application, but notes that Ladysmith Primary is currently overenrolled and Ladysmith Intermediate is approaching capacity.

Pursuant to section 52 of the *Transportation Act*, the application must be referred to the Ministry of Transportation and Infrastructure following third reading of the zoning amendment bylaw. This referral is required as the subject property is located within 800m of a controlled access highway.

If the application proceeds, a public hearing will be required in accordance with the *Local Government Act*.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

The applicant held two Neighbourhood Information Meetings (NIMs), on July 15 and 29, 2020. A summary report of the meeting and public submissions were provided at the October 6, 2020 Council meeting. No new submissions have been received to date.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

The application has been forwarded to Engineering, Building Inspection, Financial Services, Infrastructure Services, and the Fire Chief for review and comment. Engineering expects there to be enough water supply for fire protection, but recommends that this be confirmed by the developer's engineer prior to issuance of a building permit.

ALIGNMENT	WITH SUS	TAINABILITY	VISIONING	REPORT:

	☐ Low Impact Transportation
□Green Buildings	☐ Multi-Use Landscapes
□Innovative Infrastructure	□ Local Food Systems
□Healthy Community	
□ Not Applicable	
<u>ALIGNMENT WITH STRATEGIC PRIO</u>	RITIES:
□Infrastructure	⊠ Economy
⊠Community	□ Not Applicable
□Waterfront	

I approve the report and recommendation(s).

Allison McCarrick, Chief Administrative Officer

ATTACHMENT(S):

- Attachment A: Bylaw No. 2062
- Attachment B: Bylaw No. 2063
- Attachment C: Applicant Rationale Letter
- Attachment D: Architect Design Rationale
- Attachment E: Building Plans and Renderings
- Attachment F: Conceptual Site Servicing Plan
- Attachment G: Revised Shadow Study
- Attachment H: View Corridor Renderings
- Attachment I: Traffic Impact Assessment Update
- Attachment J: Site Remediation Schedule
- Attachment K: Off-Site Remediation and Crosswalk Signal Quote and Cover Letter

TOWN OF LADYSMITH

BYLAW NO. 2062

A Bylaw to amend "Official Community Plan Bylaw 2003, No. 1488"

WHEREAS pursuant to the *Local Government Act,* the Municipal Council is empowered to amend the Official Community Plan;

AND WHEREAS pursuant to section 488 (1)(f) of the *Local Government Act*, an official community plan may designate development permit areas for the establishment of objectives for the form and character or commercial, industrial or multi-family residential development;

AND WHEREAS the Municipal Council considers it advisable to amend "Official Community Plan Bylaw 2003, No. 1488";

NOW THEREFORE the Council of the Town of Ladysmith in open meeting assembled enacts as follows:

- 1. Schedule A Official Community Plan Text of "Official Community Plan Bylaw 2003, No. 1488" is hereby amended as follows:
 - a) By deleting the following from section 3.8.1 Multi-Family Residential:

"The Multi-Family Residential designation is applied to areas within neighbourhoods of the community and at specific locations that are suitable for medium density forms of residential development. Generally, residential uses in the Multi-Family Residential designation are located adjacent to a major (collector) road and near or with access to local commercial services, schools, recreation centres and/or parks. It provides for a range of multi-family residential uses including townhouses, and apartments, cluster housing, and special needs housing. Designation of new locations for Multi-Family Residential development will, in addition to the above criteria, be assessed based on an appropriate 'fit' with the neighbourhood in terms of scale, traffic and parking, and servicing issues. In most circumstances the Multi-Family Residential designation will only be achieved through amenity density bonusing (amenities may include affordable housing, highly energy efficient buildings, utilizing alternative energy sources, and other features that contribute to reducing the impacts of climate change). Single family and two family dwelling forms may be considered under this designation when they are a component of a Comprehensive Development and provided for in the Zoning Bylaw. The maximum density allowed in a Multi-Family Residential designation is 60 units per hectare. A density greater than 60 units per hectare may be achieved through amenity density bonusing through the provision of not-for-profit rental tenure housing in a community housing development where a housing agreement is established with the Town. Development within the Multi-Family Residential designation is subject to Section 3.8.5 Development Permit Area Guidelines in this Plan."

b) And replacing with the following:

"The Multi-Family Residential designation is applied to areas within neighbourhoods of the community and at specific locations that are suitable for medium to high density forms of residential development. Generally, residential uses in the Multi-Family Residential designation are located adjacent to a major (collector) road and near or with access to local commercial services, schools, recreation centres and/or parks. It provides for a range of multi-family residential uses including townhouses, and apartments, cluster housing, and special needs housing. Designation of new locations for Multi-Family Residential development will, in addition to the above criteria, be assessed based on an appropriate 'fit' with the neighbourhood in terms of scale, traffic and parking, and servicing issues. Single family and two family dwelling forms, and small-scale commercial uses may be considered under this designation when they are integrated with multi-family dwelling forms on the same parcel, or as a component of a Comprehensive Development, and provided for in the Zoning Bylaw. The maximum floor area for any one commercial use is limited to 200 square metres. The maximum density allowed in a Multi-Family Residential designation is 60 units per hectare. However, a density of greater than 60 units per hectare, up to a maximum of 180 units per hectare, may be achieved through the provision of amenities or density bonusing for rental tenure housing, affordable housing, seniors housing, brownfield redevelopment, underground parking, energy efficient buildings, or similar community benefits. Development within the Multi-Family Residential designation is subject to Section 3.8.5 Development Permit Area Guidelines in this Plan."

- c) By amending "Table 8 Density Summary" by:
 - (i) adding the following new row underneath the "Multi-Family Residential" Land Use Designation:

- Confinercial - 0.5

- (ii) Removing Note 1 "Bonus density potential up to 100uph" from the "Multi-Family Residential" Land Use Designation.
- (iii) Deleting the text of Note 5 "Bonus density potential greater than 100uph for not-for-profit rental tenure" and replacing it with "Bonus density potential up to 180 uph".
- 2. Official Community Plan Map 1 Land Use is amended by changing the designation from "Local Commercial" to "Multi-Family Residential" for the subject properties legally described as 'Amended Lot 10 (DD 21674N), District Lot 56, Oyster District, Plan 1684' (201 Dogwood Drive) and 'Amended Lot 11 (DD 27179N), District Lot 56, Oyster District, Plan 1684' (203 Dogwood Drive) as shown in **Schedule 1** which is attached to and forms a part of this Bylaw.
- 3. Official Community Plan Map 2 Development Permit Areas is amended by adding Development Permit Area 4 Multi-Unit Residential to the subject properties, legally described as 'Amended Lot 10 (DD 21674N), District Lot 56, Oyster District, Plan 1684' (201 Dogwood Drive) and 'Amended Lot 11 (DD 27179N), District Lot 56, Oyster District, Plan 1684' (203 Dogwood Drive) as shown in **Schedule 1** which is attached to and forms a part of this Bylaw.

Citation

Bylaw (No. 64) 2021, No. 2062".

		Mayor (A. Stone)
ADOPTED on the	day of	,
READ A THIRD TIME on the	day of	,
PUBLIC HEARING held pursuar on the	nt to the provisions of the <i>Local Governn</i> e day of	nent Act ,
READ A SECOND TIME on the	day of	,
READ A FIRST TIME on the	day of	,

Corporate Officer (D. Smith)

This Bylaw may be cited for all purposes as "Official Community Plan Bylaw 2003, No. 1488, Amendment

Schedule 1
"Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 64) 2021, No. 2062"



TOWN OF LADYSMITH

BYLAW NO. 2063

A Bylaw to amend "Town of Ladysmith Zoning Bylaw 2014, No. 1860"

WHEREAS pursuant to the *Local Government Act*, the Municipal Council is empowered to amend the Zoning Bylaw;

AND WHEREAS Council considers it advisable to amend "Town of Ladysmith Zoning Bylaw 2014, No. 1860";

NOW THEREFORE the Council of the Town of Ladysmith in open meeting assembled enacts as follows:

- 1. Schedule A Zoning Bylaw Text of "Town of Ladysmith Zoning Bylaw 2014, No. 1860" is hereby amended as follows:
 - a) Part 4: Definitions, section 4.1 "Interpretation" is amended by adding the following definitions in alphabetical order:
 - i) *Dwelling Unit, Adaptable*: means a *Dwelling Unit* designed and constructed to facilitate modification to provide access for persons with disabilities and that meets or exceeds section 3.8.5 of the British Columbia Building Code.
 - ii) Remediated Site: means a Parcel which has received a certificate of compliance pursuant to the Environmental Management Act.
 - b) Part 9: Creation and Definition of Zones, section 9.1 "Creation of Zones" is amended by adding the following after "Single Dwelling Residential Holland Creek Area R-1-HCA":
 - "Multi-Family Mixed-Use R-4"
 - c) Part 10: Residential Zones is amended by adding a new zone "10.14 Multi-Family Mixed-Use (R-4)" as shown in **Schedule 1**, attached to and forming part of this Bylaw.
- 2. Schedule B Zoning Bylaw Map of "Town of Ladysmith Zoning Bylaw 2014, No. 1860" is hereby amended as follows:
 - a) By adding the following zone to the end of the "Residential Zones" in the "Zoning Designations" list:
 - "R-4 Multi-Family Mixed-Use"

b) By removing the "Local Commercial (C-3)" zone and placing the new "Multi-Family Mixed-Use (R-4)" zone on the subject properties legally described as 'Amended Lot 10 (DD 21674N), District Lot 56, Oyster District, Plan 1684' (201 Dogwood Drive) and 'Amended Lot 11 (DD 27179N), District Lot 56, Oyster District, Plan 1684' (203 Dogwood Drive) as shown on **Schedule 2**, attached to and forming part of this Bylaw.

