



**MINUTES**  
**planNANAIMO ADVISORY COMMITTEE**  
**MEETING HELD TUESDAY, 2010-JUL-13 AT 5:00 PM**  
**BOARD ROOM, CITY HALL, 455 WALLACE STREET**

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**PRESENT:**

Bill Holdom, Chair  
Sarah Boyd  
John Hofman  
Shirley Lance  
Nadine Schwager  
Clem Trombley

Brian Anderson  
Allan Davidson  
Anne Kerr (ACE alternate)  
Ralph Meyerhoff  
Randall Taylor

**REGRETS:**

Carey Avender  
Ric Kelm  
Darwin Mahlum

Chris Erb  
Michael Harrison  
Joan Wagner

**STAFF:**

Deborah Jensen, Community Development Planner  
Chris Sholberg, Heritage/Community Planner  
Sheila Herrera, Planner, Current Planning  
Dave Stewart, Planner, Current Planning  
Jeremy Holm, Manager, Current Planning  
Cindy Hall, Recording Secretary

**OTHER:**

Gur Minhas, Satgur Developments Inc.  
Mark Garrett, BYdesign  
Doug Bromage, Insight Holdings Ltd.  
George Hanson, Insight Holdings Ltd.  
Pat Portsmouth, South End Neighbourhood Plan Committee  
Gord Fuller, South End Neighbourhood Plan Committee

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**1. Call to Order**

The meeting was called to order at 5:00 pm.

**2. Adoption of Minutes from 2010-JUN-15**

MOVED by S. Lance, SECONDED by N. Schwager that the Minutes from 2010-JUN-15  
be adopted. CARRIED

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

MOVED by R. Taylor, SECONDED by R. Meyerhoff that the Agenda be approved as  
presented. CARRIED

#### **4. Correspondence**

None.

#### **5. Presentations**

None.

#### **6. Information Items**

##### **a. PNAC Membership Positions**

D. Jensen advised that no applications were received for the vacant Environment Community position so it will be readvertised in the fall. N. Schwager was confirmed as a Neighbourhood Association representative, D. Mahlum as the Vancouver Island Real Estate Board representative, and P. Sabo as the School District 68 representative. The Nanaimo Port Authority has appointed Clem Trombley as their representative, to replace Jane Gregory.

She also noted that Anne Kerr is attending the meeting as the Advisory Committee on the Environment alternate.

##### **b. Previous Rezoning Applications**

- i. RA230 – 6155 Metral Drive - To rezone from RS-1 to C-4 to construct a mixed use development.

D. Jensen advised that this application was considered by PNAC on 2009-SEP-23 where they recommended approval to Council, and adopted by Council on 2010-JUN-21.

- ii. RA225 – 3 Leam Road - To rezone from RS-1 to RM-5 to facilitate construction of 20 multi-family units.

D. Jensen advised that this application was considered by PNAC on 2009-JUL-21 where they recommended approval to Council, and adopted by Council on 2010-JUN-21.

#### **7. Old Business**

##### **a. Rezoning Applications**

- i. RA242 – 440 Wakesiah Avenue - To allow for a student housing development.

In regards to the motion PNAC made at the last meeting, B. Holdom reminded the Committee that they are required to make recommendations directly to Council, rather than giving approval in principle while awaiting further information.

Information regarding a draft zone for student housing was circulated.

##### **Committee Comments**

The Committee inquired as to why only one address was being considered, and not a larger area; and whether it would be more appropriate to use the existing Zoning Bylaw, as the new Residential Corridor Zone has not been reviewed or adopted yet.

J. Holm replied that this use is anticipated around the university. Although there are not many examples to refer to, the OCP would support it, so a new zone is proposed for this one lot. Zoning for this use may then be considered for a larger area around the university such as Wakesiah Avenue. He added that PNAC should be considering whether the land use is appropriate under the OCP, and that the Zoning Bylaw is the regulatory document to support the OCP. Rezoning this one address will provide an opportunity to test the draft Residential Corridor Zone, which staff believe is consistent with the OCP.

MOVED by S. Lance, SECONDED by N. Schwager to receive the information regarding the zone for student housing.

The Committee inquired about use of a covenant to ensure the property is used for student housing.

