



MINUTES
planNANAIMO ADVISORY COMMITTEE
MEETING HELD TUESDAY, 2011-APR-19 AT 5:00 PM
BOARD ROOM, CITY HALL, 455 WALLACE STREET

PRESENT:

Bill Holdom, Chair
Carey Avender
Allan Davidson
John Hofman
Shirley Lance
Pete Sabo
Randall Taylor

Brian Anderson
Sarah Boyd
Michael Harrison
Ric Kelm
Ralph Meyerhoff
Meg Savory
Clem Trombley

REGRETS:

Chris Erb
Nadine Schwager

Darwin Mahlum

STAFF:

Jeremy Holm, Manager, Current Planning
Deborah Jensen, Community Development Planner
Dave Stewart, Planner, Current Planning
Cindy Hall, Recording Secretary

OTHER: T. Greves, Councillor
M. Pilcher, M. Pilcher and Associates Inc.
R. Milner

1. Call to Order

Chair Holdom called the meeting to order at 5:00 pm. Councillor Ted Greves was welcomed.

2. Election of Chair / Co-Chair

MOVED by R. Meyerhoff, SECONDED by S. Lance that B. Holdom be elected as Chair of PNAC, and B. Anderson as Co-Chair, for one-year terms. CARRIED

3. Adoption of Minutes from 2011-MAR-15

MOVED by C. Trombley, SECONDED by B. Anderson that the Minutes from 2011-MAR-15 be adopted. CARRIED

4. Approval of Agenda and Late Items

MOVED by R. Kelm, SECONDED by M. Harrison that the Agenda be approved with the deletion of Item 6(a). CARRIED

5. Correspondence

None.

6. Presentations

None.

7. Information Items

- a. Terms of PNAC Representatives – D. Jensen advised that the terms of C. Trombley, R. Kelm, and C. Erb will expire on 2011-JUN-30, and will be re-filled through the agency process. The vacant Snuneymuxw First Nation position will also be re-filled through the agency process. The terms of A. Davidson, S. Boyd, and M. Harrison will also expire on 2011-JUN-30, and will be advertised and re-filled through an application process, as well as the vacant Environment Community position.

- b. 2011 Planning Institute of British Columbia (PIBC) Conference in Nanaimo

D. Jensen advised that the Conference will be held in Nanaimo from May 31st to June 3rd. The theme of the Conference is “The Planning Tapestry – Weaving Our Way Together”, and will include four sub-themes intended to explore multi-disciplinary approaches for planning and community priorities.

As PNAC’s budget allows for a PNAC member to attend the Conference, R. Meyerhoff advised he would like to attend.

- c. Previous Applications – D. Jensen provided updates on the following applications:

- i. OCP53 – Newcastle + Brechin Neighbourhood Plan
The application was considered by PNAC on 2011-FEB-15 where they recommended approval to Council with a notation regarding two significant issues to be resolved. First and Second readings were given to the bylaw on 2011-APR-11, and a Public Hearing will be held on 2011-MAY-05.
- ii. RA130 – 3054 / 3058 Barons Road - Site specific text amendment in C-4 zone for parking lot for RMH employees.
The Rezoning Advisory Committee (RAC) recommended approval on 2006-FEB-02, and Council abandoned the bylaw on 2011-APR-11.
- iii. RA217 – 1910 / 1920 East Wellington Road - Site specific text amendment in I-2 zone for boat and marine equipment sales, service, rentals.
The application was considered by PNAC on 2009-JUN-16 where they recommended approval to Council. Council adopted the bylaw on 2011-APR-11.
- iv. RA246 – 730 Stirling Avenue - Rezone from RS-1a to RM-2 for a multiple family residential development (4 units).
The application was considered by PNAC on 2010-JUN-15 where they recommended approval to Council. Council adopted the bylaw on 2011-APR-11.
- v. RA253 – 340 Poets Trail Drive - Rezone from RS-1 to RM-3 for a multiple family residential development.
The application was considered by PNAC on 2010-JUL-13 where they recommended approval to Council. Council adopted the bylaw on 2011-MAR-14.
- vi. RA256 – 6470 Metral Drive - Rezone from A-2 to C-21 for a commercial development.
The application was considered by PNAC on 2010-SEP-21 where they recommended approval to Council. A Public Hearing was held on 2011-APR-14.
- vii. RA262 – Part of 2469 Labieux Road / 2368 Barclay Road - Rezone from RS-1 and RS-3 to RM-3 for a multiple family residential development.
The application was considered by PNAC on 2010-NOV-16 where they recommended approval to Council. Council reconsidered the bylaw on 2011-MAR-28, and a second Public Hearing was held on 2011-APR-14.

