



MINUTES
NANAIMO ADVISORY PLANNING COMMITTEE
TUESDAY, 2013-JUL-16 AT 5:00 PM
BOARD ROOM, SARC, 411 DUNSMUIR STREET

MEMBERS PRESENT:

Fred Pattje, Chair
Chris Cross
Ted Greves
Randall Taylor

Sarah Boyd
Jim Goldsack
Darwin Mahlum

MEMBERS ABSENT:

Brian Anderson
Michael Harrison

Carey Avender
Jim Kipp

STAFF PRESENT:

Bruce Anderson, Manager, Planning & Design
Deborah Jensen, Community Development Planner
Dave Stewart, Planner

Sheila Herrera, Planner
John Horn, Social Planner
Cindy Hall, Recording Secretary

OTHERS PRESENT:

Maureen Pilcher, Maureen Pilcher & Associates
Blair Gjevre, Mid Island Co-op
Janet Vine
Fred Taylor

Blair Chisholm, Brook Pooni Associates
Keith Brown, Keith Brown Associates
Jennifer O'Rourke

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-JUN-18 be adopted. The motion was carried.

3. Approval of Agenda and Late Items

The agenda was approved with the following amendments:

- moving Item 6 Information Items after Item 8 New Business;
- adding correspondence from B. Anderson; and
- adding correspondence from E. Ross.

4. Correspondence

- a. Email dated 2013-JUL-11 from Brian Anderson regarding City of Nanaimo / School District land exchange. Read into the Minutes in 6(b)(ii).
- b. Email dated 2013-JUL-16 from Ellen Ross tendering her resignation from the Nanaimo Advisory Planning Committee. Read into the Minutes following Item 8.

5. Presentations

None.

6. Old Business

None.

7. New Business

a. Rezoning Applications

- i. RA000321 – 5620 Hammond Bay Road, 5709 Oceanview Terrace – To permit the development of two row houses on each of the subject properties.

D. Stewart introduced the application and advised that the applicant was unable to attend the meeting.

Committee Comments

The Committee asked for clarification on the Row House Residential (R7) zone. If the duplexes in question are too large for the Duplex Residential R4 zone, why would they be allowable as row houses? They commented the drawings do not look like row housing.

D. Stewart advised that R7 zoning is new to Nanaimo, and is permitted for strata and non-strata forms. The density of this proposed development is closer to row house density, and the intent of the R7 zone was to permit these types of developments. He is working with the applicant on a design that would more closely resemble a row house.

It was moved and seconded to recommend that Council approve RA000321. The motion was carried.

- ii. RA000322 – 2155, 2157, 2161 Boxwood Road – To permit a card lock facility and future office / warehouse uses.

D. Stewart introduced the application.

B. Gjevre advised the proposal is for an unmanned fueling site to be open 24/7 and will be located in an area of mixed uses.

Committee Comments

The Committee inquired about road access to the site and noted that it appeared too small an area for large trucks and trailers to maneuver in and out of. They also noted that the Highway Industrial (I1) zone prohibits petroleum processing and the storage of above-ground flammable and combustible liquids. They also inquired whether a traffic study had been done for the proposal.

B. Gjevre advised there will be right in access, and a right out exit onto Boxwood Road. There is sufficient room for the required vehicles to travel to and from the site. They will use the same intersection as trucks already going to the Esso station in the area. A traffic study is presently being prepared for the proposal.

D. Stewart commented that City staff are considering adding card locks as a permitted use in the I1 zone, and that fuel will be stored below ground.

The Committee noted there is a wetland down the slope from the site and a fish bearing creek in the area.

It was moved and seconded to recommend that Council approve RA000322. The motion was defeated.

It was moved and seconded to recommend that Council not approve RA000322. The motion was carried.

- iii. RA000323 – 2180 Highland Boulevard – To permit a commercial development.

S. Herrera introduced the application.

B. Chisholm gave a presentation on the proposal to rezone the property to the Neighbourhood Centre (CC2) zone to allow for the construction of a stand alone commercial building. Proposed benefits include additional commercial amenities, sustainable building features including a green wall, bike parking, enhanced sidewalk connectivity throughout the site, and improved trail connections to and from the site. Regarding public consultation, 50 households and four neighbourhood associations were notified of an information meeting held 2013-JUL-16. Of the 14 attendees, three comments sheets supporting the proposal were received; they will be accepting comment sheets until 2013-JUL-23.

Committee Comments

The Committee noted the concerns of the neighbourhood on whether or not a liquor store is proposed for the site. They inquired how the businesses in the proposed building would receive deliveries, and whether there would be a change to parking regulations.

