



MINUTES
planNANAIMO ADVISORY COMMITTEE
HELD TUESDAY, 2012-APR-17 AT 5:00 PM
BOARD ROOM, CITY HALL, 455 WALLACE STREET

MEMBERS PRESENT:

Brian Anderson
Chris Cross
Michael Harrison
Darwin Mahlum
Nadine Schwager

Sarah Boyd
Ted Greves
Jim Kipp
Fred Pattje
Randall Taylor

MEMBERS ABSENT:

Carey Avender
Pete Sabo

Ric Kelm
Clem Trombley

STAFF PRESENT:

Deborah Jensen, Community Development Planner
Cindy Hall, Recording Secretary

Dave Stewart, Planner, Current Planning

OTHERS PRESENT

Fred Taylor
Paul Shorting
Dean Gaudry

Maureen Pilcher
Jack Anderson

1. Call to Order

The meeting was called to order at 5:02 pm.

2. Elections

MOVED by T. Greves, SECONDED by J. Kipp to elect F. Pattje as Chair.

CARRIED

MOVED by J. Kipp, SECONDED by T. Greves to elect B. Anderson as Acting Chair.

CARRIED

3. Adoption of Minutes from 2012-JAN-17

MOVED by T. Greves, SECONDED by J. Kipp that the Minutes from 2012-JAN-17 be adopted.

CARRIED

4. Approval of Agenda and Late Items

The agenda was approved as presented.

5. Correspondence

None.

6. Presentations

None.

7. Information Items**a. PNAC Terms of Reference**

D. Jensen advised that the City is proposing to remove the four advisory committee representatives on PNAC in order to remove duplication arising from cross committee appointments. Also proposed is removing four agency representatives (VIU, SD68, NPA, SFN) and, instead, inviting them on an as-needed basis, where input is considered relevant to a specific item being considered by the Committee. The report on the proposed changes to PNAC, considered at the FPCOW meeting of 2012-APR-02, has been referred back to staff by City Council for consultation with Snuneymuxw.

F. Pattje advised that G. Fuller requested one of the neighbourhood representatives be from the Neighbourhood Network.

D. Jensen noted that the terms of the Chamber of Commerce representative, as well as one Community At Large representative and one Neighbourhood Association representative, will expire on 2012-JUN-30. A letter will be sent to the Chamber of Commerce seeking a representative, and the other two positions will be advertised.

8. Old Business

None.

9. New Business**a. Rezoning Applications****i. RA292 – 2375 Hayes Road - To allow for a recycling depot.**

D. Stewart introduced this zoning amendment application to rezone from Highway Industrial (I1) to Light Industrial (I2).

M. Pilcher, applicant, advised that the owner of Regional Recycling wishes to create a fully contained recycling depot. Their location on Mostar Road was not optimal for vehicle access, and had parking issues. The property on Hayes Road is easily accessed and provides plenty of parking. Everything will be contained within the building as required in the I2 zone. The 10,000 ft² depot will accept returnable beverage containers, electronics and small appliances, and non ferrous aluminum and copper. An undercover space for bottle drive sorting will be provided. They have also discussed having an area for sports teams to hold fundraising car washes. As they will be under the Encorp Pacific Inc. umbrella,

they will be constantly assessed to ensure they are in the right location, have the right layout and equipment, and are promoting themselves in the local market.

Committee Comments

The Committee noted that car washes are not permitted in the I2 zone. They inquired what volume of scrap metal will be brought to the depot and how many shipping trucks will be leaving the depot each week.

Mr. Shorting advised they will receive scrap metal (other than steel) from the trades, so the volume will not be great. Approximately five shipping trucks will leave the depot each week.

The Committee asked what the difference will be from the recycling depot across the street, what the road designation is, and why they are proposing it for this area of town rather than in the south end of the city.

M. Pilcher advised the difference from the depot across the street will be that all recycling materials brought to the site will be contained within the building, and shipped out within three days. Yard waste, styrofoam and large amounts of cardboard will not be accepted, nor will items that can be sold. Refunds will be given for refundable beverage containers.

D. Stewart advised that Kenworth Road is commercial industrial. M. Pilcher advised that drop-off access will be off of Kenworth Road, and pick-up will be off of Hayes Road. Anyone bringing in recyclables will not be near where the large materials are picked up.

M. Pilcher advised that this location was chosen because of the size and efficiency of the building as well as being fairly close to where the owner's previous bottle depot was located. The owner is also working on securing a site in the south end.

MOVED by R. Taylor, SECONDED by D. Mahlum to recommend that Council approve RA292. CARRIED

b. OCP Amendments / Rezoning Applications

- i. OCP65 / RA291 – 1850 and 1860 Dufferin Crescent - To allow for a mixed use building that contains a liquor store and public meeting space.

F. Taylor was asked to participate in discussion on this issue as a representative from the Western Neighbourhood Association.

R. Taylor excused himself from discussion because of a perceived conflict of interest.

D. Jensen introduced this OCP amendment application to redesignate lands from Light Industrial to Corridor; and the zoning amendment application to rezone from High Tech Industrial (I3) to Community Corridor (COR3).

