

MINUTES
ADVISORY PLANNING COMMITTEE
Tuesday, 2015-MAR-17
Boardroom, 411 Dunsmuir Street, Nanaimo, BC



Present:

Mr. Jim Goldsack – Acting Chair
Mr. Darwin Mahlum
Ms. Sandra Larocque

Ms. Carey Avender
Ms. Paula Waatainen

Regrets:

Mr. Chris Cross
Ms. Ellen Ross

Mr. Randall Taylor
Mr. Brian Anderson

Staff:

Ms. Sheila Herrera, Planner

Ms. Penny Masse, Planning Clerk

Applicant / Members of the Public:

Mr. Frank Basciano, Applicant / RA000344 – 925 and part of 901 Harbour View Street
Mr. Mark Garrett, Applicant Designer / RA000344 – 925 and part of 901 Harbour View Street
Mr. Glenn Hill, Applicant / RA000346 – 3801 and 3789 Shenton Road
Mr. Peter J. de Hoog, Applicant / RA000346 – 3801 and 3789 Shenton Road
Members of the Public: Three

Call to Order

The meeting was called to order at 5:00 pm.

1. Adoption of Minutes

It was moved and seconded that the minutes from 2015-FEB-17 be adopted.
The motion was carried.

2. Approval of Agenda and Late Items

The agenda was approved as presented.

3. Information Items

4. New Business

- a) *RA000344 – 925 and part of 901 Harbour View Street*
Rezone from R1 and R8 to R2 and R7 to permit small lots and row housing.

Ms. Herrera introduced the application. Some of the comments were:

- Rezoning signage has been erected on the subject property and the application has been posted on *What's Building* on the City website.
- No submissions have been received to date.

Mr. Basciano gave a presentation for the proposal.

Committee Comments

A Committee member asked if there is an easement for access through the strata.

Mr. Basciano noted that he was not sure about the status of easements on adjacent lots.

A Committee member asked for clarification if the only access would be through Strickland Street.

Mr. Basciano noted that the only access will be via Strickland Street, until such time as the Eighth Street connection is constructed.

A Committee member noted the mill is located below the subject property; expressed concerns regarding effluent, odor or air quality issues.

Mr. Basciano asked members of the attending public in the audience (residents of the adjacent strata) if they had experienced any negative effects of living near the mill. They noted none.

A Committee member asked if there would be any improvements off-site; i.e.: Strickland is more of a lane than a street.

Mr. Basciano noted that the traffic study is under review by the City, but some clean-up of existing sidewalks has been suggested, along with installing some stop signs.

A Committee member asked how many units are proposed for the development.

Mr. Basciano stated that 57 units are proposed for the development.

A Committee member noted their belief that the City underestimates vehicular traffic on city roads; asked that the applicant bring the traffic study to a future South End Neighbourhood Association meeting.

It was moved and seconded to recommend that Council approve RA000344. The motion was carried.

- b) *RA000346 – 3801 and 3789 Shenton Road*
Rezone from R1 to COR2 to permit a mixed use development.

Ms. Herrera introduced the application. Some of the comments were:

- Rezoning signage has been erected on the subject property and the application has been posted on *What's Building* on the City website.
- No submissions have been received to date.

Mr. Hill gave a presentation for the proposal.

A Committee member requested clarification regarding the land exchange and the amount of park being dedicated.

Mr. Hill noted that more park dedication is being provided than the amount of land being exchanged for the lot consolidation.

A Committee member asked for clarification regarding the number of proposed units in each building.

Mr. Hill stated that one building is proposed entirely as office uses and the second building contains a small area of office uses and 14 dwelling units.

It was moved and seconded to recommend that Council approve RA000346.
The motion was carried.

5. Next Meeting

The next regular meeting of the APC is scheduled for 2015-APR-21.

6. Adjournment

The meeting adjourned at 5:48 pm.