



**MINUTES**  
**planNANAIMO ADVISORY COMMITTEE**  
**MEETING HELD TUESDAY, 2011-JUN-21 AT 5:00 PM**  
**BOARD ROOM, CITY HALL, 455 WALLACE STREET**

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**PRESENT:**

Bill Holdom, Chair  
Chris Cross (term begins 2011-JUL-01)  
Ted Greves  
Shirley Lance  
Meg Savory  
Randall Taylor

Sarah Boyd  
Allan Davidson  
John Hofman  
Ralph Meyerhoff  
Nadine Schwager

**REGRETS:**

Brian Anderson  
Chris Erb  
Ric Kelm  
Pete Sabo

Carey Avender  
Michael Harrison  
Darwin Mahlum  
Clem Trombley

**STAFF:**

Deborah Jensen, Community Development Planner  
Sheila Herrera, Planner, Current Planning  
Rob Lawrance, Environmental Planner  
Gary Noble, Development Approvals Planner  
Cindy Hall, Recording Secretary

**OTHER:**

Fred Pattje  
Christopher Dawes, Island Timberlands LP  
Norman Laube, Omicron  
Carla Smith, Omicron  
Peter Ferguson, Omicron  
Keith Brown, Keith Brown Associates Ltd.  
Keltie Chamberlain, Landscape Design & Consulting

**1. Call to Order**

Chair Holdom called the meeting to order at 5:02 pm. He advised that Councillor Greves has also been appointed to PNAC.

**2. Adoption of Minutes from 2011-MAY-17**

MOVED by S. Lance, SECONDED by R. Meyerhoff that the Minutes from 2011-MAY-17 be adopted. CARRIED

**3. Approval of Agenda and Late Items**

The agenda was approved with the addition of a report from R. Meyerhoff regarding the recent PIBC Conference.

**4. Correspondence**

None.

**5. Presentations**

None.

**6. Information Items****a. PNAC Representatives**

D. Jensen advised that C. Trombley has been reappointed to PNAC as the Nanaimo Port Authority representative, R. Kelm as the VIU representative, C. Cross as the Nanaimo Home Builders of Central V.I. representative, and S. Boyd as the Youth representative. Snuneymuxw has not put forward a representative at this time, and no applications were submitted for the Environment Community or Neighbourhood positions.

C. Cross was welcomed to the Committee. He will be an observer at this meeting as his term does not officially start until 2011-JUL-01.

**b. Previous Applications**

- i. RA172 – 6121 Hammond Bay Road – To rezone from RS-3 to P-2 for expansion of a personal care facility. RAC recommended approval on 2006-AUG-17, and Council adopted the bylaw on 2011-JUN-13.
- ii. RA223 – Part of 650 Terminal Avenue – To rezone to add 'h' to the C-29 zone for a 26 storey high rise building at Port Place Mall. PNAC recommended approval on 2010-JUN-15, and Council adopted the bylaw on 2011-JUN-13.
- iii. RA256 – 6470 Metral Drive – To rezone from A-2 to C-21 for a commercial development. PNAC recommended approval 2010-SEP-21, and Council adopted the bylaw on 2011-JUN-13.
- iv. OCP58/RA258 – 421 Milton Street – To amend the Old City Neighbourhood Plan and rezone from RM-9 to RM-10 for a multi-family development. PNAC recommended approval on 2010-NOV-16, and Council adopted the bylaw on 2011-JUN-13.
- v. RA259 – Part of 6553 Portsmouth Road – To rezone from P-2 to CD-7 for a mixed use development. PNAC recommended approval on 2010-NOV-16, and Council adopted the bylaw on 2011-MAY-30.
- vi. RA270 – 1406 Bowen Road – To rezone from RS-1 to C-31 for a supportive housing project. PNAC recommended approval on 2011-MAR-14, and Council adopted the bylaw on 2011-MAY-30.

**7. Old Business**

None.

## 8. New Business

### a. OCP Amendment Applications

#### i. OCP061 – Sustainable Design Guidelines

R. Lawrance advised the Sustainable Design Guidelines will update the General Development Permit Area Guidelines for DPA 9. The new guidelines will “build on the old” but take advantage of the *Green Communities Act (Bill 27)* as an opportunity to address climate change and energy conservation. Site and building design issues and landscaping are addressed in the guidelines for developments other than single family residential.

Depending on the magnitude of the development, either an integrated design team will be assembled to consider the application, or the applicant will be required to fill out a Sustainability Checklist prior to their pre-application meeting.

G. Noble added that the draft guidelines have been reviewed by many consultants and much of what is contained in the document is a result of their feedback. Many of the recommended practices are already being done in the community – these guidelines will update the present guidelines that have been in effect since 1995.

#### Committee Comments

The Committee questioned why public consultation is not mentioned in the guidelines other than in the Sustainability Checklist.

G. Noble advised that when an application is received by the City, it is referred to the Design Advisory Panel as well as to the applicable neighbourhood association. Staff will look into the possibility of adding wording to that effect in the guidelines to ensure public consultation is carried out.