B. Chisholm advised that a liquor store would not be permitted on the site. With regard to supplying the units, there will be a loading area adjacent to the building. As the units are only 1600 ft² – 4100 ft² in size, they do not envision large loading requirements, nor variances to parking. They will improve the appearance of the entryway from the underground pedestrian tunnel, and work with City staff on providing screening between their property and the residential properties on the east and north sides.

J. Vine, 1420 Montrose Avenue gave a presentation on the concerns the residents of Montrose Avenue and Highland Boulevard have with regard to this application, including:

- possible location of liquor store on the site;
- locating the loading bay on a residential side rather than on the highway side of the building; and
- inadequate screening between the site and residential area.

She requested that a covenant be placed on the property prohibiting a liquor store.

S. Herrera advised that the Neighbourhood Centre (CC2) zone does not permit liquor stores as an outright use. A further application would be required for it to be considered on a site specific basis.

The Committee asked why this property is not zoned residential.

Ms. Vine replied that in 1994 when a rezoning application was submitted for the mall, that parcel was included, and the residential covenant (building scheme) was removed.

It was moved and seconded to recommend that Council approve RA000323. The motion was carried.

- iv. RA319 – 6010, 6020, 6025 & 6045 Linley Valley Drive; 5730 & 5757 Turner Road; 4900 & 4950 Uplands Drive – To permit a commercial and multiple family residential development (Insight).

D. Stewart introduced the application.

M. Pilcher gave a presentation on the proposal to rezone the subject properties to support a mixed use development which will include office, retail, and multiple family residential uses. A chart was displayed showing the current zoning, proposed zoning, OCP designations, and proposed uses for each of the properties. The rezoning is supported by OCP policies, goals and objectives, and adds more commercial / office and housing choices in an established neighbourhood. A linear park and trail along Molecy Creek will re-establish the creek and will separate the corridor commercial uses from the residential uses. Moving the proposed non-market housing to Lot 1 Nelson Road will be a better location.

She advised that a public information meeting was held and seven people attended. Comments received were mostly about traffic on Nelson Road. Once Linley Valley Drive continues through, some of the traffic congestion will be relieved. She suggested that the City consider moving school signs so that people slow down sooner on Nelson Road, which was built as a collector road.

Committee Comments

The Committee inquired what kind of social housing is being proposed, and whether public transportation will be as accessible to that housing if it gets moved to Nelson Road.

M. Pilcher advised the non-market housing will be for poor, marginalized families, and the working poor struggling to make ends meet. The developer is intending to partner with an experienced agency to manage that housing, and J. Horn, Social Planner, has been assisting them in that regard. Trail systems will be built to bus stops in the area to make public transportation more accessible. The location of non-market housing originally planned was changed because it was on a very busy corridor. That location is better suited for office or commercial use.

The Committee noted that Molecy Creek, on the other side of Turner Road, has been compromised. They inquired how Molecy Creek will be addressed in this development, and that they would like to see an environmental report prepared for the proposed development.

M. Pilcher replied that the developer's intention is to clean up the Creek, which is not fish bearing, in a natural way and to keep as many trees as possible. She noted the developer has met all setback requirements and an environmental report has been submitted.

It was moved and seconded to recommend that Council approve RA000319.

C. Cross and D. Mahlum declared a conflict of interest and that they would not be voting on the motion due to the fact they are involved professionally on this project.

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.

The Committee indicated they were generally in favour of this application.

- b. Official Community Plan Amendment Applications / Rezoning Applications
 - i. OCP00074 / RA000318 – 2113 to 2129 Boxwood Road
To recognize, and allow for expansion, of an existing institutional facility (Edgewood).

D. Jensen introduced the application.

K. Brown gave a presentation on this application which is to redesignate a 3.7 hectare area along Boxwood Road from Light Industrial to Neighbourhood, and to rezone 2115, 2123, 2125 and 2129 Boxwood Road from Single Dwelling Residential (R1) and Duplex Residential (R4) to Community Service One (CS1).

He advised the world renowned treatment centre operates nicely in the neighbourhood and employs over 100 people. An existing house and duplex will be demolished and added on to the properties already acquired by Edgewood. It is expected that the remaining two properties at 2117 and 2119 Boxwood Road will be acquired in the next phase.

Committee Comments

The Committee asked at what point the Centre would become too large, whether there are any parking problems on the site, if there would be any loss of value to the remaining lots, and whether the owners of 2117 and 2119 Boxwood Road have been consulted.

