



MINUTES
planNANAIMO ADVISORY COMMITTEE
HELD TUESDAY, 2010-SEP-21 AT 5:00 PM
BOARD ROOM, CITY HALL, 455 WALLACE STREET

PRESENT:

Bill Holdom, Chair
Carey Avender
Allan Davidson
Michael Harrison
Shirley Lance
Ralph Meyerhoff
Nadine Schwager
Clem Trombley

Brian Anderson
Sarah Boyd
Chris Erb
Ric Kelm
Darwin Mahlum
Meg Savory
Randall Taylor
Pete Sabo

REGRETS:

John Hofman

STAFF:

D. Jensen, Community Development Planner
C. Sholberg, Heritage/Community Planner
S. Herrera, Planner, Current Planning
D. Stewart, Planner, Current Planning
Cindy Hall, Recording Secretary

OTHER:

Pat Portsmouth, South End Neighbourhood Committee
Rebecca Chan, South End Neighbourhood Committee
Gord Fuller, South End Neighbourhood Committee
Kelly Cooper, Island Apartments (BC) Ltd.
Aaron Vornbrock, Urban Design Group
Sid Chow, Chow Low Hammond Architects Inc.
Bob Wall, Nanaimo Travellers Lodge
Dave Connelly, Nanaimo Travellers Lodge
Greg Bedar, Nanaimo Travellers Lodge

1. Call to Order

2. Adoption of Minutes from 2010-JUL-13

MOVED by R. Meyerhoff, SECONDED by A. Davidson that the Minutes from
2010-JUL-13 be adopted. CARRIED

3. Approval of Agenda and Late Items

MOVED by M. Harrison, SECONDED by N. Schwager that the Agenda be approved as
presented. CARRIED

4. Correspondence

5. Presentations

6. Information Items

- a. Previous Rezoning Applications
 - i. RA238 – 6090 Hammond Bay Road – To rezone from RS1 to RM5 for an 18-unit multi-family development.
D. Jensen advised that this application was considered by PNAC on 2010-FEB-16 where they recommended approval to Council, and was subsequently adopted by Council on 2010-SEP-13.

7. Old Business

8. New Business

- a. Rezoning Applications
 - i. RA255 – 149 Wakesiah Avenue - To allow for a 30-unit multiple family residential development.

S. Herrera introduced the application.

K. Cooper advised that the addition of this building, and freshening up its curb appeal, will add improvements to the university district. The building will be secure, with the possibility of surveillance, and the units will be wheelchair accessible. Size of the units will range from 885 ft² to 1050 ft², and exterior colour will be similar to the adjacent Hawthorne development.

Island Apartments (BC) Ltd. owns and manages all of their buildings. They are willing to provide land in front of this development to provide for on street parking, and to expand the bus stop. An open house was held and only two people attended from the 150 invitations sent out. They are willing to hold another open house closer to the public hearing. They did speak with Fred Taylor, representative from the Western Neighbourhood Association, and he had no concerns about the proposal.

Committee Comments

The Committee inquired whether the trees fronting the property will be retained, if the fence at the back of the property will remain, and whether the applicant would be willing to fix up the bus stop across the street.

K. Cooper replied they will be able to save half of the trees, and will provide new landscaping which will include the addition of approximately 300 trees. The development has plenty of green space where children can play, but they could provide an opening in the fence at the rear of the property in order to access the park. As well as providing room for a bus pullout on their property, they would also be willing to improve the accessibility of the bus stop across the street.

The Committee asked what the development's target market was, how the new building would fit in with the current buildings on the site, whether the new units would be affordable, and if the appearance of the industrial looking fence could be improved.

K. Cooper responded they are not catering to any one market. The older buildings would be painted to match the new one, and the new units would be slightly more expensive. They would look into improving the fence.

MOVED by R. Meyerhoff, SECONDED by S. Lance to recommend that Council approve RA255. CARRIED

- ii. RA256 – 6470 Metral Drive - To allow for a small commercial development.

S. Herrera introduced the application.

A. Vornbrock noted the client is also doing upgrades across the street and believes that improvement combined with this development would generate some additional activity in this area. Two small commercial buildings are planned for retail use.

