



MINUTES
planNANAIMO ADVISORY COMMITTEE
MEETING HELD TUESDAY, 2010-MAR-16 AT 5:00 PM
BOARD ROOM, CITY HALL, 455 WALLACE STREET

PRESENT:

Bill Holdom, Chair
Sarah Boyd
Michael Harrison
Shirley Lance
Ralph Meyerhoff
Joan Wagner

Brian Anderson
Chris Erb
John Hofman
Darwin Mahlum
Randall Taylor

REGRETS:

Carey Avender
Jane Gregory
Michael Schellinck

Allan Davidson
Ric Kelm
Nadine Schwager

STAFF:

Deborah Jensen, Community Development Planner
Rob Lawrance, Environmental Planner
Cindy Hall, Recording Secretary

OTHER:

1. Call to Order

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

2. Adoption of Minutes from 2010-FEB-16

MOVED by S. Lance, SECONDED by R. Meyerhoff that the Minutes from 2010-FEB-16 be adopted. CARRIED

3. Approval of Agenda and Late Items

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

4. Correspondence

None.

5. Presentations

None.

6. Information Items

None.

7. Old Business

a. Oceanview Master Plan – OCP51

D. Jensen advised that following the second public hearing held for the Oceanview Master Plan on 2010-FEB-18, a special Council meeting was held at which time the bylaw for the Master Plan was adopted.

8. New Business

a. Official Community Plan Amendment Applications

i. OCP56 - Bill 27 (Greenhouse Gas Targets)

The Committee reviewed a staff report dated 2010-MAR-16 which was included with the agenda, and a draft of 'Sustainability in Nanaimo' dated March 2010 which was distributed at the meeting. R. Lawrance noted the OCP goals listed in the staff report, which will assist the City in working towards the targets stated in the report's recommendation. An action plan will be required in order to reach the outlined targets.

PNAC Comments

The Committee inquired as to the amount for 2007 GHG emissions.

R. Lawrance referred them to the pie chart in the 'Sustainability in Nanaimo' report. He advised that the numbers are estimated and were derived from utility billing and vehicle insurance information, with fuel use estimated.

PNAC Comments

The Committee commented that new construction will be impacted the most by the required GHG reductions, compared to the remainder of the community. If developers are required to "go green", the City should consider decreasing the amounts requested of developers via community contributions.

Also noted was the high volume (600 litres per person per day) of water use by Nanaimo residents compared to the national average (320 litres per person per day) and a suggestion was made that usage exceeding 320 litres be billed at twice the rate.

With regard to how water conservation reduces the carbon footprint, it was noted that as water becomes more of a precious resource, if you don't have as high a volume of water to treat, environmental costs to treat it will decrease.

Regarding a comment that City pipes have 13% leakage, R. Lawrance advised that City infrastructure will be considered during the City's energy audit. He will also get an update on water usage since the City's toilet rebate program has been in effect.

Before the issue of high water usage can be addressed, we must know why it is so high compared to the Canadian average. Vehicle emissions are still what need the most reductions however. The City's planning will help, but in the end it will take different kinds of vehicles to make the difference. Other levels of government need to prioritize electric vehicles.

R. Lawrance commented that most vehicle companies will probably produce electric cars within four years. However, charge stations will be needed. BC Hydro says they have the capacity, but where charge stations get placed, who will pay for them, and being able to get to them when required will be the challenge.

PNAC Comments

Even though it is as important to renovate existing housing stock as it is to build new to the building code, the investment to change the insulation factor of existing buildings has a very long payback period.

Setting these targets will cause people expense, but with a lot of work it can be achieved. The Committee inquired about consequences if a 33% reduction is not achieved by 2020.

R. Lawrance stated there has been no notification of any penalty. Municipalities have also been signing on to the Climate Action Charter (becoming carbon neutral by 2012) and will most likely have to pay carbon taxes after 2012 as that goal will be very difficult to achieve.

MOVED by S. Lance, SECONDED by M. Harrison that PNAC recommend that Council approve an amendment to planNanaimo to include a long-term greenhouse gas emissions reduction target of 80% below 2007 GHG levels by 2050, and a medium-term target of 33% below 2007 GHG levels by 2020, and that these targets be amended into section 5.1 of the OCP; and that staff develop a community sustainability action plan that will identify specific actions that the community will pursue in meeting its emissions reduction targets for the 2020 and 2050 timeframes. CARRIED

ii. OCP57 - General Amendments

MOVED by R. Taylor, SECONDED by M. Harrison that PNAC recommend that Council approve a text amendment to planNanaimo to add '2009' as the completion date of the South Nanaimo Urban Node plan (Sandstone Master Plan). CARRIED

MOVED by J. Wagner, SECONDED by B. Anderson that PNAC recommend that Council approve the redesignation of 4050 Morningside Drive from Neighbourhood to Parks and Open Space, to recognize the acquisition of City parkland. CARRIED

iii. South End Neighbourhood Plan

D. Jensen advised Phase 3 of the process is almost complete. At the Concepts and Options Open House held 2010-MAR-02, 106 people attended and were mostly positive. Options presented for comment at the Open House included the development of a mixed use corridor along Nicol Street as compared to development of a neighbourhood commercial area around Needham and Haliburton Streets.

Comment sheets from the Open House are currently being reviewed. The next phase will involve development of a draft neighbourhood plan to be presented to PNAC and the public for comment.

PNAC Comments

The Committee inquired whether there had been much acceptance regarding a corridor along Nicol Street, whether the neighbourhood groups involved were working well together, and if ways are being found to put commercial into the neighbourhood.

D. Jensen advised the groups are working cohesively and are keen on any improvements being done in that area. They do, however, have concerns regarding height of buildings, safety, etc., and many residents consider Nicol Street a barrier.

iv. Newcastle + Brechin Neighbourhood Plan

D. Jensen advised Phase 3 is almost complete for this neighbourhood plan process as well. At the Concepts and Options Open House held 2010-MAR-09, 184 people attended. Three land use options were presented, focusing primarily on the waterfront. One looked at higher density, higher height along the waterfront; the second looked at higher density, medium height along the waterfront; and the third presented the waterfront as it currently exists in the OCP.

PNAC Comments

The Committee inquired whether the neighbourhood associations involved in this plan were working well together.

D. Jensen replied that the associations involved in this plan have had challenges regarding the various interests of the three areas.

M. Harrison advised that approximately two-thirds of the steering committee concur with Option C (i.e. a maximum of three storeys on the waterfront). They are concerned that if you allow tall buildings along Stewart Avenue, you will not be able

to see the waterfront. Also, highrises along Stewart Avenue would not be sustainable. A considerable amount of property exists elsewhere that could be high density and sustainable.

It was pointed out that the amount of property along Stewart Avenue that high density could be built on is minimal.

D. Jensen stated that the properties along Stewart Avenue include fee simple, lease lands, or provincial lease lands; and there are potential opportunities for development on each of these. The City and the Port Authority work with each other when reviewing development proposals in this area.

PNAC Comments

The Committee inquired whether extending the waterfront walkway has been considered. A concern was also voiced regarding the lack of bike racks and safe cycling areas.

D. Jensen advised that policies regarding the walkway will be included in the Neighbourhood Plan.

9. Next Meeting

The next regular meeting of PNAC is scheduled for 2010-APR-20.

10. Adjournment

The meeting adjourned at 6:10 pm.

File: 0360-20-P07-02

g:\commplan\pnac\agendas minutes\2010\2010 03 16 pnac minutes.doc

APPROVED:

Chair

Date