



MINUTES
planNANAIMO ADVISORY COMMITTEE
MEETING HELD TUESDAY, 2009-MAY-19 AT 5:00 PM
BOARD ROOM, CITY HALL, 455 WALLACE STREET

PRESENT:

Bill Holdom, Chair
Ryan Brown
Chris Erb
Ric Kelm
Ralph Meyerhoff
Nadine Schwager

Brian Anderson
Allan Davidson
Michael Harrison
Darwin Mahlum
Michael Schellinck

REGRETS:

Carey Avender
John Hofman
Gord Turgeon

Jane Gregory
Shirley Lance
Joan Wagner

STAFF:

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

OTHER:

Rick Jones, Urban Design Group Architects Ltd.
Paul Manhas, Applicant
Grace Nielson, Tillicum Lelum Aboriginal Friendship Centre
Chris Beaton, Tillicum Lelum Aboriginal Friendship Centre
Gord Mackinnon, Applicant
Will Melville, Delinea Design Consultants
Barb and Rob Humpherville, Nanaimo Old City Association

1. Call to Order

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

2. Adoption of Minutes from 2009-APR-28

MOVED by C. Erb, SECONDED by R. Kelm that the Minutes from 2009-APR-28 be adopted. CARRIED

3. Approval of Agenda and Late Items

MOVED by N. Schwager, SECONDED by A. Davidson that the Agenda as circulated be approved. CARRIED

4. Correspondence

None.

5. Presentations

None.

6. Information Items

- a. B. Holdom introduced Rob and Barb Humpherville, attending PNAC on behalf of the Nanaimo Old City Association (NOCA). They will be participating as non-voting members of PNAC during discussions surrounding OCP48, a proposed amendment to the OCP for a multiple-family residential development.

- b. PNAC Membership Terms

D. Jensen advised that the membership terms of G. Turgeon, C. Avender and B. Anderson will expire on 2009-JUN-30. Staff will take the necessary action to fill the positions.

7. Old Business

None.

8. New Business

- a. Rezoning Applications

- i. 530 Fifth Street – University Village (RA219)

S. Herrera introduced this application which is for a site specific text amendment to the Community Shopping Centre Commercial Zone (C-7), in order to permit the use of land for a 'Liquor Store'. The applicant proposes to transfer the LRS (Licensee Retail Store) from Woodgrove Centre to University Village.

R. Jones, applicant, advised that Bosa Developments is redeveloping University Village (formerly known as Harewood Mall) and will be investing \$17 million into the shopping centre. Area residents advised they wanted a Starbucks, medical centre and financial centre on the site. Starbucks has now located there and property has been set aside for the other two uses. When Bosa asked area residents about putting a liquor store and pub in the shopping centre, residents advised they were opposed to a pub but in favour of a liquor store. Bosa believes a liquor store is a key element of a shopping centre and this application is for approval of such.

PNAC Comments

The Committee inquired about the property's proximity to the nearest liquor store, where the liquor store will be located on the site, and what the history of this particular LRS was. Concern was also voiced with regard to locating a liquor store in an area where there are children.

R. Jones advised that the closest liquor store is well outside the specified area, as set by the Province. He showed the proposed location of the liquor store on a site plan.

P. Manhas advised that originally the LRS was attached to the Palace Hotel, but as there was nowhere on that site to situate it, the application was transferred to Woodgrove Centre.

MOVED by B. Anderson, SECONDED by C. Erb to recommend that Council approve RA219. CARRIED

Mr. Manhas and Mr. Jones left the meeting.

ii. 477 Tenth Street (RA220)

S. Herrera introduced this application, which proposes to rezone the above-noted property from Single Family Residential Zone (RS-1) to Public Institution Zone (P-2) in order to facilitate the construction of a Personal Care Facility.

G. Nielson, representative for the applicant, advised that Tillicum Lelum has a good relationship with the few immediate neighbours to this property, and the neighbours support the on-site programs. It is proposed that the facility will have 18 to 20 housing units for youth over 19 and seniors. It is important for elders to feel they are useful members of society and to mentor the youth in the facility.

C. Beaton advised that this youth and elders facility was one of five facilities approved in a homelessness initiative, with the Memorandum of Understanding entered into last year with BC Housing. BC Housing is to provide the capital funds for the project. The rezoning will allow Tillicum Lelum to retain the existing youth safe house on site, and add the youth and elders affordable housing.

PNAC Comments

The Committee inquired about consultation with the neighbours, how many units BC Housing has approved, and the ratio of youth to seniors that will be in the facility.

G. Nielson answered that letters have been sent to all neighbours, and Tillicum Lelum will also be meeting with the Harewood Neighbourhood Association. BC Housing have approved 10 units, but are interested in the provision of more.

C. Beaton added that if more units are approved, the building height would not change, but there would be a larger footprint. The average size of the units will be 325 ft² with larger units provided for the elders. The ratio of youth to elders will be approximately 50/50.

S. Herrera added that even if the building size is increased, it will still be a small footprint on a large lot.

MOVED by R. Meyerhoff, SECONDED by C. Erb to recommend that Council approve RA220. CARRIED

Tillicum Lelum representatives left the meeting.

b. Concurrent OCP Amendment / Rezoning Application

i. 446 Milton Street (OCP48 / RA216)

S. Herrera introduced these concurrent applications to amend the Old City Neighbourhood Plan of the OCP in order to increase the permitted density on the above-noted property, and to rezone from Old City Low Density Residential (Fourplex) Zone (RM-9) to Old City Medium Density Multiple Family Residential Zone (RM-10).

