

MINUTES OF THE REGULAR FINANCE / POLICY COMMITTEE OF THE WHOLE MEETING
HELD IN THE SHAW AUDITORIUM, 80 COMMERCIAL STREET, NANAIMO,
ON MONDAY, 2011-APR-04 COMMENCING AT 4:30 P.M.

PRESENT: Mayor J. R. Ruttan, Chair

Members: Councillor W. L. Bestwick
Councillor W. J. Holdom
Councillor D. K. Johnstone
Councillor J. A. Kipp
Councillor J. F. K. Pattje
Councillor L. J. Sherry
Councillor M. W. Unger

Staff: A. C. Kenning, City Manager
D. W. Holmes, Assistant City Manager and General Manager of
Corporate Services
E. C. Swabey, General Manager of Community Safety and Development
T. M. Hickey, General Manager, Community Services
T. Hartley, Director, Human Resources and Organizational Planning
T. P. Seward, Director of Development
A. J. Tucker, Director of Planning
R. J. Harding, Director of Parks, Recreation and Culture
J. Ritchie, Senior Manager, Parks
B. Anderson, Manager, Community Planning
D. Jensen, Community Development Planner
S. Ricketts, Manager, Engineering Construction
G. Franssen, Manager of Sanitation, Recycling and Cemeteries
C. Scott, E-Government / Communications Officer
J. E. Harrison, Manager of Legislative Services
L. Dennis, Recording Secretary

1. CALL THE OPEN MEETING TO ORDER:

The Regular Finance / Policy Committee of the Whole Meeting was called to order at 4:30 p.m.

2. INTRODUCTION OF LATE ITEMS:

- (a) Add Agenda Item 6 (b) – Delegations Pertaining to Agenda Items – Mr. Michael Harrison, regarding the draft Newcastle + Brechin Neighbourhood Plan.
- (b) Add Agenda Item 6 (c) – Delegations Pertaining to Agenda Items – Ms. Nancy Mitchell, regarding the draft Newcastle + Brechin Neighbourhood Plan.
- (c) Add Agenda Item 6 (d) – Delegations Pertaining to Agenda Items – Ms. Joy Bremner, regarding the draft Newcastle + Brechin Neighbourhood Plan.

- (d) Add Agenda Item 6 (e) – Delegations Pertaining to Agenda Items – Mr. Daniel Appell, regarding the draft Newcastle + Brechin Neighbourhood Plan.
- (e) Add Agenda Item 6 (g) – Delegations Pertaining to Agenda Items – Mr. Ron van Wachem, regarding the draft Newcastle + Brechin Neighbourhood Plan.
- (f) Add Agenda Item 6 (h) – Delegations Pertaining to Agenda Items – Mr. Odai Sirri, regarding the draft Newcastle + Brechin Neighbourhood Plan.
- (g) Add Agenda Item 6 (i) - Delegations Pertaining to Agenda Items - Mr. Fred Taylor, regarding Item 10 (b) – Information Only Items – Yard Waste Collection.

3. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda, as amended, be adopted. The motion carried unanimously.

4. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Regular Finance / Policy Committee of the Whole Meeting held in the Board Room, City Hall on Monday, 2011-MAR-21 at 4:30 p.m. be adopted as circulated. The motion carried unanimously.

5. PRESENTATIONS:

- (a) Mr. Lance Berelowitz, Urban Forum Associates, Vancouver, Mr. Paul Rollo, GP Rollo & Associates, Vancouver, and Mr. Bruce Anderson, Manager of Community Planning gave a presentation regarding the Newcastle + Brechin Neighbourhood Plan and provided information regarding the Plan's process and objectives. Mr. Rollo demonstrated to Council the formulas for determining land lift through rezoning and for determining potential amenity contributions.
- (b) Mr. Steve Ricketts, Manager of Engineering Construction, gave a presentation regarding the ongoing Fortis Gas Operating Agreement negotiations regarding operating / franchise fees.

It was moved and seconded that Council direct Staff to continue discussions with Fortis, other interested local governments, AVICC and the Provincial Government to protect the City's maintenance and operational interests and to provide Council the future ability to access operating or franchise fees. The motion carried unanimously.

