

## STAFF REPORT

REPORT TO: A. TUCKER, DIRECTOR OF PLANNING,  
COMMUNITY SAFETY & DEVELOPMENT

FROM: J. HOLM, MANAGER, PLANNING SECTION,  
COMMUNITY SAFETY & DEVELOPMENT

RE: REPORT OF THE PUBLIC HEARING HELD THURSDAY, 2010-NOV-04  
FOR BYLAWS NO. 4000.488, 4000.489, 4000.490, AND 6500.012

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### STAFF'S RECOMMENDATION:

That Council receives the report and the minutes of the Public Hearing held on Thursday, 2010-NOV-04.

### EXECUTIVE SUMMARY:

A Public Hearing was held on 2010-NOV-04, the subject of which was four items. Approximately 30 members of the public were in attendance. Minutes of the Public Hearing are attached.

### BACKGROUND:

#### **1. BYLAW NO. 4000.488**

*RA252 – Part of 5547 Noye Road*

This bylaw, if adopted, will rezone part of the subject property from Single Family Residential Zone (RS-1) to Residential Duplex Zone (RM-1) and Residential Triplex and Quadruplex Zone (RM-2) in order to facilitate construction of two duplex lots (RM-1); and three lots each with two detached units (RM-2) within an approved single family subdivision. The subject property is legally described as part of LOT A, DISTRICT LOT 16, WELLINGTON DISTRICT, PLAN VIP88255.

This application appears before Council this evening for consideration of Third Reading.

There was one verbal and no written submissions received for this application.

#### **2. BYLAW NO. 4000.489**

*RA253 – 340 Poets Trail Drive*

This bylaw, if adopted, will rezone the subject property from Single Family Residential Zone (RS-1) to Low Density Multiple Family Residential (Townhouse) Zone (RM-3) in order to facilitate the construction of a multiple family residential development. The subject property is legally described as LOT 5, SECTION 1, NANAIMO DISTRICT, PLAN VIP87165.

This application appears before Council this evening for consideration of Third Reading.

There were three verbal and no written submissions received for this application.

### **3. BYLAW NO. 4000.490**

*RA254 – 4085 Salal Drive*

This bylaw, if adopted, will rezone the subject property from Low Density Multiple Family Residential (Townhouse) Zone (RM-3) to Single Family Residential Zone (RS-1) in order to facilitate a three lot single family subdivision. The subject property is legally described as LOT 20, DISTRICT LOT 17, WELLINGTON DISTRICT, PLAN VIP85484

This application appears before Council this evening for consideration of Third Reading.

There was one verbal and no written submissions received for this application.

### **4. BYLAW NO. 6500.012**

*OCP52 – To update Official Community Plan (OCP) text and mapping layers to include the South End Neighbourhood Plan.*

This bylaw, if adopted, will include text amendments and update mapping layers to include the South End Neighbourhood Plan within "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500". The purpose of this neighbourhood plan is to address neighbourhood issues and opportunities that were identified by residents and other stakeholders throughout the planning process, while working within the context of the Official Community Plan. The neighbourhood plan identifies areas of common concern and articulates the community's vision for change through neighbourhood plan policies, and includes an urban design framework and design guidelines for new developments. Plan policies address land use and development, environmental protection and enhancement, open space and connectivity, economic development, social enrichment and culture; and transportation and infrastructure. Proposed amendments to the Official Community Plan include:

- a) Add Schedule H to include the South End Neighbourhood Plan as part of the Official Community Plan.
- b) Amend Section 1 and Subsections 2.3 and 7.1 (9) to include the South End Neighbourhood Plan within the list of neighbourhood plans adopted as part of the Official Community Plan.
- c) Amend Subsection 7.4 to specify that development permits within the boundaries of the South End Neighbourhood Plan shall be in accordance with the South End Neighbourhood Plan Urban Design Guidelines.
- d) Amend Map 1 (Future Land Use Plan) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" to reflect changes to the land use designations, which support the direction of the Neighbourhood Plan. This includes:

- (1) Redesignating properties from 'Neighbourhood' to 'Commercial Centre – Neighbourhood Commercial Centre'. The subject properties are known as:

414 Haliburton Street	514 Haliburton Street	600 Haliburton Street
434 Haliburton Street	525 Haliburton Street	603 Haliburton Street
435 Haliburton Street	535 Haliburton Street	450 Irwin Street
454 Haliburton Street	540 Haliburton Street	460 Irwin Street
465 Haliburton Street	545 Haliburton Street	251 Needham Street

474 Haliburton Street  
494 Haliburton Street

549 Haliburton Street    256 Needham Street

- (2) Redesignating properties from 'Industrial' to 'Light Industrial'. The subject properties are known as:

110 Bowlsby Street	Part of 857 Old Victoria Road	Part of 964 Old Victoria Road
114 Bowlsby Street	924 Old Victoria Road	Part of 990 Old Victoria Road
104 Mac Rae Place	950 Old Victoria Road	Part of 999 Old Victoria Road
108 Mac Rae Place	Part of 957 Old Victoria Road	Part of 1015 Old Victoria Road

- (3) Redesignating properties from 'Neighbourhood' to 'Corridor'. The subject properties are known as:

78 Esplanade	118 Fry Street	244 Fry Street
84 Esplanade	120 Fry Street	290 Fry Street
90 Esplanade	124 Fry Street	1 Irwin Street
98 Esplanade	128 Fry Street	5 Irwin Street
1005 Farquhar Street	130 Fry Street	7 Irwin Street
1007 Farquhar Street	150 Fry Street	15 Irwin Street
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Part of 1125 Farquhar Street	212 Fry Street	21 Irwin Street
102 Fry Street	218 Fry Street	85 Irwin Street
106 Fry Street	222 Fry Street	341 Irwin Street
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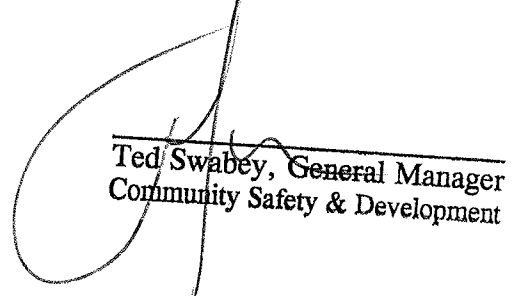
This application appears before Council this evening for consideration of Third Reading.

There were two verbal and no written submissions received for this application.

Respectfully submitted,

  
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J. Holm  
Manager, Planning Section  
**Community Safety & Development**  
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A. Tucker  
Director of Planning  
**Community Safety & Development**

/pm/hd  
Council: 2010-NOV-22  
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\_\_\_\_\_  
Ted Swabey, General Manager  
**Community Safety & Development**

**MINUTES OF THE PUBLIC HEARING HELD PURSUANT TO THE  
LOCAL GOVERNMENT ACT, VANCOUVER ISLAND CONFERENCE CENTRE,  
SHAW AUDITORIUM, 101 GORDON STREET, NANAIMO, BC,  
ON THURSDAY, 2010-NOV-04, TO CONSIDER AMENDMENTS TO  
THE CITY OF NANAIMO "ZONING BYLAW 1993 NO. 4000" AND  
THE CITY OF NANAIMO "OFFICIAL COMMUNITY PLAN 2008 NO. 6500"**

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**PRESENT:** His Worship Mayor J.R. Ruttan, Chair  
Councillor W.L. Bestwick (7:07 Arrival)  
Councillor W.J. Holdom  
Councillor D.K. Johnstone  
Councillor J.A. Kipp  
Councillor J.F. Pattje  
Councillor L.J. Sherry  
Councillor M.W. Unger

**REGRETS:** Councillor L.D. McNabb

**STAFF:** A. Tucker, Director of Planning  
B. Anderson, Manager, Community Planning Section  
J. Holm, Manager, Planning Section  
C. Sholberg, Heritage Planner, Community Planning Section  
P. Masse, Planning Clerk, Planning Section

**PUBLIC:** There were approximately 30 members of the public present.

**CALL TO ORDER:**

Mayor Ruttan called the meeting to order at 7:01 pm. Mr. Holm explained the required procedures in conducting a Public Hearing and the regulations contained within Section 892 of the *Local Government Act*. Mr. Holm read the items as they appeared on the agenda, adding that this is the final opportunity to provide input to Council before consideration of Third Reading of Bylaws No. 4000.488, 4000.489, 4000.490, and 6500.012 at the regularly scheduled Council meeting of 2010-NOV-22.

**1. BYLAW NO. 4000.488**

*RA252 – Part of 5547 Noye Road*

This bylaw, if adopted, will rezone part of the subject property from Single Family Residential Zone (RS-1) to Residential Duplex Zone (RM-1) and Residential Triplex and Quadruplex Zone (RM-2) in order to facilitate construction of two duplex lots (RM-1); and three lots each with two detached units (RM-2) within an approved single family subdivision. The subject property is legally described as part of LOT A, DISTRICT LOT 16, WELLINGTON DISTRICT, PLAN VIP88255.

