

MINUTES

DEVELOPMENT PROCESS REVIEW COMMITTEE

TUESDAY, 2012-APR-24 AT 11:30 A.M.

BOARD ROOM, CITY HALL, 455 WALLACE STREET



PRESENT:

Committee Members:

Councillor Bill McKay, Acting Chair

Councillor Bill Bestwick (arrived at 12:25 p.m.)

Councillor Jim Kipp

Greg Constable, Island West Coast Developments

Ian Niamath, Ian Niamath Architects

Bob Wall, RW Wall Ltd.

Rod Smith, Newcastle Engineering

Maureen Pilcher, Maureen Pilcher & Assoc. (arrived at 11:40 a.m.)

Byron Gallant, President, Canadian Home Builders' Association - CVI

City Staff:

Al Kenning, City Manager (arrived at 12:25 p.m.)

Ted Swabey, GM, Community Safety & Development

Andrew Tucker, Director of Planning

Toby Seward, Director of Development

Dale Lindsay, Manager, Building Inspections

Bruce Anderson, Manager, Community Planning

David Stewart, Planner, Current Planning

Holly Pirozzini, Administrative Assistant

Guests:

Rick Jones, Urban Design Group

Eric Ching, Urban Design Group

1. CALL TO ORDER

The meeting was called to order at 11:35 a.m.

2. ADOPTION OF MINUTES

It was MOVED and SECONDED that the minutes of 2012-Apr-10 be adopted.

CARRIED

3. Amenities - Report to Council

The Committee suggested the following issues be addressed in the Report to Council:

- Flexibility and clarity in the beginning of negotiations.
- Staff to have a reasonable and consistent starting point in negotiations.
- Provide guidelines respecting how amenity/community contributions are calculated from the starting point.
- Staff to provide a list of possible amenities.
- The developer may propose a community contribution or staff may suggest a cash contribution using a rule of thumb \$1,000/door for multi-family development and \$34/m² for commercial and industrial development.

Staff will draft a report to Council for the Committee's review, within the next four weeks.

Maureen Pilcher arrived at the meeting.

4. Corridor Zoning

Staff made a presentation respecting “Corridors and Commercial Centres” (attached) and compared the previous 1996 Official Community Plan (OCP) with the current 2008 OCP.

- The previous OCP permitted commercial uses within Growth Centres, Local Service Centres, Main Street and Highway Commercial areas, but not in Neighbourhood designations.
- The current OCP has three major designations for the purposes of this discussion: Urban Node; Corridor; and Neighbourhood.
- The New Zoning Bylaw (4500) created three Corridor Zones: Residential Corridor (COR1), Mixed-Use Corridor (COR2) and Community Corridor (COR3); all must meet the maximum setback requirement, do not allow parking between the front face of a building and the street, and have a two-storey minimum height requirement.
- Commercial uses are permitted in the COR3, but must respect the Corridor building form (i.e. two storeys).
- Commercial uses should be located in Commercial Centre Zones: Local Service Centre (CC1), Neighbourhood Centre (CC2) or City Commercial Centre (CC3) and not in Corridor Zones.
- When property is a double-fronting lot, the developer needs to deem the one adjacent to the major road to be the front yard for purposes of determining setbacks.

Committee's comments:

- The Main Street designation didn't work in the previous OCP and the 50% setback required for development along Corridors in the current OCP doesn't work in Nanaimo.
- The current OCP has a vision to encourage pedestrian appeal and density to support transit for the future needs of Nanaimo.
- The main issue for developers is a shortage of parking spaces for projects.
- Often commercial tenants have a higher parking requirement than in the Parking Bylaw.
- Review where the Corridor designations are in the city, as opposed to whether they work.
- Consider reviewing parking ratios; they may be too high (instead of 5 stalls/1,000 sq.ft. reduce to 4.3 stalls/1,000 sq.ft.).
- Parking is preferred in front of the building, instead of beside the building, which is required in the new Zoning Bylaw.

Councillor Bestwick arrived at the meeting.

Rick Jones, Urban Design Group, made the following comments:

- Add a height limitation to Corridor Zones to make it reasonable to build a second storey (i.e. for buildings over 900 m²).
- Smaller buildings now require a staircase or elevator to get to the second storey, which is not practical in a 500 to 1,000 m² project.
- Maybe second storey should be on minimum of 50% of floor plate.
- Need more flexibility respecting Corridor Zoning.

Staff will provide a report to the Committee respecting options for Corridor Zoning.

5. New Annex Update

Toby Seward displayed drawings of the new Annex currently under construction, with a proposed completion date of November, 2012. The building will be three stories with underground parking.