Committee Comments

The Committee inquired about trucks currently parked on the property, how visibility from both Metral Drive and the Island Highway will be addressed, and how tall the buildings would be.

A. Vornbrock advised the owner has put up signage to keep the trucks off the property, that there will be architectural detail on all four sides of the building, and that the buildings would be single storey..

MOVED by R. Taylor, SECONDED by C. Erb to recommend that Council approve RA256. CARRIED

- iii. RA257 – 1905/1913/1917/1921 Northfield Road (Nanaimo Travellers Lodge)
- To allow for a 120-bed care facility.

S. Herrera introduced the application.

S. Chow gave a presentation on the proposal to construct a personal care facility containing 120 dementia care beds which, he noted, will fulfill a major need in Nanaimo. Minimal on-site demolition of existing buildings is required, and the development will provide densification. A contribution of land for future road widening is being reviewed. Significant trees will be retained except one that is in the middle of the site, and new landscaping will be added. Turnarounds and parking areas will not interfere with the neighbourhood.

The development will contain community-oriented services such as an adult daycare, children's daycare, therapy pool, and commercial lease spaces.

The development will have a highly efficient layout, with a focus on sustainability and green initiatives such as geothermal ground source heat pumps, on-site storm water, and solar shading overhangs.

A campaign was conducted to inform the neighbourhood of the proposed development.

Committee Comments

The Committee inquired how it would be ensured that the fire access was only used in emergencies, whether this new development would replace the existing Nanaimo Travellers Lodge, and whether businesses were allowed to operate within P-2 zoning.

S. Chow replied there would be no indication of hard paving on the emergency access, and they would consider the use of knock-down pylons. The new development would replace the existing facility, and would be able to include businesses if zoned to P-2.

Regarding public consultation, B. Wall advised that most neighbours had no objections, but some preferred to keep the acreage as it was with the existing homes on it. Nanaimo Travellers Lodge owns the three adjacent lots and bought the last one in order to have sufficient space for parking. Access will only be off Northfield Road, and there will be sufficient space to park construction vehicles.

The Chair noted that the increase in dementia is predicted to double in the next 5-10 years, and that facilities like this will be needed.

MOVED by C. Trombley, SECONDED by R. Kelm to recommend that Council approve RA257. CARRIED

b. Neighbourhood Plans

i. OCP052 – South End Neighbourhood Plan Update

C. Sholberg advised that since PNAC received the last draft of the Neighbourhood Plan, referrals had been sent out and an open house was held. The Neighbourhood Plan is now ready for PNAC's consideration and recommendation.

P. Portsmouth noted that the South End Neighbourhood Committee built on work that people in the community, such as Charles Torhjem, had previously spent considerable time on. She noted discussions held with the Nanaimo Port Authority regarding the proposed cruise ship terminal, and recommended that attention be paid to the Federal and Wilcox properties. She also noted the importance of the Neighbourhood Plan being monitored annually by City staff and the Neighbourhood Association.

R. Chan voiced her appreciation to Chris Sholberg, Deborah Jensen and other City staff for their assistance throughout the process.

G. Fuller commented that the South End is a fantastic place to live, and would like to see it develop in tandem with the plans being proposed by the Port Authority. He stressed the need for traffic calming on Haliburton Street.

The Chair noted that all neighbourhood plans are dynamic and are open for change, but do provide direction. Because there is so much potential upland, and for significant expansion of the downtown, the South End Neighbourhood Committee should stay apprised of proposals.

Committee Comments

The Committee asked what a “flag stop” was as referenced in the Transportation section of the Neighbourhood Plan.

C. Sholberg advised that they are designated stops for people to board and disembark the train.

Some concern was expressed by a Committee member regarding the Neighbourhood Plan not addressing, in more depth, social problems such as poverty, housing issues and prostitution in the South End.

South End Neighbourhood Committee members replied there are less problems in the South End now. As it is a long-term process to rectify those types of problems, they do not know how they could be specifically addressed in the Neighbourhood Plan. They do recognize a need however, for services to assist people in connecting to other services, and also for affordable housing.