**Mr. Ken Grewal, KSG Consulting Ltd. – Applicant Representative**

- Subject property is adjacent to the Nanaimo Parkway and is therefore subject to additional setback requirements; 20m for tree protection and 15m for character protection. Overall parcel is 7.3 acres; current zoning (RS-1 Zone) permits 35 to 40 units. The additional setbacks, including the aquatic setback, would allow for 26 single family lots on the property. Requesting that five of the 26 lots be rezoned to permit an additional unit for a proposed total of 31 units, which is well below the density allowed under the RS-1 Zone.
- Park dedication in excess of 5% is proposed to be located adjacent to the east property line.
- Proposed duplexes include two smaller homes as opposed to an attached duplex, which adds to the single family character of the neighbourhood. Each duplex would have four parking spots, two per unit, on site, which is in accordance to zoning requirements.
- Some neighbours voiced concern over the duplexes becoming rental units; he assured that there is no potential for illegal suites or fourplexes.
- City will benefit through DCC charges, tax base increases and a \$5000 community contribution towards the Affordable Housing Legacy Fund.
- All neighbours, minus one who could not be reached, were contacted and all had positive reactions.

Councillor Pattje asked if the proposal would be in context with the existing neighbourhood.

Mr. Grewal noted that the duplexes would be located on the corner lots or the larger, cul-de-sac lots in order to compliment the proposed single family homes and the existing neighbourhood.

Councillor Bestwick asked for clarification on who the owner, or applicant, of the property is.

Mr. Grewal noted that he and a partner, Mr. Cliff Faust, are the applicants for this proposal.

Councillor Sherry asked for clarification regarding access to the subdivision from Noye Road.

Mr. Grewal stated that Noye Road would be used as the access to the subdivision; applications are pending which would enable the road to be connected to Big Bear Ridge and Godfrey Road.

Councillor Holdom asked if the applicant had considered densifying the property more than the five lots proposed.

Mr. Grewal noted that any additional densification could create a negative impact to the neighbourhood.

Councillor Holdom asked if the single family dwellings will contain legal secondary suites.

Mr. Grewal stated that some of the single family homes will contain legal secondary suites.

Mayor Ruttan asked for clarification regarding impact to neighbours and if all neighbouring parties had been contacted.

Mr. Grewal noted that all neighbours on Noye Road had been contacted and, after clarification was provided regarding the form and location of the duplexes, all neighbours were in favour of the proposal.

Councillor Unger asked for clarification regarding the purchase of some of the lots from other builders and whether or not future buyers in the subdivision would be made aware of the duplex proposals.

Mr. Grewal noted that all buyers purchased knowing that duplex lots are proposed.

Councillor Johnstone asked if all required tree clearing on the subject property had been completed.

Mr. Grewal noted that the tree protection area and aquatic setback on the subject property remain treed, but the majority of required tree clearing on the property is complete.

Councillor Johnstone asked if a landscape plan has been provided.

Mr. Grewal stated that a landscape plan is in place to replenish some of the tree protection area along the parkway, added that each individual builder will be responsible for his or her own landscaping.

Councillor Kipp asked Staff for clarification regarding whether or not the proposal represents a mix of housing in the existing single family neighbourhood.

Mr. Holm agreed that the proposal does represent a mix of housing types, adding that there could be an opportunity for additional infill. Noted that the smaller, single family style homes in the proposal offer a unique option for purchasers and allows for densification without significantly changing the character of the subdivision. From an OCP perspective, this proposal is an improvement upon a single family subdivision.

Councillor Kipp asked for clarification regarding the panhandle roadway visible on the map and whether or not it attaches to Scarsdale Road and Big Bear Ridge.

Mr. Holm noted that there is a complicated subdivision arrangement that provides for a road off Big Bear Ridge; it was developed several years ago and the applicant is working on it in conjunction with a neighbouring property.

Councillor Pattje asked if a sound barrier would be utilized on the west side of the subject property.

Mr. Holm noted that the applicant submitted a parkway development permit application and a landscape plan for that portion of the property and that no additional sound barrier is proposed, added that it is elevated from the parkway and there is an existing barrier just before Noye Road.

Mr. Grewal stated that there is a sound barrier fence on the property from the watercourse area going north, adding that this is one of the few areas along the parkway that is already heavily treed; all trees in the tree protection area are still there and several along the south end will be replenished.

There was one verbal and no written submissions received for this application. No further submissions were received for this application.

## **2. BYLAW NO. 4000.489**

### *RA253 – 340 Poets Trail Drive*

This bylaw, if adopted, will rezone the subject property from Single Family Residential Zone (RS-1) to Low Density Multiple Family Residential (Townhouse) Zone (RM-3) in order to facilitate the construction of a multiple family residential development. The subject property is legally described as LOT 5, SECTION 1, NANAIMO DISTRICT, PLAN VIP87165.

Mr. Holm noted that through the rezoning application review, Staff identified that an OCP amendment is required as there is a mapping error in the OCP as it relates to park designation and the urban containment boundary for the subject property, as well as the larger portion of park within the Hawthorne subdivision. A park land exchange was undertaken in 2005 and was not included in the OCP adopted in 2008. Prior to adoption of this bylaw, Council will need to adopt a general amendment to the OCP in order to correct the park designation error.

Mayor Ruttan asked for confirmation that no error was perpetrated by the applicant and was a City Staff error only.

Mr. Holm confirmed that the mapping error is a Staff error.

**Mr. George Hanson, Development Manager, Insight Developments - Applicant**

- Sees the proposal as a natural extension to the diversity of housing options in the Hawthorne neighbourhood, including condominiums, single family dwellings, coach houses and secondary suites.
- Architects have designed it so that it fits in well with the topography. It provides views for the units that would be built on the site but also protects the views for the houses being built behind the subject property.
- Response from the neighbourhood has been positive; a public open house at Fairview school had 1000 invitations sent out to the surrounding neighbourhood; 20 people attended, several of whom were interested buyers. All input has been supportive.
- Natural setting is being respected by clustering the housing on the high part of the valley land away from Buttertubs Marsh to ensure as much of the natural environment in the foreground for the eventual homeowners.

Councillor Kipp asked if there are any plans for a homeless shelter or a percentage allotted for low income or low barrier housing.

Mr. Hanson stated that no low income housing is proposed for this specific development; however, there are small lot options that are being provided in Phase 4.

Councillor Holdom asked if the proposed dwellings would be considered patio homes.

Mr. Hanson noted that there would be 16 units in eight duplexes, the design separates the garages, provides a courtyard garden between the garage and the house with patios on the front on the marsh side. These one level homes would be appropriate for empty nesters or those wanting to down size with some garden space.

Councillor Holdom asked if the units would be strata titled.

Mr. Hanson confirmed the units would be strata titled.

Councillor Bestwick asked if any other properties in Hawthorne are stratas.

Mr. Hanson noted that there is a 78-unit strata building in the subdivision and the rest of the subdivision are single family dwellings with secondary suite or coach house options.

Councillor Bestwick asked what is to be expected in Phase 4 of the subdivision.

Mr. Hanson noted that Phase 4 is undetermined as of yet; however, the patio home development does fit into a gap in the market and there may be more demand for that in the future.

Councillor Bestwick asked Staff for clarification regarding the OCP designation on the subject property (Neighbourhood with a portion of Parks and Open Space).

Mr. Holm noted that the portion that is on the west side of the property is designated Park and Open Space in error. The Zoning Bylaw correctly shows what the designation should be; the remainder of the property is designated as Neighbourhood. The applicant, through development of the Hawthorne subdivision provided the required park dedication.

Mr. Hanson noted that the requirement for park space for the entirety of the Hawthorne subdivision is 5% of the property, the existing park dedication is 7.6% of the land. The Trans Canada Trail and the rain garden swale is part of the subdivision, and the applicant is making a \$12,000 contribution to the Parks Department to enhance the trail system in the area.

Councillor Bestwick asked if the trail system forms part of the 7.6% park dedication.

Mr. Hanson noted that the trial system is in excess of the 7.6% park dedication.

**Mr. Peter McCaffery, 1935 Valley Oak Drive – In Favour**

- Has lived in Nanaimo for five years; excited about the new developments within the city. Believes Insight Developments gives a lot of thought to the layout of their projects.
- Impressed with the layout of the proposed development and believes that the project will attract young families and older empty nesters. Likes the mix of housing options.

**Mr. Ralph Meyerhoff, 197 Bird Sanctuary Drive – Neither in Favour nor Opposed**

- Concept is very good, but it is changing his neighbourhood, which he does not like.
- Developer used his home to present the proposal to neighbours, most residents feel comfortable with the project, as long as the traffic generated would use Menzies Ridge Drive as opposed to Bird Sanctuary Drive, which is a dead-end street. Understands that it will likely not remain a closed road.
- Proposal itself is a great idea and will likely not be visible from Buttertubs Marsh, which is an important and valuable part of our community and should be protected at all costs.

