



MINUTES
NANAIMO ADVISORY PLANNING COMMITTEE
TUESDAY, 2014-JAN-21 AT 5:00 PM
BOARD ROOM, SARC, 411 DUNSMUIR STREET

MEMBERS PRESENT:

Fred Pattje, Chair
Carey Avender
Ted Greves

Sarah Boyd
Jim Goldsack
Randall Taylor

MEMBERS ABSENT:

Brian Anderson
Michael Harrison
Darwin Mahlum

Chris Cross
Jim Kipp

STAFF PRESENT:

Deborah Jensen, Community Development Planner
Dave Stewart, Planner

Sheila Herrera, Planner
Laurie Boehm, Recording Secretary

OTHERS PRESENT:

Ron Dimos, Vista View Development Corp
Rebecca Harding, Rising Tide Consultants
Alan Davidson

Brian Henning
John Wicks
Jennifer Davidson

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 2013-NOV-19 be adopted. The motion was carried.

3. Approval of Agenda and Late Items

The agenda was approved with the following amendment:

- permitting a delegation from A. Davidson.

4. Correspondence

None.

5. Presentations

None.

6. Information Items

- a. RA000312 – 359 Nicol Street
D. Jensen advised that the APC recommended approval of the application for expansion of Samaritan House to Council on 2013-APR-16. A Public Hearing was held on 2013-JUL-04, and Council adopted the bylaw on 2013-DEC-20.
- b. RA000314 – 3690 Country Club Drive
D. Jensen advised that the APC recommended approval of the application for a four storey, 58 unit multiple family development to Council on 2013-MAY-21,. A Public Hearing was held on 2013-SEP-05, and Council adopted the bylaw 2013-DEC-16.
- c. RA000321 – 5620 Hammond Bay Road, 5709 Oceanview Terrace
D. Jensen advised that the APC recommended approval of the application to permit two rowhouse developments on two lots to Council on 2013-JUL-16. Council initially defeated the application at 3rd reading, but subsequently reconsidered the application after further review of access, and adopted the bylaw on 2013-DEC-16.
- d. RA000322 – 2161, 2155, 2157 Boxwood Road
D. Jensen advised that the APC recommended approval of the application for a cardlock gas station to Council on 2013-OCT-15. A Public Hearing was held on 2013-DEC-05, and Council adopted the bylaw on 2013-DEC-16.
- e. RA000325 – 1100 Maughan Road
D. Jensen advised that the APC recommended approval of the application for a medical marijuana operation to Council on 2013-OCT-15. A Public Hearing was held on 2013-DEC-06, and Council adopted the bylaw on 2013-DEC-20.
- f. ZA1-51 – General Zoning Amendments
D. Jensen advised that the APC recommended approval of the general amendments to Council on 2013-OCT-15. A Public Hearing was held on 2013-DEC-05, and Council adopted the amendments on 2013-DEC-16.
- g. Development Fees and Charges, Amendment Bylaw No. 716.04
D. Jensen advised that Council has adopted changes to the Development Fees and Charges bylaw, increasing rates for a number of applications. For APC, this particularly affects rezoning applications and OCP amendment applications, both for the application fees and for the public hearing fee calculations.

7. Old Business

None.

8. New Business

- a. Rezoning Applications
 - i. RA000329 – Part of 4951 Denford Place – To facilitate subdivision of a steep slope site.

S. Herrera introduced the application.

R. Dimos gave a presentation. Some of his comments were:

- This vacant property was purchased five years ago, and originally slated for development of multi-family townhomes.
- Market conditions are not lending themselves to multi-family development in the north end. He would like to build single family homes on half of the property instead, more in keeping with the neighbourhood character.
- May consider developing the remainder of the property for multi-family homes at a later date.

Committee Comments

The Committee asked for clarification on whether the proposed density and lot sizes conform with City policy.

S. Herrera confirmed the proposed development meets density and lot size requirements, which will be 13 units over three acres.

It was moved and seconded to recommend that Council approve RA000329. The motion was carried.

- ii. RA000330 – 2875 Departure Bay Road – To permit a liquor store.

R. Taylor excused himself from the discussion due to a conflict of interest.

D. Stewart introduced the application.

J. Wicks and R. Harding gave a presentation. Some of the comments were:

- 7-11 is the property owner.
- This is a relocation of the liquor store at Black Bear Pub (Doumont Road) to this location. Renovations will be required on the currently vacant portion of the building.
- This will be a retail outlet only, that is intended to service the neighbourhood.

Committee Comments

The Committee inquired whether there will be any traffic impacts on the area, whether the applicant had met with the neighbourhood association or contacted Snuneymuxw First Nation (SFN), and what will happen with the old liquor store on Doumont Road.

J. Wicks responded that traffic impact should be minimal as they will be serving the local market, that they had met with K. Hovestad of the Departure Bay Neighbourhood Association, who indicated some members were for the proposal and some were against. There are currently no plans for the Doumont Road building, but he may use it as an office. He also stated that efforts had been made to contact SFN, but no response yet.

A. Davidson expressed concerns that there hasn't really been proper consultation with the neighbourhood yet. A representative from the Black Bear Pub did contact the Association, but no opportunity yet for input. The applicant needs to hold a public meeting. He also indicated that a liquor store was never contemplated in the Departure Bay Neighbourhood Plan, and that the City of Nanaimo criteria says consideration will be given to the location of a liquor store – this is close to the beach and sports facilities.

Committee Comments

The Committee inquired whether the applicant would consider meeting with the neighbourhood association and holding a public meeting, indicating that people want to be heard. They also indicated that they would like to hear the feedback from the neighbourhood.

J. Wicks indicated he could meet with the neighbourhood, but had thought the public hearing would accomplish the same thing. He also indicated that they do face time constraints.

It was determined that the Committee did not meet quorum for this application, and that the Committee could not provide a formal motion and / or recommendation.

It was moved and seconded that application RA000330 for a liquor store be brought back to APC at their next meeting once the applicant had consulted with the neighbourhood. The motion was defeated.

The Committee indicated they were generally in favour of this application; however, they had considerable discussion about the need for additional consultation with the neighbourhood, and that this consultation should be undertaken prior to the application proceeding to Council.

R. Taylor returned to the meeting

b. Food Charter / Food Strategy

D. Jensen advised that, with the restructuring of the planning department, there has been some delay in scheduling an open house for review of the draft food strategy. It is anticipated the strategy will be presented to the public and forwarded to Council by end of March.

c. South Downtown Waterfront Initiative

D. Jensen advised that a public meeting was held at the Port Theatre to present the results of the waterfront initiative, including framework and principles. Approximately 150 – 200 people attended.

F. Pattje commented that the Waterfront Committee worked effectively and successfully through this process. He commended both Dr. Witty and the Nanaimo Port Authority on their involvement through the process, and emphasized the need for future Councils to continue the work that has been started. Dr. Witty will be presenting to Council.

d. OCP Five Year Review

D. Jensen advised that the restructuring of the planning department has also resulted in a minor delay for proceeding with the five year review.

The Committee requested their best wishes be passed along to Maureen Pilcher, who is currently in hospital.

9. Next Meeting

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

10. Adjournment

The meeting adjourned at 6:25 pm.

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