



# STAFF REPORT TO GENERAL MANAGER, LAND USE SERVICES DEPARTMENT

**DATE OF REPORT** February 27, 2025

**FROM:** Development Services Division  
Land Use Services Department

**SUBJECT:** Development Variance Permit for 4760 Brenton Page Rd, PID 027-772-900

**FILE:** DVP24H04

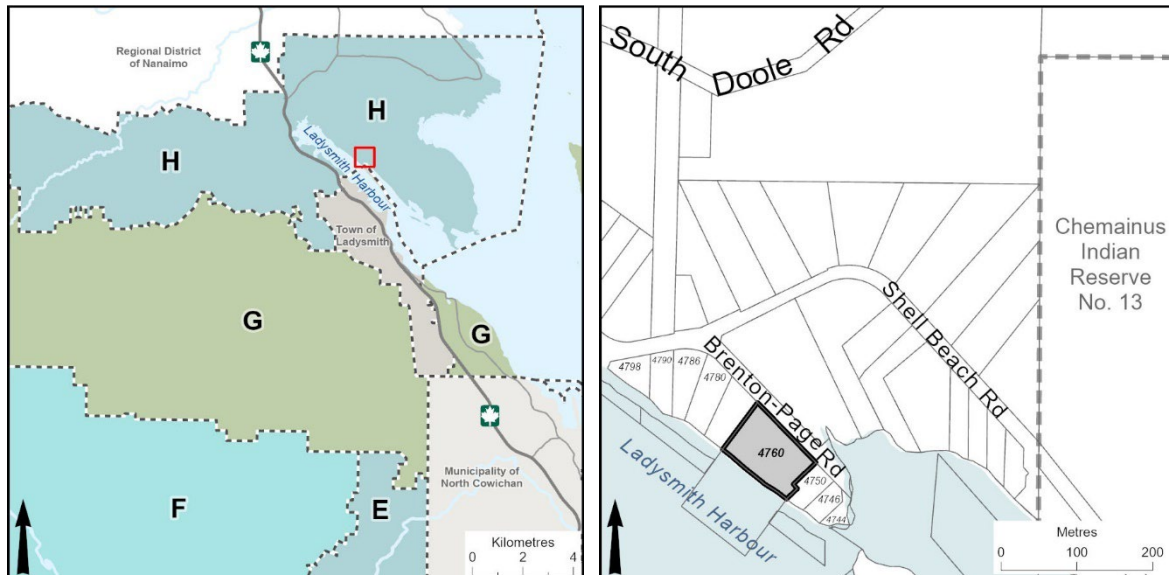
## **PURPOSE/INTRODUCTION**

The purpose of this report is to introduce Development Variance Permit Application DVP24H04. The application proposes to vary Parking Bylaw No. 1001, by decreasing the number of off-street parking spaces to 61 for the redevelopment of Raven Point marina.

## **RECOMMENDATION**

That Development Variance Permit DVP24H04 (4760 Brenton Page Rd, PID 027-772-900), be issued.

## **LOCATION MAP**



## **BACKGROUND**

The subject property is located in Electoral Area H, at a waterfront area of Ladysmith Harbour. The property is known as the Raven Point Marina, consisting of an upland parcel and a water lot with boat moorage.

The proposed redevelopment includes replacement of the existing moorage (marina) on the adjacent water lot, renovation of the existing inn and restaurant buildings (completed), removal

of existing cabin and old structures (completed), new temporary laundry/bathroom building, electrical and pumphouse building, new driveway access, new parking lot, new asphalt marina access pathway, new marina abutment, pier and gangway, new wooden staircase on the bank of the ocean, new layout of existing parking areas, tree removal and landscaping.

Existing parking spaces on the road right of way are proposed to be removed, and parking spaces within the parcel are to be re-arranged with more spaces added. The total number of off-street parking spaces to be provided will be 61. This DVP application is in support of DP24H04 for the proposed development.

## **POLICY & REGULATORY CONSIDERATIONS**

### Official Community Plan for the Electoral Areas Bylaw No. 4270 (HOCP):

The parcel is presently designated “Commercial” by the Official Community Plan, and “Commercial” by the Area H Local Area Plan. The lands are not within the Growth Containment Boundary.