Mayor Ruttan asked if the proposal would have any negative impact on the neighbours.

Mr. Meyerhoff stated that the subject property is currently used for walking and outdoor leisure so, in that way, it is a negative impact to the residents.

Councillor Pattje noted that he does not believe Bird Sanctuary Drive will be negatively affected by the proposal. Added that Council is very concerned about the protection and conservation of Buttertubs Marsh.

Councillor Holdom noted that the property is currently zoned RS-1 and could allow for five or six homes on the subject property, which would also change the neighbourhood. Asked if the speaker would prefer single family dwellings or patio home development.

Mr. Meyerhoff stated that he believes the neighbourhood is an ideal setting for this type of patio home development but that five or six single family homes might be preferred as there would not be as many people moving into his neighbourhood. However, he believes it is important that a variety of housing forms are offered in Nanaimo, including in his community.



Councillor Bestwick stated his hope that the speaker's street will not become a RM-12 zoned street. Asked Staff if any of the 7.6% of dedicated parkland is open park space, wetland or marsh related.

Mr. Holm noted that part of the dedicated parkland acts as a storm water detention feature and is an engineered wetland, which was dedicated through the subdivision of the lands.

Councillor Bestwick asked for confirmation that all of the dedicated parkland in the proposal is developable.

Mr. Holm noted that the required park was dedicated through subdivision, added that the majority of the dedicated parkland is zoned as park.

Mr. Hanson stated that the dedicated parkland is open space, adding there is a wetland pond located on the parkland that acts as a collector for ground and rainwater. Noted that the subject property includes one acre of marshland that Insight Developments donated to the Buttertubs Marsh Nature Conservatory.

Councillor Bestwick suggested that the marshland was donated to Buttertubs Marsh because it is marshland.

Mr. Hanson noted that there were aquatic setbacks issues and rather than working through that process, it was decided that donating the marshland benefitted everyone. Stated that driveway access for the 16 units would be off Menzies Ridge Drive and there will be an emergency access only where the lot would connect to Poets Trail Drive and Bird Sanctuary Drive. Noted that if seven single family dwellings were proposed under the existing zoning that all of those homes could contain secondary suites, which could create twice as much vehicular traffic as the patio homes would create.

Councillor Kipp asked Staff if Buttertubs Drive would remain blocked off in the future.

Mr. Holm noted that Buttertubs Drive would remain blocked off; vehicular traffic would exit Menzies Ridge Drive with an eventual connection to Wakesiah Avenue with the eventual completion of the subdivision.

Mr. Meyerhoff encouraged Council to approve the related OCP amendment, as it will ensure the existing path to Buttertubs Marsh remains intact.

There were three verbal and no written submissions received for this application. No further submissions were received for this application.

### **3. BYLAW NO. 4000.490**

#### *RA254 – 4085 Salal Drive*

This bylaw, if adopted, will rezone the subject property from Low Density Multiple Family Residential (Townhouse) Zone (RM-3) to Single Family Residential Zone (RS-1) in order to facilitate a three lot single family subdivision. The subject property is legally described as LOT 20, DISTRICT LOT 17, WELLINGTON DISTRICT, PLAN VIP85484

**Mr. Jeff Windley, Windley Contracting / Amblewood Estates - Applicant Representative**

- Purpose of the proposal is to alleviate the strata, units will stay essentially the same and the lots will not be for sale, they will be developed by Windley Contracting. The homes would fit in with existing form and character of the approved development permit plans already under construction.

There was one verbal and no written submissions received for this application. No further submissions were received for this application.

**4. BYLAW NO. 6500.012**

*OCP52 – To update Official Community Plan (OCP) text and mapping layers to include the South End Neighbourhood Plan.*

This bylaw, if adopted, will include text amendments and update mapping layers to include the South End Neighbourhood Plan within "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500". The purpose of this neighbourhood plan is to address neighbourhood issues and opportunities that were identified by residents and other stakeholders throughout the planning process, while working within the context of the Official Community Plan. The neighbourhood plan identifies areas of common concern and articulates the community's vision for change through neighbourhood plan policies, and includes an urban design framework and design guidelines for new developments. Plan policies address land use and development, environmental protection and enhancement, open space and connectivity, economic development, social enrichment and culture; and transportation and infrastructure. Proposed amendments to the Official Community Plan include:

- Add Schedule H to include the South End Neighbourhood Plan as part of the Official Community Plan.
- Amend Section 1 and Subsections 2.3 and 7.1 (9) to include the South End Neighbourhood Plan within the list of neighbourhood plans adopted as part of the Official Community Plan.
- Amend Subsection 7.4 to specify that development permits within the boundaries of the South End Neighbourhood Plan shall be in accordance with the South End Neighbourhood Plan Urban Design Guidelines.
- Amend Map 1 (Future Land Use Plan) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" to reflect changes to the land use designations, which support the direction of the Neighbourhood Plan. This includes:

- (1) Redesignating properties from 'Neighbourhood' to 'Commercial Centre – Neighbourhood Commercial Centre'. The subject properties are known as:

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114 Fry Street	236 Fry Street	346 Sabiston Street

Mr. Anderson read the items as they appeared on the agenda, adding that this is the final opportunity to provide input to Council before consideration of Third Reading of Bylaw No. 6500.012 at the next regularly scheduled Council meeting of 2010-NOV-22. Mr. Anderson introduced Mr. Sholberg, the project planner for the neighbourhood plan.

Mr. Sholberg gave an overview of the neighbourhood plan (attached as "Attachment A – Submission for Bylaw No. 6500.012") and acknowledged the presence of a number of the South End Neighbourhood Plan Committee members, added that it was his pleasure to work with the residents of the neighbourhood which resulted in a mutually productive relationship.

Councillor Kipp asked for clarification on why the former church, which is now a health centre, located at 602 Haliburton Street is not included in the commercial node of the plan.

Mr. Sholberg noted that the boundaries of the area were developed through the design charette and is a reflection of that process, a good majority of the land is currently empty and the idea was for possible future uses. It was not extended beyond Irwin Street, the concentration was meant to be around Needham and Haliburton Streets.

Councillor Pattje asked for clarification on the difference between a corridor mixed use and a corridor residential use.

Mr. Sholberg noted that the primary distinction between mixed use corridor and residential corridor use is the intensity of commercial use that could occur in the area. A more limited form of commercial use can occur in the residential corridor; for example, a corner oriented commercial development.

Councillor Pattje asked for explanation regarding the rationale behind the decisions when considering the width of the residential corridor lands.

Mr. Anderson noted that the concept of corridor lands in the OCP was to look at increasing the residential density within those corridor areas. The corridors have two functions: they are primarily oriented along major arterials, allowing for transit to service those higher density areas, and concentrating increased density in areas connecting to commercial centres. Some corridor areas are linear and some are wider.

Councillor Unger asked if the Snuneymuxw First Nation (SFN), as neighbours to the area, had been involved in the Plan process.

Mr. Sholberg noted that the SFN has been involved in the South End Neighbourhood Plan process in two ways: through the formal stakeholder referral process as well as SFN members sitting on the neighbourhood plan committee itself. The SFN has shown a great deal of interest in the plan as many members use the services of the area or live in the area.

Councillor Sherry noted he is happy to see Nicol Street in the corridor. Noted his concern regarding South Street being in a corridor residential area as it is directly beside industrial lands. Asked if owners on either side of Old Victoria Road had been consulted regarding the proposed change from industrial to residential.

Mr. Anderson noted that the OCP provides a broad corridor designation on these lands. The neighbourhood plan looked at the area and asked what areas might be more residential and what areas might be more mixed uses. Existing uses within the area would likely have zoning in place to allow the uses to continue. A portion of the neighbourhood plan, as well as the OCP, allows local service centre uses; therefore, smaller scale commercial uses within a new zone in the residential corridor designation would be permitted. The neighbourhood plan is suggesting that over time this area would be expected to be residential in nature.

Councillor Bestwick asked for clarification regarding mixed use corridor and residential corridor use and whether or not there are any related issues with the previous applications at Applecross Road and Wakesiah Avenue.

Mr. Anderson confirmed that this is the first time Council has seen the two corridor designations. Neighbourhood plans address some areas as residential primary corridors and some areas as mixed use (with commercial) corridors. The previous applications were in relation to the broader corridor designation through the OCP, there is not an existing neighbourhood plan for Applecross Road or Wakesiah Avenue to further define where the residential corridor or the mixed use corridor could be. It is a distinction between the broader OCP and the neighbourhood plans that provide for further definition of where residential uses versus mixed use could be located in a neighbourhood.

Councillor Bestwick asked if Council would assume there is a neighbourhood plan in place for Wakesiah Avenue and Applecross Road.

Mr. Anderson noted that in the absence of a neighbourhood plan the OCP is used for direction as to what is permitted or not permitted in the area and whether or not a proposal meets the intent of the OCP. The difference between corridor residential uses and corridor mixed uses is simply what is primary (residential or mixed use) to the area in question.