6. DELEGATIONS PERTAINING TO AGENDA ITEMS:

- (a) Mr. Michael Harrison, President, Brechin Hill Community Association, 280 Hemlock Street, Nanaimo, spoke regarding the Newcastle + Brechin Neighbourhood Plan and expressed various concerns about the plan and urged Council to adopt the “Balanced Approach.”
- (b) Ms. Nancy Mitchell, 225 Cypress Street, Nanaimo, spoke regarding the Newcastle + Brechin Neighbourhood Plan, and explained that the “Balanced Approach” to development on the waterfront means looking at the scale and siting of each property to determine the best form of development that will be appropriate for the overall community.
- (c) Ms. Joy Bremner, Secretary/Treasurer, Brechin Hill Community Association, 235 St. George Street, Nanaimo, spoke regarding the Newcastle + Brechin Neighbourhood Plan, and requested that Council support Option 1 in the Staff Report regarding density, to remove the new land designations and use the Official Community Plan designations.
- (d) Mr. Daniel Appell, #142 – 940 Hecate Street, Nanaimo, spoke regarding the Newcastle + Brechin Neighbourhood Plan and suggested that projected population growths could be easily absorbed by the neighbourhood’s current trend towards densification.
- (e) Mr. Ron van Wachem, President, Nanaimo Shipyard, 1040 Stewart Avenue, Nanaimo, spoke regarding the Newcastle + Brechin Neighbourhood Plan in favour of residential densification along the waterfront, and encouraged Council to support the direction of City planners and consultants.
- (f) Mr. Odai Sirri, 27 Cypress Street and 1000 Stewart Avenue, Nanaimo, spoke regarding the Newcastle + Brechin Neighbourhood Plan, reviewed some of the factors that are necessary in order to develop a feasible project on his Stewart Avenue property and supported the recommendations of Staff and consultants.
- (g) Mr. Fred Taylor 204 Emery Way, Nanaimo, spoke regarding Item 10 (b) – Info Only Items – Yard Waste Collection and suggested that the Staff recommendations could be updated to include methods used by other municipalities.

Councillor Kipp vacated the Shaw Auditorium at 7:09 p.m.

7. COMMISSION REPORTS:

- (a) Parks, Recreation and Culture Commission - District 68 Sports Field and Recreation Services Agreement 2011 – 2015

It was moved and seconded that Council:

- 1. renew the “District 68 Sports Field and Recreation Services Agreement 2011 – 2015” with the Regional District of Nanaimo and the District of Lantzville; and,

2. authorize the Mayor and the Manager of Legislative Services, to sign the agreement on behalf of the City of Nanaimo.

The motion carried unanimously.

Councillor Kipp returned to the Shaw Auditorium at 7:11 p.m.

(b) Parks, Recreation and Culture Commission - Dog Off Leash Parks

It was moved and seconded that Council:

1. approve the following 2010 pilot sites as permanent sites:
 - Colliery Dam Park (Schedule A) (6 a.m. to 10 a.m. daily, as well as 4 p.m. to park closing)
 - Beaufort Park (Schedule B)
 - Diver Lake Park (Schedule C) (Seasonal: October 1 – March 31); and,
2. approve the implementation of the following new pilot sites for 2011:
 - forested area adjacent to May Richards Bennett Park (Schedule E)
 - Invermere Beach (Schedule F)
 - St. George Ravine Park (Schedule G)

The motion carried unanimously.

8. STAFF REPORTS:

COMMUNITY SAFETY AND DEVELOPMENT:

(a) Draft Newcastle + Brechin Neighbourhood Plan

It was moved and seconded that Council direct Staff to proceed with Option 2 as outlined in the Staff Report, regarding building height along the waterfront within the Medium High Density Waterfront designation, to allow up to four (4) storeys and to allow applications for taller buildings to be evaluated on merit, site suitability and placement on the site. The motion carried unanimously.

It was moved and seconded that Council direct Staff to proceed with Option 1 as outlined in the Staff Report, to remove designations proposed in the draft Newcastle + Brechin Neighbourhood Plan and utilize the Official Community Plan "Neighbourhood" designation for neighbourhood residential densities along the west side of Stewart Avenue. The motion carried unanimously.

It was moved and seconded that Council direct Staff to revise the draft Newcastle + Brechin Neighbourhood Plan according to the selected options, and proceed with preparation of the necessary Official Community Plan (OCP) amendment bylaw for consideration of the Newcastle + Brechin Neighbourhood Plan at a regular meeting of Council. The motion carried unanimously.

COMMUNITY SERVICES:

(b) Water Treatment Plant – Award of Detailed Design Work

It was moved and seconded that Council award the second phase of consultant services for membrane procurement and detailed design for the Water Treatment Plant to Associated Engineering Ltd. with the fees estimated to be \$3.6 million. The motion carried unanimously.

9. INFORMATION ONLY ITEMS:

- (a) Report from Ms. J. E. Harrison, Manager of Legislative Services, re: 2011 By-Election Results.
- (b) Report from Mr. T. M. Hickey, General Manager of Community Services, re: Yard Waste Collection.
- (c) Report from Mr. G. Franssen, Manager of Sanitation, Recycling and Cemeteries, re: Collection and Disposal of Sanitary Materials.

It was moved and seconded that Council refer the report on Collection and Disposal of Sanitary Materials to the next Finance / Policy Committee of the Whole meeting on 2011-APR-18. The motion carried unanimously.

- (d) Report from Mr. B. Anderson, Manager of Community Planning, re: Pesticide Use Bylaw NO. 7102 – Update.

10. OTHER BUSINESS:

- (a) Councillor Kipp thanked the City's emergency and fire services Staff who presented the "Japan to Nanaimo: Emergency Preparedness and You" forum last week. The event was well attended and well received and promoted a 7-day model of emergency preparedness for major disasters.

11. QUESTION PERIOD:

- Mr. Fred Taylor, re: disposal of sanitary materials, Newcastle + Brechin Neighbourhood Plan.

12. ADJOURNMENT:

It was moved and seconded at 7:45 p.m. that the meeting terminate. The motion carried unanimously.

C H A I R

CERTIFIED CORRECT:

MANAGER,
LEGISLATIVE SERVICES