### Development Permit Areas

The Subject lands are presently within the following development permit areas:

- DPA 1 – Riparian (not applicable)
- DPA 4 – Aquifer Protection

### Zoning Bylaw No. 1020

Land parcel zoned C-4

Relevant requirements:

- Setbacks: 7.5 m from front parcel line, 4.5 m from side parcel line, 15 m from water body
- Parcel coverage: 20% maximum for all buildings and structures
- Building height: 7.5 m

Water parcel zoned W-3

Relevant requirements:

- Permits marina
- Building height: 6 m

### Parking Bylaw No. 1001

76 stalls are required, 61 are provided, a variance of 20% reduction is proposed and will be addressed by this development variance permit.

### Utility Service Areas

Not within any water, sewer or drainage service area. Within North Oyster FPSA (fire protection service area).

Delegation of Authority

In accordance with [CVRD Bylaw No. 4483](#) – Development Application Procedures Bylaw, authority is delegated to the General Manager, for issuing a development variance permit that proposes reduction of off-street parking by no more than 20%.

Public Notice

In accordance with [CVRD Bylaw No. 4483](#) – Development Application Procedures Bylaw, CVRD will mail or deliver notices to owners and occupants of parcels located within 100 m of the subject property, not less than 10 days prior to the General Manager’s consideration of a development variance permit. This was done on February 6, 2025.

One adjacent resident expressed support for the development and concerns about road traffic, on-street parking and impact on privacy. Public responses can be found in Attachment E.

**COMMISSION / AGENCY / DEPARTMENTAL CONSIDERATIONS**

Internal Referrals

Utilities: not in service area, no comment

Bylaw Enforcement: no comment

Building Department: no comment

External Agency Referrals

Ministry of Transportation & Transit (MOTT):

- The Ministry has granted an entrance permit for the access to the proposed new parking lot.
- The proponent must provide a stormwater management plan that meets the standards for Section 1000 of the *BC Supplement to TAC Geometric Design Guide, 2019 3<sup>rd</sup> Edition*. Under these standards, all drainage quantities and paths post-development must equate those pre-development, and a 100-year return period should be considered for any receiving ditch or water course.

Advisory Commission Referral

The application was not referred to the Advisory Planning Commission. Per the Development Application Referrals Policy, this application is considered to be minor and may proceed to review by the General Manager.

**PLANNING ANALYSIS**

According to Parking Bylaw No. 1001, off-street parking requirements applicable to the existing buildings and proposed developments on the subject property are:

Use / Building	Parking Bylaw	Subject Property	Required Spaces
Motel/hotel	1.1 spaces per sleeping unit	7-room boutique inn	7.7

Marina	1 space per 2 boat stalls plus 1 space per 2 employees	60 boat stalls	32
Restaurant	1 space per 3 seats plus 3 spaces	100 seats	36.3
Total			76

It should be noted that there are literally no applicable parking requirements for a restaurant in general terms in the Parking Bylaw, as restaurant is specifically defined as either restaurant (drive-in or drive-through only) or restaurant (accessory drive-in or drive-through service). The latter (restaurant with accessory drive-in or drive-through service) is used in the table above, as it matches parking standard for restaurant (in general terms) in other zoning bylaws (Areas A, F, G, I) of the CVRD.

Parking at Raven Point Marina is historically located along Brenton Page Road, with 15 spaces on the road right of way and 28 spaces within the property, for a total of 43 existing spaces. Access points to the site are located on the west half of the road frontage. The proposed redesign (Attachment C) of the site relocates all on-road parking spaces onto the site, integrates them with existing spaces, and adds 7 spaces. These spaces are arranged more efficiently while maintaining existing driveways and access points. A new parking lot with 11 spaces is added at the northeast corner of the property with a new driveway access point on Brenton Page road. MOTT has granted a permit for this access. The total number of spaces to be provided on site will be 61. The shortfall of 15 spaces is a reduction of 20% from the required number of 76.

According to the applicant, the existing parking arrangement with a total of 43 spaces, despite 15 of them on the road, has been working well for the operation of the marina. The proposed redevelopment project reduces the number of rooms of the existing inn from 9 to 7, and reduces the number of boat stalls of the existing moorage from 74 to 60. This will reduce demand for parking. The applicant also notes that 25% of the boat spaces are designated for short term users who have no parking demand. With the proposed decrease in demand and increase in supply, it is reasonable to expect the parking situation of the site would be adequate, despite the 20% shortfall from the Parking Bylaw requirement. The redesigned parking plan also improves the overall function and efficiency of traffic circulation of the site, and eliminates impact of on-street parking on neighbouring properties.