The Committee questioned the phrase “recommended practices” on page 2 of the guidelines, why an integrated design team would not be required for all applications, and what force the document will have.

R. Lawrance replied that guidelines set a base line and a starting point for discussions between applicants and City staff. G. Noble added that a comprehensive letter is sent to applicants setting out what guidelines have not been met. The owner and developer then respond to that.

He also explained that setting up an integrated design team or having the applicant use the Sustainability Checklist depends on the size of the development. Small ones will just use the checklist.

The Committee inquired how it can be ensured that a large piece of property will be developed sustainably, if small pieces of it are being developed separately.

G. Noble advised that the OCP gives staff the context and guidelines of how the property should be developed, and must ensure that the first part is being done correctly.

Another inquiry from the Committee was how doors of ground-oriented housing units having direct outdoor access to a street or courtyard relates to sustainability.

G. Noble advised that if a door has access directly to the street, people don't feel they have to use a car; they can cycle, take transit, etc.

MOVED by M. Savory, SECONDED by N. Schwager to recommend that Council approve OCP061. CARRIED

MOVED by A. Davidson, SECONDED by R. Meyerhoff that Council give consideration to undertaking a review of the public consultation process as it relates to the Sustainable Design Guidelines. CARRIED

- ii. OCP063 – 1060 Phoenix Way – Application for inclusion within the Urban Containment Boundary, and to redesignate lands from Resource Protection to Resort Centre to allow for a mixed use resort development.

D. Jensen introduced the application.

N. Laube gave a presentation on the proposed development. The site, consisting of 60 acres, is outside of the Urban Containment Boundary, flanks the Cable Bay Trail, and is east of industrial property. The site, formerly used for timber harvesting, is now being proposed as a resort including a marina slip. Access to the site is proposed to come from Duke Point Highway along Phoenix Way. When the Oceanview development proceeds, they will connect to Phoenix Way as well.

C. Smith advised that all design work has been guided by sustainability best practices, and existing natural resources will be enhanced. There will be trails to move around the site, and a dedicated shoreline trail that will be accessible by the public. Homes will not be built on the waterfront, shoreline vegetation will be retained, and archaeological elements will not be disturbed. Over 40% of the site will be maintained as green space, not including the green spaces in the developed areas, and there will be access to the Oceanview site. Storm water detention will be through a man-made pond system which will provide habitat for wildlife, and act as an education tool.

P. Ferguson advised that several meetings have been held with the City of Nanaimo on how to develop sustainably. In keeping with the City's storm water runoff policies, storm water will achieve a post-development flow equal to pre-development, and there will be no impact on the receiving bodies (i.e. creek and

ocean). Conveyances will be installed to take water from roads into ponds prior to release. There will be oil grid separators if necessary to ensure no contaminants get into the ocean. The water system report done by Koers and Associates identified that the site may be serviced by existing infrastructure (i.e. Reservoir 5). Irrigation is not required, but will be provided by a looping system.

#### Committee Comments

The Committee requested confirmation that current infrastructure could supply all the water required by the resort, and inquired who would pay for expansion if required by the City in the future.

P. Ferguson confirmed that the present infrastructure would be sufficient for the resort. Pressure is not an issue because of where the site is located, and as they are in a single pressure zone, they do not have to wait for Oceanview to develop. The sanitary sewer system will connect into the municipal system. Their system on site will have gravity sewers that will go into the pump station and on to the Duke Point plant. The plant is currently underutilized, and in future if it needs to be expanded, there is sufficient space to do so. The developer is required to pay up-front based on a connection charge formula. Such costs are determined at the phased development stage.

The Committee inquired what would be the alternate access if Phoenix Way was closed due to an emergency, and whether this proposed development has a contingency plan in the event of an emergency.

P. Ferguson replied that in the case of an emergency, Phoenix Way could accommodate emergency vehicles and not be in conflict with public vehicles. Harmac is looking into an alternate route through their property in the event that Phoenix Way is shut down, and he expects Harmac must have an emergency preparedness plan. This development will also have one to provide for safe access in the case of an emergency.

C. Smith advised that ground level oriented buildings will be clustered into mini nodes at approximately 43 units per hectare, and there will be 40,000 ft<sup>2</sup> of retail. Approximately 44% green space will be provided, and green spaces will be linked so that animals can traverse through the property. Wildlife areas and a Garry oak stand will be protected.

N. Laube added that the 200 slip marina will be the resort anchor.

The Committee inquired whether the waterfront trail would connect to Joan Point Park, how the application's commitments regarding the trail construction and Garry oak preservation could be ensured, what "resource protection" means in the land use designation section of the application, and how this development will reduce pressure on similar land.

N. Laube confirmed that the trail commitments would be adhered to, and D. Jensen advised that those issues would be worked out through the master plan and phased development agreement process.

