



**MINUTES**  
**PLAN NANAIMO ADVISORY COMMITTEE**  
**MEETING HELD TUES., 2011-NOV-15, 4:45 PM**  
**BOARD ROOM, CITY HALL, 455 WALLACE STREET**

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**PRESENT:**

Bill Holdom, Chair  
Sarah Boyd  
Ted Greves  
Ric Kelm  
Darwin Mahlum  
Pete Sabo  
Nadine Schwager  
Clem Trombley

Brian Anderson  
Chris Cross  
Michael Harrison  
Shirley Lance  
Ralph Meyerhoff  
Michael Schellinck (alternate – ACES)  
Randall Taylor

**REGRETS:**

Carey Avender  
Meg Savory

John Hofman

**STAFF:**

Andrew Tucker, Director of Planning  
Tom Knight, Manager, Current Planning  
Sheila Herrera, Planner, Current Planning  
Deborah Jensen, Community Development Planner  
Cindy Hall, Recording Secretary

**OTHERS:**

Glenn Carey, 0911872 BC Ltd.  
Jim Crawford, 0911872 BC Ltd.

**1. Call to Order**

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

A. Tucker made a presentation to Chair Holdom on the occasion of his last meeting with PNAC. Andrew noted highlights of PNAC's accomplishments during Bill's tenure, which included adoption of a new Official Community Plan and two neighbourhood plans.

Bill commented that PNAC had been presented with many interesting challenges, and that he had really enjoyed working with the PNAC members and City staff.

The new Manager of Current Planning, Tom Knight, was introduced and welcomed to the meeting.

A. Tucker left the meeting.

**2. Adoption of Minutes**

MOVED by T. Greves, SECONDED by S. Lance that the Minutes from 2011-SEP-20 be adopted. CARRIED

**3. Approval of Agenda**

The agenda was approved as presented.

**4. Correspondence**

None.

**5. Presentations**

None.

**6. Information Items****a. Previous Applications**

- i. OCP062 – Island Diesel Way - Application for a mixed use office/commercial development. D. Jensen advised that PNAC recommended approval of the application on 2011-APR-19, and it was adopted by Council on 2011-SEP-12.

**7. Old Business**

None.

**8. New Business****a. OCP Amendment Applications**

D. Jensen advised that the following applications were submitted for the November 1<sup>st</sup> round of OCP amendment applications. Staff are presently beginning a review of the applications, and it is anticipated the applications will come before PNAC in January or February for review and recommendation.

- i. OCP065 – Part of 1865 Bowen Road - To allow for a mixed use commercial development. The two lots are within an industrial subdivision adjacent to a Corridor. The applicant is requesting to change the OCP designation from Light Industrial to Corridor in order to move the existing Windward Wine & Beer Store on Boundary Crescent to the proposed site. Staff are also working with the applicant on a proposal for inclusion of community space.
- ii. OCP066 – 2560 and 2590 Bowen Road / 2200 Labieux Road – To allow for a commercial development. The applicant is requesting to change the OCP designation from Corridor and Light Industrial in order to build a retail commercial development. Staff are awaiting receipt of a traffic study from the applicant.
- iii. OCP067 – General Amendments (e.g. Corridor lands, Temporary Use Permits).

**b. Rezoning Applications**

- i. RA281 – 6975 Island Highway North – To allow for a commercial development. S. Herrera introduced the item.

J. Crawford, applicant, advised that the site previously went through an OCP amendment process in order to include the property within the City boundary. A furniture store is proposed for the site as well as other retail uses. First Capital has agreed to a reciprocal access agreement for the adjacent site, and a traffic circle is being considered for the intersection at Mary Ellen Drive.

G. Carey added that they will also be considering reciprocal parking on the common boundary with First Capital.

#### Committee Comments

The Committee inquired whether there is any potential for residential use in the proposed development, and whether the applicant had any concept yet of what the buildings would look like and what kind of landscaping would be used.

J. Crawford replied that they did consider seniors housing, but with the heavy traffic volume, it would be very noisy. Regarding building construction, the buildings will probably be tilt up concrete. Landscaping will be a very important component as the site is a gateway to the city.

The Committee also questioned making a recommendation regarding the application prior to the reciprocal access agreements being signed.

S. Herrera advised that the application is still in its initial stages. Issues regarding the reciprocal agreements and parking agreement can be dealt with by a covenant requiring them to be in place at a certain point in the development.

J. Crawford advised the reciprocal agreements are presently with the solicitors for finalization, and that it was First Capital who initiated them in response to their traffic problems at the intersection of Mary Ellen Drive.

The Committee asked where the roadway between the two properties would be.

J. Crawford replied the roadway would be at the rear of the development. He also noted they had not anticipated the market for office space. There appears to be a shortage in that area so they have included office space on the second floor of their design, with parking provided.

MOVED by T. Greves, SECONDED by S. Lance to recommend that Council approve RA281, and that a covenant be included regarding the proposed accesses.

CARRIED

D. Jensen advised that PNAC could make additional comments and/or motions regarding areas of concern for an application, but they should not be included in the main motion to Council recommending approval or denial.

#### 9. NEXT MEETING

PNAC's Christmas dinner will be held on 2011-DEC-20 at the Keg Restaurant at 5:00 pm.

#### 10. ADJOURNMENT

The meeting adjourned at 5:30 pm, followed by a celebration honouring Bill Holdom.