



MINUTES
NANAIMO ADVISORY PLANNING COMMITTEE
TUESDAY, 2012-MAY-15
ROTARY FIELD HOUSE, 850 THIRD STREET

MEMBERS PRESENT:

Fred Pattje, Chair
Carey Avender
Ted Greves
Jim Kipp

Brian Anderson
Sarah Boyd
Michael Harrison
Nadine Schwager

MEMBERS ABSENT:

Chris Cross
Randall Taylor

Darwin Mahlum

STAFF PRESENT:

Deborah Jensen,
Community Development Planner
Cindy Hall, Recording Secretary

Sheila Herrera,
Planner, Current Planning

OTHERS PRESENT:

Jim McIvor
Keith Brown

Don Saywell
Chris Nudd

1. Call to Order

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

2. Adoption of Minutes from 2012-APR-17

It was moved and seconded that the Minutes from 2012-APR-17 be adopted. The motion was carried.

3. Approval of Agenda and Late Items

The agenda was approved as presented.

4. Correspondence

None.

5. Information Items

a. APC Terms of Reference / Representative Terms

D. Jensen advised that City Council approved new terms of reference for the Committee on 2012-MAY-14. Changes included reducing the number of members to 13, changing one Neighbourhood Association representative to a Nanaimo Neighbourhood Network representative, and changing the name of the Committee from the planNanaimo Advisory Committee to the Nanaimo Advisory Planning Committee.

She also noted that the terms of one Neighbourhood Association position (C. Avender) and one Community at Large position (B. Anderson) will expire on 2012-JUN-30. Advertising has gone out for those positions, as well as the Environment Community position.

6. Old Business

None.

7. New Business

a. Rezoning Applications

i. RA294 – Part of 380 Fifth Street

To allow for a fee simple eight-unit residential dwelling development.

S. Herrera introduced the application.

J. McIvor distributed an addendum to the package already received by the Committee, then gave an overview of the application. He noted that each of the eight rowhouses proposed will have three bedrooms, three bathrooms, garage, driveway, and patio. The development will have a rise in elevation consistent with the property rise, and there will be two doors per elevation. The development will be conducive to the neighbourhood, and will be close to University Village, a bus route, and recreation facilities.

Committee Comments

The Committee inquired how many parking spaces will be provided per unit, if they would be sufficient to accommodate the required parking for a home based business, and whether the roofs of the buildings fell within the allowable height regulations of the R7 zone.

J. McIvor advised that two parking spaces will be provided per unit, one inside the garage, and one outside. Sidewalks will be built along the front of the development, and \$8,000 will be provided as the community contribution (to be used for affordable housing). The development's density will be appropriate for the neighbourhood, and make the best use of the property. The selling price of the houses will be approximately \$250,000 to \$275,000. With regard to consulting the neighbourhood, 15 neighbours were contacted. Their perception of rowhouses was that it was less than desirable. More neighbourhood consultation will be done.

S. Herrera noted that if any home based businesses situate within the development, they must adhere to the parking requirements within the home based business bylaw.

It was moved and seconded to recommend that Council approve RA294. The motion was carried.

ii. RA295 – 2021 Northfield Road

To allow for a fee simple three-unit residential dwelling development.

S. Herrera introduced the application.

K. Brown gave an overview of the application. He noted that a four-plex was not suitable for the lot, that it is difficult to meet the minimum density on a small lot, and they are trying to provide an alternate form of housing. The proposal is innovative, and will be close to shops and schools. Rear lane access will be provided with two parking spaces.

Committee Comments

The Committee inquired about laneway width and whether improvements would be required to it, whether there would be open ditches, if sidewalks would be installed, whether a rain garden would be installed in the back, and if any setback variances would be required.

K. Brown advised that they will have to provide road dedication, and that ditches will be covered with gravel. There will be some storm drains, and they are looking into bioswales. As the two parking spaces in the back take up 18 feet, they are not sure about the feasibility of a rain garden. No variances will be required as they will meet all yard requirements.

S. Herrera noted that with regard to laneway improvement and sidewalk requirements, the applicant will be responsible for improvements along their frontages of the laneway, and any requirement for sidewalks will come out in the engineering review.

K. Brown added that Northfield Road is a DCC project, and that the City has suggested they pave part of Northfield Road to accommodate parking. They would prefer to look at upgrades to the lane.

It was moved and seconded to recommend that Council approve RA295. The motion was carried.

iii. RA296 – 3500 Rock City Road

To allow for a fee simple single family residential development.

S. Herrera introduced the application.

C. Nudd advised they are trying to provide something else in the neighbourhood other than townhouses. They have stayed as close to their original development permit as possible, protecting view corridors and the park-like setting.

Committee Comments

The Committee inquired how many units were being proposed, how long the development has been in process, and what the form and character of the development will be.

C. Nudd advised that 15 lots are being proposed, a reduction of one unit from the approved development permit. The original proposal for the entire property was submitted eight years ago. The form and character will include flat roofs, modern design, roof lines with a bit of slope, and lots of natural stone and wood. The houses will be sided with natural stone and hardiboard, and each house will have a different design.

It was moved and seconded to recommend that Council approve RA296. The motion was carried.

b. Rezoning Information – What's Building in My Neighbourhood

S. Herrera advised the City of Nanaimo has developed a new online tool that allows people to search development in any neighbourhood and browse through development applications online. The information is also available by scanning a QR code. Customized accounts can be set up in order to receive email updates. She noted that the tool is still a "work in progress" and asked Committee members to send any comments/suggestions to her.

c. OCP Amendments

i. Harewood Neighbourhood Plan

D. Jensen advised that she and Chris Sholberg have been going out into the neighbourhood to drum up interest about the proposed neighbourhood plan. As they are trying to target a lot of people, they attended a Parks, Recreation & Culture open house regarding Centennial Park and provided information about the neighbourhood plan. They will also be at University Village on May 26 letting people know about the process. In response to a question from a Committee member, she advised that the plan's northern boundary will be just north of Third Street.

8. Next Meeting

The next regular meeting of the APC is scheduled for 2012-JUN-19.

9. Adjournment

The meeting adjourned at 5:50 pm.