



MINUTES
planNANAIMO ADVISORY COMMITTEE
MEETING HELD TUESDAY, 2009-JUL-21 AT 5:00 PM
BOARD ROOM, CITY HALL, 455 WALLACE STREET

PRESENT:

Bill Holdom, Chair
Sarah Boyd
Michael Harrison
Shirley Lance
Ralph Meyerhoff
Nadine Schwager

Brian Anderson
Jane Gregory
John Hofman
Darwin Mahlum
Michael Schellinck

REGRETS:

Carey Avender
Chris Erb
Randall Taylor

Allan Davidson
Ric Kelm
Joan Wagner

STAFF:

Deborah Jensen, Community Development Planner, Community Planning
Sheila Herrera, Planner, Current Planning
Cindy Hall, Recording Secretary

OTHER:

Maureen Pilcher, Applicant
Will Melville, Delinea Design Consultants Ltd.

1. Call to Order

The meeting was called to order at 5:00 pm. Sarah Boyd, the new youth representative, was introduced, and the Committee were advised that Brian Anderson is now an At-Large representative, and Randall Taylor is the new Business representative from the Nanaimo Chamber of Commerce.

2. Adoption of Minutes from 2009-JUN-16

MOVED by J. Gregory, SECONDED by N. Schwager that the Minutes from 2009-JUN-16 be adopted. CARRIED

3. Approval of Agenda and Late Items

MOVED by S. Lance, SECONDED by M. Schellinck that the Agenda be approved with the following additions:

- Next meeting date; and
- Selection of Vice-Chair.

CARRIED

4. Correspondence

- a. Letter dated 2009-JUL-16 from Frank Murphy, President, Nanaimo Old City Association regarding the proposed zoning and OCP amendments at 446 Milton Street.

MOVED by R. Meyerhoff, SECONDED by D. Mahlum that the correspondence be received. CARRIED

5. Presentations

None.

6. Information Items

None.

7. Old Business

a. Concurrent OCP Amendment / Rezoning Application

i. 446 Milton Street (OCP48 / RA216)

D. Jensen briefly updated the Committee on the application, which they had deferred until after NOCA's meeting on 2009-JUN-18. At that meeting, a majority of those in attendance were in favour of the proposal.

MOVED by R. Meyerhoff, SECONDED by B. Anderson to recommend that Council approve OCP48/RA216. CARRIED

8. New Business

a. Rezoning Applications

i. 3 Leam Road (RA225)

M. Pilcher read out a prepared brief and displayed diagrams of the proposed multi-family development to be located in an area designated Corridor in planNanaimo. The application is to rezone the subject property from Single Family Residential Zone (RS-1) to Medium Density Multiple Family Residential (Suburban) Zone (RM-5).

There will be five buildings consisting of four units (two bedroom and two bedroom plus den). Full transit services along Bowen and Labieux exist and the developer plans to enhance and improve the pedestrian walkway which adjoins the property.

A Tree Management Plan has been completed, and a more detailed landscaping plan will be submitted through the development permit process. The two parking areas for the development will be separated in order to provide more green space, and the units' living areas will be oriented to the south to provide light and privacy. Each unit will have useable outdoor space and a well-defined entrance.

It is expected that the buildings will utilize energy conscious construction methods as well as strategies to reduce water usage. On-site storm water management and oil/water separators for parking lot drainage will be incorporated into the design. Feedback was received from the surrounding property owners at a meeting held by the applicant on 2009-JUN-13. A comment regarding traffic calming in the laneway was noted from that meeting.

W. Melville added that there will be two building types, with hardiplank and vinyl siding on the exteriors and asphalt shingle roofing.

PNAC Comments

The Committee inquired whether all parking would be open, what kind of heating is proposed, what adjacent properties on Labieux and Bowen are presently zoned for, and whether they have planned anything with respect to interfacing with the adjacent Corridor property.

W. Melville advised that the parking would be surface parking, but the type of heating has not yet been decided upon. He also stated that without knowing what's going to be built on adjacent lands, and considering their property is transitional, this development will be low density and back onto the adjacent property in order to create amenities they have control over. M. Pilcher added that they are aware that buildings built in the Corridor designation could go as high as six storeys.

