



**MINUTES**  
**planNANAIMO ADVISORY COMMITTEE**  
**MEETING HELD TUESDAY, 2009-NOV-17 AT 5:00 PM**  
**BOARD ROOM, CITY HALL, 455 WALLACE STREET**

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**PRESENT:**

Bill Holdom, Chair  
Carey Avender  
Allan Davidson  
Jane Gregory  
Shirley Lance  
Michael Schellinck  
Randall Taylor

Brian Anderson  
Sarah Boyd  
Chris Erb  
Ric Kelm  
Darwin Mahlum  
Nadine Schwager  
Joan Wagner

**REGRETS:**

Michael Harrison  
Ralph Meyerhoff

John Hofman

**STAFF:**

Bruce Anderson, Manager, Community Planning  
Jeremy Holm, Manager, Current Planning  
Deborah Jensen, Community Development Planner, Community Planning  
Sheila Herrera, Planner, Current Planning  
Cindy Hall, Recording Secretary

**OTHER:**

Rick Jones, Urban Design Group Architects Ltd.  
Cheryl Fu, Urban Design Group Architects Ltd.  
Glenn Brower, Oceanview

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**1. Call to Order**

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

**2. Adoption of Minutes from 2009-OCT-20**

MOVED by C. Erb, SECONDED by A. Davidson that the Minutes from 2009-OCT-20 be adopted. CARRIED

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

MOVED by S. Lance, SECONDED by R. Kelm that the Agenda be approved as presented. CARRIED

**4. Correspondence**

None.

**5. Presentations**

None.

**6. Information Items**

None.

**7. Old Business****a. Sandstone Master Plan**

D. Jensen advised that Official Community Plan Amendment Bylaw 2009 No. 6500.006 went to Public Hearing on 2009-NOV-05, and will go to Council on 2009-NOV-23 for potential third reading and adoption.

**8. New Business****a. Rezoning Applications****i. 650 Terminal Avenue – Port Place Mall (RA223)**

J. Holm introduced the application.

**PNAC Comments**

The Committee inquired whether the application is in keeping with the OCP and Downtown Design Guidelines, and questioned whether there is a requirement for a transit exchange on the property, as per the Downtown Design Guidelines.

J. Holm advised that the application does meet the criteria in the OCP and Downtown Design Guidelines. The conceptual main street component of the Downtown Design Guidelines did have a transit exchange suggested for the site, but this application does not include an exchange. He added that the rezoning application is for a height increase as the zoning supports the density of the proposed application, but not the height. The entire downtown, except site specific properties, are zoned for six storey buildings. The Downtown Plan does support high rises, but these are considered individually through the rezoning process. Redevelopment of the mall is being considered by the Design Advisory Panel and will be considered in relevance to the Downtown Design Guidelines.

Rick Jones, Urban Design Group Architects Ltd., gave a presentation to PNAC. He noted that the downtown has some protection areas as far as view corridors are concerned, and that their project, originally proposing three high rise towers, settled on a single tower well beyond the view corridor. A study was done to show the high rise building shadow at various times of the year and the only time the shadow of their proposed new tower would conflict would be in December, where it just catches the corner of Cameron Island.

Redevelopment of the mall will occur over several phases. They plan to reconstruct the north portion of the mall and bring through a connector road from Terminal Avenue to Front Street, creating a 'main street' with a roundabout on Front Street. All of the exterior of the existing mall will be redeveloped. They were unable to relocate Wendy's Restaurant because of leasing arrangements.

A new building on the north side of the main street will be designed to take two additional floors for residential development, with retail and office located on the first and second floors. Townhouses will face Cameron Street, stepping up to eight storeys at Front Street, with a green roof landscaped area between two residential clusters.

Underground parking will be provided as well as pedestrian connections and two plaza areas by the entrance. They are limited to what they can do where the buses stop on Front Street. A relocation of Front Street would enable them to create something more pedestrian oriented.

The public meeting held 2009-NOV-04 was attended by approximately 120 people and was very positive. People appeared to like the mixed-use concept. The only negative comments were with regard to tower height – people preferred a four to six-storey maximum rather than a high rise.

#### PNAC Comments

The Committee noted the mall site would have been a good place for a transit exchange in the downtown. They also inquired about phasing and why residential is not part of the two-storey building.

Mr. Jones advised that traffic studies had been done and it was determined that a large amount of land would be required for an exchange. It would take the space planned for retail on one side and there would be no property left to make the Main Street concept work. He also stated that the 'main street' would be a private road, and not a City right-of-way.