Development aspects related to the on-site parking arrangement and other proposed developments of the marina, mainly aquifer protection, have been addressed by DP24H04 and supplemental reports on storm water management, environmental and geo-technical safety.

Based on the considerations above, the proposed variance meets the tests for granting a variance by the General Manager, per Section 14 of Bylaw 4483, as the variance is believed to not result in:

- a) Inappropriate development of the site;
- b) Adverse impacts on the natural environment, ecosystems or biodiversity;
- c) Adverse impacts to the use and enjoyment of the subject property or adjacent land.

**RECOMMENDATION**

---

That Development Variance Permit DVP24H04 (4760 Brenton Page Rd, PID 027-772-900) to vary Section 4.1 (b) of Parking Bylaw No. 1001 by decreasing the number of required off-street parking spaces from 76 to 61 be issued, subject to execution of the proposed parking plan and removal of all existing on-street parking of the subject property on Brenton Page Road.

Prepared by:

Reviewed by:



---

Yuli Siao  
Senior Planner

---

Michelle Pressman, RPP, MCIP, MPlan  
Manager

---

Ann Kjerulf, MCP, RPP, MCIP  
General Manager

**ATTACHMENTS:**

- A – Background Table
- B – Draft Permit
- C – Rationale
- D – Parking Plan
- E – Public Responses

**BACKGROUND TABLE**

**File: DVP24H04 (4760 Brenton Page Road  
PID: 027-772-900)**

Applicant:	Stefan Crucil
Registered Property Owner:	Raven Point Project GP Ltd.
Civic Address/PID:	4760 Brenton Page Road PID: 027-772-900
Legal Description:	LOT A SECTION 2 OYSTER DISTRICT PLAN VIP86097
CVRD Covenants on Title:	none
Size of Existing Parcel(s):	7542 m <sup>2</sup>
Existing Use of Parcel(s):	Marina, inn, restaurant
Natural Hazards:	None identified
Archaeological Site:	Potential areas along shoreline, applicant notified
Environmentally Sensitive Areas:	None identified
Species at Risk:	None identified
Agricultural Land Reserve (ALR):	Not within
Land Use Designation:	Commercial
Containment Boundary:	Not within
Development Permit Areas (DPA's):	<ul style="list-style-type: none"> <li>• DPA 4 – Aquifer Protection</li> </ul>
Zoning:	C-4
Fire Service Area:	North Oyster FPSA
Existing Water Service:	private system
Existing Sewerage Service:	private septic
Existing Drainage Service:	None



COWICHAN VALLEY REGIONAL DISTRICT

**DEVELOPMENT VARIANCE PERMIT**

REGISTERED PROPERTY OWNER(S):

**RAVEN POINT PROJECT GP LTD,  
INC. NO. BC1414307**

CVRD FILE NO.: **DVP24H04** DATE

ISSUED: **February 27, 2025**

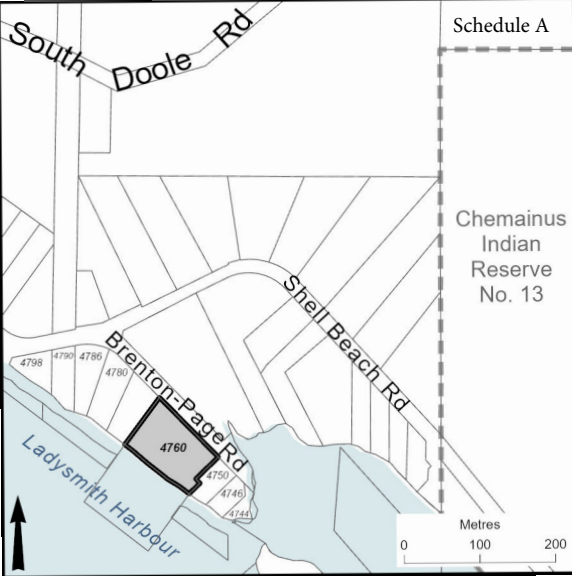
1. This Development Variance Permit is issued and is subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to those lands within the Regional District described below:

