



MINUTES
planNANAIMO ADVISORY COMMITTEE
MEETING HELD WEDNESDAY, 2009-SEP-23 AT 5:00 PM
BOARD ROOM, CITY HALL, 455 WALLACE STREET

PRESENT:

Bill Holdom, Chair
Carey Avender
Chris Erb
Michael Harrison
Ric Kelm
Ralph Meyerhoff

Brian Anderson
Allan Davidson
Jane Gregory
John Hofman
Darwin Mahlum
Randall Taylor

REGRETS:

Sarah Boyd
Michael Schellinck
Joan Wagner

Shirley Lance
Nadine Schwager

STAFF:

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

OTHER:

Gord Easton, Colliers International
Igor Silgailis, Northwest Properties
Gary Pooni, Brook & Associates Inc.
Dave Mannix, Snuneymuxw First Nation
Blaire Chisholm, Brook & Associates Inc.
Russ Irish, McElhanney Consulting Services Ltd.
Jim Routledge
Donna Hais, R.W. (Bob) Wall Ltd.

1. Call to Order

The meeting was called to order at 5:00 pm. Randall Taylor, the new representative from the Nanaimo Chamber of Commerce, was introduced.

2. Adoption of Minutes from 2009-JUL-21

MOVED by M. Harrison, SECONDED by J. Gregory that the Minutes from 2009-JUL-21 be adopted. CARRIED

3. Approval of Agenda and Late Items

MOVED by C. Erb, SECONDED by C. Avender that the Agenda be approved with the following revision:

- Item 8(b)i being considered following 8(a)i. CARRIED

4. Correspondence

None.

5. Presentations

None.

6. Information Items

None.

7. Old Business**a. RDN Sustainability Committee**

B. Holdom advised that a presentation given to the RDN Sustainability Committee indicated carbon emissions for greater Nanaimo have increased from 500,000 tonnes to 750,000 tonnes, which is attributed to a huge increase in vehicle emissions. Emissions from housing are slightly declining because of greater efficiency in the homes, and land fill gases are also gradually decreasing.

8. New Business**a. Rezoning Applications****i. 970 / 972 Brechin Road (RA211)**

G. Easton, applicant, advised that this application is to rezone the subject property from 'Residential Duplex Zone' to 'Residential Triplex and Quadruplex Zone' in order to legalize the existing fourplex. In order to avoid vehicles backing onto Brechin Road, they plan to contain all parking on-site, and add appropriate landscaping.

PNAC Comments

The Committee inquired whether the site in question is two lots, and why PNAC should consider legitimizing something that was not built legally (i.e. conforming to zoning).

G. Easton advised that the property is a single lot with two addresses.

S. Herrera commented that staff support the application because it fits within the range of density for the OCP 'Neighbourhood' designation, and it would improve a dangerous parking situation.

The Committee asked how many parking stalls would be provided, and whether the fourplex would be approved if it were a new application.

G. Easton replied that the number of parking stalls will be increased from four to six, and because some of the stalls are tandem, there will need to be cooperation amongst the units.

S. Herrera stated that if this application was for a new development, staff would look at it based on design, and how it meets the conditions of the bylaw.

B. Holdom noted that with respect to providing affordable housing, as secondary suites are not permitted in dwellings other than single family, people are encouraged to apply for rezonings in cases such as this, as they also address objectives of the OCP.

S. Herrera noted that since the staff report was prepared, the applicant has attempted to notify 25 neighbours of the application.

G. Easton added that eight out of nine neighbours supported the application; the remainder of the 25 were not at home.

Comments were also made that the Brechin Neighbourhood Association was not aware of the application, and that the lot is unsuitable for a fourplex.

MOVED by C. Erb, SECONDED by R. Taylor to recommend that Council approve RA211. CARRIED

b. Official Community Plan Amendment Applications

i. Sandstone Master Plan

G. Pooni, Brook & Associates Inc. gave a presentation to PNAC regarding the Master Plan for the proposed Sandstone development at 1200 Frew Road and 1560 / 1650 Island Highway S. (PNAC members previously received copies of the September, 2009 draft plan.)

Mr. Pooni advised that a public information meeting was held on 2009-SEP-15, and the main questions asked at that meeting pertained to economics, transportation, and form and character. He thought the overall sentiment of the open house was quite good.

PNAC Comments

The Committee inquired whether any archaeological studies were done, whether schools or recreation facilities were included, and to what extent sustainability will be implemented.

D. Mannix advised that studies had previously been done. B. Chisholm noted that no substantial archaeological presence was found, only significant plant species. D. Mannix added that Snuneymuxw are comfortable that those areas will be fully protected.

D. Mahlum arrived at the meeting.

Regarding possible school sites, Bruce Anderson advised that the City is awaiting comments from the School District regarding whether they would like to pursue a school site in the area.

G. Pooni stated that the developers have a strong commitment to sustainability from a site plan perspective. B. Chisholm added that they will meet the best practices of the day with regard to stormwater management. I. Silgailis advised

that stormwater management techniques are continually changing so they are not committing to a system at this stage in the development, but are working on issues identified by the City's engineering department. As the landfill is adjacent to their property, they will investigate the possibility of reclaiming methane and capturing heat to provide electricity for businesses in the area. The businesses could then contribute back into the loop to make it self-sustaining. D. Mannix noted that this has not been included in the Master Plan, in order to not "over promise". G. Pooni commented that stormwater policies will be considered in the development permit stage.