Citation

This Bylaw may be cited for all purposes as "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 34) 2021, No. 2063".

READ A FIRST TIME on	the	day of		,	
READ A SECOND TIME	on the	day of		,	
PUBLIC HEARING held	pursuant to the provision the	sions of the <i>Local</i> (day of	Government Act	,	
READ A THIRD TIME 0	n the	day of		,	
APPROVED by the Min	nistry of Transportation on the	on & Infrastructure day of	е	,	
ADOPTED on the		day of		,	
		-			Mayor (A. Stone)
		-	Co	orporate	officer (D. Smith)

Schedule 1 "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 34) 2021, No. 2063"

10.14. MULTI-FAMILY MIXED-USE (R-4)

The purpose of the Multi-Family Mixed-Use zone is to accommodate multiple-unit developments and small-scale neighbourhood commercial operations.

1. Principal Uses

- a) Artist Studio
- b)*Bakery*
- c) Coffee Shop
- d) Commercial School
- e) Community Care Facility
- f) Convenience Store
- g) Cottage Industry
- h) Multiple-Unit Dwellings.
- i) Media Production Studio
- j) Office
- k) Personal Service Establishment
- I) Retail Sales
- m) Veterinary Clinic

1. Accessory Uses

- a) Home Based Business, subject to Part 6, Section 6.8.
- b) Recreation Activity Space.
- c) *Urban Agriculture*

2. Sizing and Dimension of Parcels

- a) No *Parcel* shall be created which has a *Parcel Area* less than 1336 square metres.
- b) No Parcel shall be created which has a Frontage less than 18.28 metres.

3. Size and Density of the Use of Land, Buildings and Structures

- a) The Floor Space Ratio shall not exceed 2.0.
- b) The maximum number of *Dwelling Units* permitted in this *Zone* is 60 units per hectare of *Land*.
- c) Notwithstanding section 10.4.3.b), a density bonus may be permitted as indicated in Column 2, where the amenities listed in Column 1 are provided, as shown in the table below.

COLUMN 1: AMENITIES	COLUMN 2: DENSITY BONUS
 At least 40% of the number of off-street parking spaces required in accordance with Part 8: Parking and Loading Regulations, are provided as Underbuilding Parking; At least 50% of the total number of Dwelling Units provided on a Parcel are Adaptable Dwelling Units; All Principal Buildings meet or exceed Step 2 of the British Columbia Energy Step Code; or The development is on a Parcel that is a Remediated Site. 	A maximum number of 100 Dwelling Units per hectare of Land
1. Any one of the amenities listed above (excluding number 4) in combination with development of <i>Remediated Site</i>	A maximum number of 180 Dwelling Units per hectare of Land

- d) No *Building* or *Structure*, excluding *Buildings* or *Structures* used exclusively for off-street parking, shall exceed a *Parcel Coverage* of 50.0 percent
- e) Where all required off-street parking is provided underground, no *Buildings* or *Structures* in this *Zone* shall exceed a maximum *Parcel Coverage* of 60.0 percent.
- f) No commercial use on a parcel shall have a *Gross Floor Area* greater than 200 square metres.
- g) The combined *Floor Space Ratio* for all commercial uses on a parcel shall not exceed 0.5.
- h) Commercial uses may only be located on the First Storey of a Building.
- i) A Parcel may contain more than one Principal Building.

4. Siting, Sizing and Dimension of Uses, Buildings and Structures

- a) No Principal Building or Structure shall exceed a Height of 19.0 metres.
- b) No Accessory Building or Structure shall exceed a Height of 7.5 metres; except where the roof pitch is less than 4:12, in which case the maximum Height shall be 5.0 metres.
- c) No *Principal Buildings* or *Structures* shall be located closer to the *Parcel Line* than the minimum *Setback* shown in the Table below:

PARCEL LINE	MINIMUM SETBACK
Front Parcel Line	2.5 metres
Interior Side Parcel Line	4.5 metres
Exterior Side Parcel Line	2.5 metres
Rear Parcel Line	4.5 metres

- d) The maximum *Finished Floor Area* of the fourth *Storey* of a *Principal Building* shall not exceed 85.0 percent of the *Finished Floor Area* of the *Storey* with the largest *Finished Floor Area*.
- e) The maximum *Finished Floor Area* of the fifth *Storey* of a *Principal Building* shall be not exceed 80.0 percent of the *Finished Floor Area* of the fourth *Storey*.
- f) No Accessory Building or Structure, with a Finished Floor Area (m²) as shown in the Table below, shall be located closer to the Parcel Line than the minimum Setback shown in the Table below:

PARCEL LINE	MINIMUM SETBACK ≤ 10.0 M ²	MINIMUM SETBACK >10.0 M ²
Front Parcel Line	2.5 metres	2.5 metres
Interior or Exterior Side Parcel Line	1.0 metres	1.5 metres
Rear Parcel Line	1.0 metres	1.5 metres

5. Landscaping and Screening

a) Landscaping and screening shall be provided in accordance with Part 7: Landscaping and Screening Regulations.

6. Parking and Loading

a) Off-street parking and off-street loading shall be provided in accordance with Part 8: Parking and Loading Regulations.

Schedule 2
"Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 34) 2021,
No. 2063"



Attachment C

Attachment A – 201/203 Dogwood Drive, Ladysmith

Rental versus Sale of the Building Units

At their meeting October 6, 2020, Ladysmith Council directed that the proposed OCP and zoning bylaw amendment for the property at 201-203 Dogwood Drive proceed for further consideration, to investigate a five story building design option with consideration of the number of issues, including a rental covenant structure.

The owners request that Council reconsiders the requirement for a rental covenant on the property and instead allow the units in the building to be offered for sale, for the reasons noted below.

When the development of the site was originally proposed, the owners intent was to pursue a much simpler architecturally designed six story, 30 unit rental apartment building for seniors. The owners wished to build the 30 units, to help offset site remediation costs and provide seniors with another rental option in Ladysmith.

At the two neighbourhood Information meetings held in July, there were some concerns raised regarding the height of the six story building, impact on views and building massing. Given the comments that were received, the owners had their Architectural team revise the design to a five story building, with 25 units, that would be stepped back (terraced) on the 4th and 5th stories, to decrease the building massing and the impact on views.

The five storey design that has been prepared for a Development Permit application includes varied architectural design features (much more angles), a number of facade materials and landscaping, plus is a narrower building, with lesser units on floors four and five. In order to address the issues raised, the resulting building design is to a considerably higher architectural standard than previously planned and will be more expensive to build.

As part of their cost evaluation for the revised design, the owners have reviewed the proposed design with the architect, property appraisers, cost consultants and lending institutions to determine the best way to approach both the building design and whether building a higher end rental building is viable. Each of the professional consultants have advised that given the high end quality of the building design and the associated cost to construct, the building is more suited for sale of individual units.

Given that the owners originally proposed to build a 30 unit rental building for seniors, there is a concern that this change of direction from rental to sale of the units would be seen as inconsistent with the original stated intention. As the building design has been revised to 25 units and will be built to a considerably higher standard, consultants have advised that it is more viable to offer the units for sale.

Also, since the building has been proposed, the owners have received a number of inquiries from people in the area interested in purchasing units in the building. People have expressed an interest to purchase units, as it is walking distance to town and provides a secure and maintenance free home.

The owners are therefore requesting that in order to make the project viable that a rental covenant agreement is not considered as part of the OCP and rezoning amendment application, to allow for the building units to be marketed for sale instead of a rental.



Attachment D

bjk architecture inc.

Date:

December 10, 2020

To:

Town of Ladysmith

Development Services

201 & 203 Dogwood Dr. - Design Rational

Site Design

The building is located on the prominent corner of Dogwood Dr. and Forward Rd. The property slopes down, east to west, with the lowest portion being on Forward Rd. We have used the sloping grades to create a lower-level access to the underground parking, with the buildings main entrance at the top of the slope on Dogwood Dr. A second level of under-building and surface parking is accessed from Dogwood Dr.

The site is fully landscaped with both hard and soft landscaping features. Boulevard (city property) will be planted with lawn and new trees. The species of these trees will be determined in conjunction with the Ladysmith's Municipal Parks Dept.

The landscaping at the main entrance is composed of decorative concrete paving with integral site lighting, potted Dogwood trees and covered bicycle parking.

The final features of the landscape design including river rock at the building edge, groundcover planting, native and adapted shrubs, ferns and ornamental grass.

