



MINUTES
NANAIMO ADVISORY PLANNING COMMITTEE
HELD TUESDAY, 2013-SEP-17 AT 5:00 PM
BOARD ROOM, SARC, 411 DUNSMUIR STREET

MEMBERS PRESENT:

Fred Pattje, Chair
Carey Avender
Jim Kipp

Brian Anderson
Chris Cross
Randall Taylor

MEMBERS ABSENT:

Sarah Boyd
Ted Greves
Darwin Mahlum

Jim Goldsack
Michael Harrison

STAFF PRESENT:

Deborah Jensen, Community Development Planner
Sheila Herrera, Planner
Cindy Hall, Recording Secretary

OTHERS PRESENT:

Maureen Pilcher, Maureen Pilcher & Associates
Will Melville, Delinea Design Consultants Ltd.
Members of the Public: 1

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 2013-JUL-16 be adopted. 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. OCP68 – Harewood Neighbourhood Plan

D. Jensen advised that the APC recommended approval of the application on 2013-JUN-18. Council gave 1st/2nd readings to the bylaw on 2013-JUL-08 and amended 2nd reading on 2013-AUG-12. A Public Hearing will be held on 2013-OCT-03.

She noted that Council requested staff to include the Colliery Dam Park boundary in the Harewood Neighbourhood Plan. Staff have also been requested to amend a Colliery Dam history statement included in the Plan.

b. OCP76 – Regional Context Statement

D. Jensen advised that the APC forwarded the application to Council on 2013-JUN-18. Council gave 1st/2nd readings to the bylaw on 2013-JUL-08 and amended 2nd reading on 2013-SEP-09. A Public Hearing will be held on 2013-OCT-03.

She advised that feedback had been received from the RDN on concerns they had regarding the difference between their growth containment boundary and the City's urban containment boundary.

c. OCP75 – School District 68 / City of Nanaimo Land Exchange

D. Jensen advised that the APC recommended approval of the application to Council on 2013-JUL-16. Council gave 1st/2nd readings to the bylaw on 2013-SEP-09. A Public Hearing will be held on 2013-OCT-03.

d. OCP74 / RA318 – 2113 / 2115 / 2121 / 2123 / 2125 / 2129 Boxwood Road

D. Jensen advised that the APC recommended approval of the application to Council on 2013-JUL-16. Council gave 1st/2nd readings to the bylaw on 2013-AUG-12. A Public Hearing was held on 2013-SEP-05, and Council gave 3rd reading to the bylaw on 2013-SEP-05.

e. RA322 – 2155, 2157, 2161 Boxwood Road

D. Jensen advised that at the APC meeting held 2013-JUL-16, the Committee did not recommend approval of this application to Council, and therefore it was not forwarded to Council.

Chair Pattje advised that M. Pilcher has requested that the APC reconsider this application at their next meeting in order to hear further information that she would like to present.

The Committee agreed to the request, and the application will be considered for inclusion on the APC agenda for 2013-OCT-15.

7. Old Business

None.

8. New Business

a. Rezoning Applications

- i. RA316 – 5661 Christina Crescent – To permit a multiple family residential development.

S. Herrera introduced the application.

M. Pilcher gave a presentation. Some of her comments were:

- There have been few multiple family developments built in the Pleasant Valley neighbourhood.
- The site has physical challenges. It is bounded by the Parkway to the west, the E&N Railway to the east, is heavily vegetated by invasive species, has a number of contour changes, and is impacted by two watercourses.
- The applicant liaised with the Planning Department when the Tree Management Plan, Environmental Report, Geotechnical Report, and Sound Attenuation Plan were being created.
- The applicant's engineering firm has determined the best course of action for supporting and extending City sewer, storm drainage and water utilities.
- The density proposed, 15 units per hectare, falls well within what is supported in the OCP (10 to 50 units per hectare). This will ensure protection and enhancement of the two watercourses on the site, as well as providing greenspace for the community.
- Sidewalks and pathways will provide pedestrian connectivity and access to adjacent parks and natural amenities.
- The northern portion of the property will be dedicated as park land.
- A public information open house will be held on September 25. Over 50 surrounding households have been invited.

W. Melville advised there is a fair bit of undulation in grades on the site as well as a creek that bisects it. Housing form and massing will be planned in response to the topography. There will be a noise barrier that sits above a 3 m high berm, and if required, sound attenuation can be placed close to the units. The proposed sidewalk may potentially meet up with the parkland.