Councillor Bestwick asked if Harewood had a neighbourhood plan in place if it would be fair to assume that Wakesiah Avenue would be residential and if the north end had a neighbourhood plan, whether it would be fair to assume that Applecross Road would be mixed use.

Mr. Anderson noted that it would not be fair to assume, as there is a detailed process that needs to occur to ascertain where those distinctions are made, for example, the South End Neighbourhood Plan has been going through the process for 15 months.

Councillor Bestwick asked for confirmation that the Applecross Road or Wakesiah Road neighbourhoods would be better served with further distinctions versus the broad stroke of the RM-12 Zone.

Mr. Anderson noted that the OCP Corridor designation indicates what makes sense for a certain area. If zoning comes forward that is primarily mixed use and it makes sense to the area then it would be appropriate. If residential only is more suitable for the area then that is also suitable zoning to put in place in the absence of having a neighbourhood plan in place. The neighbourhood plan allows a little more rigor in a broader context of the OCP.

Mayor Ruttan asked for clarification regarding the Wilcox yard and whether there would be any impact to the plan should the SFN purchase the property in the future.

Mr. Sholberg noted that there would be no impact to the plan if the SFN were to purchase the Wilcox yard as it is outside of the plan area.

**Mr. Adam Fish, 9454 Eastbrook Drive, Sydney, BC – In Favour**

- Owns several properties on Haliburton Street.
- Thinks the plan is a good, strong foundation for revitalization and future development.

**Ms. Shirley Petrie, 819 Douglas Avenue – Opposed**

- Asked for clarification regarding the difference between industrial and light industrial zoning.

Mr. Sholberg noted that light industrial, which is in place near the speaker's property, is primarily warehouse and service oriented.

Ms. Petrie asked what the designation would mean to industrial uses and their hours of operation. Stated that Richardson's Food Group in the area has been a problem for years as the noise and hours of operation have increased.

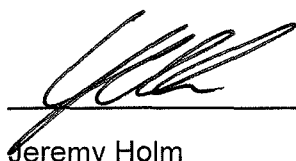
Mr. Sholberg noted that the warehouse use is in the residential corridor area, adding that the current industrial designation near the speaker's land would allow for heavy industrial. The plan shifts the heavy use designation to a light industrial designation more compatible with the surrounding residential land uses. Mr. Sholberg offered to meet with the speaker to discuss the speaker's concerns in more detail.

There were two verbal and no written submissions received for this application. No further submissions were received for this application.

MOVED by Councillor Unger, SECONDED by Councillor Kipp, that the meeting be adjourned at 8:43 pm.

**CARRIED**

Certified Correct:



Jeremy Holm  
Manager, Planning Section  
**Community Safety & Development**

/pm

Council: 2010-NOV-22

G:\Devplan\Files\Admin\0575\20\Minutes\2010Nov04 PH Minutes.docx



Bruce Anderson  
Manager, Community Planning Section  
**Community Safety & Development**

**Attachment A**

**Submission**

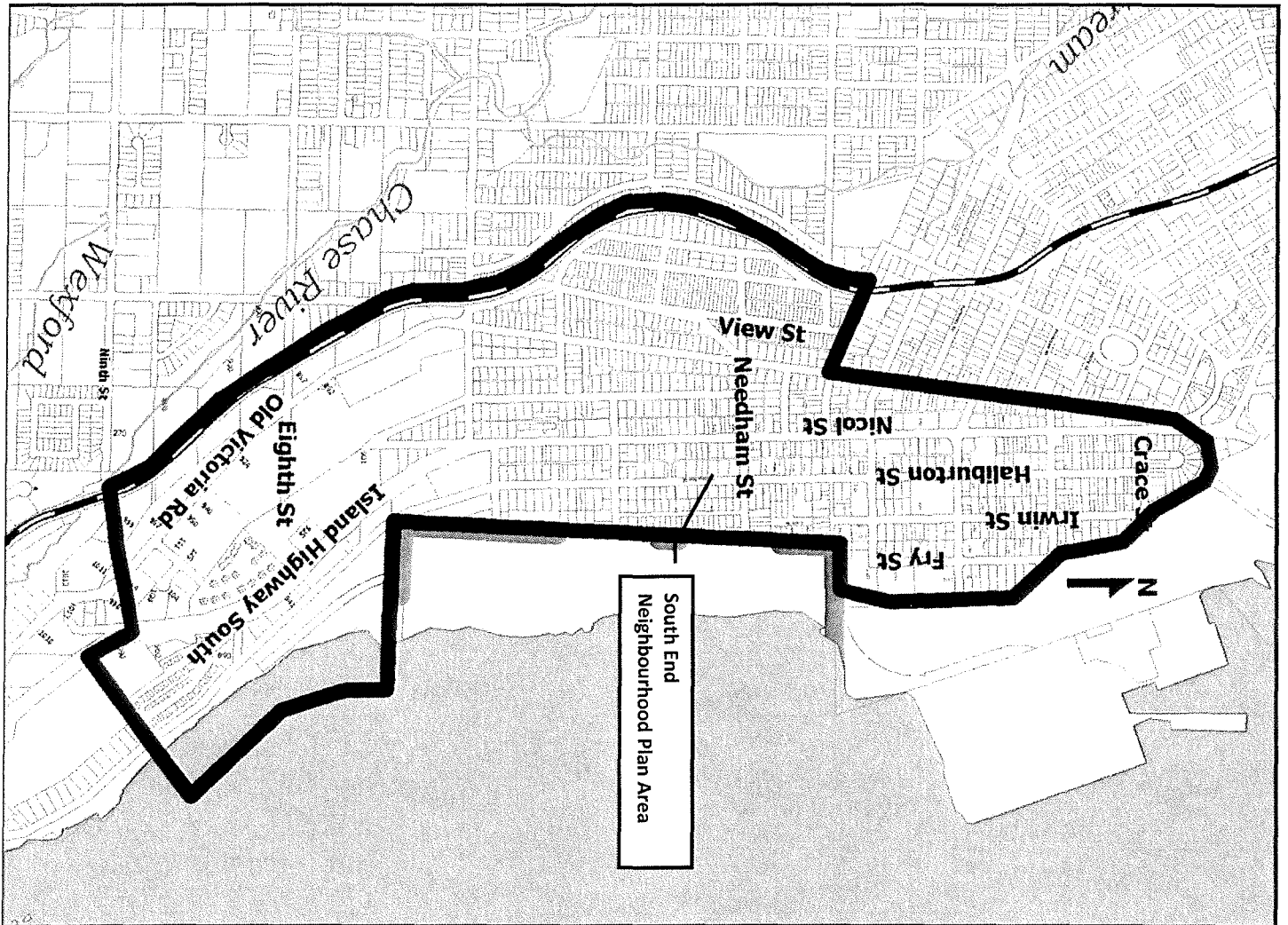
**For**

**Bylaw No. 6500.012**

*(OCP52 - South End Neighbourhood Plan)*

**Bylaw No. 6500.012**  
**OCP52**  
**South End Neighbourhood Plan**

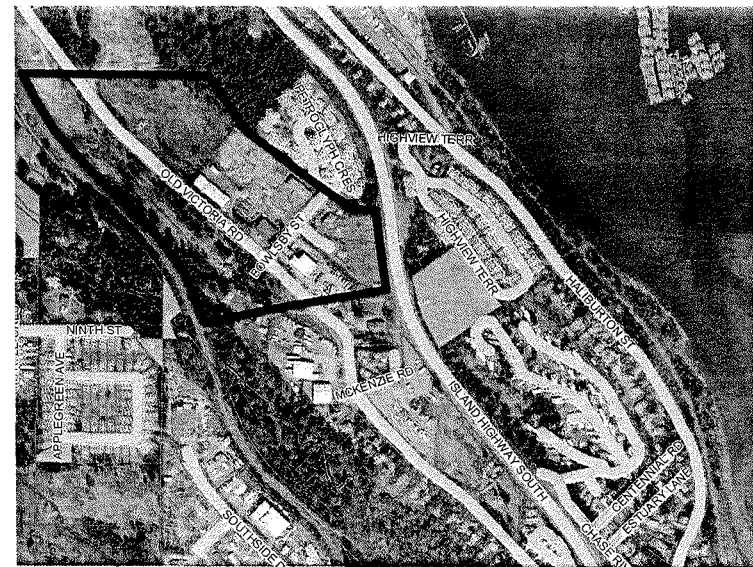
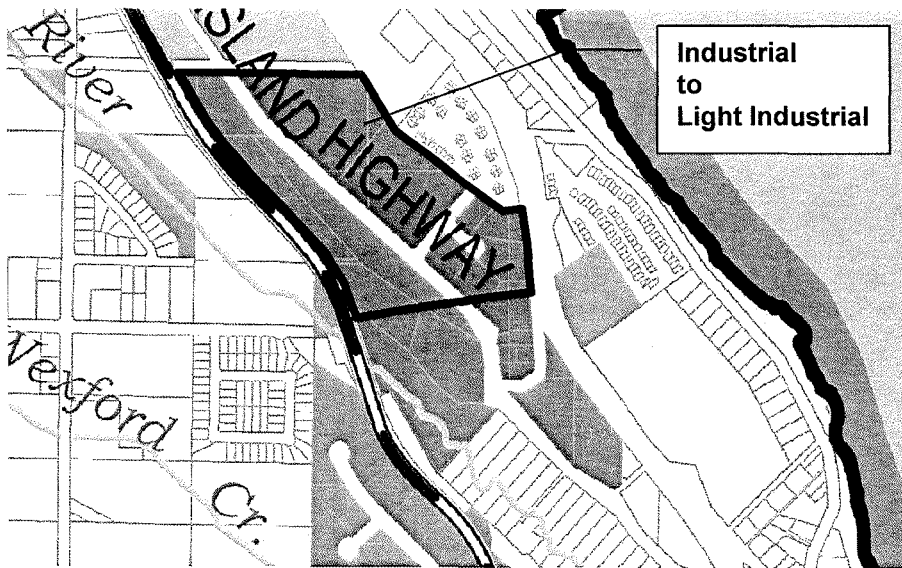
To update the Official Community Plan (OCP) text and mapping layers to include the South End Neighbourhood Plan.