Decorative concrete planters are featured at each grade-level residential patio. A hedgerow is planned along the east side of the property, maintaining the neighbor's privacy.

Building Design - Planning

The building is designed to suit the sloping site. Secure underground parking is provided with direct access to the building's elevator lobby. Resident storage lockers and building service spaces are also planned for this level.

The main floor of the building includes at-grade residential suites, main entrance lobby and bicycle storage. The main entrance is barrier-free and with a covered portion facing Dogwood Dr. A corner, grade level unit could be either commercial or residential, to be determined by market conditions at the time of completion.

bjk architecture inc.

The upper levels (2-5) of the building are residential units, with views to the ocean to the east and mountains to the west. Each unit will have a balcony or access to a private roof deck.

The levels 4 & 5 have a smaller floor plate than the lower levels, creating roof-top patios with uninterrupted ocean views. One patio is planned to be an amenity open to all residents

Level 5 contains 2 penthouse units accessible from level 4 with private stairs and a personal elevator. Units types range from 1-bedroom to 2-bedroom.

Exterior Façade Design

The massing of the building is intended to step-back as one goes up the building, creating a pleasing stepping appearance, decreasing the apparent mass of the structure. A variety of roof elevations, overhangs and trellis work gives the building an interesting massing, meant to fit within the scale of existing commercial buildings along Dogwood Dr.

These individual elements are further differentiated by the use of varying cladding materials including:

- Face brick
- Lap siding
- Panelized cladding

A finer grain of elements is overlaid onto the facades, creating further interest. These elements include:

- Significant roof overhangs
- Metal guardrails on upper balconies
- Ornament elements at street level
- Dark window frames on the lower levels
- Light window frames on the upper levels

Glazing is expansive in the living rooms, taking full advantage of the views. Bedrooms will have smaller, punched windows.

The main entrance and commercial unit will incorporate a storefront type glazing system, in keeping with commercial architectural design.

The buildings colours are driven predominantly by the red facebrick. This influences the lap siding colours on the lower levels. The upper levels are lighter in colour, decreasing the apparent mass.

Green Design Features

The primary green element of this project is the remediation of the of site itself.
 This brownfield site is being decontaminated as a part of this project.

The following design features will decrease the energy and water consumption over the building's life:

- Double glazed windows in thermally broken framing systems.
- Roof and balcony overhangs to shade windows.
- Well insulated exterior walls and roof.
- EV car chargers in the underground parking level
- · Green roofs at roof-top patios
- Stormwater management techniques for the capture and controlled release of rainwater
- Natural light and ventilation to each suite, incorporating operable windows.
- · Rough-in for future solar panels on roof
- Low flush toilets and faucets.
- LED lighting throughout

2:/.:

Brian Kapuscinski Architect – AIBC

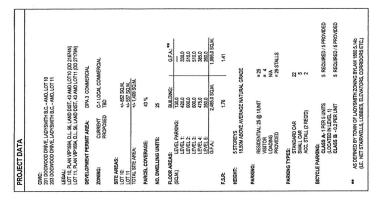
Attachment E

РВОРОЅЕД БОЕЧЕ! РЕПОВ 18 203 ВОСМО ГАДИНН. В.С.









PROFESSI	PROFESSIONAL CONSULTANTS LIST	
АВСИПЕСТ:	BJK ARCHITECTURE INC. BRIAN KAPUSCINSYI 2122 BRANDON ROAD SHAWNIGAN LAKE B.C.	250-891-1602 BRIAN@BJKARCH,COM
CIVIL:	VOR 2W3 CASCARA CHARLES RAMOS 206-335 WESLEY STREET NANAMO B.C. VSR 275	250-591-7384 CRAMOS@CASCARA.CA
LANDSCAPE	LADR LANDSCAPE ARCHITECTS CHRISTOPHER WINDLACK #3-844 QUEENS AVENUE VICTORIA B.C. VST-1MS	250-598-0105 CWINDJACK@LADRLA,CA
BGLS:	TURNER LAND SURVEYING INC. RYAN TURNER. 435 TERMINAL AYENUE NORTH NAVAMO B.C. VSS -4.8	250-753-9778 RYAN@TURNERSURVEYS.CA







Page 64 of 112







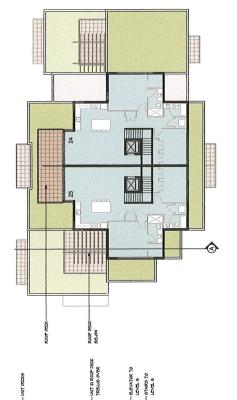






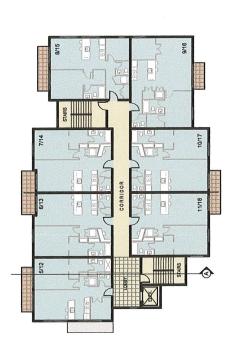






THE STATES OF TH

🛭 LEVEL 5 PLAN



C LEVELS 2/3 PLAN

C LEVEL 4 PLAN



WEST ELEVATION - DOGWOOD DR.



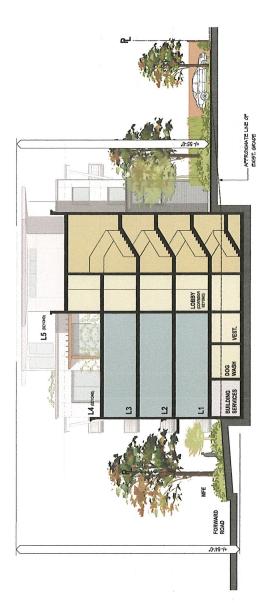
EAST ELEVATION



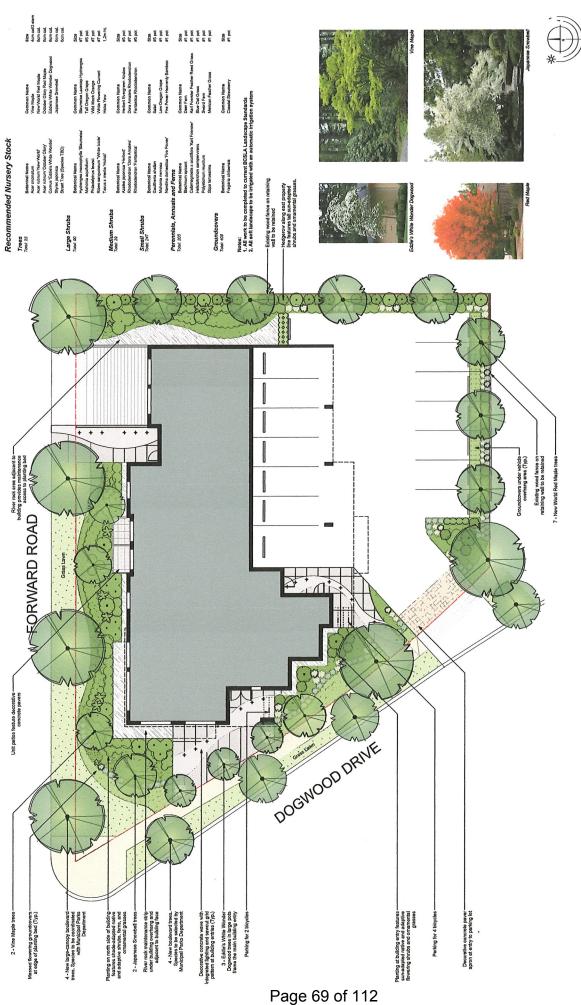
NORTH ELEVATION - FORWARD ROAD



SOUTH ELEVATION



SCHEMATIC SECTION A



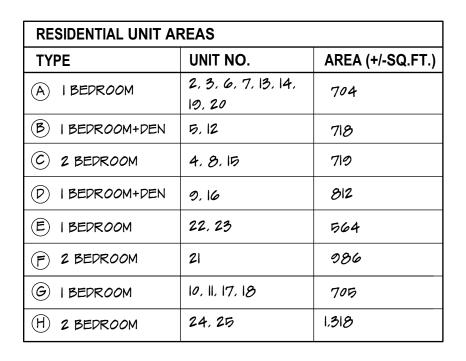
201-203 Dogwood Drive | Landscape Concept Plan

LADR LANDSCAPE ARCHITECTS

28-465 Dupplin Rd. Victoria B.C. V8Z 1B8 Phone: (250) 598-0105 Fax: (250) 412-0696

