



MINUTES
NANAIMO ADVISORY PLANNING COMMITTEE
TUESDAY, 2014-JUN-17 AT 5:00 PM
BOARD ROOM, SARC, 411 DUNSMUIR STREET

MEMBERS PRESENT:

Fred Pattje, Chair
Brian Anderson
Jim Goldsack
Darwin Mahlum

Ted Greves
Carey Avender

MEMBERS ABSENT:

Randall Taylor
Chris Cross

Jim Kipp
Michael Harrison

STAFF PRESENT:

Deborah Jensen, Community Development Planner
Sheila Herrera, Planner

Penny Masse, Recording Secretary

OTHERS PRESENT:

Maureen Pilcher, Maureen Pilcher & Associates Ltd.
Paul Shorting
Members of the Public: 4

Will Melville, Delinea Design Consultants
Councillor Bill McKay

1. Call to Order

The meeting was called to order at 5:01 pm.

2. Adoption of Minutes

It was moved and seconded that the Minutes from 2014-MAY-20 be adopted.
The motion was carried.

3. Approval of Agenda and Late Items

The agenda was approved as presented.

4. Correspondence

5. Information Items

a. RA000332 – 3240 Fieldstone Way

D. Jensen advised that the APC recommended approval of the application to construct three dwelling units on 2014-FEB-18. A Public Hearing was held on 2014-MAY-01, and Council adopted the bylaw on 2014-MAY-12.

6. Old Business

None.

7. New Business

a. Rezoning Applications

i. RA000333 – 839 Old Victoria Road

Text amendment to the I1 zone to allow for a recycling drop off centre.

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

- Proposal is to expand the definition of *Recycling Drop Off Centre* to include more than just refundable containers. This was contemplated through a previous application. Staff is recommending the new use not be site specific and be included for all I1 zoned properties. To date no submissions have been received for this application.

M. Pilcher gave a presentation for the proposal. Some of the comments were:

- Proposed facility results in re-use of an existing industrial facility, therefore does not trigger an OCP or neighbourhood plan amendment.
- Proposed facility located at 800 block of Old Victoria Road, so more opportunity for traffic to come from other directions.
- During the review of the previous proposal to site the recycling operation on Old Victoria Road, the local community encouraged the applicant to consider the site at 839 Old Victoria Road.

Committee Comments

A committee member asked for clarification regarding the amount of traffic expected to/from the recycling facility.

P. Shorting stated the amount of traffic will vary depending upon the day and time of year, but noted that truck traffic will be less than that generated by Richardson Foods.

A member of the public stated that the proposal disregards the vision of the neighbourhood plan.

It was moved and seconded to recommend that Council approve RA000333. The motion was carried.

ii. RA000337 – 1985 Island Diesel Way

To allow for a mixed use development.

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

- This property was previously considered by APC as an OCP amendment to redesignate from Industrial to Corridor.
- The proposed development is part of a larger development with adjacent lots to construct a mixed use community of commercial and residential uses in a series of buildings.

M. Pilcher and W. Melville gave a presentation for the proposal. Some of the comments were:

- Proposing a two storey mixed use development that meets the intent of the Corridor designation.
- Neighbourhood indicated no concerns for the project during the previous OCP amendment process.

A committee member asked for clarification regarding access to the proposed development.

M. Pilcher stated that access will occur from the adjacent site, with agreements already in place.

It was moved and seconded to recommend that Council approve RA000337. The motion was carried.

8. Next Meeting

The next regular meeting of the APC is scheduled for 2014-JUL-15.

9. Adjournment

The meeting adjourned at 5:34 pm.