PNAC Comments

A comment was made that the colours on the maps in the Master Plan are difficult to differentiate between. Inquiries were made as to whether the proposed commercial development had been coordinated with Southgate Mall, and whether there is a large enough market to sustain both.

I. Silgailis replied that Sandstone will provide different and larger format services than what is provided at Southgate Mall. Southgate will service the area between Harewood and Sandstone.

Questions were asked about the distance from Sandstone to Southgate, and whether Regional Transit is in agreement to the transit service requirements. A concern was stated regarding the proposed overpass over the highway and the need to ensure that it is constructed. Another concern was that the northerly section across Cedar Road can only be accessed through an industrial park, and it appears to be removed from shopping areas and transportation.

I. Silgailis advised that Sandstone is approximately 1 km away from Southgate. Regarding transit servicing, the Master Plan will not address the planning of bus stops; at a Master Plan level they establish the node locations. Regional Transit will want to ensure that the population warrants provision of service prior to planning such.

Bruce Anderson noted that Regional Transit was provided with a copy of the Master Plan. They plan their service when they see reality in the five- year horizon (i.e. when construction of the first subdivision proceeds).

G. Pooni advised that the overpass will be considered at the phased development agreement time. The northerly section across Cedar Road is separated because of the landfill. They plan to accommodate accesses around it and ensure that this area receives services.

Chair Holdom asked what the Ministry of Transportation's role would be regarding the proposed overpass.

R. Irish replied that a common agreement on developing this access is being negotiated. The Ministry may permit the overpass but it will be part of the municipal road network.

A concern was raised regarding the property being reserved for agricultural use. It would be more feasible if it was being protected for archaeological and historic reasons, as it will probably never be used for agriculture.

Bruce Anderson explained that the land in question is in the Agricultural Land Reserve, and the OCP respects that designation so it must be protected accordingly. There is a process in place, however, to have the Agricultural Land Commission reconsider that designation.

MOVED by C. Erb, SECONDED by R. Meyerhoff to recommend Council approve the Sandstone Master Plan as presented by the applicant. CARRIED

c. Rezoning Applications (cont.)

i. 5876 Shadow Mountain Road (RA228)

S. Herrera advised that this application is to rezone property from 'Single Family Residential Zone' to 'Residential Triplex and Quadruplex Zone' in order to permit a triplex. The property, which presently has an existing single family home on it, has OCP 'Corridor' designation and is at the end of a cul-de-sac which backs onto Hammond Bay Road. Staff acknowledge that the density proposed falls below the range outlined in the 'Corridor' designation, but support the application because it meets other requirements.

J. Routledge, applicant, advised that he is a built-green builder, and as the existing building needs considerable updating, he would prefer to replace it with something up to current standards and apply green building aspects. The property is near to Woodgrove Mall and schools, and he would like to market it to single parents or people who do not own vehicles.

PNAC Comments

The Committee inquired about public feedback, mentioning sensitivity to neighbours as access to the property is through a cul-de-sac. Other Committee comments pertained to elevation of the lot, traffic issues, and parking for the development.

J. Routledge advised that neighbours were concerned about parking and property values, but did have some suggestions that he is considering such as downsizing and providing another parking space. He also noted that he could potentially reduce roof pitch for the triplex.

B. Holdom noted that the proposed building is approximately one-half the size of surrounding homes, and with the existing zoning, the applicant would be permitted to build a larger house with a secondary suite.

MOVED by R. Meyerhoff, SECONDED by A. Davidson to recommend that Council approve RA228, and that Staff suggest to the developer that an extra parking space be added, and the size of the units be slightly reduced if possible. CARRIED.

ii. 6155 Metral Drive (RA230)

S. Herrera summarized the application to rezone the subject property from Single Family Residential Zone (RS-1) to Mixed Use Commercial Zone (C-4) in order to permit the use of land for a mixed use development. Since the staff summary was prepared, the applicant has engaged in public consultation.

D. Hais, applicant, advised that two of the proposed mixed-use buildings will have two storeys of commercial, and condos on the top floor. The third building, consisting of residential, will be subsequently constructed along Dunbar Road. They are proposing to construct a left turn lane as part of their community contribution.

PNAC Comments

The Committee inquired where people will park if the applicant is only planning to provide 77 parking spaces out of the 109 required by the parking bylaw.

D. Hais replied that when the application proceeds to the development permit stage, the number of parking spaces required will be assessed at that time. She noted that commercial tenants require parking spaces during the day, and the residences require parking spaces in the evening. Bike racks will also be provided.

MOVED by J. Gregory, SECONDED by C. Erb to recommend that Council
approve RA211. CARRIED

9. Next Meeting

The next meeting of PNAC is scheduled for Tuesday, 2009-OCT-20.

10. Adjournment

The meeting adjourned at 6:45 pm.

File: 0360-20-P07-02

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APPROVED:

Chair

Date