Mr. Jones advised that the first phase before demolition is to relocate three major tenants: Medical Arts Centre; CIBC; and the liquor store. Demolition will follow, then the building of the two-storey building and main street, etc. The next phase will be the townhouse and residential, and the tower at the end of the second phase. They are considering precasting parking in sections so that parking can be available above and below during all stages.

If there is demand for residential in the two-storey building, it will be included.

Chair Holdom thanked the applicants for the presentation.

MOVED by S. Lance, SECONDED by N. Schwager to recommend that Council approve RA223. CARRIED

Mr. Jones, Ms. Fu, J. Holm and S. Herrera left the meeting.

b. Official Community Plan Amendment Applications

i. Oceanview Master Plan (OCP51)

D. Jensen introduced the application.

G. Brower gave a presentation to PNAC. Steps in the development's planning process are: OCP amendment application; master plan; phased development agreement; final development concept; rezoning; and subdivision. The goal of the Master Plan is to adhere to the requirements of the previous OCP amendment bylaw which designated Oceanview as a Resort Centre.

The proposed 420-acre golf resort will be within city limits and is contained within the UCB. A total of 2677 residences are planned with a density of 16 units per hectare (the allowable density is 10-50 units per hectare). Commercial space will be approximately 295,000 ft<sup>2</sup> with two hotels utilizing 200,000 ft<sup>2</sup> of the total. A large number of apartments are planned, which will result in some affordable housing.

They have planned for approximately 5900m of nature trails, including the Cable Bay trail, 6890m of off-road bike trails, and 9900m of pathways, for a total of 22,825m of non-vehicular paths, trails, etc. They have also provided for 95 acres of new park space, which is approximately 22 percent of the site.

The site itself has major topographical challenges with respect to proposed design. However, it will still provide for an Audubon Signature golf course, designed by Browning Horrocks.

The site has a number of environmental areas that have been taken into consideration in the design. 2900 significant trees have been catalogued, and a large herbaceous meadow has been set aside. There are three eagle nests on the site and a biologist has set parameters as to how they work around the trees.

Regarding archaeological sites, there are few inland sites with a larger number along the shoreline, primarily middens, that will be capped or left undisturbed; and they are working with SFN respecting these sites.

Primary access will be via Lindsay Road, which will be built prior to the residential development. They will also widen Nicola Road for better access to Cable Bay Trail.

The developer will pay for all of the required infrastructure. Water for the development is contemplated to come from the Duke Point line, and they are anticipating hooking up to the RDN sewer system. They are required to give a \$2.5 million bond to the RDN, equivalent to upgrading to the next cell of the system. DCC's on the project will be \$19 million and they estimate that \$51 million will have been paid to the City upon completion in 14 years.

The development will create approximately 465 new permanent jobs (9500 person years of employment).

Regarding phasing, the road needs to be built first, followed by the golf course. This will take about two years, then they start working on the residential. This is then followed by commercial at the end, so there is sufficient population to sustain the commercial.

#### PNAC Comments

Concern was voiced about proximity of the development to the Harmac mill, and repercussions if a serious accident occurred at the mill and toxic chemicals were released.

G. Brower advised that the mill has strict containment plans in place, and are monitored and inspected regularly. Oceanview did engage the services of two engineers, and their comments were that with the current technology of the mill, it is highly unlikely that any such accidents would occur.

The mill also regularly monitors the prevailing wind patterns and it has been determined the winds only blow toward the Oceanview site five percent of the time.

The Chair inquired why the northwest portion of the Resort Centre designation, which was previously approved by Council, was not on the Master Plan.

G. Brower advised that Island Timberlands is pursuing that piece of property without any connection to the Oceanview project.

The Committee inquired as to how we prevent the industrial uses from becoming a nuisance to the residential property owners that move into the area.

G. Brower replied that it is possible to place covenants on residences built on that piece of property, alerting them of adjacent uses.

MOVED by S. Lance, SECONDED by J. Gregory to recommend that PNAC approve Oceanview Master Plan (OCP51) as presented. CARRIED

ii. 950 Phoenix Way – Master Plan (OCP54)

D. Jensen advised that this application will be presented to PNAC at a future meeting.

iii. 3312 Hammond Bay Road (OCP55)

D. Jensen advised that this application will be presented to PNAC at a future meeting.

## 9. Next Meeting

A Christmas social will be held at Asteras Restaurant, 347 Wesley Street, on Tuesday, 2009-DEC-15 at 5:00 pm.

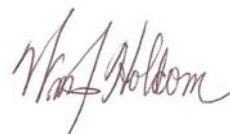
## 10. Adjournment

The meeting adjourned at 6:40 pm

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APPROVED:



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Chair

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2009-DEC-15

Date