



MINUTES
NANAIMO ADVISORY PLANNING COMMITTEE
TUESDAY, 2013-JUN-18 AT 5:00 PM
BOARD ROOM, SARC, 411 DUNSMUIR STREET

MEMBERS PRESENT:

Fred Pattje, Chair
Carey Avender
Jim Goldsack
Jim Kipp
Nadine Schwager

Brian Anderson
Sarah Boyd
Ted Greves
Ellen Ross
Randall Taylor

MEMBERS ABSENT:

Chris Cross
Darwin Mahlum

Michael Harrison

STAFF PRESENT:

Deborah Jensen, Community Development Planner
Chris Sholberg, Community / Heritage Planner
Sheila Herrera, Planner
Cindy Hall, Recording Secretary

OTHERS PRESENT:

Six members of the Harewood Neighbourhood Plan Steering Committee
Maureen Pilcher, Maureen Pilcher & Associates

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-MAY-21 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. APC Membership

D. Jensen advised that at the Council meeting held 2013-MAY-27, Ellen Ross was reappointed to APC as the Environment representative, and Darwin Mahlum was reappointed as the Vancouver Island Real Estate Board representative. As there were no applications received for the Neighbourhood Association position, it will be readvertised as part of the next round of APC appointments. During the interim, the position will remain vacant.

7. Old Business

None.

8. New Business

a. Rezoning Applications

- i. RA315 – 4900 Wellington Road – Site specific amendment to the COR3 zone to allow for an existing retail use greater than 500 m².

S. Herrera introduced the application.

M. Pilcher advised the property was originally included in the Service Commercial zone (C-13) prior to adoption of the new Zoning Bylaw. That zone did not have a size limitation. The new Zoning Bylaw limits the size of an individual retail use to approximately 5400 ft². The building in question is 42,922 ft² so is considerably larger than what is permitted. The building has legal, non-conforming status which can affect the resale value and limit the future scope of the building. Non-conforming buildings also require more expensive insurance.

Committee Comments

The Committee inquired whether this is “housekeeping” and if so, why this is not being included in a general amendment. It was noted that there would probably be other properties affected in this area.

S. Herrera advised that the application could be included in a general amendment, but the applicant would have to wait until more amendments were received. Other properties that might be affected may be dealt with through the development variance permit process.

It was moved and seconded to recommend that Council approve RA315. The motion was carried.

b. Harewood Neighbourhood Plan

D. Jensen introduced the following members of the Harewood Neighbourhood Plan Committee present at the meeting: Carolyn Iles, Carol Dent, Sabina Schulz, Chris Beaton, Misty Duifhuis, and Heather Campbell.

She gave a presentation on the process followed in preparing the Harewood Neighbourhood Plan. Information was provided on the following topics:

- Purpose of a neighbourhood plan;
 - primarily to provide more detailed policies to guide land use, transportation, servicing, environmental, social and economic issues, and other items in the neighbourhood.
- How neighbourhood plans fit in with the Official Community Plan, Zoning Bylaw, and development permits;
 - neighbourhood plans are schedules of the OCP, which is the overarching document. The Zoning Bylaw is regulatory. Development permits look at built form. Neighbourhood plans work with all of those documents.
- Harewood Neighbourhood Plan area;
 - Established based upon Third Street Corridor, adjacent neighbourhood plan areas, topography, and existing park uses.
- Plan process, which includes input provided from multiple sources, direction from APC, and Council consideration;
 - the process is scheduled to take 12 to 14 months. The Harewood Neighbourhood Plan is in Phase 5 and in its 15th month so is on target. The timeframe from receiving first reading by Council to adoption is estimated to be five months in order to send out formal referrals and hold a public hearing.
- The five phases of a neighbourhood plan process;
 - commencement and neighbourhood context
 - issues and opportunities / neighbourhood vision
 - concepts and options preparation / selection
 - draft plan
 - final plan and adoption.
- Content of the Harewood Neighbourhood Plan;
 - introduction
 - neighbourhood plan process
 - neighbourhood sustainability
 - guiding principles
 - neighbourhood plan policies
 - urban design framework and guidelines
 - south harewood framework
 - implementation strategy.

Committee Comments

Chair Pattje thanked the Harewood Neighbourhood Plan Committee and City staff for the tremendous amount of work they did to prepare this Plan. He inquired if there were any outstanding items.