**LOT A SECTION 2 OYSTER DISTRICT PLAN VIP86097  
(PID: 027-772-900)  
4760 Brenton Page Road**
3. Authorization is hereby given to **permit the required number of off-street parking spaces to be 61**, subject to the following requirement:
  - **Development shall occur in accordance with attached Schedules A – B.**
  - **Removal of all existing on-street parking of the subject property on Brenton Page Road.**
4. CVRD Parking Bylaw No. 1001 is varied as follows:
  - ***Section 4.1 (b) – the number of required off-street parking spaces shall be reduced from 76 to 61.***
5. The following Schedules are attached to and form a part of this permit:

**SCHEDULE A – Subject Property Map**  
**SCHEDULE B – Parking Plan, Delinea Design Consultants Ltd, September 16, 2024**
6. The land described herein shall be developed in substantial compliance with the terms and provisions of this Permit and any plans and specifications attached to this Permit shall form a part thereof.
7. Subject to the terms of this Permit, if the holder of this Permit does not substantially start any construction within 2 years of its issuance, this Permit will lapse.

Authorized by CVRD Bylaw No. 4483 – Development Application Procedures Bylaw, with delegation to the General Manager, for issuing a development variance permit that proposes reduction of off-street parking by no more than 20%.

**This Permit is not a Building Permit or subdivision approval.** Where applicable, no occupancy certificate or final subdivision approval shall be issued until all items of this Development Variance Permit have been complied with to the satisfaction of the Land Use Services Department.