- First Floor – this is the Service Centre, amalgamating Finance and Permit Centre front-end staff for processing of all applications, licences, financial payments, etc., and public meeting areas. Interactive screens may be in the lobby area, as well as monitors that will display public information. Experienced staff will be located on this floor in order to be able to respond to a variety of public inquiries.
- Second Floor – active/in-stream permits will be handled here and discussions with technical staff will take place respecting projects in progress. Technical staff will be located on this floor (i.e. Planning & Development Departments, and the Engineering Department).
- Third Floor – Staff that deal less with the public will be located here (i.e. Information Technology, Engineering technicians, Bylaw Services, and Accounting Services).

Committee's suggestions:

- Provide a large display area to encourage the public to help themselves to information (i.e. handouts, brochures, etc.), to alleviate requiring staff's assistance.
- Locate a coffee kiosk in the Service Centre lobby on the first floor.

6. Meeting Schedule for next Four Months

The consensus of the Committee was to continue meeting twice per month for May (May 8 and 22), once per month in June and July, and take the month of August off. The schedule for meetings for the remainder of the year is to be discussed at the July meeting.

7. Progress Report

Staff will provide a progress report in September respecting the Committee's accomplishments to date.

8. NEXT MEETING

The next meeting will be held on Tuesday, 2012-May-08 at 11:30 a.m. in the Board Room.

9. ADJOURNMENT

The meeting adjourned at 1:05 p.m.

APPROVED:



Bill McKay, Chair

Corridors & Commercial Centres



Development Process Review Committee
2012-APR-24



1996 OCP

Commercial uses permitted within:

Growth Centres:

- Includes “Town Centres”, “Regional Shopping Centres” and “Neighbourhood Villages”
- Complete communities with a broad range of uses
- Identified in existing commercial area

Local Service Centres:

- Small scale commercial for needs of the neighbourhood

Main Streets:

- Pedestrian oriented form, core of neighbourhood village and town centre

Highway Commercial:

- Service and commercial uses oriented for travel by vehicle



1996 OCP Neighbourhoods

Neighbourhoods:

- Target *neighbourhood* density 15 uph
- Aim: 60% single family, 40% multi-family
- Residential- single, duplex, triplex, quadraplex, townhouse
- Any higher density in Neighbourhood housing required site specific OCP amendment (11)
- High-density developments were controversial



Urban Node

Urban Node

The commercial, service, and high density focal points for Nanaimo.

*Residential density of 50-150+ units/ha
Height up to and including high-rise buildings*



Corridor

Corridor

Multi-unit residential development, public amenities and commercial services in mixed use developments.

*Residential density of 50-150 units/ha
Height 2-6 storeys*



Neighbourhood

Neighbourhood

Mix of housing types including single family homes and ground-oriented multiple family units.

*Residential density of 10-50 units/ha
Height 2-4 storeys*

Corridors in the OCP

- *Has a primary focus on higher density residential and mixed use development. Residential Density 50 – 150 uph*
- *Is transit oriented and pedestrian scaled, offering living, shopping and working opportunities*





Commercial Centres in the OCP

- *Has a primary focus on commercial development*
- *Generally stand alone format of retail services and offices, but may also contain residential, amenity, and public uses*
- *City and Neighbourhood Commercial Centres; different primarily in scale and intensity of use*

Corridor Zones

- *Short setbacks, maximum setback requirement*
- *No parking between front face of building and street*
- *2-storey minimum height requirement*



Residential Corridor (COR1)



Mixed-Use Corridor (COR2)



Community Corridor (COR3)

Corridor One (COR1)

- *Residential, Hotel and Office use only*
- *Office Use limited to 1000m² and must be on ground floor*
- *Similar to old RM-5 zone in terms of density*



Corridor Two (COR2)

- *At least 50% of all building area must be residential*
- *Stand alone residential permitted*
- *Mixture of uses doesn't have to be in the same building, can happen anywhere on the property*
- *Subdivision must respect zoning- can't subdivide off commercial portion of lot*



