



MINUTES
NANAIMO ADVISORY PLANNING COMMITTEE
TUESDAY, 2014-OCT-21 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
Chris Cross

Councillor Ted Greves
Carey Avender
Randall Taylor
Ellen Ross
Paula Waatainen (arrived at 5:21 pm)

MEMBERS ABSENT:

Darwin Mahlum

STAFF PRESENT:

Deborah Jensen, Community Development Planner
Rob Lawrence, Environmental Planner

Sheila Herrera, Planner
Penny Masse, Planning Clerk

OTHERS PRESENT:

Kyle Ryan, Herold Engineering
Members of the Public: One

Nick Curton, Privateer Holdings Inc.

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-SEP-16 be adopted.
The motion was carried.

3. Approval of Agenda and Late Items

The agenda was approved as amended (move Item 5, presentation from R. Lawrence on the Sustainability Action Plan, after Item 8).

4. Correspondence

5. Presentations

6. Information Items

7. Old Business

None

8. New Business

a. RA000339 – 1110 / 1120 / 1140 Maughan Road

To permit expansion of an existing medical marihuana facility.

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

- Subject properties are adjacent to existing facility at 1100 Maughan Road, which was presented to the APC last year.
- The application proposes expansion of the existing medical marihuana facility onto the three subject properties, and includes construction of a second building.
- Current concept provides for 268 parking stalls.
- The subject properties are designated Industrial in the Official Community Plan.
- Staff is in support of the proposal.

K. Ryan gave a presentation for the proposal. Some of the comments were:

- Subject properties are adjacent to the 1100 Maughan Road facility, which was presented to the APC last year. All properties are proposed to be consolidated under the address of 1100 Maughan Road.
- The existing facility is 3200 m² and is no longer sufficient for operational needs; proposal is to construct a new building over three lots. All required parking will be on site and will total 246 stalls, some of which will be located underground.
- Two access points are proposed from Maughan Road; the water right-of-way would be moved to the south property line to accommodate access.
- Lot coverage is proposed at 79 m², with 50% lot coverage between the two buildings. Proposed height to top of building is 18 m.
- A rooftop greenhouse is proposed, which will require a height variance.

Committee Comments

Committee members asked how many parking stalls would need to be located underground, and how many additional staff will be hired due to the expansion, and what the current staffing numbers are.

K. Ryan noted that 80 parking stalls are proposed for underground parking, adding that this is a preliminary number. Staffing numbers have not yet been finalized, they are considering a significant amount of automation.

N. Curton advised there are currently 60 to 70 shift work employees.

A committee member asked what is being serviced by the water line they are proposing to move to the south property line.

N. Curton stated he is unsure of servicing from the current water line.

A committee member asked for a summary of operations in the proposed building.

N. Curton noted there would be two levels of mechanical operations, the lower level of the building would be for growth of product, and the loading docks would be in the rear of the building. The percentage of office space versus production space would be approximately 20/80. Existing and proposed buildings would operate independently.

A committee member asked if the original building required a site specific rezoning.

S. Herrera confirmed the existing building received site specific rezoning; this proposal would be an amalgamated site specific zoning to the I4 zone with a site specific text amendment.

It was moved and seconded to recommend that Council approve RA000339.
The motion was carried.

b. R. Lawrence Presentation – Community Sustainability Action Plan

R. Lawrence provided a summary of the rationale for setting revised greenhouse gas emissions targets within the Official Community Plan, and provided an overview of the Community Sustainability Action Plan.

- There are strategies to address land use, transportation, buildings, energy and solid waste.
- The OCP Plus scenario provided the most realistic scenario for achieving targets.
- There are opportunities to build communication and work with stakeholders. We are all responsible for what is happening with the weather, emissions have to be reduced and we have a direct impact.
- The Green Building Series is a good opportunity for the public to meet some of the stakeholders, providing a good, balanced dialogue. It is very important to continue to communicate with the community.

Committee Comments

A committee member noted that more regulation, education and awareness is needed regarding air quality and what other communities are doing for air quality.

Councillor Kipp offered to provide a link to the Committee for a website focused on climate change and potential damage.

c. Official Community Plan (OCP) Five Year Review – General Amendments

D. Jensen introduced general amendments, which are being brought forward subsequent to those amendments considered at the 2014-SEP-16 APC meeting.

- Redesignate lands at 5600 Vandernuek Road from Urban Reserve to Parks and Open Space; this does not include those small lots where the radio towers are located.
- Redesignate lands at 3840 and 3842 Stronach Drive from Neighbourhood to Parks and Open Space.
- Designate a portion of lands at 1931 Griffiths Road to Light Industrial.
- Designate a portion of Howard Avenue, between Fifth Street and Seventh Street, as a Minor Collector Road; this is supported through policies contained within the Harewood Neighbourhood Plan.

Committee Comments

A committee member asked how much land is left in the Urban Reserve.

D. Jensen noted that the Jingle Pot valley is designated Urban Reserve, as are a number of properties around the Linley Valley area.

A committee member noted some people are concerned about a roadway being proposed through Linley Valley.

D. Jensen noted that Council has not yet considered the options for future linkages in the Linley Valley area.

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

9. Next Meeting

The next regular meeting of the APC is scheduled for 2014-NOV-18.

10. Adjournment

The meeting adjourned at 5:32 pm.