ISSUED: DEC.10 2020















© 2 BEDROOMS



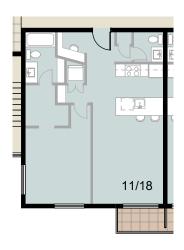
1 BEDROOM + DEN



(E) 1 BEDROOM



2 BEDROOMS



1 BEDROOM



(H) 2 BEDROOMS

203 DOGWOOD DRIVE -(A) A **FORWARD ROAD** LEVEL 1 (STREET LEVEL) A.5M BLDG. SETI LEVELS 1/2/3/4 TBACK 8.46M BLDG. SE LEVEL 5 -B (B) DOGWOODDRIVE 1.22M —(A) (A)4.5M PROPOSED DEVELOPMENT: BLDG. SETBACK LEVELS **LEVEL 2/3** 1/2/3/4 BLDG. SETBACH LEVELS 11231A 2.7M 11.5M -ADYSMITH, B.C. BLDG. SETBACK LEVEL 5 -(B) B AM BLDG SETBACH 7.31M 7.01M +/- 11.96M BLDG. SETBACK BLDG. SETBACK LEVELS 1/2/3/4 +/- 13.76M BLDG. SETBACK BLDG. SETBACK LEVEL 5 (A) 8.84M bjk architecture inc. 2122 Brandon Rd. Shawnigan Lake B.C. VOR 2W3 Ph: 250-891-1602 LEVEL 4 B DRAWING: STEPPED BUILDING MASS 3.96M d1556.23.19 PROJECT#: FEB.12 2021 A DP. SUPP. INFO: FEB.19 2021 STEPPED BUILDING MASS LEVEL 1 LEVEL 4 LEVEL 5 LEVEL 2/3 LEVEL 5 —(B) 1.8M Page 71 of 112

(2)







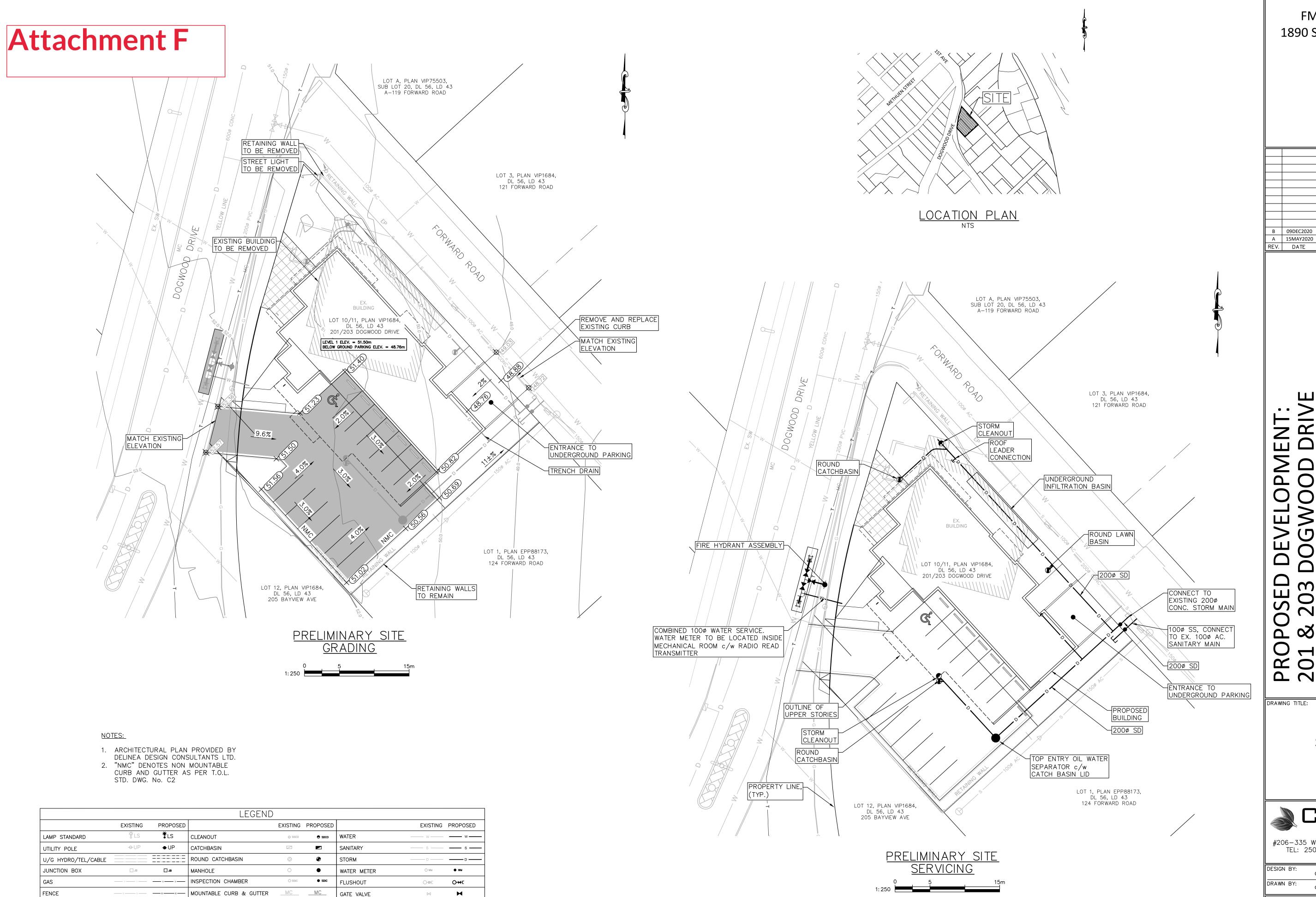












FMC HOLDINGS LTD. 1890 SCHOOL HOUSE ROAD NANAIMO, BC B 09DEC2020 GPD FOR DEVELOPMENT PERMIT
A 15MAY2020 GPD CONCEPTUAL SITE SERVICING
REV. DATE BY DESCRIPTION Z LOPMI DE ш 0 S 0 ∞

DRAWING TITLE:

CONCEPTUAL SITE SERVICING

#206-335 WESLEY STREET NANAIMO, BC V9R 2T5 TEL: 250.591.7364 EMAIL: info@cascara.ca

DRAWN BY: APPROVED BY: HORIZ: 1:250 VERT: N/A OATE: | SHEET: 15MAY2020 | 1 OF 1 ENG. FILE NUMBER: CITY DWG #: | PROJECT #: 1055-005 DRAWING NUMBER: SK1

109.28 NON-MOUNT. CURB & GUTTER

ASPHALT CURB

CULVERT OUTLET

CULVERT HEADWALL

TOP OF BANK/BOTTOM OF BANK TB/BB TB/BB

REDUCER

DITCH

FIRE HYDRANT

AIR RELEASE VALVE

CENTERLINE ALIGNMENT

A

~

ELEVATION

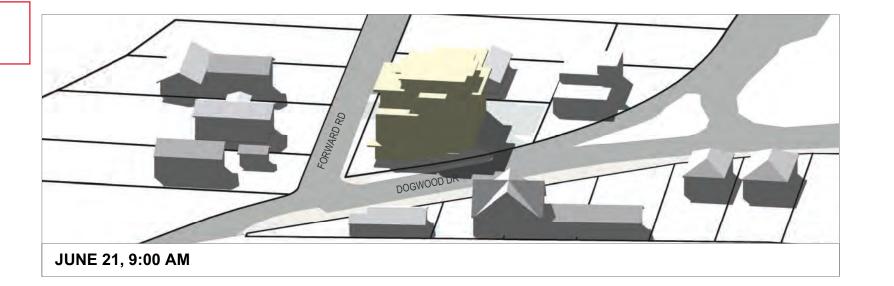
EDGE ASPHALT

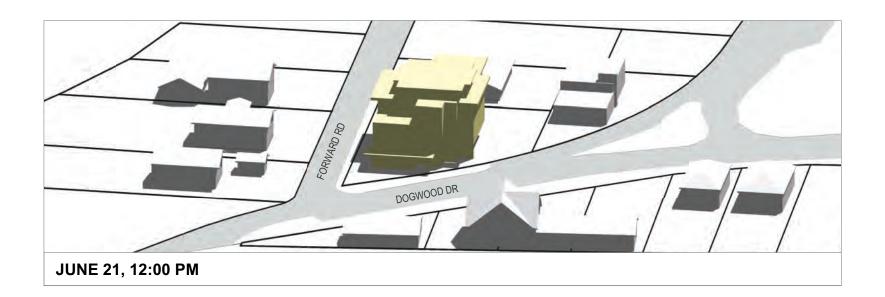
ASPHALT REMOVAL

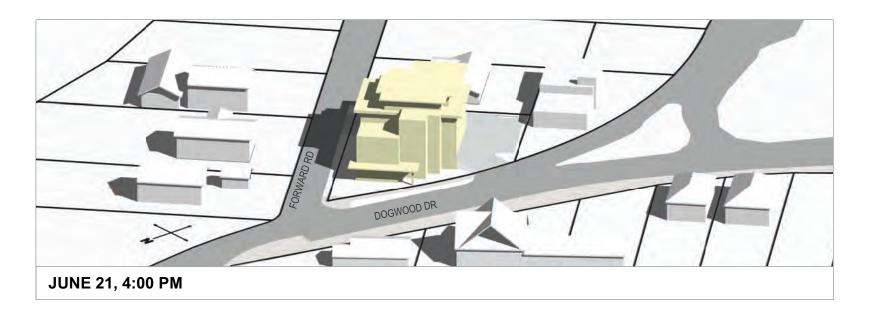
PROPOSED ASPHALT

PROPOSED CONCRETE

Attachment G







PROPOSED REZONING:

201 & 203 DOGWOOD DRIVE

LADYSMITH, B.C.