# Schedule B

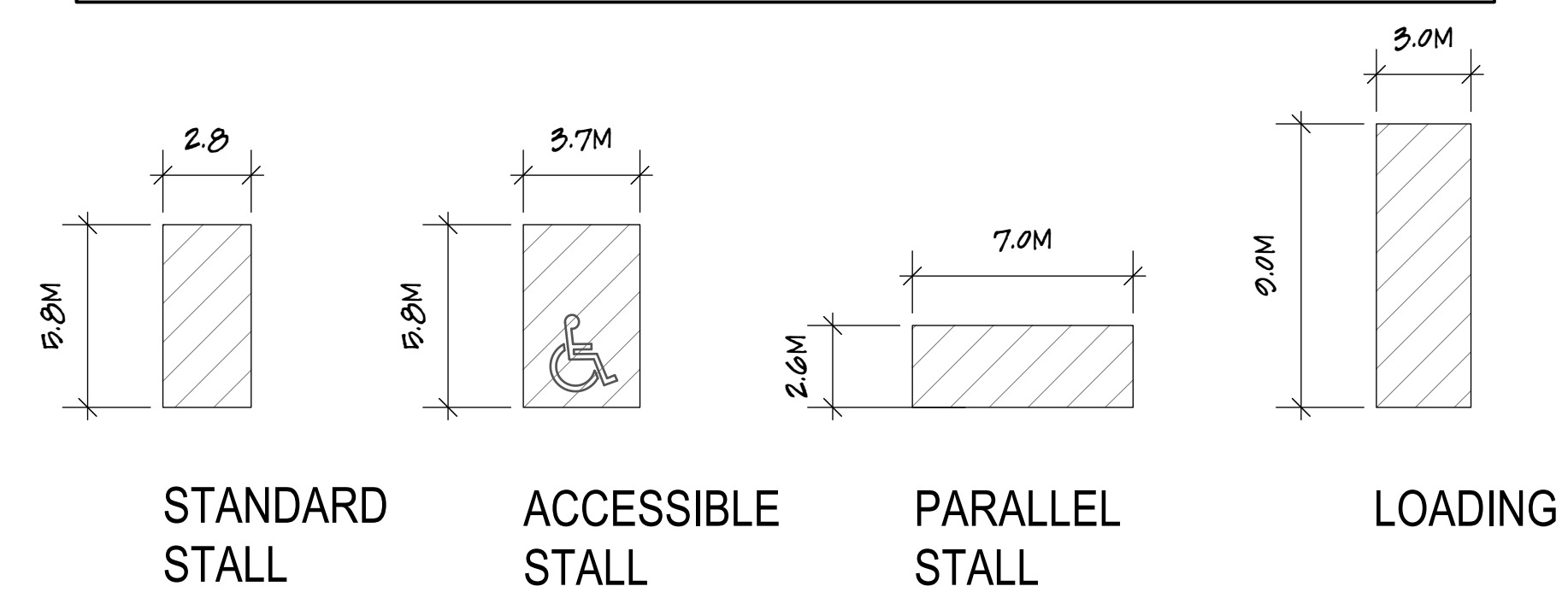


SITE DATA	
LEGAL:	LOT A, SECTION 2, OYSTER DISTRICT, PLAN VIP86097
CIVIC:	4760 BRENTON PAGE ROAD
ZONING:	C-4 TOURIST RECREATIONAL COMMERCIAL
ELECTORAL AREA:	AREA H
DP AREA:	DP AREA 4: AQUIFER PROTECTION

PARKING		CAPACITY / QUANTITY		REQUIRED	EXISTING	PROPOSED
		EXIST.	PROP.			
PARKING REQUIREMENTS BYLAW NO. 1001 (1986)	RESTAURANT	100 SEATS	100 SEATS	36.3		
	INN	9 UNITS	7 UNITS	7.7		
	MARINA	74 SLIPS	60 SLIPS	32.0		
		1/3 SEATS + 3 1.1 / SLEEPING UNIT 1 / 2 BOAT STALLS + 2				
<b>TOTAL REQUIRED</b>				<b>76.0</b>		
PARKING AS EXISTS PRE-APPLICATION		GROSS EXISTING			43	
		LESS NON CONFORMING OFF SITE STALLS			-15	
		<b>NET EXISTING</b>			<b>28</b>	
PARKING AVAILABLE		WITH RECONFIGURATION + MINOR EXPANSION				50
		+ NEW PARKING NODE				11
		<b>TOTAL PROPOSED</b>				<b>61</b>
SUMMARY		NET PARKING INCREASE				33
		PARKING REQ'MT SHORTFALL				15 (19.7%)

PARKING TYPES	
STANDARD STALLS	55
PARALLEL STALLS	2
ACCESSIBLE STALLS	2
SMALL STALLS	2
<b>TOTAL</b>	<b>61</b>
LOADING	2

### TYPICAL PARKING STALL DIMENSIONS



## PARKING PLAN - SHOWING EXISTING PARKING AREAS RECONFIGURED

BASE INFORMATION HAS BEEN DERIVED FROM DOCUMENTS PREPARED BY OTHERS. VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION.

# 4760 BRENTON- PAGE ROAD LADYSMITH B.C.

DRAWING TITLE:  
PROPOSED PARKING PLAN

SCALE:  
AS NOTED

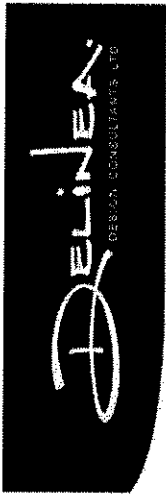
DRAWN BY:

NUMBER:  
d1622.04.23

ISSUED:  
FOR DRAFT REVIEW: 24 JULY 2024  
DVP RESPONSE: 30 JULY 2024  
BPA: 13 AUG. 2024  
CLIENT REVIEW: 05 SEPT. 2024  
REVISED: 16 SEPT. 2024

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS. COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF DELINIA DESIGN CONSULTANTS LIMITED. TO BE USED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.

PAGE NO.



P: 250.245.3894 E: info@delinea.ca  
43780 Brian Road · Ladysmith BC · Canada · V9C 1G2

19 September 2024

CVRD  
Development Services  
1<sup>st</sup> Floor  
175 Ingram Street  
Duncan B.C.  
V9L 1N8

Attn: Yuli Siao  
Senior Planner

**RE: DVP DESIGN RATIONALE – 4760 BRENTON PAGE ROAD, LADYSMITH B.C.**

**Existing Conditions:**

In conjunction with a current DP Application, this application is to address modifications to existing parking conditions and capacity in support of uses.

