



MINUTES
NANAIMO ADVISORY PLANNING COMMITTEE
TUESDAY, 2014-NOV-18 AT 5:00 PM
BOARD ROOM, SARC, 411 DUNSMUIR STREET

MEMBERS PRESENT:

Councillor Fred Pattje, Chair
Councillor Jim Kipp
Brian Anderson
Jim Goldsack

Sandra Larocque
Randall Taylor
Ellen Ross
Paula Waatainen

MEMBERS ABSENT:

Councillor Ted Greves
Darwin Mahlum

Chris Cross
Carey Avender

STAFF PRESENT:

Deborah Jensen, Community Development Planner
Dave Stewart, Planner

Sheila Herrera, Planner
Penny Masse, Planning Clerk

OTHERS PRESENT:

Alvin Bartel
Members of the Public: None

1. Call to Order

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

2. Adoption of Minutes

It was moved and seconded that the minutes from 2014-OCT-21 be adopted.
The motion was carried.

3. Approval of Agenda and Late Items

The agenda was approved as presented.

4. Correspondence

5. Presentations

6. Information Items

- a. RA000335 – 10 and 28 Front Street
D. Jensen advised that the APC recommended approval of the application for a site specific text amendment to permit a hotel on 2014-MAY-20. A Public Hearing was held on 2014-SEP-04, and Council adopted the bylaw on 2014-OCT-27.

7. Old Business

None

8. New Business

- a. *RA000340 – 100 Twelfth Street*
To permit a personal care facility.

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

- Rezoning to the CS1 zone to construct a senior's congregate housing facility.
- Chase River Neighbourhood Plan and Mainstreet policies have been considered.
- 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.

A. Bartel gave a presentation for the proposal. Some of the comments were:

- Noted there is an existing congregate care facility nearby; this proposal is not the first of its kind in the neighbourhood.
- Traffic in the area is not a concern.
- Massing of the building is linear with a southern exposure to take advantage of sight lines.
- Access would be from Eleventh Street and Twelfth Street; a good circulation pattern will be achieved.
- 45 surface parking stalls are proposed, four more than required.
- A south facing courtyard and amenity space would be included.
- Part of the site would be reserved for future expansion.
- The front entrance would be on Eleventh Street and deliveries would be off of Twelfth Street.

Committee Comments

Committee members asked how many beds are proposed for the facility and whether multi-purpose health care rooms are planned.

A. Bartel noted 136 beds are proposed for the facility; 40 of which would be allocated for memory care patients and are more secure than the other units as required by Health Boards. He also noted there would be specific rooms dedicated to different care givers, with some being multi-purpose rooms and some having a specific use.

A committee member asked how many of the proposed units would be for dementia patients.

A. Bartel noted there are many different levels and stages of memory care; it will be up to the caregivers to decide when patients are moved from caregiver units to dementia units.

Committee members asked how many staff would be employed, whether or not most parking would be used by those staff members, and whether parking stalls would be needed for patients.

A. Bartel noted the traffic assessment indicated that half of the parking provided would be utilized by staff, another five to eight stalls would be utilized by physicians or service workers, and some will be designated as visitor parking. He also noted that seniors staying in the facility typically have some sort of disability and would not be operating a vehicle.

A committee member noted there is a new facility on Northfield Road that has 160 dementia beds as there is a severe shortage of dementia beds available; enquired whether the facility could house more than 40 dementia beds.

A. Bartel stated that decisions of that nature are related to Island Health funding, adding that there are many different levels of senior care; many patients work their way through the different levels as needed.

Committee members noted a possible concern regarding traffic in the area as commercial and service uses are becoming more prevalent and a mobile home park is located in the area.

It was moved and seconded to recommend that Council approve RA000340. The motion was carried.

b. Zoning Bylaw General Amendments

D. Stewart explained the general text and mapping amendments proposed for the Zoning Bylaw.

Committee Comments

A committee member asked if the amendment to exclude aquatic setbacks from the lot area calculations in all zones would change the calculations of existing lots.

D. Stewart confirmed existing lot areas would not be affected by the amendment.

It was moved and seconded to recommend that Council approve the general amendments as presented. The motion was carried.

c. Official Community Plan Amendments – November Intake

This item was not brought forward at the APC meeting; Staff noted, for information only, that no Official Community Plan amendment applications were received for the November intake.

9. Next Meeting

The next regular meeting of the APC is scheduled for 2014-DEC-16. This will be the annual APC Christmas dinner, to be held at Marinas Taverna, 215 Terminal Avenue North, at 5:00 pm.

10. Adjournment

The meeting adjourned at 5:57 pm.