bjk architecture inc. 2122 Brandon Rd. Shawnigan Lake B.C. VOR 2W3 Ph: 250-891-1602



DRAWING:

SUMMER SOLSTICE

d1556.23.19 PROJECT#:

REZONING: ISSUED: MAY 25 2020 SEPT. 21 2020 SEPT. 24 2020 REVIEW:

REVISED SUBMITTAL: SEPT. 25 2020

PR8

201 & 203 DOGWOOD DRIVE PROPOSED REZONING:

ADYSMITH, B.C.

bjk architecture inc. 2122 Brandon Rd. Shawnigan Lake B.C. VOR 2W3 Ph: 250-891-1602



DRAWING:

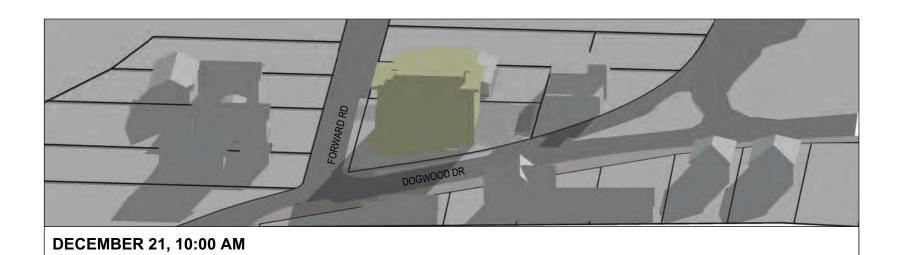
PROJECT #: d1556.23.19

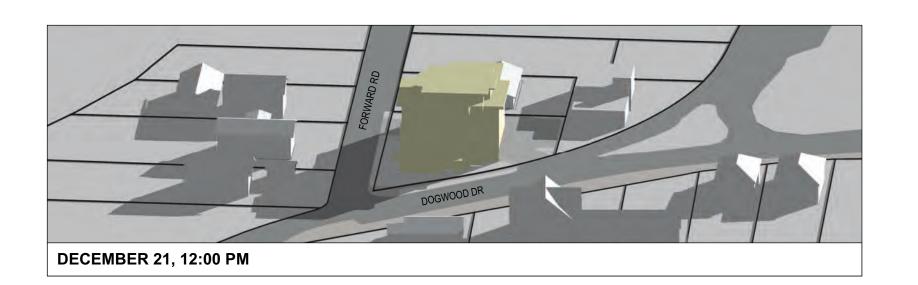
REVIEW: SEPT. 24 2020 REVISED SUBMITTAL: SEPT. 25 2020

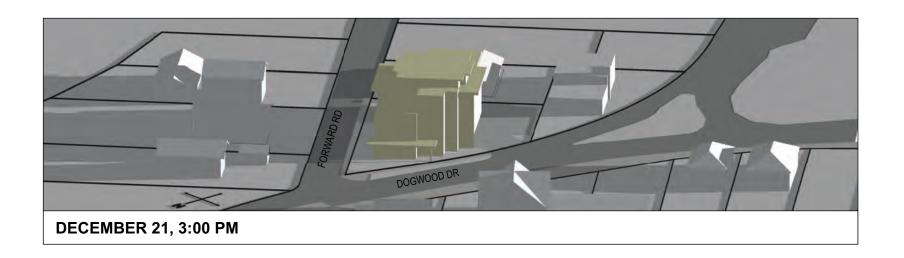


MAY 25 2020 SEPT. 21 2020 REZONING: ISSUED:









LEGEND

1

VANTAGE POINT

68.5M CONTOUR (EQUATES TO TOP OF BLDG.)



TOPOGRAPHICAL ELEVATION



RELATIVE LOCATION OF PROPOSED BUILDING



HARBOUR VIEW / STREET VIEW CORRIDOR

NOTES

 PROP. MAIN FLOOR ELEVATION 51.5M

• TOP OF BUILDING

68.5M

 VANTAGE POINT ELEVATION TAKEN HORIZONTALLY @ 1.2M ABOVE REFERENCED TOPOGRAPHICAL INFORMATION

• TOPOGRAPHICAL INFORMATION DERIVED FROM TOPOGRAPHIC-MAP.COM MAPPING

O 3

DEVELOPMENT

bjk architecture inc.

Shawnigan Lake B.C. VOR 2W3 Ph: 250-891-1602

PR1

PROJECT#: ISSUED:

d1556.23.19

03 FEB. 2021

AERIAL REFERENCE / NEIGHBOURHOOD SIGHT LINES



48.0M 68.5M



VANTAGE POINT 2 ELEVATION: TOP OF BUILDING:

51.0M 68.5M



VANTAGE POINT 3 ELEVATION: TOP OF BUILDING:

53.0M 68.5M



VANTAGE POINT 4 ELEVATION: TOP OF BUILDING:

60.0M 68.5M

bjk architecture inc. 2122 Brandon Rd. Shawnigan Lake B.C. VOR 2W3 Ph: 250-891-1602

03

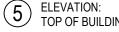
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03 FEB. 2021

PR2

NEIGHBOURHOOD WITH INTEGRATED RENDERINGS Page 84 of 112

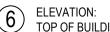




66.0M 68.5M



VANTAGE POINT 6 ELEVATION: TOP OF BUILDING:



75.0M 68.5M



VANTAGE POINT 7



69.0M 68.5M



VANTAGE POINT 8

67.0M 68.5M

03

bjk architecture inc. 2122 Brandon Rd. Shawnigan Lake B.C. VOR 2W3 Ph: 250-891-1602

03 FEB. 2021

d1556.23.19

PR3

NEIGHBOURHOOD WITH INTEGRATED RENDERINGS Page 85 of 112





65.0M 68.5M



VANTAGE POINT 10 ELEVATION: TOP OF BUILDING:



53.0M 68.5M



VANTAGE POINT 11 ELEVATION: TOP OF BUILDING:



52.0M 68.5M



VANTAGE POINT 12 ELEVATION: TOP OF BUILDING:

48.0M 68.5M PROPOSED DEVELOPMENT

203

bjk architecture inc. 2122 Brandon Rd. Shawnigan Lake B.C. VOR 2W3 Ph: 250-891-1602

PROJECT#

ISSUED:

d1556.23.19

03 FEB. 2021

PR4

NEIGHBOURHOOD WITH INTEGRATED RENDERINGS Page 86 of 112



HARBOUR VIEW (PROPOSED BUILDING NOT IN FRAME)



STREET CORRIDOR (B) (PROPOSED BUILDING NOT IN FRAME)



HARBOUR VIEW (PROPOSED BUILDING NOT IN FRAME)

PROPOSED DEVELOPMENT:

203

bjk architecture inc.

2122 Brandon Rd. Shawnigan Lake B.C. VOR 2W3 Ph: 250-891-1602

PROJECT

d1556.23.19

UED: 03 FEB. 2021

PR5

HARBOUR VIEW / STREET VIEW CORRIDOR Page 87 of 112

Attachment I



WATT OKANAGAN #8 - 2483 Main Street, West Kelowna, BC V4T 2E8 (778) 313-1014

FMC Holdings Ltd. c/o Seward Developments Inc. 1820 Argyle Avenue Nanaimo, BC, V9S 3K7 2020-12-08 Our File No: 2815.B01

Your File No:

To: Toby Seward

Re: 201/203 Dogwood Drive, Ladysmith, BC

WATT Consulting Group was retained by FMC Holdings Ltd c/o Seward Developments Inc. to undertake a Traffic Impact Assessment (TIA) for the proposed mixed-use development at 201/203 Dogwood Drive in the Town of Ladysmith, British Columbia.

Further to the submittal of the completed TIA and review by the Town of Ladysmith, Council has asked WATT Consulting Group to review and provide comment on two requests on this file. They are as follows:

- 1.) Is there a location where a crosswalk could be installed from the project site to the opposite side of the road, possibly with a pedestrian activated flashing crosswalk light?
- 2.) Confirm that the trip generation numbers reflected pre-COVID 19 numbers?

WATT can provide the following response to those requests:

1.) The Bayview intersection is an existing marked crosswalk and would service the pedestrian crossings in the area. Having other crosswalks in close proximity diminishes the safety aspects of crosswalks as drivers will ignore their relevance if they are common and too close together. Figure 1 shows the site proximity to the existing Bayview intersection.

Your File No:

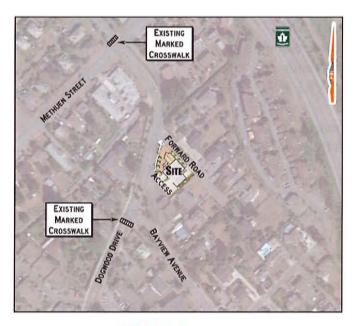


Figure 1

2.) The data used in the TIA report was collected March 4, 2020, just before the pandemic had noticeable impacts on everyday life for Canadians. The Canadian Government and the British Columbian Government began to impose self-isolation rules in and around the third week of March 2020 and is marked as the point when traffic volumes began to change. We would expect these traffic counts collected to be reflective of 'existing conditions'. They can also be referenced in Appendix A of the TIA report, which details the counts completed as part of this study.