The site currently supports:

- Restaurant (100 seats)
- Boutique Inn (9 rooms)
- Marina (74 slips)
- Support and service buildings (admin., washrooms, and laundry facilities, service buildings)

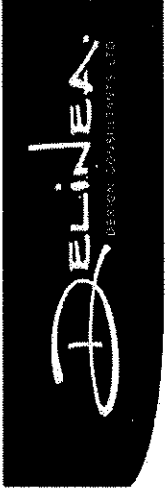
Parking historically is located in an area adjacent to Brenton Page Road. Approximately 15 parking stalls, while accessed from the site, are located in the road right of way. Additional parking is located atop a rocky bench that bisects the property. Access to this is via an internal driveway.

Total existing parking is 43 cars (including off site stalls) and has supported the uses noted above for a number of decades (traceable to 1986)

**Scope:**

The scope of work extends to include:

- Demolition of aged or inadequate structures. (service buildings, detached rental units, laundry and washrooms).
- Installation of a modular building to house replacement washrooms and laundry.
- Renovations to the restaurant (separate BPA in stream).
- Upgrades to the marina and gangway access.
- Creation of a new parking node and path connecting to the marina head.



P. 250 245 3894 • info@delinea.ca  
4378 O'Brian Road • Ladysmith BC, Canada • V9C 1G2

No expansion of uses or building areas are planned. Improvements noted represent a nominal reduction in number of available marina slips (-14) and Inn suites (-2). Restaurant capacity remains unchanged.

**Proposal and Variance Rationale:**

The Owners proposes minor reconfiguration and expansion of existing parking areas to better organize and delineate stalls. This effectively eliminates all non-conforming off-site parking and integrates them into the site while maintaining current circulation routes and minimizing site disturbance. The net result is an increase of capacity (7 stalls), stall and drive aisle dimensions to Bylaw standards and inclusion of accessible stalls and designated loading areas.

The aforementioned new parking node increases capacity by an additional 11 cars.

Total on site parking increases to 61 stalls This represents an increase to available parking of 40% and a shortfall of <20% to current bylaw ratios.

With respect to parking intended for marina users we note that, in an effort to attract short term transient boaters, approximately 25% of boat slips will be designated for this purpose. Typically, there is no parking demand for this type of moorage.

Given that there is no proposed expansion of current uses, no introduction of new uses, no redevelopment and the non-conforming status of remaining structures and facilities, we suggest the proposed revised and supplemental parking continue to be adequate to serve the needs.

