



MINUTES
planNANAIMO ADVISORY COMMITTEE
MEETING HELD TUESDAY, 2010-MAY-18 AT 5:00 PM
BOARD ROOM, CITY HALL, 455 WALLACE STREET

PRESENT:

Bill Holdom, Chair
Carey Avender
Jane Gregory
Michael Harrison
Shirley Lance
Ralph Meyerhoff
Nadine Schwager

Brian Anderson
Allan Davidson
John Hofman
Ric Kelm
Darwin Mahlum
Pete Sabo
Randall Taylor

REGRETS:

Sarah Boyd
Michael Schellinck

Chris Erb
Joan Wagner

STAFF:

Bruce Anderson, Manager, Community Planning
Sheila Herrera, Planner, Current Planning
Cindy Hall, Recording Secretary

OTHER:

Gur Minhas, Satgur Developments Inc.
Mark Garrett, BYdesign

1. Call to Order

The meeting was called to order at 5:02 pm.

2. Adoption of Minutes from 2010-APR-20

MOVED by R. Kelm, SECONDED by S. Lance that the Minutes from 2010-APR-20 be adopted. CARRIED

3. Approval of Agenda and Late Items

MOVED by A. Davidson, SECONDED by M. Harrison that the Agenda be approved with the addition of an update on recently adopted OCP amendment bylaws. CARRIED

4. Correspondence

None.

5. Presentations

None.

6. Information Items

a. Previous OCP / Rezoning Applications

- i. RA216 – 446 Milton Street
To rezone from RM-9 to RM-10 for construction of a seven-unit multi-family development.

Bruce Anderson advised that this application's Zoning amendment bylaw was adopted on 2010-APR-26, and the concurrent OCP amendment bylaw was adopted on 2010-JAN-25.

b. PNAC Enquiries – Recent Industrial Developments

- i. 4400 Wellington Road
In response to concerns expressed by PNAC regarding the mini storage business opening without any landscaping in place, Bruce Anderson reported the plan will provide treatment along frontages, but not abutting flankages. Trees and shrubs are proposed for the frontages along the railway line and entrance.
- ii. 1985 Island Diesel Way
In response to concerns expressed by PNAC regarding the lack of landscaping at this site, and whether the use and development was what PNAC envisioned when they recommended retaining industrial use in this area, Bruce Anderson stated landscaping will be required; however, the use does not contemplate building development. PNAC's concern may have been a result of expecting to see a built form there.

7. Old Business

a. OCP Amendment Applications for 2009-NOV-01 Intake

- i. OCP54 – 950 Phoenix Way (Island Timberlands)
Bruce Anderson advised the City has received the Draft Master Plan and Appendices for this application, and noted the plan proposes access from Phoenix Way. Staff will review the documents prior to bringing them before PNAC. The proposal was originally associated with Oceanview prior to the property being obtained by Island Timberlands.

A Committee member expressed concern regarding the site being adjacent to a heavy industrial site, and whether it had been assessed for possible hazards.

b. Adoption of OCP Amendment Bylaws

- i. Bruce Anderson advised that at the Council meeting held 2010-MAY-17, OCP amendment bylaws were adopted pertaining to:
- greenhouse gas emissions reduction targets; and
 - general amendments, including the 2009 completion date for the South Nanaimo Urban Node plan, and redesignation of property (Neck Point) to Parks and Open Space to recognize the acquisition of City parkland.

8. New Business

a. Rezoning Applications

i. RA244 – 368 Hillcrest Avenue

S. Herrera gave an overview of the application which proposes to rezone property from Single Family Residential Zone (RS-1) to Low Density Multiple Family Residential (Townhouse) Zone (RM-3) to permit a six-unit multiple family development. (The info package received by PNAC stated the application was to rezone from RS-1 to RM-2. The application was subsequently changed to rezone from RS-1 to RM-3.)

Mark Garrett, Project Designer, advised the development will provide middle range affordable housing.

Gur Minhas, Project Developer, advised that each person on the block in question received notice of a public meeting regarding the proposed development. Fifteen people subsequently attended the meeting and only one negative comment was received.

Committee Comments

A concern was raised regarding individual lots being rezoned in a piecemeal fashion in an area identified in the OCP Implementation Strategy for the development of a Corridor plan.