Committee Comments

The Committee inquired how well the noise abatement will work, and what is presently situated on the property. They questioned whether 46 units would be too many for one egress to handle.

W. Melville replied that a berm with fencing on top is a fairly effective way of dampening sound directly behind it. The outdoor amenities to the rear of the units will also have good abatement due to placement of buildings.

M. Pilcher advised that there will be two ways to enter and exit the development. There are many blackberry bushes on the property, but no buildings.

It was moved and seconded to recommend that Council approve RA316. The motion was carried.

ii. RA324 – 4015 Corunna Avenue – To permit an office building.

S. Herrera introduced the application and provided the following information as the applicants were not in attendance:

- The concept plan includes a two-storey office building with parking beneath the building.
- The gross floor area of the proposed building will be 290 m².
- The building will be oriented towards Corunna Avenue.
- To date, no written public submissions have been received.
- Staff is supportive of the application.

Committee Comments

The Committee inquired whether the lot on the corner, adjacent to the proposed development site, is vacant and who the owner is, and whether traffic turning left onto Corunna Avenue from Norwell Drive would be a problem. They also asked whether both floors of the proposed building would contain offices, and whether the view from the second floor would be into the residences to the north.

S. Herrera advised that the adjacent lot is owned by the Ministry of Transportation. She will contact them to make sure they have no issues with the proposed development. The second floor will contain offices, and as the lot is designated Corridor, it will be a design issue as to what the views are from the building. Many of the nearby buildings are old and may be redeveloped in the future. She added that as the building will be seen from many angles, glazing is planned for the exterior.

It was moved and seconded to recommend that Council approve RA324. The motion was carried.

b. South Downtown Waterfront Initiative

D. Jensen advised that presentations were recently given to the South Downtown Waterfront Initiative Committee by the Nanaimo Economic Development Corporation and the Ministry of Community, Sport and Cultural Development. A Harbour Fair will be held October 5, on the site, in order to provide and receive information; and a future charrette is also being planned. A website has been set up for the project by the consultant.

c. Food Charter / Food Strategy Update

D. Jensen advised that staff are presently writing the Strategy. Public consultation is continuing; most recently an information table was set up at VIE X over its three days, and approximately 200 people stopped by. Displays were also set up at the Harvest Festival held downtown, and many people signed up to be included on the email list.

d. OCP Five Year Review

D. Jensen advised that staff are preparing the terms of reference for the review. It is not expected to be a major review, but more for addressing select issues (for example, how the OCP relates to the Corporate Strategic Plan, reviewing effectiveness of development permit area guidelines, intensive residential development permit areas, and additional neighbourhood plan identification).

Committee Comments

The Committee stated that neighbourhood planning should be continued to include all of the city, and that a riparian area review is also important in that it could have major ramifications. They inquired what the City is doing with respect to riparian rights.

D. Jensen advised that the City's Environmental Planner is working on the issue of riparian rights.

The Committee stated that zoning regulations have restricted many things that were addressed very well in the OCP. They also noted that some neighbourhood plans conflict with the OCP, and some issues, such as increasing density, have not received sufficient attention in the five years that the OCP has been in place.

D. Jensen advised that neighbourhood plans created since the OCP was adopted should not have any conflicts, yet some older neighbourhood plans may contain policies that conflict with the OCP.

The Committee advised that invalid neighbourhood associations consisting of four or five people that have significant influence on the neighbourhoods, is a problem. Another concern is mitigating issues where industrial abuts residential (for example, the small lot subdivision off Ninth Street that abuts Hub City Fish).

The Committee noted the importance of "job lands" vs. land to be retained for residential purposes (i.e. don't give all land away for residential use - keep some for industries that will eventually provide employment).

D. Jensen advised that the following issues were addressed by City staff for consideration in the Five Year Review: food section policies; updating parks and open space layers; policies supporting the Transportation Master Plan; environmental sustainability updates; test areas for incorporating policies of the OCP; and revisiting land designations in the Maki Road area.

9. Next Meeting

The next regular meeting of the APC is scheduled for 2013-OCT-15.

10. Adjournment

The meeting adjourned at 6:00 pm.

File: 0360-20-P07-02

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