



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

Present:

Mr. Brian Anderson, Alternate Chair
Mr. Jim Goldsack
Ms. Sandra Larocque
Mr. Darwin Mahlum

Ms. Carey Avender
Ms. Ellen Ross
Ms. Paula Waatainen

Regrets:

Mr. Chris Cross

Mr. Randall Taylor

Staff:

Ms. Sheila Herrera, Planner

Ms. Penny Masse, Planning Clerk

Applicant / members of the public:

Mr. Keith Brown, Keith Brown and Associates Ltd.
Members of the Public: None

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 2014-NOV-18 be adopted.
The motion was carried.

2. Approval of Agenda and Late Items

The agenda was approved as presented.

3. Information Items

a) RA000327 – 867 Bruce Avenue, 538 Eighth Street

Site specific text amendment to CC2 zone to permit a grocery store larger than 2000m². APC recommended approval 2013-NOV-19. Public Hearing 2014-MAY-01. Adopted 2014-NOV-24.

b) RA000339 – 1110, 1120 and 1140 Maughan Road

Rezone from Light Industrial (I2) to Industrial (I4) to permit a medical marijuana growing and production facility. APC recommended approval 2014-OCT-21. Public Hearing 2014-DEC-11. Adopted 2014-DEC-11.

c) OCP00073 – General Amendments

General amendments to update OCP as part of the five year review. APC recommended approval 2014-OCT-21. Public Hearing 2015-JAN-15. Adopted 2015-JAN-15.

4. New Business

a) RA000343 – 6524 Portsmouth Road

Rezone from R1 to COR1 to permit a multiple family development

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

- Corridor policies have been considered. Application proposes 54 units per hectare, which is at the lower end of permitted densities in Corridors.

- 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. Brown gave a presentation for the proposal. Some of the comments were:

- The property owners live in the subject area; it is an older property which contains housing stock older than 45 years, some in disrepair.
- This is an excellent opportunity for in-fill which would include upgrades and redevelopment.
- There would be a side yard separation of 10 feet between the homes, two buildings of two storeys with each building containing four apartments. Each unit is approximately 1,300ft² and has its own separate exterior access.
- All parking is to the rear of the units. Curb, gutter and sidewalks will be constructed and a 5m lane dedication will be included, depending upon how the area rejuvenates.
- Lot coverage is 33% and Floor Area Ratio is 0.55. These units would fit in nicely with the area.

Committee Comments

A Committee member asked how many units are proposed in total and if proposed parking is sufficient.

Mr. Brown noted that 8 units are proposed in total and there will be a total of 12 parking stalls, which is the requirement.

A Committee member asked for clarification on who pays taxes on lane dedications. Added that the rear area could be utilized as a play area for children.

Mr. Brown noted it will be a road covenant only at this point.

A Committee member asked what is located across the street from the subject property.

Mr. Brown noted that a church and a new mixed-use building are located across the street from the subject property.

A Committee member asked if neighbours had been contacted and if any feedback had been received.

Mr. Brown noted that he received one call from a neighbour; he is planning on meeting with this neighbour on 2015-FEB-18.

It was moved and seconded to recommend that Council approve RA000343. The motion was carried.

5. Next Meeting

The next regular meeting of the APC is scheduled for 2015-MAR-17.

6. Adjournment

The meeting adjourned at 5:16 pm.