- viii. RA269 – 5650 Hammond Bay Road - Rezone from RS-1 to RM-2 for a multiple family residential development.
The application was considered by PNAC on 2011-MAR-15 where they recommended approval to Council. A Public Hearing was held on 2011-APR-14.
- ix. RA270 – 1406 Bowen Road - Rezone from RS-1 to C-31 for a supportive housing development.
The application was considered by PNAC on 2011-MAR-15 where they recommended approval to Council. Public Hearings were held on 2011-APR-14 and 2011-APR-21, with a third Public Hearing to be held on 2011-MAY-05 in order to hear all speakers.
- x. RA273 – 3440 Shenton Road - Site specific text amendment in I-2 zone for automotive sales and rental operation.
The application was considered by PNAC on 2011-MAR-15 where they recommended approval to Council. A Public Hearing was held on 2011-APR-14.
- xi. RA276 – Part of 6414 Portsmouth Road - Rezone from RS-1 to RM-2 for a multiple family residential development (triplex).
The application was considered by PNAC on 2011-MAR-15 where they recommended approval to Council. A Public Hearing was held on 2011-APR-14.

8. Old Business

9. New Business

- a. OCP Amendment Applications
 - i. OCP062 – 1985 Island Diesel Way

D. Jensen introduced the application.

M. Pilcher advised the proposed development of this site was denied in 2008 because of concerns regarding the reduction of industrial land within City limits. Recent statistics however indicate that removal of the subject property from the Industrial land base represents a 0.01% decrease in available industrial land.

The applicants believe that this part of Bowen Road should include higher intensity land uses such as commercial and multi-family developments that would promote a pedestrian friendly corridor. An industrial use would not provide the pedestrian space that is sought in planNanaimo. Increased landscaping and green space design would enhance pedestrian safety and vehicle separation. The grade change from the adjacent Boxwood industrial area would provide a natural separation from the residential and commercial uses.

Increased density of a multi-family development would create employment as commercial shops and other service providers would rent space here, and Corridor development would give residents the choice to leave their cars at home.

The location is close to schools, parks and other amenities, which makes it a prime site for a mixed use development that would enhance the Bowen Road corridor.

The applicant held a public open house on 2011-FEB-02. Four residents attended who all supported the concept.

Committee Comments

The Committee stated concern about future residents possibly being upset about heavy trucks passing by the development. M. Pilcher noted that access on to Island Diesel Way will be closed, so no traffic will come by the proposed development except on Bowen Road.

The Committee inquired how tall the buildings will be, and about the grade change from the industrial site. M. Pilcher advised the building is proposed to be four to five storeys, but they may consider going higher. They plan to use landscaping, berming and fencing to address the transition from industrial to multi-family residential. She added that the landscaping bylaw requires a large buffer.

The Committee inquired why the portion of road being closed would not be sold. D. Jensen advised that the easement for Island Diesel Way is located on part of the property located adjacent to the subject site. It is already privately held.

A Committee member stressed the importance of retaining industrial land. Another member noted that if this property remains light industrial, it might end up with a use that is not compatible with what the Committee would like to see there. M. Pilcher added that light industrial development might site the rear of its development on Bowen Road, where parking would be visible because of the grade.

The Committee inquired about access off of Bowen Road, and how many units the proposed development would have. M. Pilcher advised the applicant has a reciprocal access agreement with the bakery. There will be some underground parking under all of the buildings, which would then exit out onto Bowen Road, and there will be traffic calming throughout. Approximately 62 residential units, as well as commercial space, is proposed.

MOVED by R. Taylor, SECONDED by S. Lance to recommend that Council approve OCP062. CARRIED

ii. OCP063 – 1060 Phoenix Way

D. Jensen introduced the application. She advised the applicant is holding a public information meeting on 2011-APR-21 and encouraged PNAC members to attend.

The Committee inquired whether a hazard assessment had been done for the property, whether Oceanview wanted to purchase this property, and what this applicant was proposing in their development.