Respectfully submitted,

*Will Melville*

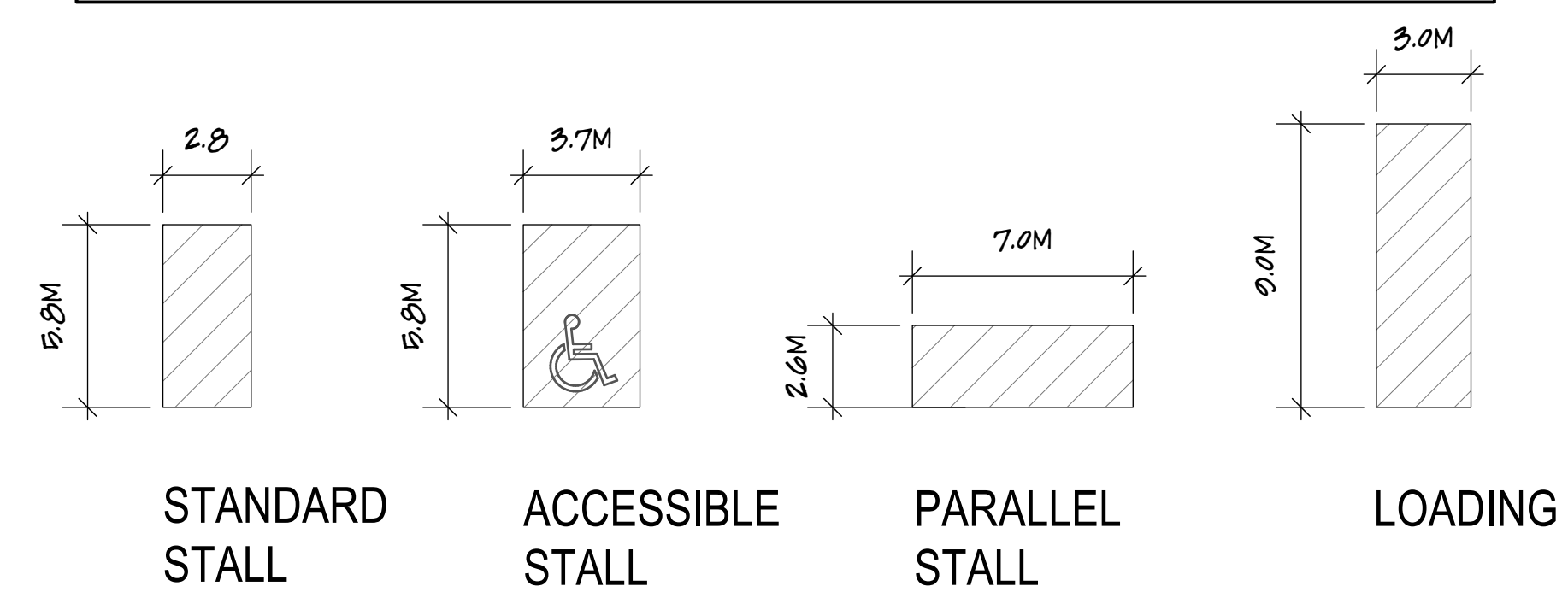


SITE DATA	
LEGAL:	LOT A, SECTION 2, OYSTER DISTRICT, PLAN VIP86097
CIVIC:	4760 BRENTON PAGE ROAD
ZONING:	C-4 TOURIST RECREATIONAL COMMERCIAL
ELECTORAL AREA:	AREA H
DP AREA:	DP AREA 4: AQUIFER PROTECTION

PARKING		CAPACITY / QUANTITY		REQUIRED	EXISTING	PROPOSED
		EXIST.	PROP.			
PARKING REQUIREMENTS BYLAW NO. 1001 (1986)	RESTAURANT	100 SEATS	100 SEATS	36.3		
	INN	9 UNITS	7 UNITS	7.7		
	MARINA	74 SLIPS	60 SLIPS	32.0		
		1/3 SEATS + 3 1.1 / SLEEPING UNIT 1 / 2 BOAT STALLS + 2				
<b>TOTAL REQUIRED</b>				<b>76.0</b>		
PARKING AS EXISTS PRE-APPLICATION		GROSS EXISTING			43	
		LESS NON CONFORMING OFF-SITE STALLS			-15	
		<b>NET EXISTING</b>			<b>28</b>	
PARKING AVAILABLE		WITH RECONFIGURATION + MINOR EXPANSION				50
		+ NEW PARKING NODE				11
		<b>TOTAL PROPOSED</b>				<b>61</b>
SUMMARY		NET PARKING INCREASE				33
		PARKING REQ'MT SHORTFALL				15 (19.7%)

PARKING TYPES	
STANDARD STALLS	55
PARALLEL STALLS	2
ACCESSIBLE STALLS	2
SMALL STALLS	2
<b>TOTAL</b>	<b>61</b>
LOADING	2

**TYPICAL PARKING STALL DIMENSIONS**



**PARKING PLAN - SHOWING EXISTING PARKING AREAS RECONFIGURED**

BASE INFORMATION HAS BEEN DERIVED FROM DOCUMENTS PREPARED BY OTHERS. VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION.

**4760 BRENTON-PAGE ROAD  
LADYSMITH B.C.**

DRAWING TITLE:  
**PROPOSED PARKING PLAN**

SCALE:  
AS NOTED

DRAWN BY:

NUMBER:  
d1622.04.23

ISSUED:  
FOR DRAFT REVIEW: 24 JULY 2024  
DVP RESPONSE: 30 JULY 2024  
BPA: 13 AUG. 2024  
CLIENT REVIEW: 05 SEPT. 2024  
REVISED: 16 SEPT. 2024

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS. COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF DELINIA DESIGN CONSULTANTS LIMITED. TO BE USED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.

PAGE NO.

## Responses Received Though Public Notification

---

Prior to making our submission, we would like to provide you with a brief history of previous development proposals for the Ravenpoint, Page Point, Mañana Inn property. Approximately 10 to 12 years ago, the then Page Point Inn proposed redevelopment involving an expansion of the marina. At that time due to concerns re: water, sewer, parking, encroachment on site lines, and a general increase in traffic for our quiet neighbourhood, the three residents at the end of Brenton Page Road sought legal advice and spent some thousands of dollars to present the CVRD and VIHA with an extensive document voicing our concern and opposition. If you do not have these documents on file at this time, we could provide you with our copy. That development was subsequently denied.