C. Sholberg advised that 'gathering places for people' was mentioned often.

D. Jensen noted that a number of select sites show up as community space, and that there is strong focus on the Harewood Activity Centre and Harewood School as key community spaces.

The Committee requested clarification on whether multiple dwelling buildings over six storeys would be permitted.

D. Jensen advised that the Corridor designations hold the building height at a range of two to six storeys. Buildings larger than this would be directed to an Urban Node.

It was noted that everyone has the opportunity to apply for permission to build a taller building.

Comments from Neighbourhood Committee Members

Neighbourhood Committee members commented that the Plan process was a great activity for the committee and the neighbourhood, and that they noticed the same people attending the various events to ensure the committee was listening to what they said. They commended City staff for always including the neighbourhood committee and the community, and that it was a very interesting and positive experience. They also commented that they believe Harewood is a good place to invest.

Comments from the neighbourhood committee's youth member, Kent MacDonald, were provided. He was thankful to be involved, and satisfied with the number of opportunities provided for comment. He would be proud to live in Harewood in 25 years if everything included in the Plan was accomplished.

The neighbourhood committee noted that opponents to the removal of the Colliery dams and neighbourhood committee members were always respectful to each other.

They suggested that the City convey to VIU that the construction of a wellness centre in the neighbourhood would be a benefit to both the University and the community.

A member of the Neighbourhood Plan Committee advised that Quality Foods are working diligently with the City to ensure they can build at their Eighth Street and Bruce Avenue property, which they purchased prior to this process.

The wide variety of community members on the neighbourhood committee was noted, and how it took little time to reach consensus on decisions the committee was asked to make.

D. Jensen thanked the University Village Shopping Centre for allowing events to take place at University Village, and thanked the local restaurants for supplying their tasty food for public events.

It was moved and seconded to recommend that Council approve the Harewood Neighbourhood Plan. The motion was carried.

c. Regional Context Statement (Regional Growth Strategy)

D. Jensen provided information regarding a Regional Context Statement, and the process required to include it in the OCP. Provincial legislation states that municipalities must show how their official community plan is consistent with policies in the regional growth strategy (RGS) in the form of a regional context statement. The City's Regional Context Statement must be updated to make it consistent with the RGS adopted 2011-NOV-22. It is proposed that the Regional Context Statement amendments go to Council for introduction on 2013-JUL-08, and then to the RDN for approval, followed by Council adoption. This amendment will include minor changes and removal of inconsistencies on the following to bring the context statement in line with the RGS: climate change and energy consumption; food strategy; pride of place; and provision of affordable housing.

Committee Comments

The Committee inquired whether they would review the amendments prior to them going to Council, whether any of the proposed changes are in conflict with the OCP, and why approval is required from the APC if the OCP must conform to provisions in the RGS.

A committee member noted that it is an automatic approval.

It was moved and seconded that the information be received, and that the OCP amendment regarding the Regional Context Statement be forwarded to Council. The motion was carried.

The Committee requested that the link to the RGS site on the RDN website be forwarded to APC.

d. South Downtown Waterfront Concept Plan Update

D. Jensen provided information regarding composition of the South Downtown Waterfront steering committee, and what transpired at their two meetings held to date.

e. Food Charter / Food Strategy Update

D. Jensen advised that the following Open Houses will be held to provide updates on the process, and to receive input on the proposed Food Charter and Food Strategy:

2013-JUN-25, 4:00 pm to 7:00 pm, SARC Board Room

2013-JUN-26, 4:00 pm to 7:00 pm, Beban Park Social Centre, Rooms 2 & 3

2013-JUN-27, 4:00 pm to 7:00 pm, Oliver Woods Community Centre, Salal Room 1

f. Upcoming OCP Amendment Applications

D. Jensen advised that an application has been received for properties located on Boxwood Road (Edgewood treatment facilities) to add office space and legitimize what is presently on the site. There will be a concurrent rezoning application, and it is anticipated that the applications will come before APC in July.

D. Jensen provided information regarding proposed amendments to the OCP and Zoning Bylaw for properties to be exchanged with the School District

9. Next Meeting

The next regular meeting of the APC is scheduled for 2013-JUL-16.

10. Adjournment

The meeting adjourned at 6:10 pm.