J. Holm advised that if the rezoning proceeds, a covenant will be registered on the title with the condition of use being the property must be used for student housing, and the operator must enter into a housing agreement with the City.

CARRIED

MOVED by R. Meyerhoff, SECONDED by S. Lance that PNAC suggests a covenant be registered on property located at 440 Wakesiah Avenue limiting its use to student housing, to be done at the time of rezoning. CARRIED

## **8. New Business**

### **a. Rezoning Applications**

- i. RA250 – 6414 Portsmouth Road – To allow for a five-unit multiple family residential development.

S. Herrera introduced the application.

M. Garrett advised that the units are being designed for sale at approximately \$300,000, and are not intended for rental. They have also discussed this with the neighbourhood.

#### **Committee Comments**

The Committee inquired whether they had heard any concerns in the neighbourhood regarding the heights of the buildings, whether the project will be a strata, and if any variances will be required to satisfy the C-32 zone.

M. Garrett replied that he had not received any comments regarding the height of the buildings proposed, and that the buildings would be strata.

J. Holm advised that a side yard variance of 1.5 m would be required, and that staff would support such variance.

Parking concerns were discussed and whether there was sufficient space for garbage trucks to operate throughout the site. M. Garrett advised there is room for cars to move in and out of the tandem spaces, and that the garbage trucks used by the strata development will have sufficient space.

J. Holm also noted a form and character review will be done at the development permit stage if this bylaw is adopted, which will also consider parking requirements. The applicant is proposing parking that exceeds the parking requirement.

The Committee also had concerns about considering a zone that has not been adopted yet, and how the 'no rental' policy would be enforced.

J. Holm explained that a bylaw for one of the proposed corridor zones, containing the proposed property, could be considered prior to the new Zoning Bylaw being adopted. However, whether the land use fits within the OCP is what is presently being considered.

MOVED by B. Anderson, SECONDED by S. Lance to recommend that Council approve RA250. CARRIED

- ii. RA253 – 340 Poets Trail (Hawthorne development) - To allow for a multiple family residential development.

S. Herrera introduced the application.

G. Hanson advised that he attended a small neighbourhood meeting and the general consensus was that this project would be an appropriate addition to the neighbourhood. Another public meeting will be held later in the summer.

R. Meyerhoff, a resident in the area, advised the neighbourhood is concerned about traffic and about encroachment of development on the sensitive marsh area, but they believe this project satisfies those concerns.

G. Hanson also advised the project is designed to be farther back from the marsh than what the setbacks require. Access for some residents will be from a statutory right-of-way, and off Menzies Drive for others. The patio homes will have 1350 ft<sup>2</sup> private court yards in between the garage/carports and the homes. They will also have a patio facing the marsh. The density is approximately 6.5 units per acre, (16.0 units per hectare), which is less than the neighbourhood average of 6.8 units per acre (16.8 units per hectare).

D. Bromage noted that the market requested this type of housing (i.e., people not wanting single-family homes); and that they have spent considerable time discussing the project with the Buttertubs Marsh Committee to ensure minimal impact on the marsh.

#### Committee Comments

The Committee inquired whether the homes will be strata titled, and how parking will be addressed.

D. Bromage replied that the development will be strata titled. G. Hanson advised each unit will have a single car garage and a single carport. Visitor parking is also provided in designated areas.

MOVED by R. Meyerhoff, SECONDED by S. Lance to recommend that Council approve RA253. CARRIED

G. Minhas, M. Garrett, D. Bromage, and G. Hanson left the meeting.

b. Neighbourhood Plans

i. OCP052 – South End Neighbourhood Plan Update

C. Sholberg advised that the Neighbourhood Plan will be further refined over the summer, and will be presented again to PNAC in September for their recommendation to Council. He then gave a presentation on the Neighbourhood Plan which outlined:

- the five key parts of the Neighbourhood Plan;
- the five phases of the Neighbourhood Plan process;
- guiding principles;
- Neighbourhood Plan policies;
- urban design framework and guidelines;
- Neighbourhood Plan implementation strategy; and
- next steps.

C. Sholberg noted that monitoring of the Neighbourhood Plan will be very important and City staff and the South End Neighbourhood Association will meet annually to review the Plan's progress.