Now we have new owners who of course have their grand ideas for a profit making development. This of course is to be expected. We know that FMC has plans to reconfigure the marina expanding it to twice the size, it is presently. Although we have not seen those plans to date.

But getting back to the permit applied for, following is our submission.

A/ parking variance:

We would request that the CVRD do not change the required number of off street parking spaces for the restaurant from 76 to 61.

Reasons:

- this is a short dead end road with four residences a marina, restaurant and inn
- in the past on summer weekends the previous commercial operation caused various parking problems. Cars parked along the side of the road and in the turn around at the end of the road and in front of residences, making vehicle movement very difficult.
- I do not know if these numbers are correct but if you have a restaurant capacity of 60 patrons inside and 30 patrons outside, Inn accommodations of 9 and a proposed Marina expansion to double the size. We foresee a major issue with parking.
- we have a concern also for emergency vehicle access

B/ development permit:

Our concern with the development permit deals specifically with the new walkway and proposed ramp access to the dock. The existing walkway, marina office and ramp access to the dock gives us privacy and keeps the noise down from Marina patrons.

- we have a concern about elevations for the new proposed walkway and ramp.
- we have a grave concern for our privacy
- we have grave concern for the noise and the proximity of people passing right along side our house, there would be no buffer
- we deserve and have the right to quiet enjoyment of our property
- we would ask that the ramp access to the marina be kept where it is
- the way it is right now we have no concerns with Marina patrons going to the restaurant washrooms or parking lot. It is relatively quiet.
- we are strongly opposed to the relocation of the walkway and the ramp to the dock as is proposed, we believe this will severely affect the enjoyment and privacy of our home. We do not want the walkway and ramp to run along the side of our property.

I would like to say that we are totally in support of a viable commercial operation at the restaurant Inn and Marina next-door. But they need to do it in a way that is agreeable to the neighborhood and does not cause parking problems or bring about noise issues that will disrupt the lives of the residents that live here.

---

We have just become aware of the proposed development variance permits. We would like to bring to your attention some concerns we have. We are disappointed that as your closest neighbour there was no consultation with us regarding specifically the ramp going down to the docks. Our concern is that it is located right next to our property line and pretty much right next to the north side of our house. We are concerned with both our privacy and added noise disruption. If a new ramp is required, we would appreciate it being located where the old ramp is as the marina office maintains a degree of privacy and less noise.

We also have a concern with the parking variance requested. Having lived there for 27+ years we are well aware when the marina is full and the restaurant and inn are operating, road use on the weekends can be a nightmare with vehicles parked along the road side and in the turn around. If the proposed Marina expansion is also approved there could be further parking issues.

In addition to the proposed development we would appreciate a suitable privacy fence between our property and yours.

We are in support of this development but we would appreciate consideration for these changes. We will be replying to the CVRD regarding these permits. We would appreciate your feedback. Thank you

---

Please add this email to my previous two emails that we have submitted.

**PARKING:**

- After looking at the plans that they have submitted there is ample land available to meet the required parking spaces required under the bylaw.
- In past years when the restaurant, Inn and Marina were fully functional through the summer months parking and travel became extremely difficult for the residents on our short narrow street.
- In the past because of the way it was laid out there was probably more parking spots available, then what they are asking for in the new DVP.
- previously we have had major issues with parking on our street because it had overflowed from the restaurant / marina.

In closing, we do support a restaurant and viable development next door. But they need to stay within the existing parking by law. And not cause undo duress to the neighbouring residences.

---

Just a follow up and a question after reviewing the proposed development variant permit.  
Under parking byelaw number 1001

Section 4.1 (b) the required number of offstreet parking spaces for the restaurant would be 76. Where is the parking for the nine units at the Inn which is above the restaurant?

And the required parking for the existing marina? Or the proposed doubling of the size of the marina if it was approved?

Just a couple of my thoughts after reading through the application again or the other major issue that they seem to think it's OK to put a major ramp and walkway that will service all the facilities on site. right next to our house that will disrupt our privacy and quietness of the home that we've lived in for 27+ years.

We fully support a restaurant, Inn and Marina it just needs to be done in a way that does not disrupt the four residential neighbourhoods that live on this street.