D. Jensen briefly described the Resource Protection land use designation and noted that with regard to resource protection, timber is no longer being harvested on the property, and the property is outside of the urban containment boundary and not within the agricultural land reserve. There would be less impact on comparative lands around the city if this type of resort development occurs on the subject property.

The Committee noted the importance of having an industrial hazard risk report done, as the property is adjacent to Harmac which uses toxic chemicals in its operation.

MOVED by R. Taylor, SECONDED by S. Lance to recommend that Council approve OCP063.

#### Discussion on the Motion

The Committee inquired whether there is supporting information indicating this is a good location for a marina, and again stressed the need to ensure the trail would be included in the development.

C. Dawes confirmed that research has shown that a marina is in demand in the Nanaimo area, and is required to make the development financially viable.

D. Jensen explained the subsequent process that would include documentation to confirm a trail on the property.

The motion CARRIED.

MOVED by A. Davidson, SECONDED by R. Taylor that due to the proximity of the Harmac pulp mill, that Council consider requiring an Industrial Hazard Risk Assessment be carried out by an expert in the field to ensure that high density resort development is an appropriate use for these lands. CARRIED

MOVED by J. Hofman, SECONDED by S. Lance that Council be requested to ensure that trails are protected as proposed in the application. CARRIED

#### b. Rezoning Applications

##### i. RA278 – 4161 Jingle Pot Road – To allow for a two lot industrial park.

S. Herrera introduced the application.

K. Brown advised the application is for a parcel of land in the area designated for industrial in the OCP. Two buildings are proposed totaling approximately 2175m<sup>2</sup>, with a singular access supported by a reciprocal driveway easement and utility services rights-of-way. There will be 28 off-street parking spaces, and loading bays will be provided for each building. Landscaping will provide large trees along the perimeter fronting Jingle Pot Road, and internal landscaping consisting of hedge rows and planters at the corners of the buildings. The project is located at the edge of Boban Industrial Park, and can be marketed to smaller tenants or large and small tenants.

### Committee Comments

The Committee inquired whether the development will be strata, if existing fir trees will be protected, what types of businesses might locate there, whether any public consultation has taken place, and what type of building construction will be utilized.

K. Brown advised that the project is a two lot subdivision with each lot having the potential to be further developed through strata. Some existing trees will be retained, and the type of potential businesses that would locate there would be light industrial.

S. Herrera noted that a rezoning process does not require public consultation, but is highly encouraged by City staff. K. Brown added that the area is low on residential use, and that if public consultation is done, it will take place when more information is available.

K. Brown advised that the buildings would be constructed of cinder block.

MOVED by N. Schwager, SECONDED by R. Meyerhoff to recommend that Council approve RA278. CARRIED

- ii. RA275 – 560 Third Street – To allow for a mixed use commercial and multi-family development

S. Herrera introduced the application.

K. Brown advised the application is for a five acre parcel of land located between the Harewood and Fairview neighbourhoods. While the parcel does have heritage status, it is not unlike the other five acre parcels located around Nanaimo.

The property fronts the transit route and is within walking distance to VIU, Nanaimo's sports complexes, and to downtown. The property's current designation in the OCP supports development along the Third Street Corridor, and the proposed development interfaces with the OCP objective to "Work Towards a Sustainable Nanaimo". Two buildings are proposed consisting of 32 two-bedroom condos, 50 studio units of student housing, 929m<sup>2</sup> of commercial space, 31 townhouse units, and 12 single family homes.

K. Chamberlain advised the landscape concept will incorporate sustainable initiatives. They will use low maintenance native plants, and have clover lawns and meadows, a heritage orchard, kitchen garden area, rain gardens, bioswales, and detention ponds for storm water management. Brick/stone clad columns and walls are proposed with picket fencing and arbours, and the parking lot will use permeable surfaces.

N. Schwager left the meeting.

### Committee Comments

B. Holdom suggested deferring consideration of this application to the July PNAC meeting, as this is a significant piece of land in the city and requires extensive consideration.

The Committee inquired whether the development would be strata or if the townhouses would be sold, and whether a summary of the public meeting held by the applicant is available.

K. Brown stated that the townhouses will be strata and the student housing will be rental. He will make the public meeting summary available at the next PNAC meeting.

A suggestion was made for PNAC members to drive along Third Street and try to envision how development of the area should proceed, as this proposal could be the beginning of development in that area. A major improvement to that portion of Third Street would also be required if development in the area proceeds.

#### c. Planning Institute of British Columbia (PIBC) Conference

R. Meyerhoff advised that he attended the PIBC Conference held in Nanaimo on June 1-3. D. Jensen did a wonderful job as host of the conference, which was attended by approximately 450 people. He noted that planners in attendance stressed there will not be continual growth, so planning will need to be done for a generation smaller than the present one. Also, agricultural land issues should be carefully considered. He summed up his experience at the conference by noting there appears to be many planners who really care about their communities.

### 9. Next Meeting

The next regular meeting of PNAC is scheduled for 2011-JUL-19.

### 10. Adjournment

The meeting adjourned at 7:20 pm.