



**MINUTES**  
**NANAIMO ADVISORY PLANNING COMMITTEE**  
**TUESDAY, 2012-DEC-18**  
**BOARD ROOM, CITY HALL, 455 WALLACE STREET**

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**MEMBERS PRESENT:**

Fred Pattje, Chair  
Carey Avender  
Jim Goldsack  
Michael Harrison  
Ellen Ross  
Randall Taylor

Brian Anderson  
Sarah Boyd  
Ted Greves  
Darwin Mahlum  
Nadine Schwager

**MEMBERS ABSENT:**

Chris Cross

Jim Kipp

**STAFF PRESENT:**

Deborah Jensen, Community Development Planner  
Dave Stewart, Planner, Planning & Design  
Cindy Hall, Recording Secretary

**OTHERS PRESENT:**

Daniel Eddy  
Frank McBurney

Michael Parker  
Members of the Public: 1

**1. Call to Order**

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

**2. Adoption of Minutes from 2012-NOV-20**

It was moved and seconded that the Minutes from 2012-NOV-20 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. RA295 – 2021 Northfield Road - Rezoning application to construct three row houses. APC recommended approval of the application on 2012-MAY-15, and it was adopted by Council on 2012-DEC-03.
- b. General Amendments – APC recommended approval of the amendments on 2012-SEP-18, and they were adopted by Council on 2012-DEC-03.

## 7. Old Business

None.

## 8. New Business

- a. Rezoning Applications
  - i. RA305 – 433 Milton Street – To rezone from Old City Low Density (Fourplex) Residential (R14) to a Comprehensive Development Zone to allow for a two-lot subdivision with two dwelling units per lot.

D. Stewart introduced the application.

Daniel Eddy, Agent/Developer gave a presentation on the proposed development. Their intention is to subdivide and construct two single family infill townhouse units (two separate buildings) on a new lot, and to possibly construct a carriage house behind the house on the existing lot.

Frontage will be reduced from the existing 15 m to 10.38 m on the existing lot, and 9.78 m on the new lot. Lot size will be reduced from 872.5 m<sup>2</sup> to 443.6 m<sup>2</sup> on the existing lot, and 428.9 m<sup>2</sup> on the new lot. The proposed townhouses will be 130 m<sup>2</sup> in floor area, and have a maximum lot coverage of 40%. Removal of large trees to improve sight lines has been approved by the Urban Forestry Coordinator. Lane widening and improvement will be undertaken. The development will respect Old City Design Guidelines and adhere to the Old City Neighbourhood Concept Plan. Information packages were left with 18 neighbours, and to date, no opposition has been voiced.

### Committee Comments

The Committee inquired how much the lane would be widened, when were the information packages given to the neighbours, whether there would be any variances, and whether they are consulting with the Nanaimo Old City Association.

D. Stewart advised the lane would be widened by 1.5 m.

D. Eddy responded that the information packages were left with the neighbours on 2012-SEP-08, and that they included self-addressed envelopes for their replies. He will also do some personal follow-up on the packages.

D. Stewart advised that no variances will be required with a comprehensive development zone.

#### Committee Comments

The Committee inquired if a comprehensive development zone was the only option, and what size the proposed future coach house would be.

D. Eddy replied that through discussions with City staff, it was determined that a comprehensive zone was the most effective means of addressing the proposed development.

D. Stewart advised that the size of accessory buildings cannot exceed a 13% gross floor area.

It was moved and seconded to recommend that Council approve RA305. The motion was carried.

### **9. Next Meeting**

The next regular meeting of the APC is scheduled for 2013-JAN-15 in the Service and Resource Centre Board Room, 411 Dunsmuir Street.

### **10. Adjournment**

The meeting adjourned at 5:20 pm.