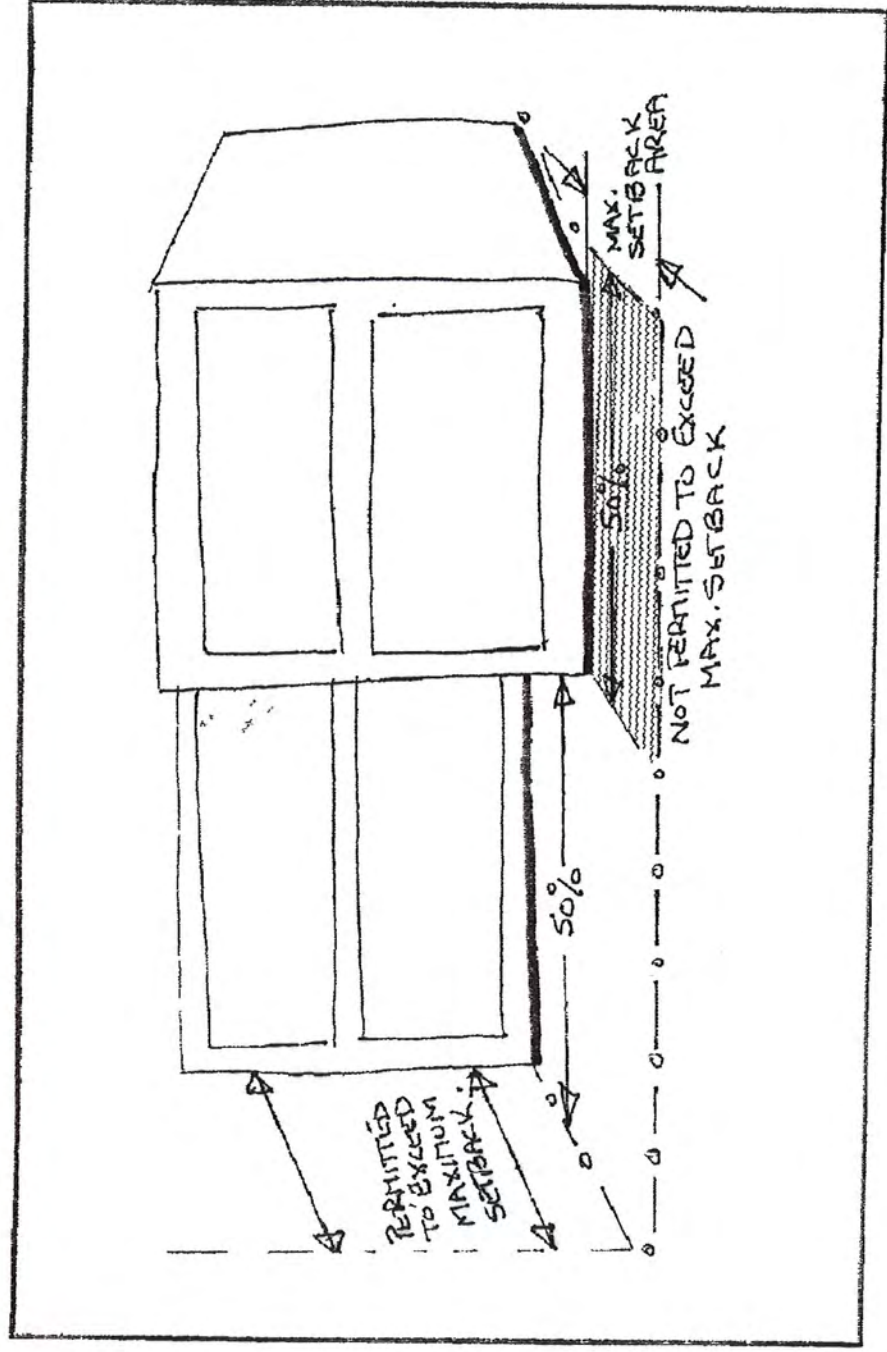
Corridor Three (COR3)

- *Created to recognize existing standalone commercial uses*
- *Doesn't meet mixed use objectives within OCP- rezoning to COR3 not encouraged*
- *Commercial use only permitted but must respect corridor form*
- *2 storey, parking behind, maximum setback*