We trust the provides a detailed response to the two requests posed by the Town of Ladysmith Council members, but please let us know if you need anything else.

Sincerely,

WATT Consulting Group

Nathan Carswell, P.Eng

Regional Lead, Transportation

T 778-131-1014 ext. 431

D 778-313-1060 C 250-215-0544

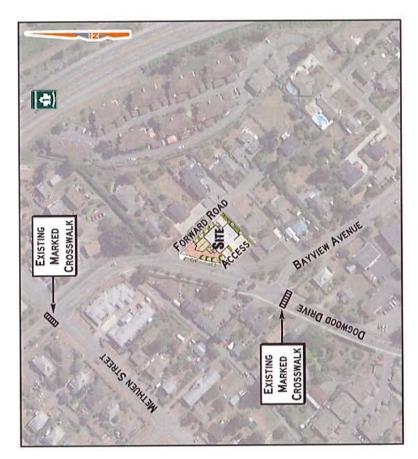
E ncarswell@wattconsultinggroup.com

2020-12-08 Our File No: 2815.B01 Your File No:

WATT CONSULTING GROUP

To: Toby Seward

RE: 201/203 Dogwood Drive, Ladysmith, BC





Attachment J

Mailing

Regional

PO Box 58

5 - 1414 Hunter Court

Cowichan Bay, BC Kelowna, BC

V0R 1N0

V1X 6E6

Town of Ladysmith 410 Esplanade, PO Box 220 Ladysmith, BC V9G 1A2

October 23, 2020

Attn:

Julie Thompson, Acting Senior Planner, Town of Ladysmith

Re:

REMEDIATION SCHEDULE - 201/203 Dogwood Drive

TerraWest Environmental Inc. (TerraWest) was retained by FMC Holdings (the 'Client') to provide a brief schedule for the planned remediation activities for the Town of Ladysmith. The environmental investigations have been conducted at the Site and neighbouring properties since late 2019 and will continue until the Site is redeveloped. The tentative schedule is presented below:

Activity	Proposed Schedule
Groundwater plume stability confirmation, on and off-site	Fall 2020 Winter 2021 Spring 2021
Soil remediation: Soil excavation and off-Site disposal for subject property and potential soil excavation within Forward Road in conjunction with Town of Ladysmith utility upgrades.	June/July 2021 (tentative)
Post remedial groundwater and vapour assessments (confirmation of clean media on the subject Site)	July/August 2021 (tentative)
On-going off-Site groundwater and vapour sampling to support Risk assessment	July 2021 and onward – tentative based on results to date.
Reporting of all analytical results. Summary of remedial works report for submission to Approved professionals (CSAP) and Ministry of Environment for Certificate of Compliance (COC)	Fall/Winter 2021 (tentative)

It should be noted that these schedules are tentative and may change based on analytical results, permit processing times or other unforeseen events.

We trust this meets your requirements, and if there are any questions regarding the above please do not hesitate to contact the undersigned below.

Kind regards,

Sue Durnin, P.Ag Project Manager 250-739-9803 sdurnin@terrawest.ca

CC:

Frank Crucil, FMC Holdings

Toby Seward

Environmental Management and Consulting

Attachment K

2021-February-03

Julie Thompson
A/Senior Planner,
Development Services Department
Town of Ladysmith
132C Roberts Street, Ladysmith, BC
V9G 1A2

Dear Julie

Re: CAC and Density Bonus for OCP and Rezoning, 201 Dogwood Drive, Ladysmith, BC

When FMC Holdings made application to amend the OCP and rezone the property 2020-May-28, they proposed a Community Amenity Contribution (CAC) that included investigation and mitigation of contamination that existed in the city owned Forward Road right-of-way. Beginning in 2003, the Town of Ladysmith (Ladysmith) undertook a number of investigations to determine the extent of contamination and remediation methods in Forward Road. The town did not take on any remediation work, given the concurrent remediation needed on 201 Dogwood Drive and the unknown and potentially large cost to address the contamination in the Forward Road right of way.

The Ladysmith CAC policy encourages applicants to consider providing CAC's towards infrastructure and amenities that make a positive contribution to the neighbourhood and the community at large.

In purchasing and proposing to develop the property, FMC is making a positive contribution to Ladysmith, as the site previously occupied by Dalby's Garage is a longstanding eyesore and almost unanimously seen by the community as a top priority to be remediated. As the Dalby's site, owned by FMC and the Forward Road right of way, owned by Ladysmith have to be investigated and remediated concurrently, it is most cost efficient to do the work at the same time. If FMC does not develop the site as proposed, it is likely the site could remain in its current condition for many more years.

Similar to the CAC's noted above, a contribution to Ladysmith from FMC has been reviewed with planning staff, in recognition of the increase in density (density bonus) proposed for site.

FMC is proposing that CAC's and density bonus for the project be grouped together for this project, with FMC contribution being remediation of the Forward Road right of way (as described above), plus the pedestrian activated crosswalk lighting requested at the Bayview

Ave crosswalk. Costing that FMC would pay for each of these works are included in the attached estimates from TerraWest Environmental (totalling \$161,350) and Raylec Power LP (totalling \$13,950), for a combined total of \$175,300.

Thank you for considering FMC's request to have the remediation of Forward Road and the crosswalk lighting considered as their CAC's and density bonus contribution for this project. Please advise if you require further information to assist in considering this request.

Your truly

Toby Seward Seward Developments Inc

ec FMC Holdings Ltd



Mailing

PO Box 58 Cowichan Bay, BC VOR 1NO Regional

4176 Departure Bay Road Nanaimo, BC V9T 4B7

FMC Holdings Ltd.

1890 Schoolhouse Road Nanaimo, BC, V9X 1T4

January 26, 2021

Attn: Frank Crucil, Director

Re: OFF-SITE REMEDIATION COSTS

Forward Road Right-of-Way

Ladysmith, BC

Since August 2019 TerraWest Environmental Inc. (TerraWest) has been conducting environmental investigation and delineation activities for FMC Holdings Ltd at the Site on 201 Dogwood Drive, Ladysmith BC (the Site) and the Forward Road right-of-way.

The costs for the off-Site component of each event are provided in the following table:

Task	Costs	Comments		
Costs for Off-Site Work Conducted				
Off-Site Delineation Drilling and \$33,00		Drilling conducted May 2020		
follow up sampling				
Supplemental Delineation -	\$13,000	Half of the delineation drilling was on the Site.		
Residential Properties	\$ 10,000	Entire investigation budget was \$26,000		
Average Se asonal Plume		Cost for 3 sampling events, 2/3rds of the		
Stability Costs (ground water and	\$18,350	activity is conducted to ensure off-Site		
vapour)		compliance.		
Anticipated Costs for Future Off-Site Works				
HHERA (Risk Assessment) Trillium (est. +/-		Ballpark for reporting, one report for all off-		
HHENA (NISK ASSESSITETT)	\$25,000)	site properties		
Standards Approved	010.000	Ball park for review – one report for all off-site		
Professional Arms-Length Review	~\$10,000	properties		
Risk Approved Professional		Ball park for review — one report for all off-site		
Arms-Length Review	~\$5,000	properties		
CCAD Sub mission Some onic a Food	630,000	Per CSAP fees, assume 3 at \$13,000 -		
CSAP Submission Screening Fees	\$39,000	Certificate of Compliance — Detailed Risk		
DO ENVISOR	010.000	Per ENV fees, assum e 3 at \$6000 - Certificate		
BC ENV fees \$18,000		of Compliances		



Total spent to date	\$64,350
Anticipated Future Costs	\$ 97,000
Total	\$ 161,350

TerraWest will be working with FMC Holdings over the next year to complete the plume stability assessment and conduct an Environmental Risk Assessment report for the off-Site contamination. During the on-Site excavation works, TerraWest and FMC will work with the Town of Ladysmith to address contaminated soils within Forward Road directly adjacent to the Site. The Risk Assessment activities conducted and planned will provide the residences of Forward Road and the Town of Ladysmith with documentation that groundwater and vapour conditions do not pose a risk to human health or the environment.

If you have any questions regarding this letter, please contact the undersigned.

Kind regards,

Sue Durnin, P.Ag.

Project Manager sdurnin@terrawest.ca

250-739-9803



January 25, 2021

Atten: Mike Crucil FMC Holdings 1890 Schoolhouse Road Nanaimo BC V9X 1T4

Re: Pedestrian Crossing - Ladysmith. BC

We are pleased to quote the price of \$13,950.00 for the installation of pedestrian flashers at 201/203 Dogwood Road. This quote is based on emails and conversations with Mike Crucil from FMI Installations. Our quote includes for the following.