C. Sholberg noted that social issues were fairly low on the list of issues identified by the residents of the South End. They were more interested in capacity building and the community’s strengths.

A Committee member noted that the Parks and Recreation Commission is aware of the need for a building to hold community social gatherings in the South End.

MOVED by S. Lance, SECONDED by A. Davidson that Council consider approving the South End Neighbourhood Plan, as an amendment to the City of Nanaimo “Official Community Plan Bylaw 2008 No. 6500”. CARRIED

ii. OCP053 – Newcastle + Brechin Neighbourhood Plan Update

D. Jensen advised that City staff are currently working on the draft Neighbourhood Plan, in consultation with the Newcastle + Brechin Neighbourhood Committee and internal referrals. An open house is planned for October, with consideration by PNAC potentially in November.

The Chair noted that creating the Newcastle + Brechin Neighbourhood Plan is more complicated as three neighbourhood associations are involved.

A Committee member voiced an opinion that one of the associations consists of three property owners with vested interests.

c. Zoning Bylaw Update

i. Process Review

D. Stewart advised that staff are currently working on mapping for the new zoning bylaw. They have met with developers, are meeting with landscape architects, and will then hold open houses. Council received a copy of the text for the draft zoning bylaw, and staff will apprise the media of the online survey.

Committee Comments

The Chair advised that some members of Council are alarmed by the large number of zones in the draft zoning bylaw, in particular the commercial zones. D. Stewart noted the draft bylaw has far less zones than the current bylaw.

In response to another inquiry, D. Stewart advised that gas stations will be permitted in neighbourhood centres, and will be considered on a site specific basis in the corridor zones.

The Committee asked whether the commercial areas will be replaced by four corridor zones, and if any open houses were planned. D. Stewart replied that a total of seven commercial zones are proposed, in addition to the existing downtown zones. The open houses will be held after the mapping is complete, possibly in late winter.

The Chair noted that property owners would like to have more uses available to them in the zones. The more specific a zone becomes, the more rezonings are required.

A Committee member commented that parking predicts density. If you want to encourage densification, you have to reduce the parking requirement for residential use, especially in the corridors.

D. Stewart stated that the parking bylaw was severed from the zoning bylaw a number of years ago; however, that parking bylaw could also be revisited.

D. Jensen advised that policies related to parking are also addressed in the OCP.

The development community worries about the cost of providing sustainable developments. The Province is changing its regulations so that municipalities will be able to forgive DCCs on green projects.

Should look at lot sizes to encourage infill, for example, 50 ft. lots in appropriate areas where you are looking for densification. Also consider making the dimensions of small lots a multiple of the larger lot and allow them in entire neighbourhoods or sections of a neighbourhood. It was noted that most of the small lots being referred to have lane access.

The Committee also inquired whether staff would consider increasing the fine for leave strip encroachment, and if a draft map is available yet.

D. Stewart advised that staff would consider the comment regarding leave strip encroachment fines, and that a draft (incomplete) map may be available at the next meeting. Staff will also look at lot sizes in other cities in relation to small lot zones.

Chair Holdom left the meeting. B. Anderson resumed the chair.

ii. RV Parking

D. Jensen advised that a presentation was made to Council in June regarding on-site parking of RVs. Council referred the issue to PNAC for consideration in the Zoning Bylaw review as there is a section in the Zoning Bylaw specific to this issue, and which permits the parking of four vehicles on a property.

Committee Comments

The Committee noted that the language in the existing bylaw does not specify the size of vehicles permitted, nor the size of the lots they are permitted on. Maybe the new Zoning Bylaw could be more specific, or consider a percentage lot coverage.

They commented that there is insufficient RV storage available in Nanaimo, and that perhaps lots should have to accommodate their associated vehicles.

MOVED by M. Savory, SECONDED by R. Kelm to advise Council that PNAC is of the opinion that RV parking should continue to be regulated as currently stated in the Zoning Bylaw. CARRIED

9. Next Meeting

The next regular meeting of PNAC is scheduled for 2010-NOV-16.

10. Adjournment:

The meeting adjourned at 7:00 pm.

File: 0360-20-P07-02

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APPROVED:

Chair

Date