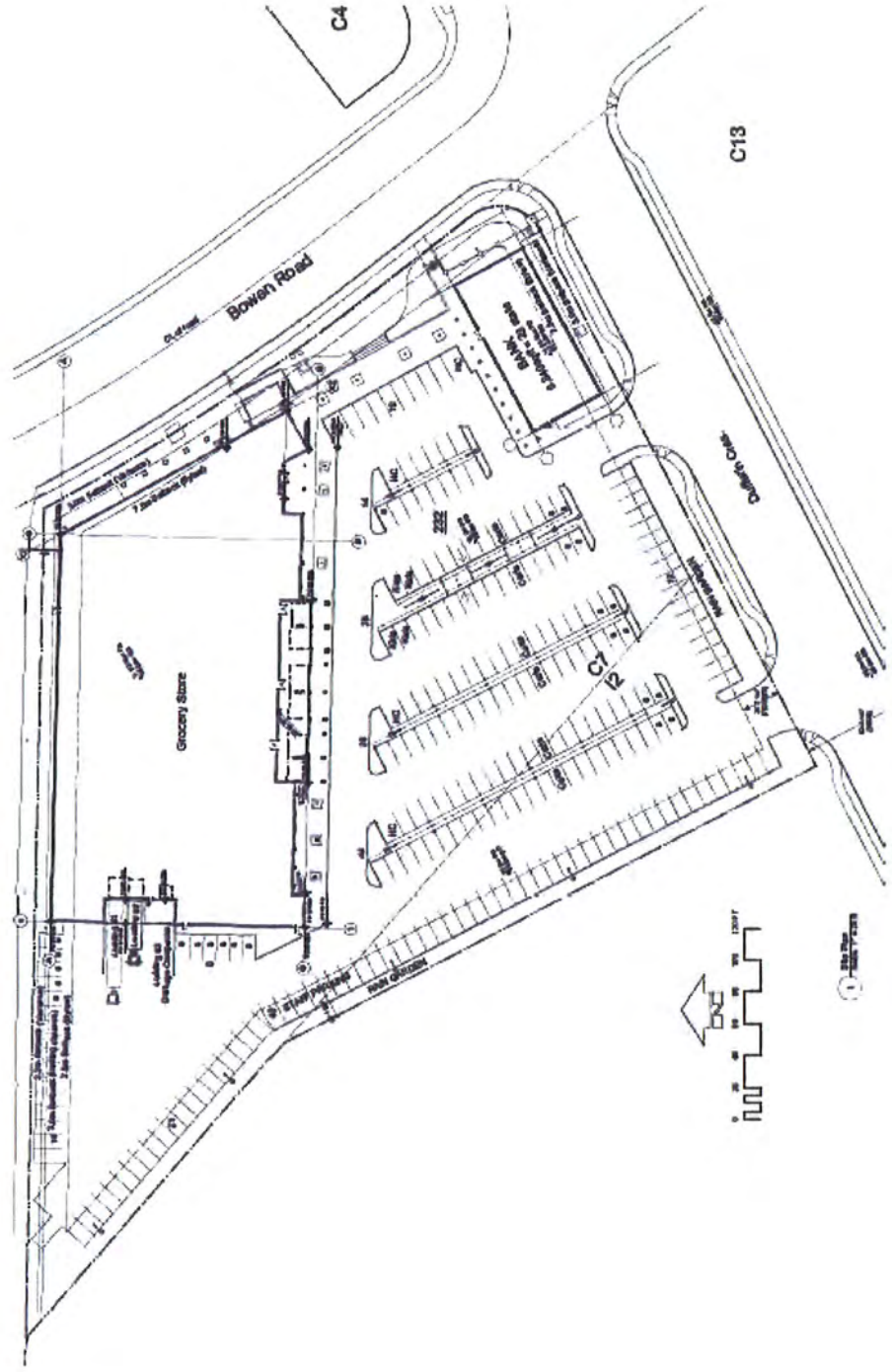


Local Corridors

Maximum Setback



Parking (Country Grocer)





Parking



**Permitted in
Corridor Zones**



**No Longer Permitted in
Corridor Zones**

Minimum Building Height

- *OCP 2 to 6 storey range*
- *Encourage density to support transit and pedestrian activity*
- *More efficient use of land along major corridors*



Commercial Centre Zones



Local Service Centre (CC1)

- Small scale retail and community services located within neighbourhoods.



Neighbourhood Centre (CC2)

- Small scale retail and services, wider variety of permitted uses than CC1 Zone.



City Commercial Centre (CC3)

- Applied to shopping malls.
- Allows up to 4 storeys of residential in addition to traditional shopping mall uses.

Local Service Centre (CC1)

- *Only Commercial Zone permitted within Neighbourhood OCP designation*
- *Retail GFA limited to 500m²*
- *Total GFA of a building limited to 2000m²*
- *Residential only permitted where commercial exists*



Neighbourhood Commercial (CC2)

- Corresponds with OCP Neighbourhood Commercial Designation
- Retail limited to 500m², not no maximum GFA for the building
- List of permitted uses more extensive than CC1

Snap & Stitch



Snap & Stitch Sewing Centre Ltd. is located at:
#1-4047 Norwell Cr., Nanaimo B.C. V9T 1Y6.
Phone us at 250-756-2176 or 1-800-759-1730.
www.snapandstitch.com



City Centre Commercial (CC3)

- *The Shopping Mall Zone*
- *Replaced C-7 zone*
- *City Scale Commercial*
- *Residential permitted but not required*
- *No maximum setback*
- *Size of stand-alone retail units limited to 4,644m²*



Questions?