Supply and installation of:

- > (2) 3m straight galvanized poles c/w 40W Solar Rectangular Rapid Flash Beacons & concrete bases
- > (2) Bulldog pedestrian pushbuttons c/w mounting cup
- > (2) PS-015-1 pedestrian pushbutton signs
- > (4) PS-003 pedestrian pole mounted signs

Separate Price to repair asphalt:

Adder \$1,200.00

> (1) East roadside base installation asphalt repair

Separate Price to paint Thermoplastic zebra strip:

Adder \$1,540.00

Notes:

- 1. Includes asphalt cutting on 1 side and Hydro-Vac excavation for the pole bases.
- 2. Includes electrical permit.
- 3. Includes all labor, materials, equipment & traffic control for items installed by Raylec Power LP.
- 4. Quote valid for 30 days.

Exclusions:

- > Engineering fees
- > Asphalt repair
- Pavement line painting
- > TMP
- Survey layout
- Landscaping & seeding
- Signage
- > Rock chipping & excavation

GST Extra.

Yours truly,
Raylec Power LP

Keth Carlson

Keith Carlson (Estimator / Project Manager) (250) 722-7297 ext: 228

e-mail: kcarlson@raylecpower.ca

REPORT TO COUNCIL

Report Prepared By: Chris Barfoot, Director Parks, Recreation and Culture

Meeting Date: March 2, 2021

Request for Support - Ladysmith Family and Friends Association Re:

Grant Application to Construct a Picnic Shelter at the Aggie Hall

Playground

RECOMMENDATION:

That Council:

- 1. Permit the Ladysmith Family and Friends Society to proceed with a grant application for funding to construct a picnic shelter at the Aggie Hall Playground, subject to obtaining the appropriate permits and approval from the Town of Ladysmith; and
- 2. Provide a letter of support to the Ladysmith Family and Friends Society for their grant application to construct a picnic shelter located at the Aggie Hall Playground through the Canada Healthy Communities Initiative.

EXECUTIVE SUMMARY:

Ladysmith Family and Friends Society (LaFF) is requesting the Town's support to develop a plan and apply for funding through the Canada Healthy Communities Initiative to construct a picnic shelter located at the Aggie Hall Playground (Attachment A). Providing an opportunity to play and gather as a family in a safe, outdoor space was identified as an important aspect missing from many families in the community during the COVID-19 pandemic.

PREVIOUS COUNCIL DIRECTION:

N/A

DISCUSSION:

Staff have been in communication with the Ladysmith Family and Friends Society (LaFF) who would like to construct a picnic shelter at the Aggie Hall Playground (Attachment C). The proposed shelter design will be consistent with the picnic shelter located at Transfer Beach and meets all required engineer specifications (Attachment B).

Given the funding deadline of March 9, 2021 for the current intake for the Canada Healthy Communities Initiative, it is recommended that Council support LaFF's grant application with the construction subject to obtaining appropriate permits and final approval from the Town. LaFF will be applying under the 'safe and vibrant places' community projects within the Canada Healthy Communities Initiative funding program.



Staff have recommended the design and metal roof be consistent with the recently placed shelter located at Transfer Beach (Attachment B).

ALTERNATIVES:

Council can choose to:

- 1. Direct staff to develop a different shelter design and communicate this back to LaFF for consideration.
- 2. Not support the construction request for a shelter located at the Aggie Hall Playground.

FINANCIAL IMPLICATIONS:

LaFF's funding request will be to cover all costs associated with this project.

LEGAL IMPLICATIONS:

N/A

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

Constructing this picnic shelter will provide opportunities for the public to gather in a safe, sheltered outdoor space.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

N/A

ALIGNIVIENT	MILH 2021 AINABILITY	VISIONING K	EPOKI:

□Complete Community Land Use	☐ Low Impact Transportation
□Green Buildings	☐ Multi-Use Landscapes
⊠Innovative Infrastructure	☐ Local Food Systems
	☐ Local, Diverse Economy
☐ Not Applicable	
ALIGNMENT WITH STRATEGIC PRIORITIES:	
□Infrastructure	☐ Economy
⊠ Community	☐ Not Applicable
□Waterfront	

I approve the report and recommendation(s).
Allison McCarrick, Chief Administrative Officer

ATTACHMENTS:

- Attachment A Letter from LaFF requesting support for its grant application
- Attachment B Example of picnic shelter at Transfer Beach
- Attachment C Proposed location of the shelter at Aggie Hall Playground

Attachment A



February 22, 2021

Chris Barfoot Director of Parks, Recreation & Culture Town of Ladysmith 810 Sixth Avenue PO Box 220 Ladysmith, BC V9G 1A2

Dear Chris:

As per our discussion, Ladysmith Family and Friends is interested in erecting an outdoor structure in the Nature Play area next to Aggie Hall.

Since Aggie Hall was locked down due to Covid-19 it has been impossible for LaFF to deliver its much-needed services to the area's most vulnerable families in the same manner as pre-covid. We have pivoted to provide more on-line programming, added a temporary drive-thru component to Aggie Hall, purchased a van to pick up and deliver food, clothing and mental health support to our families and found creative ways to use "kits" to make a positive impact on their lives.

One thing that the families are telling us is missing from their lives is the opportunity to play and gather as a family in a safe, dry outdoor space. We propose to address this need with the above shelter. It would be a structure very similar to the most recent addition to the Transfer Beach play area. In fact, Herold engineering has given us permission to use the same design papers. They have also agreed to a pre-build site assessment to ensure the suitability of the proposed structure on the Aggie Hall site.

We are hoping the Town would give us permission to move forward with this plan so we can apply for funding from the recently announced Canada Healthy Communities Initiative. The deadline for our application is March 9, 2021.

Thank you for your consideration.

Jacqueline Neligan **Executive Director** Ladysmith Family and Friends











Attachment B

Photo: Transfer Beach Picnic Shelter



Page 101 of 112

Attachment C

Photo: Aggie Hall Playground Location



TOWN OF LADYSMITH

STAFF REPORT TO COUNCIL

Report Prepared By: Donna Smith, Manager of Corporate Services

Meeting Date: March 2, 2021

File No:

Re: Housekeeping Amendments to "Town of Ladysmith Fees and

Charges Bylaw 2008, No. 1644"

RECOMMENDATION:

That Council give first three readings to "Town of Ladysmith Fees and Charges Bylaw 2008, No. 1644, Amendment Bylaw No. 9, 2021, No. 2059" to amend Schedule "1" and remove Schedule "4" as outlined in the staff report dated March 2, 2021.

EXECUTIVE SUMMARY:

At its meeting held January 19, 2021, Council approved amendments to the existing Park Bench Donation Guidelines Policy to include trees and other amenities. Included in the staff report were actual costs associated with the installation and maintenance of memorial benches. Therefore, staff are requesting that Council amend Bylaw No. 1644 to reflect the actual cost of \$3,950.

At its meeting held January 15, 2007, Council authorized a \$1.00/bag fee for recycling bags. The cost to manufacture these bags has increased, and therefore staff are requesting that Council amend Bylaw No. 1644 to reflect the actual cost of \$1.25.

PREVIOUS COUNCIL DIRECTION:

Resolution	Meeting Date	Resolution Details
CS 2007-017	01/15/2007	It was moved, seconded and carried that the Town charge a fee of \$1.00 per recycling bag and provide the option of yellow recycling stickers, at no cost, to be placed on regular garbage containers
CS 2021-021	01/19/2021	That Council amend the existing Town of Ladysmith Park Bench Donation Guidelines Policy 12-5810-A as follows: - Update the guidelines to include Town benches, trees and other amenities; - All costs associated with installation of the bench, tree or amenity being borne by the donor; - Maintain in perpetuity formerly dedicated benches; and - Any new dedications will be maintained for the reasonable life span of the bench, tree or amenity with regular maintenance costs being borne by the Town.



INTRODUCTION/BACKGROUND:

Staff are introducing for Council's consideration, the following housekeeping amendments to "Town of Ladysmith Fees and Charges Bylaw 2008, No. 1644":

Schedule "1" Miscellaneous Fees – Replace (two amendments)

Update Memorial	Council recently passed a resolution to amend the Town's Park
Bench Donation	Bench Donation Guidelines Policy to include trees and other
Fee to \$3,950	amenities. Staff also advised that the existing fee of \$3,200 does not
	reflect the actual costs associated with the bench program.
Update the	In 2007, Council approved charging a fee of \$1.00 for residents
Recycling Bags fee	requesting an additional recycling bag. The cost to manufacture
to \$1.25	these bags has increased; the fee increase incorporates the
	additional costs.

Schedule "4" Trolley Transit and Fee - Remove

Remove in its	The trolley was decommissioned and sold, therefore Schedule "4" of
entirety	Bylaw 1644 is no longer relevant.

ALTERNATIVES:

Council can choose to:

- 1. Amend Bylaw No. 1644 with only some of the recommended changes.
- 2. Not amend Bylaw No. 1644 at this time.

FINANCIAL IMPLICATIONS:

The fee for the memorial bench donation has remained the same for several years. The proposed fee reflects actual costs of installation and maintenance.

The fee for recycling bags was authorized by Council in 2007.