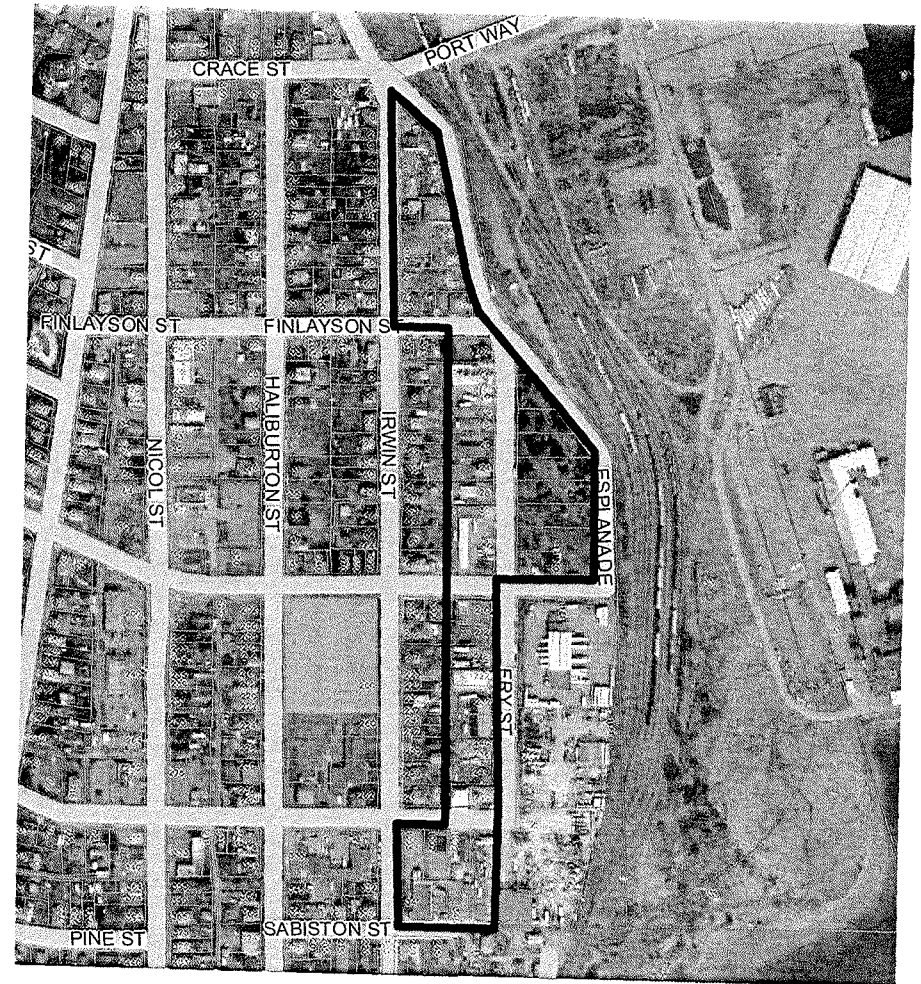
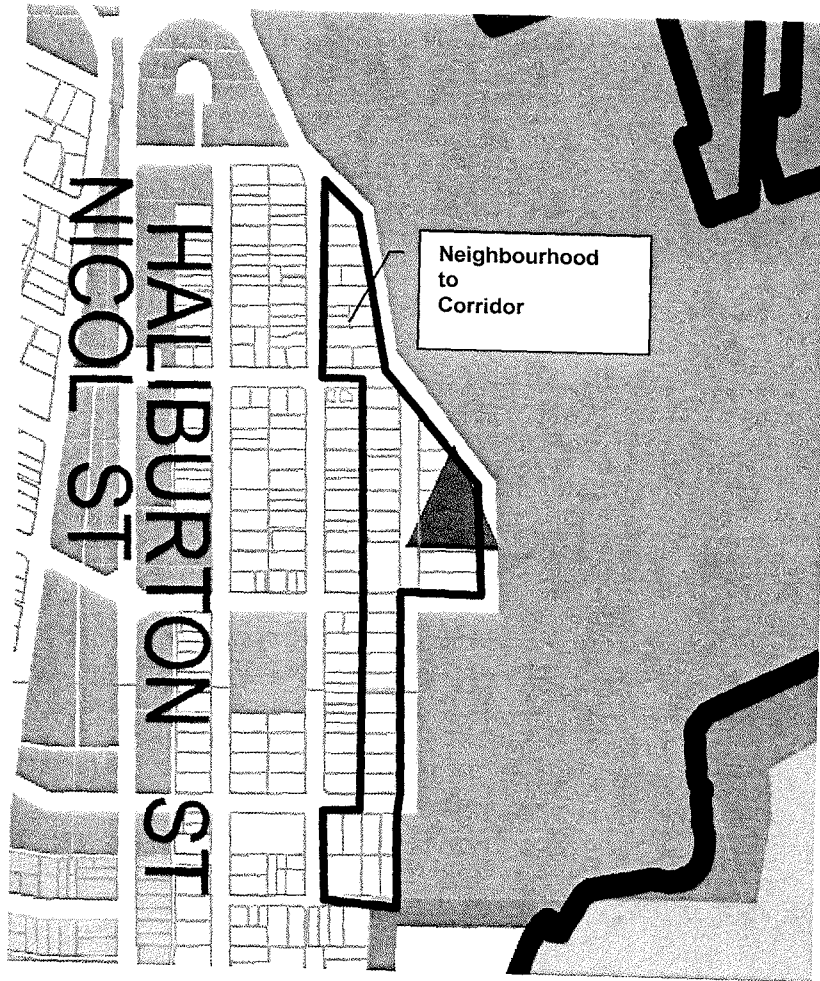
Proposed amendments to the OCP include:

- Adding the South End Neighbourhood Plan to the OCP as Schedule H.
- Adding a clause to Development Permit Area 9 (Form and Character) to indicate that development permits falling within the boundaries of the South End Neighbourhood Plan shall be in accordance with the South End Neighbourhood Plan Urban Design Guidelines.
- Amending Map 1 (Future Land Use Plan) by redesignating properties from 'Industrial' to 'Light Industrial' to reflect the vision of the South End Neighbourhood Plan.