D. Jensen replied that a hazard assessment had not been done, that Oceanview did not want to purchase the property, and that this applicant was proposing to build a resort including a marina and waterfront village. The applicant will be submitting further information, and the application will then come back to PNAC.

b. Urban Poultry One Year Review

J. Holm advised that only two complaints had been received since the amendment to the Licensing and Control of Animals bylaw, allowing poultry on smaller lots, had been adopted. Both complaints were easily resolved. Staff met with the Nanaimo Poultry Collective who suggested changes to the bylaw to allow for greater productivity and easier flock management. Accordingly, staff recommend that the bylaw be amended to allow for the keeping of up to four ducks or chickens (excluding roosters) on properties less than 450m² in area, and up to six ducks or chickens (excluding roosters) on properties from 450m² to less than 1 acre in area. The recommendation also concurs with objectives in the OCP around developing sustainable local food systems.

MOVED by R. Meyerhoff, SECONDED by M. Savory that the report be received, and that staff's recommendation be recommended to Council for approval.

CARRIED

c. Zoning Bylaw Review

D. Stewart advised PNAC of an open house to be held on 2011-MAY-04 at Beban Park to advise the public on feedback received so far, and how staff have responded to it.

Urban Food Gardens

Regarding urban food gardens, staff are considering allowing them in all zones, limiting their size to a maximum of 600m², and limiting retail sales to 60 days (which do not have to be concurrent) within June to September. Composting is dealt with in the Nuisance Bylaw, so will not be regulated in the Zoning Bylaw.

The Committee suggested expansion of the June to September time period as there may be opportunity for winter crops.

R1 Lot Size

A large amount of feedback was received at the previous open houses regarding residential lot size. Staff are recommending a minimum lot size throughout the city of 500m², with a sub-zone in the Westwood Lake area that maintains the status quo (600m²). A neighbourhood representative would like to attend the next PNAC meeting to provide rationale for the neighbourhood's request.

Discussion ensued on the issue of one neighbourhood being able to opt out of the proposed minimum residential lot size. Some comments were:

- It is inappropriate to single out one neighbourhood.
- Small lots are environmentally friendly.
- If one neighbourhood can opt out, couldn't the others?
- Consider increasing the minimum lot size to 550m², and have one residential zone throughout the city.
- Canadians have the largest carbon footprint in the world because of sprawl.
- For years the city has been under developed, and are now suffering the consequences. The city should try to catch up for lost ground.

The Committee asked what staff's rationale was for proposing a minimum residential lot size of 500m² rather than 450m². They also advised that it would be helpful to see how the change would impact an existing neighbourhood.

Staff replied they are looking to provide infill opportunities to increase density. Variability, flexibility, and advantages to infrastructure were also considered.

Staff also stated that a minimum lot size of 500m² would effectively allow for two residential units, in keeping with OCP Neighbourhood densities. At a minimum lot size of 450m², only one residential unit could be accommodated.

The Committee inquired about public comments with regard to reducing the minimum residential lot size.

Staff replied that 56 surveys were received with 60% being in favour of the reduction. This did not include the Westwood area. That area were mostly in favour of retaining a 600m² minimum residential lot size.

Also noted was that all lots will require 50 feet of road frontage, and panhandle lots have been phased out.

Second Dwelling Unit on Large Lot

Staff advised that the current Zoning Bylaw allows a second dwelling unit to be built on large RS1 properties. The proposed bylaw does not permit that. Public input

(70%) indicates opposition to this on the grounds that it would remove development rights, and that having a second dwelling unit would allow people to age in place.

Fence Height

Staff advised a reduction of maximum fence height to 6 ft. is being considered. (Existing fences would be considered non-conforming.)

Some concerns of the Committee were how this would be enforced, that large animals could jump over a 6 ft. fence, and that most people now do not go to the maximum so why change it?

Residential Building Height

Staff advised that a request has been made for a minor change to residential building height regulations to allow for architectural detail to match slope. The current regulation constrains good design, as is evident in the majority of variance applications that get approved. Also, driveways end up very steep, where even a foot would have made a difference in how it was designed.

Committee Comments

Some Committee members were opposed to changing the regulation because of how it could affect views. Other members thought that the current regulation pertains to an older style of house that is not built anymore and therefore should be changed; because of the many applications the City receives for variances, a change should be considered.

Corridor

Staff presented the variety of sizes in retail floor space (eg. retail store, grocery store). Form and character of Corridor development focuses on the pedestrian, and big box format does not fit within this.

PNAC will continue reviewing the proposed new Zoning Bylaw at their next meeting, and will hold an extra meeting if necessary to complete the review.

10. Next Meeting

The next regular meeting of PNAC is scheduled for 2011-MAY-17.

11. Adjournment

The meeting adjourned at 7:00 pm.