D. Gaudry, owner, advised that the Windward Beer and Wine Store opened in 1999. At that time, the provincial government mandated they must be 1000 ft² in area and be adjoining a pub; these requirements were subsequently changed. The City hired a consultant to examine the issue, and the consultant's recommendation was to not let the market decide the number/format for LRS's. The City did not follow the recommendation and now there are many new LRS's. Businesses such as his must now adjust to this market.

J. Anderson advised that Mr. Gaudry is a member of NALT and wants his new store to be one of the "greenest" liquor stores in the province. He plans to use solar and geothermal techniques, rainwater harvesting and natural ventilation and light. Moving a LRS has many restrictions which he has adhered to such as requesting site specific zoning; being situated more than 150 ft. away from schools; being close to urban arterials; having ample parking; and not creating any adverse social affects. The building will be 5000 ft² in area and be mixed use. A 3 m topographical drop will allow them to access out of the second floor to the parking lot with the retail portion at grade (LRS). The lower floor will be used for warehousing use, and delivery access with two loading bays will be at the back. A handicapped accessible meeting room with a kitchen will be provided free for community groups, as a proposed community contribution. The meeting space will be completely isolated from the receiving area.

Recognizing the perceived shortage of industrial land, the building will have most of what is required in an I3 zone except for the sale of liquor. The nature of the building has an industrial flavour, and is a good transition between a commercial area and an industrial area.

Committee Comments

The Committee inquired how far the building would be from the closest LRS located on Bowen Road, how solar will be used, and what kind of construction material will be used.

D. Stewart replied that this site is just over 1 km away from the closest LRS with 1 km being the minimum required distance.

The applicants advised that they plan to use solar thermal and solar pv. Because cold beer storage has in the past been energy intensive, they plan to showcase green technology by using a geothermal heat loop. Green wall technology is also being discussed, possibly for hops and grapes. The building will be constructed with insulated concrete forms.

The Committee also asked whether the meeting room would be licensed, what the surface of the parking lot will be, if the requirements of the parking bylaw will be met, and whether the two lots will be consolidated.

The applicant advised the meeting room will not be licensed, the parking lot will be asphalt, they will meet the parking bylaw requirements (subject to a parking agreement) including a handicapped spot close to the building that will meet the 4 m wide requirement, and that if the zoning amendment is approved, consolidation of the two lots will be mandatory.

Because the LRS will be leasing parking spots from Country Grocer, discussion followed on whether a covenant should be put in place so that if there was a change of use of the LRS building, there would be recognition of the resulting parking shortage. D. Stewart noted that agreements regarding easement and parking are being formalized.

When questioned about the size of the proposed LRS, the applicant advised that the 5000 ft² proposed is in the middle or low side of other existing LRS's in Nanaimo. He noted that a large part of the lower floor will be the cistern and meeting room.

The applicant also noted that daily delivery trucks will access off of Boxwood Road and should have no problem navigating the roundabout, so traffic will not be backed up.

MOVED by J. Kipp, SECONDED by N. Schwager to recommend that Council approve OCP65 / RA291.

Staff advised that the report to Council will include the Committee's comments that the parking be adequate for the use of the building.

The motion carried.

c. OCP Amendments

i. General Amendments

A list of general amendments proposed for the Official Community Plan was distributed to the Committee, and D. Jensen provided information on each.

Committee Comments

Further clarification was requested on the proposed update to the road network layer on Map 2 – Mobility to amend the road segment in South Nanaimo (Fielding Road) and identify it as a Minor Collector Road.

D. Jensen advised that Fielding Road will ultimately connect the areas between Cedar Road and Maki Road.

MOVED by J. Kipp, SECONDED by T. Greves that Council approve the general amendments as presented. **CARRIED**

ii. Harewood Neighbourhood Plan

D. Jensen gave a presentation on the proposed Harewood Neighbourhood Plan, including the Third Street Corridor, that she and Chris Sholberg will be co-managing.

Committee Comments

The Committee inquired how neighbourhood engagement will be conducted and how input from the neighbourhood association will be acquired. They also voiced concern about the large area that will be included in the Harewood Neighbourhood Plan, and asked whether Harewood Mines Road will be included in the area.

D. Jensen advised that staff are in the process of determining the membership of the neighbourhood plan committee, which will include City staff, members of the neighbourhood association, as well as other segments of the community. They have also received interest from VIU to include students in the process. Referrals will be sent to outside agencies at various stages of the plan process, and plan content will flow through PNAC and then on to Council. It is anticipated the plan will be completed and adopted by Council within 12 months. She will report back to PNAC on the boundaries of the plan.

MOVED by J. Kipp, SECONDED by T. Greves that the presentation be received.
CARRIED

d. PNAC Meeting Room Location

D. Jensen advised that Council have directed staff to locate accessible meeting space for all of its committees until the new City Hall annex is completed.

10. Next Meeting

The next regular meeting of PNAC is scheduled for 2012-MAY-15.

11. Adjournment

The meeting adjourned at 6:45 pm.