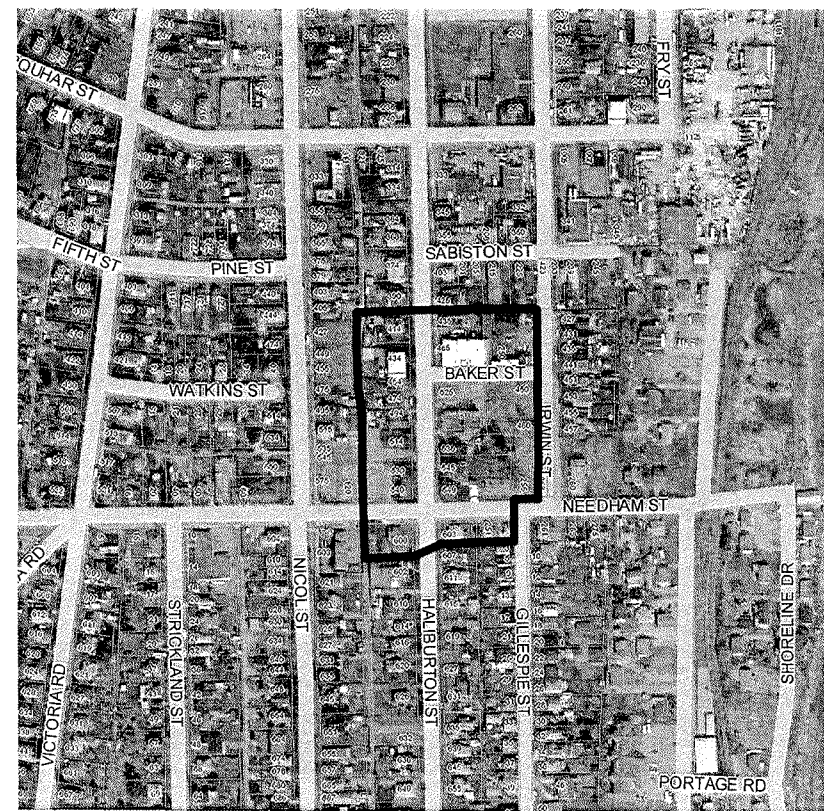
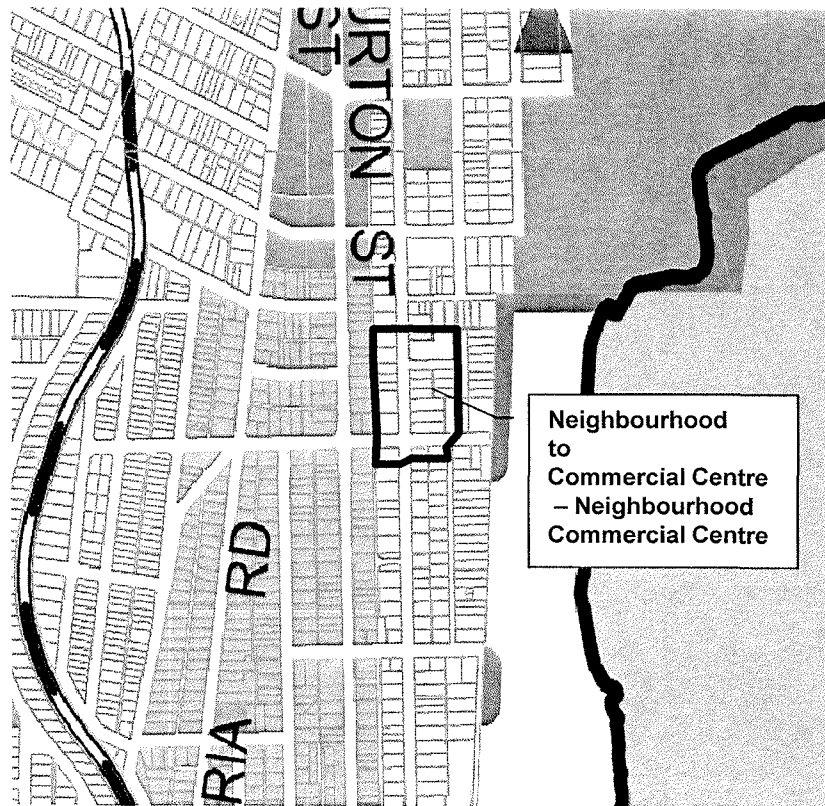
Proposed amendments to the OCP include:

- Amending Map 1 (Future Land Use Plan) by redesignating properties from 'Neighbourhood' to 'Corridor' to reflect the vision of the South End Neighbourhood Plan.

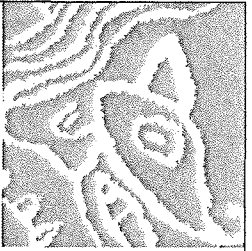


Proposed amendments to the OCP include:

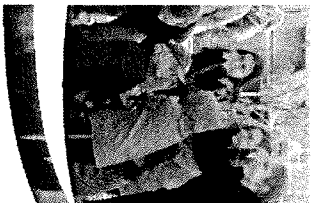
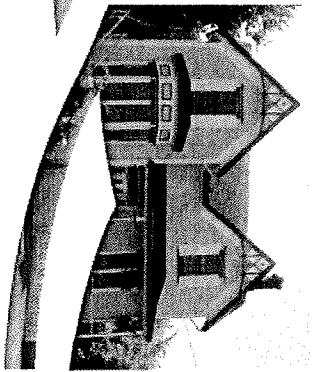
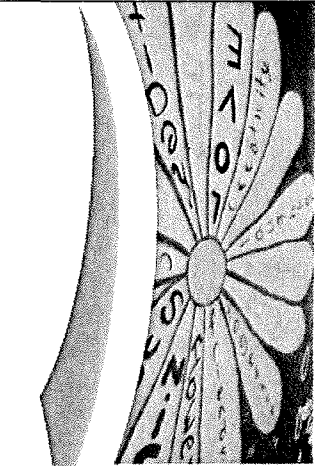
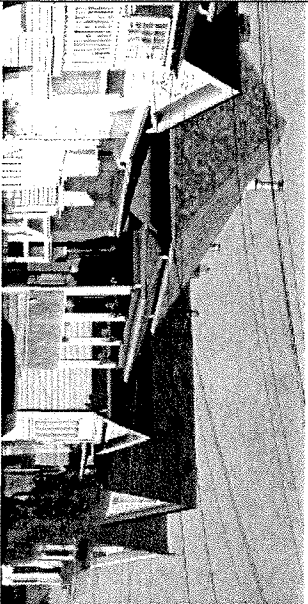
- Amending Map 1 (Future Land Use Plan) by redesignating properties from 'Neighbourhood' to 'Commercial Centre – Neighbourhood Commercial Centre' to reflect the vision of the South End Neighbourhood Plan.







## South End Neighbourhood Plan



# Purpose of A Neighbourhood Plan

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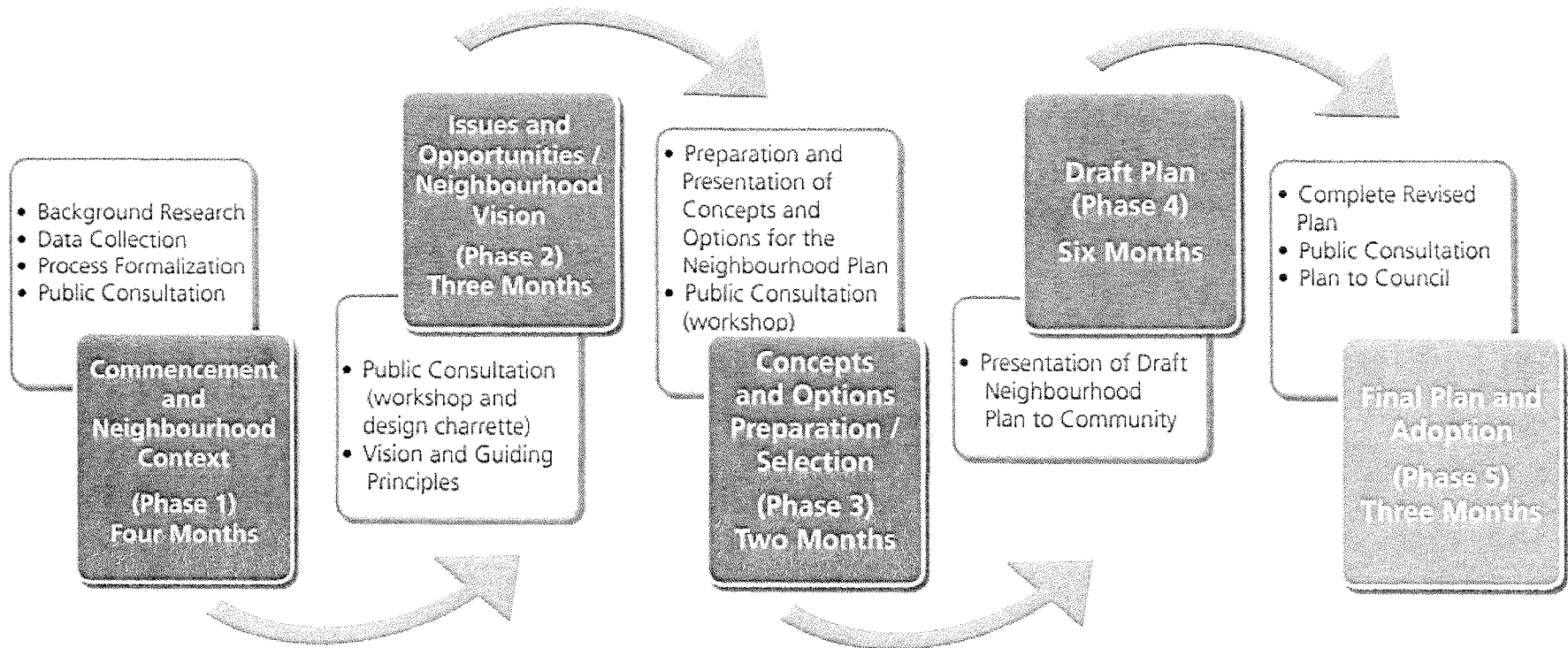
Neighbourhood Plans are prepared to assist in achieving the goals and objectives of the Official Community Plan (planNanaimo):

- They speak to the specific needs and desires of neighbourhood within the context of the city-wide plan;
- They provide more detailed policies to guide future land use, transportation, servicing, among other matters for the neighbourhood;
- They respond to both the needs of the neighbourhood and the greater community in a way that creates a more livable and sustainable neighbourhood; and
- They provide further guidance for zoning on individual properties.