K. Brown advised that a range of addiction services are being addressed, and that the Centre will be complete following Phase 6. With regard to parking, complaints were received during Phase 4 regarding angle parking, but the problem is being mitigated and angle parking has been removed.

D. Jensen stated there is essentially no loss of industrial land as the site is already being used for the purposes of the treatment centre.

K. Brown advised that the owner of Edgewood spoke to the owners of 2117 and 2119 Boxwood Road, and that they were in compliance with the plan. However, they were unable to obtain letters of authorization, as no one has been home. Edgewood is pursuing this, and K. Brown said he would look into it also.

It was moved and seconded to recommend that Council approve OCP00074 and RA000318. The motion was carried.

ii. OCP00075 / RA000317 – Various Addresses City of Nanaimo / School District Land Exchange

D. Jensen gave a presentation on a formal agreement between the City of Nanaimo and School District 68 to exchange several pieces of land. This will result in School District land that is best suited for parks or City related projects being transferred to the City, and surplus City lands being transferred to the School District for future planning purposes. A number of these properties require an Official Community Plan amendment and / or rezoning to recognize the existing and future use of the properties. These include:

- 502 Howard Avenue
- 445 Comox Road
- 5101 Rutherford Road
- 6780 Dickinson Road

J. O'Rourke expressed concerns regarding the proposed extension of Linley Valley Drive, in particular, the alignment of the road and who will bear the cost.

D. Jensen clarified that there are no immediate plans by the City to continue construction of that road.

J. O'Rourke stated the environment of this wooded area and wetlands is similar to the remainder of Linley Valley, but that it is being chipped away. She requested that alternatives be considered rather than a zoning decision that was made 20 years ago before environmental concerns were considered.

Committee Comments

With regard to the Comox Road land exchange, the Committee inquired whether the green space at Pauline Haarer would remain. D. Jensen replied that the park would remain; this is to recognize the existing school.

The Chair read into the record of the meeting an email dated 2013-JUL-11 from Brian Anderson regarding the City of Nanaimo / School District land exchange. Some comments contained in the email were:

- Property deemed to be surplus should be deeded back to the City and returned to the tax base.
- He has a basic conflict that property can be held outside of the tax base and now be deemed developable. How are the City and taxpayers going to be compensated?
- Development is outside of the School District's mandate.
- These transfers can skew the market place, as subsidized (non-taxed) land will be developed and marketed against commercial developed land that has had to carry taxes as an operational or development expense.

A comment was made by a Committee member that it is within the School District's rights to do what they are doing with respect to these proposed land exchanges.

It was moved and seconded to recommend that Council approve OCP00075 and RA000317.

D. Mahlum declared a conflict of interest and that he would not be voting on the motion, due to the fact he is involved professionally on this project.

The motion was carried.

c. South Downtown Waterfront Initiative

D. Jensen advised that at the last two meetings of the South Downtown Waterfront Committee, presentations were given by RDN Transit and City staff regarding transit operations in the city, and transportation plans for the South Downtown Waterfront area. A consultant has been retained for the overall Initiative process, and an RFP is being prepared to manage the proposed charrettes.

d. Food Charter / Food Strategy

D. Jensen reported that staff have begun drafting the Food Strategy. Public open houses were held on June 25, 26 and 27, and an online survey closes next week. The draft document will go back out to the community in September for review, followed by APC consideration.

8. Information Items

a. OCP68 – Harewood Neighbourhood Plan

D. Jensen advised that the APC recommended approval of the Harewood Neighbourhood Plan to Council on 2013-JUN-18. Council subsequently gave 1st and 2nd readings to the applicable bylaw on 2013-JUL-08, and formal referrals were sent. A tentative public hearing date has been set for October.

She noted that staff are considering including the Colliery dams within the Harewood Neighbourhood Plan's boundaries.

b. OCP76 – Regional Context Statement

D. Jensen circulated a Report to Council that was considered at the 2013-JUL-16 Council meeting, regarding proposed OCP changes for the Regional Context Statement. The new goals that required addressing were: 'Facilitate the Provision of Affordable Housing'; 'Food Security'; and 'Pride of Place'. Council received the report and gave 1st and 2nd readings to the applicable bylaw. Formal referrals have been sent.

9. Correspondence

- a. An email dated 2013-JUL-16 from Ellen Ross tendering her resignation from the Nanaimo Advisory Planning Committee was received.

10. Next Meeting

The next regular meeting of the APC is scheduled for 2013-SEP-17.

11. Adjournment

The meeting adjourned at 7:00 pm.