The Committee encouraged the use of green technology in construction and design in order to reduce the energy costs to those living there. They also inquired about the lane width, and whether there is a neighbourhood association in that area.

W. Melville replied they have a built green list that they work towards for energy efficiency. M. Pilcher advised the lane will be widened by 0.75m in order to accommodate two-way traffic, and will have stop signs at both ends. She has attempted to contact a representative from the Wellington Neighbourhood Association but has not heard back from them.

When asked if the proposed development meets the City's requirements, S. Herrera advised the density falls below the 50 units/hectare minimum but does meet some of the objectives of the Corridor designation.

MOVED by S. Lance, SECONDED by M. Schellinck to recommend that Council approve RA225. CARRIED

b. Regional Growth Strategy Review

i. Affordable Housing

Committee Comments

Affordable Housing should be added to the RDN's list of what community contributions are used for, but not at the expense of parks. The RGS should recognize that all member municipalities have a responsibility in this matter.

Request new developments throughout the entire region to include affordable housing as part of their development.

Area structure plans can require a percentage of the area to be multi-family. Why can't there be some percentage as a requirement of a portion of land. This is easier to do on large pieces of land rather than infill, and it provides for affordable

housing. In some instances, if multi-family cannot be provided, then lands should remain vacant until required.

ii. Farming and Food Production

Committee Comments

The RGS should encourage community gardens in their urban centres and protect lands that have the potential for major production just outside the urban centres. Also, preserve the farmland in the RDN as it will be needed in the future.

iii. Land Use and Transportation Planning

Committee Comments

There is an environmental argument for highways using traffic circles; this lets traffic move freely rather than having to stop at traffic lights.

Reduce parking requirements. The number of vehicles entering the RDN cannot be regulated, but make it more inaccessible for them.

Be cautious about road improvements. It is very difficult and very expensive to four-lane a road, and it encourages vehicle usage.

Slow the traffic down on the old Island Highway.

The RDN should be encouraged to not eliminate all of the gravel pits, in order to lessen the need to import gravel for pavement in the rural areas.

Transportation takes care of itself if you have growth nodes; goes back to planning.

Encourage a variety of uses in the nodes so people don't have to travel far for services.

Have good bus routes so that people know there is an operating alternative to using their vehicle. Encourage each area being densified to have as full a range of services as possible.

iv. Servicing

Committee Comments

Require building permits and planning processes.

Create a land use inventory.

Packaging services spreads out the impact.

Don't leave planning of services to the developers.

v. The Economy, Land Use and Transportation

Committee Comments

Have more industrial parks close to the ocean to encourage industry.

Develop an industrial strategy that includes information infrastructure. Interface with other land uses and designate some areas in the RDN for those purposes.

Have to start looking at agriculture as industry. Areas that become more agricultural and agronomy-based will be able to survive.

Consider having an industrial land reserve and encourage people to come here and develop green industries such as solar energy, windmills, etc. because all governments will require those industries in the future.

Both strategies and strong leadership are important.

vi. Complete, Compact Communities

Committee Comments

Long-term planning to build complete, compact communities will answer questions about transportation planning.

Provide affordable housing for the people providing services to the retirement industry.

vii. RGS Education and Awareness

Committee Comments

Important that education be included as a component of the RGS.

c. Election of Vice-Chair

MOVED by R. Meyerhoff, SECONDED by S. Lance that B. Anderson replace G. Turgeon as Vice Chair. CARRIED

d. Other Business

In response to an inquiry, D. Jensen advised that Bylaw No. 6000.05 passed third reading and was forwarded to the RDN for approval. This approval is required due to the bylaw including an amendment to the UCB. It is anticipated the bylaw will go back to Council in August for adoption.

9. Next Meeting

The next meeting of PNAC is scheduled for Wednesday, 2009-SEP-23.

10. Adjournment

The meeting adjourned at 6:50 pm.

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APPROVED:

Chair

Date