LEGAL IMPLICATIONS:

N/A

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

N/A

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

N/A

ALIGNMENT WITH SUSTAINABILITY VISIONING REPORT:

□Complete Community Land Use	☐ Low Impact Transportation
□Green Buildings	☐ Multi-Use Landscapes
□Innovative Infrastructure	☐ Local Food Systems
☐Healthy Community	☐ Local, Diverse Economy

□ Not Applicable	
ALIGNMENT WITH STRATEGIC PRIORITIES:	
□Infrastructure	☐ Economy
□Community □	
□Waterfront	
I approve the report and recommendation(s).	
r approve the report and recommendation(s).	
Allison McCarrick, Chief Administrative Officer	

ATTACHMENT:

• Attachment A – "Town of Ladysmith Fees and Charges Bylaw 2008, No. 1644, Amendment Bylaw (No. 9), 2021, No. 2059".

ATTACHMENT A

TOWN OF LADYSMITH

BYLAW NO. 2059

A Bylaw to Amend "Town of Ladysmith Fees and Charges Bylaw 2008, No. 1644"

The C	ouncii c	or the Town of Ladysmith	in open meeting	; assembled ena	cts as follows:	
1.	"Towr	of Ladysmith Fees and 0	Charges Bylaw 2	.008, No.1644"	is amended as follo	ws:
	(a)	By deleting Schedule " with the attached Sche			ntirety and replacin	ıg it
	(b)	By deleting in its entire	ty Schedule "4"	Trolley Transit	Service and Fee.	
<u>Citati</u> 2.	This B	ylaw may be cited for al 2008, No. 1644, Amend	• •	•		ges
READ	A FIRS	ST TIME on the	day of		,	
READ	A SEC	OND TIME on the	day of		,	
READ	ATHI	RD TIME on the	day of		,	
ADOF	PTED o	n the	day of		,	
			-		Mayor (A. Sto	ne)

Corporate Officer (D. Smith)

SCHEDULE "1"

"TOWN OF LADYSMITH FEES AND CHARGES BYLAW 2008, NO. 1644"

Item:	Fee:
Miscellaneous Fees:	
Copies of Extracts of Minutes	\$0.25/page
Copies of Bylaws and Council Minutes	\$0.25/page
Certificate of Outstanding Taxes	\$20.00
Fence Line Fee	\$75.00
Topographic Maps	\$25.00
Waterfront Area Plan	\$10.00
Holland Creek Area Plan	\$10.00
South Ladysmith Area Plan	\$10.00
Official Community Plan (including Schedule A.I - DPAs)	\$35.00
Engineering Specifications	\$30.00
Comfort Letter	\$100.00
Memorial Park Bench	\$3,950.00
Zoning Bylaw	\$40.00
Official Community Plan and Zoning Bylaw Maps (Large Size)	\$15.00/map
NSF cheques/Returned items/Stop payments	\$25.00
Refunds of overpayments for property taxes or user fees	10% of refund amount up to \$25.00
Mortgage listings of property taxes owing (per folio)	\$3.00
Annual Property tax levies - Vancouver Island Real Estate Board	\$450.00
Current year property tax notice after tax due date (for owner)	No charge
Previous years' property tax notice on year-specific paper (for owner)	\$25.00 per copy
Subdivision trees	\$750.00/tree
Recycling bags	\$1.25/bag

Application Fees:	
Official Community Plan Amendment	\$2,000.00 +Advertising and
	Delivery Costs \$2,000.00 + Advertising and
Zoning Bylaw Amendment	Delivery Costs
Zoning Bylaw Amendment - Coach House (R-1 Zone)	\$1000.00 + Advertising and Delivery Costs
Combined OCP/Zoning Bylaw Amendment	\$3,000.00+ Advertising and Delivery Costs
Subdivision - PLA	\$500.00 + \$250.00/lot
Subdivision- Approval, Extension, Form P	\$500.00
Development Permit - Multi-Unit, Commercial, Downtown, Industrial	\$1,000.00
Development Permit - High Street Intensive Residential	\$750.00
Development Permit - Riparian, Hazard Lands	\$250.00
Development Permit - Coach House Intensive Residential	\$250.00
Development Permit - Façade Improvement	\$100.00
Development Permit - Amendment	\$100.00
Development Variance Permit	\$750.00 + Delivery Costs
Board of Variance	\$750.00 + Delivery Costs
Temporary Use Permit	\$1,500.00 + Advertising and Delivery Costs
Strata Conversion	\$500.00 + \$250.00/unit
Boundary Extension Proposal	\$2,000.00 + \$50.00/hectare plus advertising and electoral approval costs
Liquor License Primary Referral Review Community Consultation	\$250.00 + \$1,500.00 + Advertising Costs
ALR Application - Subdivision/Non-Farm Use	\$600.00 + ALR Fees
ALR Application - Exclusion	\$2,000.00 + ALR Fees
Film Permit	\$250.00
Revitalization Tax Exemption Application Fee	\$250.00
Sign Permit	\$100.00
Real Estate Sign	\$20.00/agency

Temporary Sign/Banner Deposit	\$10.00 + \$100.00 performance bond per sign/banner
Ladysmith Visioning Report	\$25.00
Application for Recommendation of Cannabis Retail Licence Application/Amendment	\$2,000.00 + Advertising and Delivery Costs
Note: All fees are subject to applicable taxes	

Sent: January 25, 2021 10:58 AM

Subject: 200th Anniversary of Greek Independence initiative

Dear Mayor and council:

I am sending this letter to request your support for an initiative that the Victoria & Vancouver Island Greek Community Society will be launching in March 2021.

As you are likely aware, the Victoria & Vancouver Island Community Society is a registered charitable organization comprised of many vibrant members. The purpose of the society is to share and promote Greek culture in the community and runs a number of events each year, including Greek Fest. The Greek community has had a strong presence on Vancouver Island for fifty years and has hundreds of volunteer members and friends.

2021 will be a special year for Greeks all over the world as they will celebrating the 200th anniversary of the Revolution of Independence. Greek Independence is celebrated on March 25th and the Victoria & Vancouver Island Community would normally have a celebration at the community hall premises however this will not be possible this year because of COVID-19 restrictions.

As the 200th anniversary of Greek Independence is such a momentous occasion, the community is exploring alternative ways to share this joyous occasion with the greater communities of BC. As such, this campaign is being delivered with cooperation of other Greek organizations and bureaus of British Columbia: the Hellenic Congress, the Order of AHEPA, the Greek Consulate of Vancouver and all five Greek Communities of BC.

The V&VIGCS has proposed a number initiatives including a media campaign (radio, newspapers, electronic media), highway advertising, and celebratory events during this year's upcoming Greek Fest (www.greekfest.ca). We are asking for your support in our plans and hope you can help with two initiatives around the 25th of March and for several days or weeks after. We are proposing that all Municipal Halls or other public building raise the Greek flag (which we will provide) and illuminate the exterior of your building, if you have the infrastructure, in the colours of the Greek flag (white and blue). Please feel free to discuss with us any parameter of this request. The Greek Community would be grateful. Looking forward to hearing from you.

Warmest regards,

Tim Petropoulos

President, Victoria & Vancouver Island Greek Community Society

Email: <u>Greek.community.victoria@outlook.com</u>
Web: https://www.victoriahellenicsociety.org/

From: Dd

Sent: February 21, 2021 7:32 PM

To: Council < towncouncil@ladysmith.ca > Subject: May 3rd Light up for Lyme Awareness



Dear Ladysmith Mayor and Council,

We hope this letter finds you well and that you had a good start to the new year.

We are once again preparing for the yearly Light up Green for Lyme Disease on May 3rd, 2021. We skipped 2020 as there was too much uncertainty at that time due to COVID-19. In order to raise awareness, members of BC Lyme are reaching out to their communities to support their efforts in Lighting up their cities with Green Lights wherever possible and to share on social media the reason you are Lighting up Green. I am hoping that the city of Ladysmith will participate in this awareness campaign.

Some of the participants were: Vancouver City Hall, Science World, VCC Sails, Rogers Arena, BC Place Stadium, Telus Garden and numerous Cities in the lower mainland, the valley and the interior, all displaying Green Lights for Lyme Disease Awareness. The main awareness day is on May 3 rd 2021, but for those who can light up longer, this is very much appreciated as the entire month of May is Lyme Disease awareness month.

Even though BC Lyme Support Group is presently unable to meet in person, we continue to meet on Zoom for the duration of the pandemic, Attendance is always free and open to all, including family and friends of those suffering from Lyme Disease.

Lyme Disease is the most common and fastest growing vector-borne infection in Canada and the United States. It is caused by the bacteria Borrrelia Burgdorferi, transmitted by a tick. The tick also carries many Lyme co-infections! It has now spread to every province and state in North America and it is directly impacting people in our community, many with lifealtering consequences.

Lyme Disease is preventable by taking the right precautions and spreading the word. People are spending more time outdoors during this pandemic, making it more important that everyone is well-informed on how to protect themselves and their loved one from this vector-borne disease. This is why this awareness campaign is so important. Prevention is our best chance to avoid infection! You will find information on prevention, safe tick removal, transmission and more on our website https://www.bclyme.com

Again, we appreciate your participation in Lighting up Green for Lyme Disease Awareness Month.

Regards,

Darquise Desnoyers Director, BC Lyme Non-Profit Society