



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

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**MEMBERS PRESENT:**

Fred Pattje, Chair  
Brian Anderson  
Sarah Boyd  
Jim Goldsack

Ted Greves  
Michael Harrison  
Jim Kipp  
Randall Taylor

**MEMBERS ABSENT:**

Carey Avender  
Chris Cross

Darwin Mahlum

**STAFF PRESENT:**

Deborah Jensen, Community Development Planner  
Penny Masse, Recording Secretary

Sheila Herrera, Planner

**OTHERS PRESENT:**

Mike Parker, Chase River Neighbourhood Assoc  
Dan Pelton, Chase River Neighbourhood Assoc  
Joel Canfield, Chase River Neighbourhood Assoc  
Members of the Public: 11

Paul Shorting, Regional Recycling  
Tim Wait, Applicant Representative  
Councillor Bill McKay

**1. Call to Order**

The meeting was called to order at 5:02 pm.

**2. Adoption of Minutes**

It was moved and seconded that the Minutes from 2014-FEB-18 be adopted as amended. The motion was carried.

**3. Approval of Agenda and Late Items**

The agenda was approved as presented.

**4. Correspondence**

None.

**5. Presentations**

None.

## 6. Information Items

- a. RA000311 – 141 Westwood Road  
D. Jensen advised that the APC recommended approval of the application for a small lot residential development on 2013-JUL-16. A Public Hearing was held on 2013-AUG-01, and Council adopted the bylaw on 2014-FEB-24.
- b. RA000323 – 2180 Highland Boulevard  
D. Jensen advised that the APC recommended approval of the application for a commercial building at Brooks Landing on 2013-JUL-16. A Public Hearing was held on 2013-SEP-05, and Council adopted the bylaw on 2014-FEB-17.

## 7. Old Business

None.

## 8. New Business

- a. Official Community Plan Amendment Applications / Rezoning Applications
  - i. OCP00077 / RA000331 – 1044 and 1048 Old Victoria Road  
To allow for a recycling facility.

D. Jensen and S. Herrera introduced the application. Some of the comments were:

- Proposal includes two adjacent properties, with 1044 Old Victoria Road currently designated Industrial and 1048 Old Victoria Road designated Neighbourhood. The Chase River Neighbourhood Plan designates the sites as Neighbourhoods. Through discussions with the applicant, both properties are proposed to be designated Light Industrial, thereby alleviating opportunities for future heavy industrial activity and aligning the OCP and neighbourhood plan. The main recycling facility would be located at 1044 Old Victoria Road.
- Applicants have undertaken early and ongoing neighbourhood consultation, presenting to both the South End Community Association and Chase River Neighbourhood Association. They also held an open house on site on 2014-MAR-18, and mailed out 175 flyers.
- The proposed I3 zone would be more compatible with residential uses.

T. Wait and P. Shorting gave a presentation for the proposal. Some of the comments were:

- South end residents asking for same recycling opportunities as the north end. Most traffic to the facility will be from the Island Highway, with only 2-3 five-ton trucks per week leaving the depot. Melideo Road and Old Victoria Road will both be widened.
- The facility will generate new jobs, and green technologies will be used including rainwater harvesting, LED lighting, automatic controls and natural lighting. A working orchard will be installed to support the community, and particularly Nanaimo Foodshare and Loaves & Fishes.
- Noise and odour concerns will be mitigated by extensive landscape buffering and the orchard; and products will be managed inside the building. Loading docks and truck access will be located on the east side of the building, facing the Island Highway. No internal fans or rooftop fans will be used.

### Committee Comments

D. Patton inquired how much traffic is anticipated, whether the operation could be moved to the Cedar landfill, and expressed concern that litter would be scattered on neighbouring residences.

P. Shorting responded by indicating the 5-ton trucks (the weight of the vehicle, not the weight of the product) will be at the site two to three times per week, and customer traffic is anticipated to be 115 to 125 vehicles per day, but is variable with as low as 20 trips in winter to 150 trips at the peak of summer. He advised that they successfully operate a recycling facility adjacent to a multi-family project in Victoria, and that the expected lifespan of the Cedar landfill is 15 years.

D. Patton stated the proposal looks like a great facility, but expressed concern as to whether the use could change over time to some other industrial operation.

J. Canfield stated the current zoning on the property conforms to the Neighbourhood Plan designation.

A committee member indicated Council adopted the OCP in 2008, and redesignated the properties Industrial at that time.

Councillor Pattje acknowledged Councillor McKay, who was in attendance.

D. Jensen advised Official Community Plan Bylaw No. 3500, dating back to the 80s, designated the area as Urban Residential. This carried forward to Official Community Plan Bylaw No. 6000, adopted in 1996, designating the area Residential. The Chase River Neighbourhood Plan was adopted in 1999 and its Neighbourhoods designation reflected Bylaw No. 6000. The 10 year review of the OCP was initiated in 2006, and Council adopted Bylaw No. 6500 in 2008, which redesignated a number of properties in this area to Industrial.

D. Patton stated the neighbourhood was not aware of that change, that they did not receive any communications from the City, and that many people do not pay attention to these processes.

D. Jensen advised the 10 year OCP review process was a city-wide process, which involved significant public consultation, including open houses, workshops, consultation with neighbourhood associations, distribution of flyers, and notices in the newspapers.

Committee members indicated that a recycling facility is a great idea and is used on a regular basis; is unclear what the concerns of the neighbourhood are and whether they relate to the proposal or the process. Asked the applicant what the response was at the open house.

T. Wait stated they heard the concerns of the neighbourhood and have tried to address noise and odour concerns through design of the facility, landscaping buffers, and so on.

J. Canfield indicated that, with the proposed traffic counts, the intersection at Old Victoria Road and the Island Highway is a concern as it is already a dangerous intersection.

T. Greves arrived at 5:49 pm.

Councillor Patttje advised that the City is working with the Ministry of Transportation, and that they are aware of this intersection. The Ministry is currently focusing their efforts on the Northfield Road and Island Highway intersection, but the Old Victoria Road intersection is next for review.

J. Kipp arrived at 5:50 pm.

A committee member inquired as to the traffic counts for the Island Highway and Old Victoria Road.

D. Jensen advised that Old Victoria Road is a Major Collector, and traffic counts were 2400 in 2002, 2500 in 2006, and 2800 in 2010; as such, there is still considerable traffic capacity available.

A committee member asked for clarification on the relationship between the Official Community Plan and the Chase River Neighbourhood Plan, and whether the applicant had considered other sites.

P. Shorting responded they have looked at other sites, but there have been numerous issues, from lack of parking to water constraints.

D. Jensen advised that, with the adoption of the Official Community Plan in 2008, a number of properties in this area were designated Industrial. This has resulted in a discrepancy between the OCP and the Neighbourhood Plan; these discrepancies are typically addressed on a site specific basis.

D. Patton inquired as to where the 175 notices were mailed.

T. Wait advised he personally mailed out 175 notices.

It was moved and seconded to recommend that Council approve OCP00077 and RA000331. The motion was carried.

## **9. Next Meeting**

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

## **10. Adjournment**

The meeting adjourned at 6:04 pm.