



MINUTES
NANAIMO ADVISORY PLANNING COMMITTEE
HELD TUESDAY, 2013-MAY-21 AT 5:00 PM
BOARD ROOM, SARC, 411 DUNSMUIR STREET

MEMBERS PRESENT:

Brian Anderson, Acting Chair
Jim Goldsack
Michael Harrison
Darwin Mahlum
Randall Taylor

Carey Avender
Ted Greves
Jim Kipp
Ellen Ross

MEMBERS ABSENT:

Fred Pattje
Chris Cross

Sarah Boyd
Nadine Schwager

STAFF PRESENT:

Chris Jackson, Manager, Community Planning
Cindy Hall, Recording Secretary

Sheila Herrera, Planner

OTHERS PRESENT:

Derek Crawford, Derek Crawford Architect Inc.
Charlie Parker, Parker Marketing Systems Inc.

1. Call to Order

The meeting was called to order at 5:00 pm.

2. Adoption of Minutes from 2013-APR-16

It was moved and seconded that the Minutes from 2013-APR-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. RA000305 – 433 Milton Street - Rezoning application to create two lots, with two dwellings on each lot. C. Jackson advised that the APC recommended approval of the application on 2012-DEC-18, and it was adopted by Council on 2013-APR-22.
- b. General Amendments
C. Jackson advised that the APC recommended approval of the amendments on 2013-FEB-19, and it was adopted by Council on 2013-APR-22.

In response to a question from the Committee, S. Herrera advised that as a result of the City's laneway program being reduced, the City only provides maintenance on the laneways, not new paving.

7. Old Business

None.

8. New Business

- a. Rezoning Applications

RA000314 – 3690 Country Club Drive – To permit a multiple family residential development.

S. Herrera introduced the application.

D. Crawford advised that the proposal meets the requirements of the zoning being applied for. They are proposing to stagger the building footprint to add interest to the design; it will be a maximum of four storeys, decreasing to three storeys at both ends. Landscaping will be abundant, and the majority of the parking will be underground.

Committee Comments

The Committee inquired what type of landscaping would be located in the rear and front yards, whether asphalt paving would be used in the development, and whether the units would be for sale or rent.

D. Crawford replied that they will be acquiring a landscape architect in the next stage of the project to determine what the rear greenspace would consist of as well as the landscaped strip along the property lines. The market will determine whether the units are sold or rented. They propose to use soft landscaping rather than paving.

It was moved and seconded to recommend that Council approve RA000314. The motion carried.

b. South Downtown Waterfront Concept Plan Update

C. Jackson advised that appointments to the South Downtown Waterfront Advisory Committee will be ratified at the 2013-MAY-27 Council meeting for the two community-at-large positions, and that most of the member agencies have responded regarding the other positions. The first meeting of the Advisory Committee is scheduled for 2013-JUN-04. A three day charrette will be held in September to assist in determining guiding principles and conceptual plans for the area that can be used by Council, Snuneymuxw First Nation, Nanaimo Port Authority, and others when considering planning, development and servicing issues.

c. Official Community Plan Five Year Review

C. Jackson advised that the Review will commence following completion of the Harewood Neighbourhood Plan, Food Strategy, and South Downtown Waterfront Concept Plan.

Committee Comments

The Committee inquired when the Newcastle + Brechin Neighbourhood Plan would be reviewed, and whether reviews on official community plans and neighbourhood plans are mandated. They also noted that it does not seem right to review an OCP prior to completion of all neighbourhood plans.

C. Jackson advised that monitoring of OCPs and neighbourhood plans is not legislated; municipalities set their own timeframes.

d. Harewood Neighbourhood Plan Update

C. Jackson reported that a draft neighbourhood plan was presented at an Open House held on 2013-MAY-11 at which approximately 100 people attended. As the two options being considered are not drastically different, staff is confident that the plan will be reflective of neighbourhood comments. The next Open House will be held on 2013-JUN-08 where the draft neighbourhood plan will include additional information on transportation and street design guidelines. The neighbourhood plan will then be presented to City Council for first and second readings of the bylaw, followed by referrals going out over the summer, and a public hearing held in September or October.

e. Food Charter / Food Strategy Update

C. Jackson advised that information is still being gathered, with an estimated September completion date for the Strategy.

9. Next Meeting

The next regular meeting of the APC is scheduled for 2013-JUN-18.

10. Adjournment

The meeting adjourned at 5:30 pm.

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