# Neighbourhood Plan Process

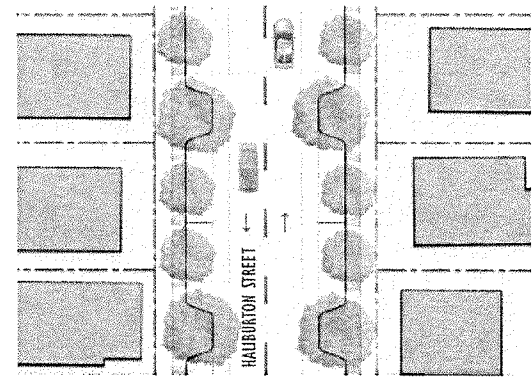
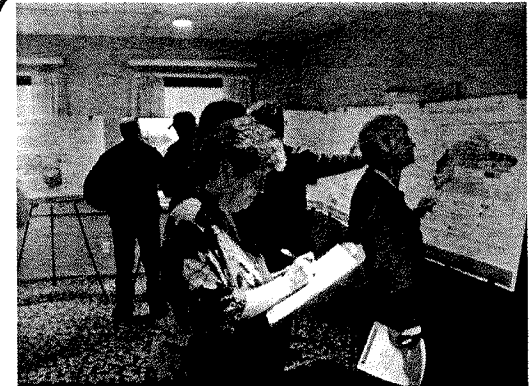
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# Neighbourhood Plan Content

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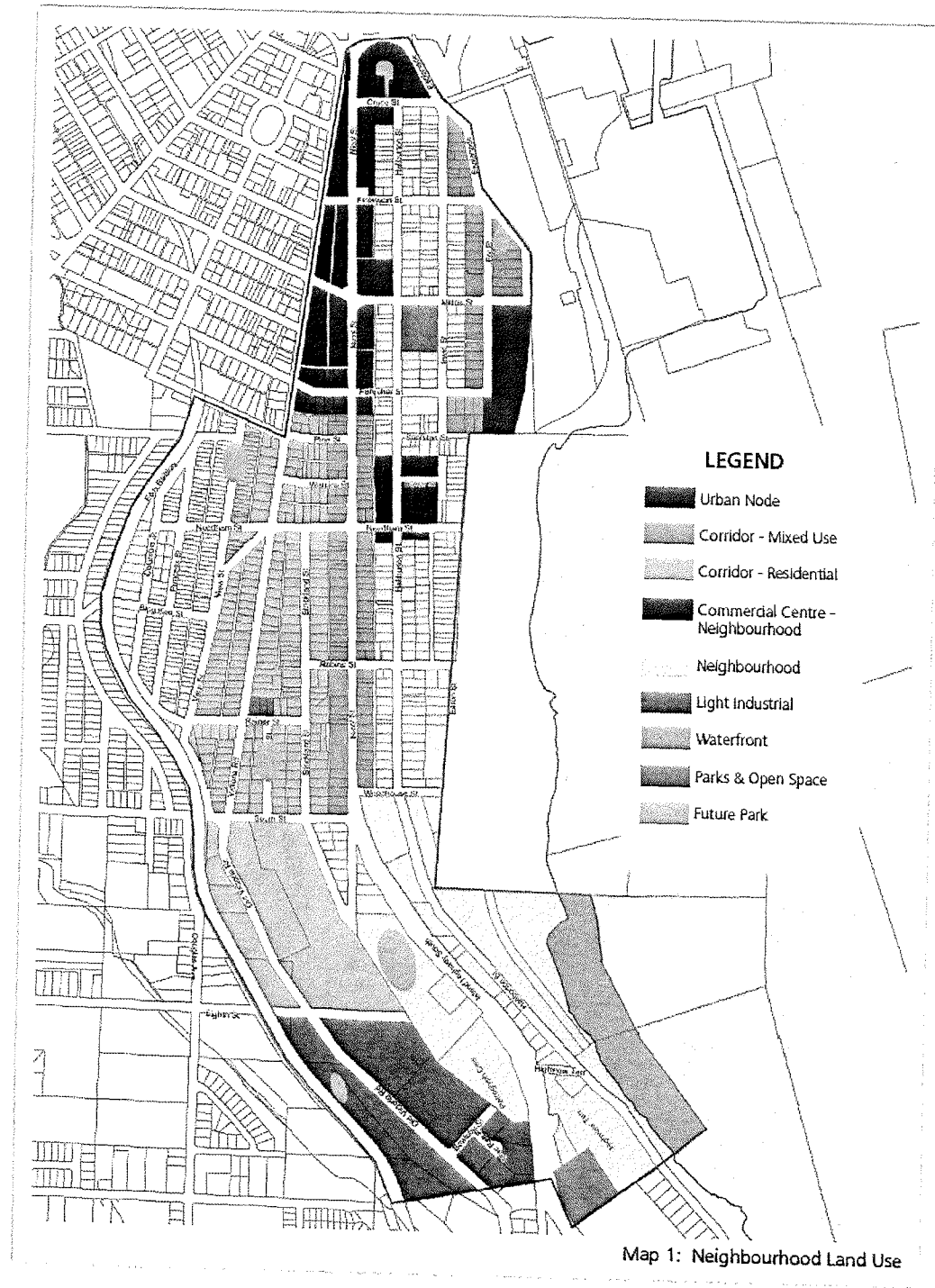
- ☐ Neighbourhood Sustainability
- ☐ Guiding Principles
- ☐ Neighbourhood Plan Policies
  - Land Use and Development
  - Open Space and Connectivity
  - Transportation and Infrastructure
  - Social Enrichment and Culture
  - Environmental Protection and Enhancement
  - Economic Development
- ☐ Urban Design Framework and Guidelines
- ☐ Implementation Strategy