Bruce Anderson advised the Third Street Corridor plan will be forwarded to the 2011 budget process.

B. Holdom noted the application being considered was submitted under existing rules.

The Committee asked whether there were any variances being requested. M. Garrett advised that the side and rear setbacks would require variances. S. Herrera noted that variances are considered at the development permit stage and that some variances to the development will be required as a consequence of the application being changed to rezone to RM-3.

The Committee inquired whether a single lot is easier to design for, and with multiple buildings on a lot, how setbacks between the buildings are dealt with. M. Garrett replied that with RM-3 zoning, variances will be required and the development will be a full strata. Regarding setbacks, S. Herrera advised they are measured from the property lines.

B. Holdom inquired about the narrow section of Hillcrest Avenue, where it meets Fourth Street, and whether that would be changed. S. Herrera advised that there will be no change to that section of road as a result of the proposed rezoning.

MOVED by R. Kelm, SECONDED by S. Lance to recommend that Council approve RA244. CARRIED

Committee Comments

The Committee voiced concern about rezonings being approved in an area identified in the OCP Implementation Strategy for the development of a Corridor plan, and inquired if there was any way to expedite that planning process.

Bruce Anderson advised the Third Street Corridor Plan is categorized as medium term timeframe (within 5 years) and is at the top of the Corridor Plan list in the OCP. He suggested that consideration might be given to broadening the plan scope to a neighbourhood plan, as precedent was set for this by the Newcastle + Brechin Neighbourhood Plan process.

B. Holdom noted that the Harewood area is in the OCP Implementation Strategy under both 'Develop Urban Node plans' (University) and 'Develop Corridor plans'.

The Committee questioned whether there would be merit in reviewing the Zoning Bylaw first as it appears to be restrictive. Other communities are doing very innovative things.

Bruce Anderson replied the Zoning Bylaw is under review, and will come before PNAC within the next few months.

B. Holdom urged staff to not engage PNAC too late in the Zoning Bylaw rewrite process, in order to allow PNAC to have some real input.

With respect to what properties should be considered for development, S. Herrera advised that the only areas presently restricted are those designated Urban Reserve. There currently are no policies in place for staff to reject applications to rezone small parcel subdivisions of property in the Corridor designation.

The Committee inquired how the City would proceed with a neighbourhood planning process in an area without a neighbourhood association.

Bruce Anderson replied that the City seeks a steering committee that would represent the overall neighbourhood, whether an association exists or not.

He also advised that if the Committee wants to ensure the Corridor designation is implemented on a property, they could recommend a minimum parcel size. S. Herrera noted that the appropriate time to do so would be when PNAC reviews the proposed new Zoning Bylaw.

b. New OCP Amendment Applications for 2010-MAY-01 Intake

Bruce Anderson advised the following applications have been received and are presently being reviewed by staff prior to them coming before PNAC for recommendation:

- i. OCP58 – 421 Milton Street
A text amendment is required to the Neighbourhood Plan to allow for greater than four multi-family units. (The proposal is for five units.)
- ii. OCP59 – 575 Milton Street
An amendment to the Neighbourhood Plan is required to allow for a mixed use residential and commercial development.
- iii. OCP60 – 535 / 537 / 555 Milton Street
An amendment to the Neighbourhood Plan is required to allow for a student housing project.

Committee Comments

With regard to the Milton Street applications, the Committee inquired whether there is a right-of-way for a trail there. Bruce Anderson advised that staff will look into this.

The Committee also asked when signage will be erected regarding the applications, whether Albert Street is a bus route, and if concurrent rezoning applications will also be considered for these proposals. Bruce Anderson stated that signage must be up prior to the applications being considered by PNAC, and that Albert Street is a bus route. S. Herrera advised that rezoning will also be required.

iv. South End Neighbourhood Plan

Bruce Anderson advised that staff are proposing to bring a draft of the South End Neighbourhood Plan to PNAC in July. The Committee indicated they would prefer that a July meeting be held in the first or second week in July, and that no meeting be held in August.

9. Next Meeting

The next regular meeting of PNAC is scheduled for 2010-JUN-15.

10. Adjournment

The meeting adjourned at 6:15 pm.

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APPROVED:

Chair

Date