P. Portsmouth expressed appreciation to C. Sholberg, and advised that the process was very positive, and that the neighbourhood plan committee had worked very well together. Highlights noted were a walkabout, workshops and the charrette with many people participating. She suggested that more research should be done regarding traffic calming, and passed along some information to the Chair in this regard. B. Holdom requested D. Jensen to forward the information to the City Engineering Department and to members of Council.

G. Fuller also commended C. Sholberg and the neighbourhood plan committee on their work on the Neighbourhood Plan. He stated that most houses in the South End can see the waterfront, but cannot access it, so it would be nice to see the walkway extended. He also noted the need for traffic calming on Nicol Street, and a warning light at Nicol and Needham Streets.

Committee Comments

The Committee concurred that meetings between the Neighbourhood Association and City staff following adoption of the Neighbourhood Plan are very helpful.

The Committee inquired about the heritage component of the Neighbourhood Plan. C. Sholberg responded that the 'Social Enrichment and Culture' section contains heritage related policies; Appendices B and C refer to historic points of interest and possible building additions to the Heritage Register.

It was noted that the graphics contained in the Neighbourhood Plan are very helpful, and C. Sholberg was commended again on a job well done.

B. Holdom left the meeting. Vice Chair B. Anderson assumed the Chair.

ii. OCP053 – Newcastle + Brechin Neighbourhood Plan Update

D. Jensen advised that this Neighbourhood Plan is at the beginning of Phase Four. A Neighbourhood Plan update was sent out to the neighbourhoods updating them on the status of the Plan process and describing general content for the Neighbourhood Plan. A Neighbourhood Plan will be prepared over the summer, which will then go out to the public for review, and then to PNAC.

Committee Comments

A Committee member noted that there is a concern that a high-density designation will automatically mean highrises. He suggested that conceptual drawings would be helpful in showing what certain densities and building heights would translate into.

An inquiry was made about the Petro Canada site. D. Stewart advised that the use does not conform to current zoning.

c. Zoning Bylaw Rewrite

i. Process Review

D. Stewart gave a presentation on the process to date. Some of his comments included:

- The present Zoning Bylaw was adopted in 1993. Since that time, two OCP documents have been adopted. A new Zoning Bylaw is required to reflect the direction of the new OCP, adopted in 2008, and to respond to modern planning theory.
- The rewrite is being done in three phases: In Phase 1, property that was significantly out of context with the new OCP was rezoned; In Phase 2, a draft text only version is being prepared; and in Phase 3, the new zones will be applied to a zoning map.
- Public consultation is a key part of the process.
- The zones will be consolidated into land use sections based on OCP designations.
- The new bylaw will be more form-based and user friendly.

### Committee Comments

The Committee inquired whether the commercial zones in the current Zoning Bylaw will be eliminated, and whether non mixed-use commercial buildings will be permitted under the new zones.

D. Stewart replied that most commercial uses will fall within the new Corridor or Commercial Centre zones, and non mixed-use commercial buildings may be permitted in both.

The Committee also inquired whether the Corridor zones will identify what is permitted in each corridor area, and how comprehensive development will be addressed.

D. Stewart advised that these won't be determined until the mapping is done. As the four proposed Corridor zones are based on specific land use themes, this gives staff options as to what should be permitted in each area.

The Committee also inquired whether the lack of industrial land as stated in the OCP, would be compounded by having competing mixed use, and why areas that solely want commercial are being forced to include residential. It property is more valuable as commercial, that may make the decision for people. Not allowing commercial only, will limit development potential.

D. Stewart replied that the market would determine development potential, and that mixed use is not being forced. The OCP supports mixed use, but commercial centres won't force it. This topic will be given further consideration.

The Committee suggested that with respect to density bonusing, drawings would be useful in order to give people a better idea of what percentages look like.

- ii. RV Parking (Council Referral) – Deferred to 2010-SEP-21 PNAC meeting.

### 9. Next Meeting

The next regular meeting of PNAC is scheduled for 2010-SEP-21.  
(No meeting in August)

## 10. Adjournment

The meeting adjourned at 7:00 pm.

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APPROVED:

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Chair

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Date