Plan of proposed changes to Halliburton Street

# Map 1

## Neighbourhood Land Use

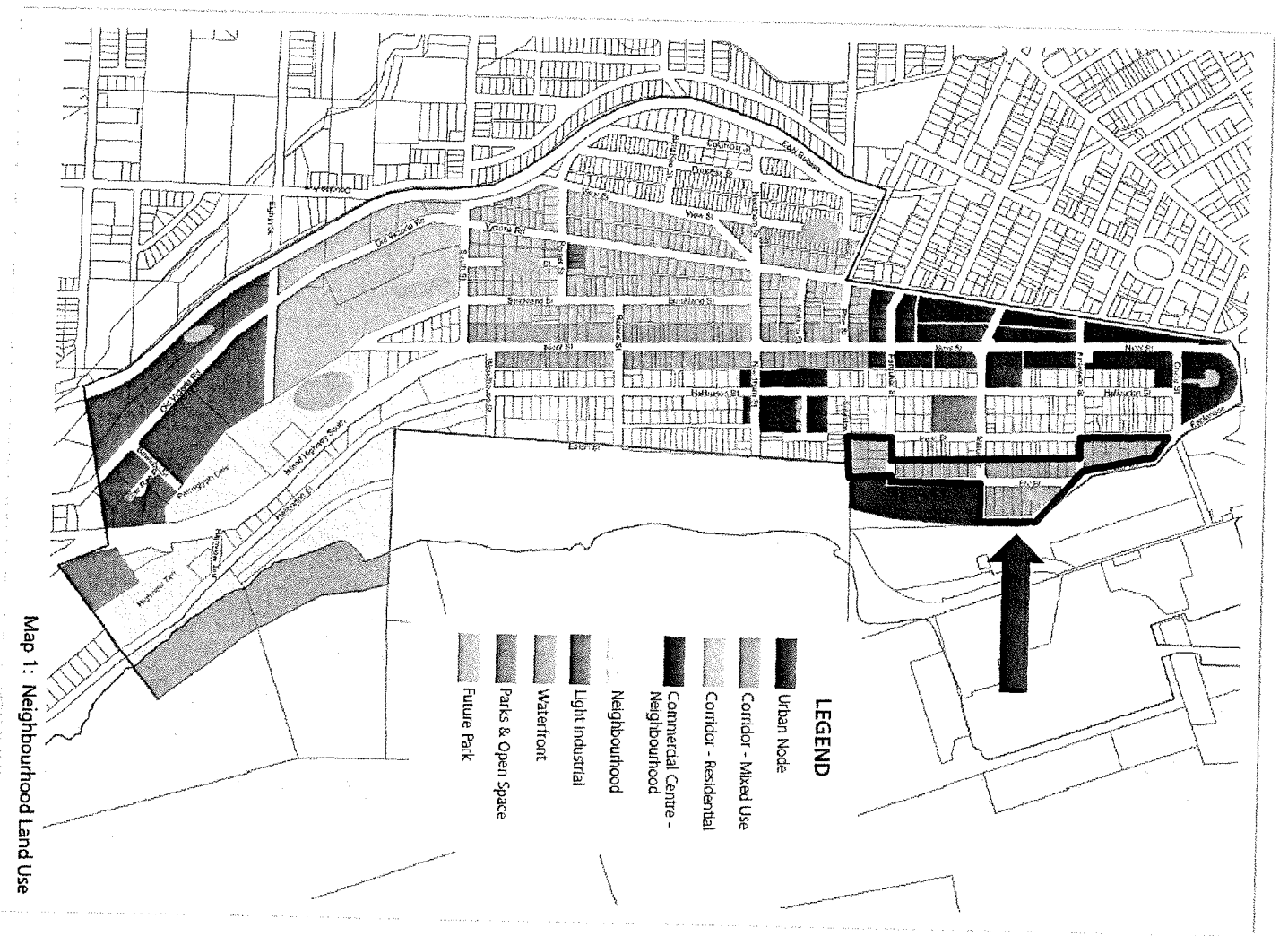




# Map 1

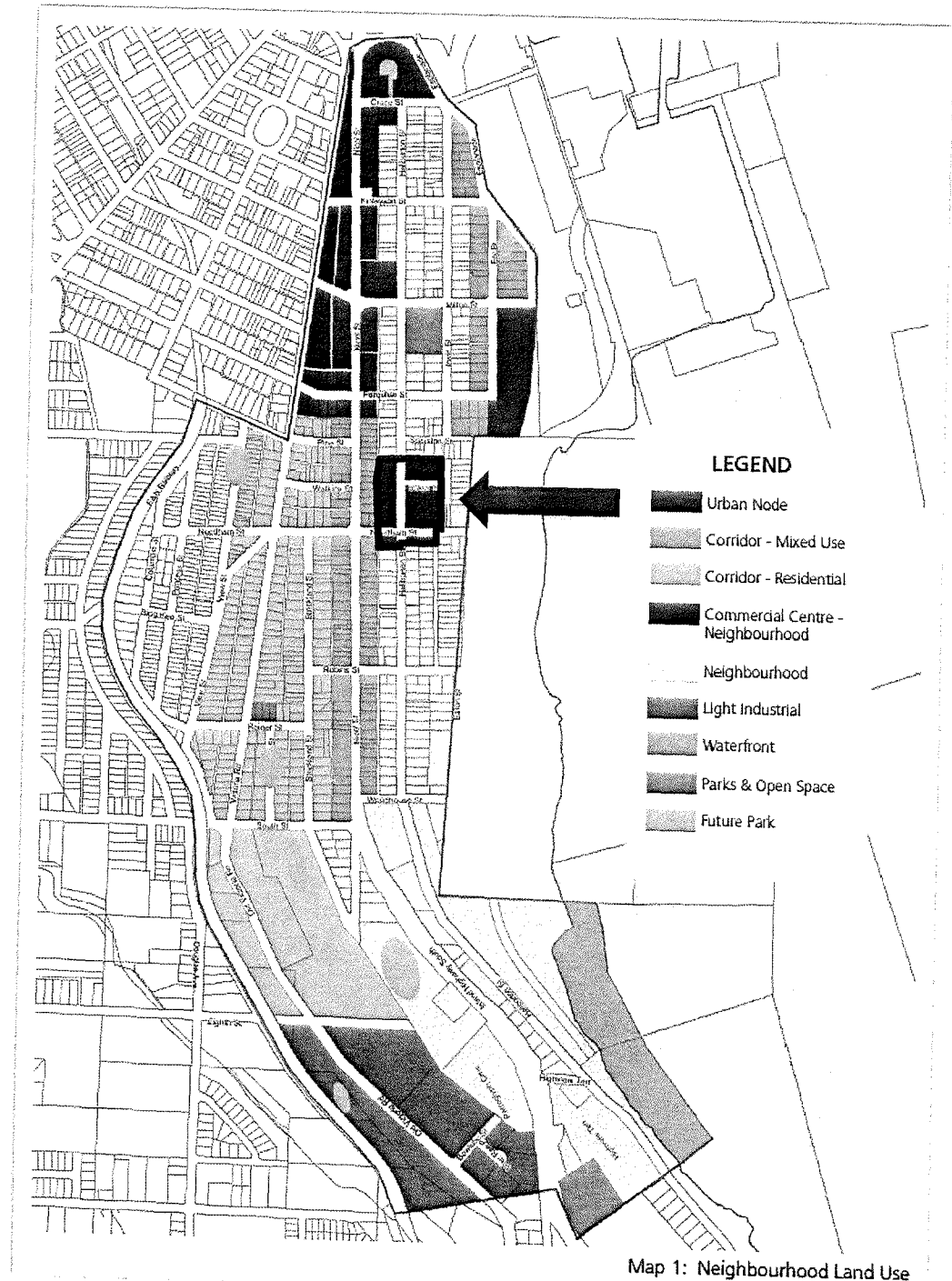
## Neighbourhood

### Land Use



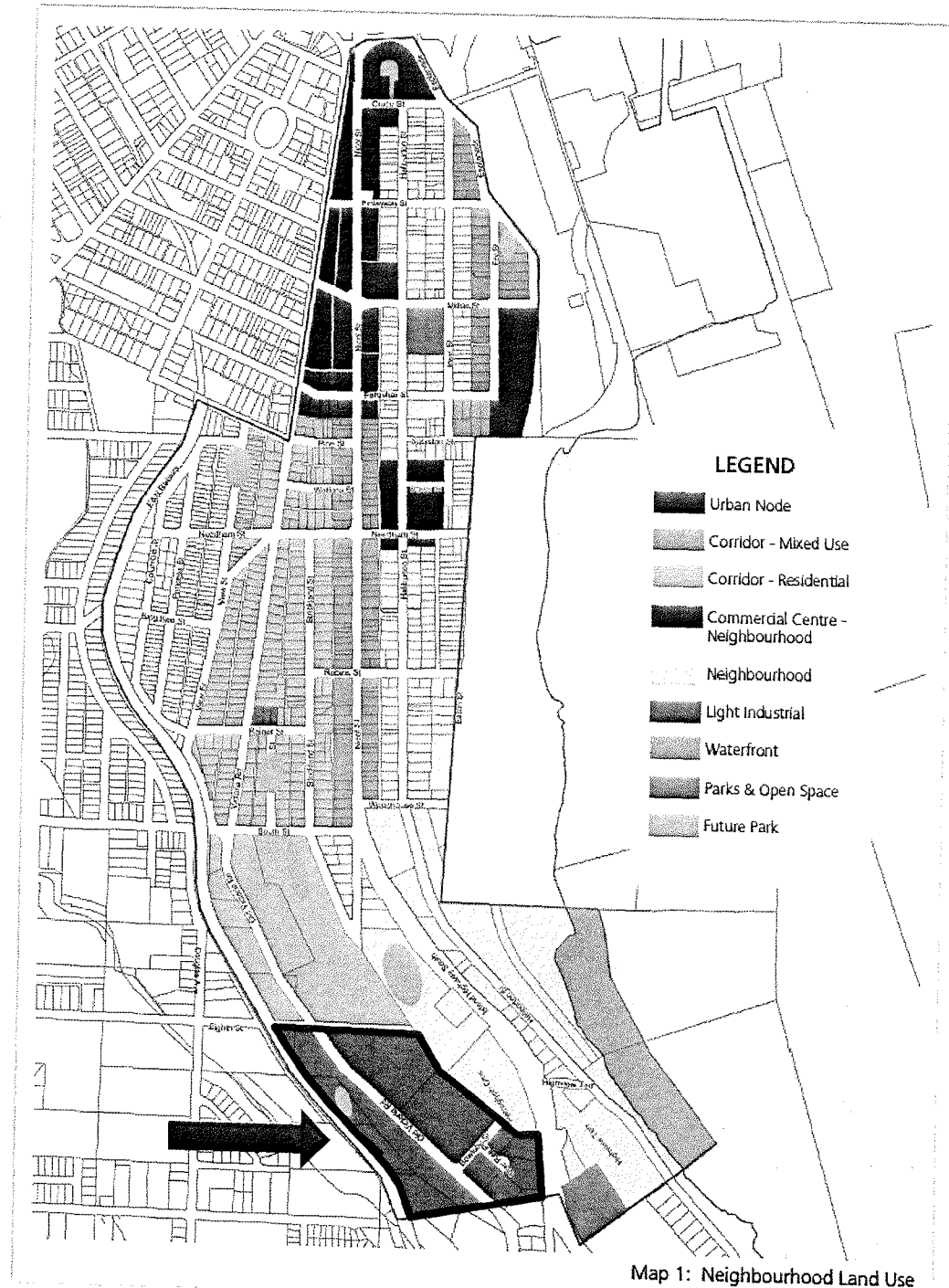
# Map 1

## Neighbourhood Land Use



# Map 1

## Neighbourhood Land Use



# Map 1

## Neighbourhood Land Use