G. Mackinnon, applicant, advised that the issue is increasing the density from four units to seven units, regardless of lot size. The Neighbourhood Plan only allows a maximum of four units per parcel, which directly affects this site. The proposed development will consist of a one-bedroom unit at the front, three 2-bedroom units, three 3-bedroom units, nine parking spaces, and six parking garages. The 10 people who attended the open house were generally in favour of the proposal, and a website for the proposed development has been set up.

W. Melville, designer for the project, advised that there will be access from both sides of the development, but vehicle access will only be from the lane side with covered parking at the back. They are attempting to keep the development compatible with existing uses in the area. Grade differentiation issues between the lane and buildings are being addressed.

PNAC Comments

The Committee inquired where the people who attended the open house were from, and whether more community consultation would occur.

G. Mackinnon advised that all were from Milton Street except two people from Kennedy Street.

R. Humpherville, President of NOCA suggested that PNAC postpone making a recommendation on this application until after NOCA's meeting on 2009-JUN-18 which the developer plans to attend. The notice for that meeting will be sent to approximately 700 people.

The Committee also inquired about the tunnel effect as a result of the proposed placement of the buildings, what the parking requirements are, what the maximum square footage allowable on the lot is, whether the walkway would be part of the strata, and if the back lane meets the standards of a common driveway.

G. Mackinnon replied that placement of the buildings is a challenge and that there is no perfect solution. They are being situated to take advantage of the views.

W. Melville added a site density of 0.75 FAR has been proposed, with current FAR set at 0.65. One parking space per unit is required and the proposal provides a total of nine for the seven units. He noted that the walkway would be part of the strata development, but did not know whether the back lane met the standards of a common driveway.

A resident across the street from the proposed development advised she was not concerned about the viewscape, but was concerned about the number of parking spaces being requested, and whether the narrow laneway would be kept open in winter.

D. Jensen advised that the applicant will be asked to upgrade both a portion of the lane and the rail crossing at Prideaux Street. She also clarified that the proposed development would require an amendment to the Neighbourhood Plan if six units were proposed. A proposal of seven units would require amendments to both the OCP and Neighbourhood Plan. As a multi-family development, none of these units would be permitted as secondary suites.

In response to a question from a member of the public, G. Mackinnon advised that they do not intend to make any substantial changes to the proposed development, and that as the process proceeds, the design can be tied to a development permit.

MOVED by R. Meyerhoff, SECONDED by M. Harrison to defer making a recommendation on this application until the July PNAC meeting. CARRIED

c. New OCP Applications

i. Oceanview Golf Resort & Spa Master Plan – formerly Cable Bay Lands (OCP51)

D. Jensen advised that this was the sole application received for the May round of OCP amendment applications. Staff are reviewing the application and will be forwarding their comments to the applicant. A report is anticipated to be brought to the July PNAC meeting on this application.

d. General Amendments (Referral from Council re Figure 3 Planning Areas)

D. Jensen advised that at the Council meeting where first and second readings were given to the OCP amendment bylaw pertaining to general amendments, there was discussion regarding name changes on the Planning Areas Map that had been made by the City for ease of communicating with the public. The name changes are being brought back to PNAC for discussion and approval.

PNAC Comments

The Committee inquired why the City amends their planning areas to match the Statistics Canada census tracts. Having different boundaries is confusing and the neighbourhood association boundaries are the only ones that make sense.

D. Jensen noted that this figure is intended to provide general information, including location of neighbourhood plans, and that the planning areas match the census tracts primarily for ease of data collection.

The Chair commented that the names do have significance to people, and suggested that the City adhere to how people identify their neighbourhoods. He suggested having a map for census purposes and data collection, and another to identify neighbourhoods.

MOVED by C. Erb, SECONDED by D. Mahlum that the proposed 'Old City / Vancouver Island University' planning area be renamed to 'Vancouver Island University', removing 'Old City' from the proposed name change. CARRIED

e. Regional Growth Strategy Review

i. Implementing and Monitoring

Committee Comments

Implementation means taking some real action and not just having the document sit on a shelf. It is in PNAC's purview to suggest actions. Even though they will be met with challenges, some things need to be done. There has been discussion about the City again taking a more active role in the planning functions of the RDN.

The document needs to identify a clear vision of what is realistic in a 20-year time frame, and develop measurable goals around that vision. As servicing is development driven, however, it is difficult to set out those steps. Even though setting short and mid-term goals would be the best scenario, the reality is that they would not be accomplished until development pays for them. What the RGS needs then is a guiding vision that sets out what kinds of development would be anticipated for village nodes. With a clear idea, it would be easier then to discourage certain types of development.

ii. Greenhouse Gas and Energy Use

Committee Comments

Better incentives, such as amending the tax system, are needed to address the problem of emissions (for example, inefficient older houses). Removing DCC's inside the City would encourage more development inside the City rather than outside where there are no DCC's.

Bare land stratas are a more efficient use of land as they can accommodate more density and better stormwater utilization, and they look like single family homes, which is what people want. It is not realistic to say that all people will want to live in the third and fourth storeys above commercial activity.

Concern was expressed about gasification systems which convert compost to gas, as they are not sustainable. Also, the extent of how much this system would help the environment is not known.

9. Next Meeting

The next regular meeting of PNAC is scheduled for 2009-JUN-16.

The focus of the meeting will be to continue discussion on the RGS Backgrounders. R. Meyerhoff requested that John Horn, Social Planner be invited to the meeting to present statistics on the different areas in Nanaimo.

10. Adjournment

The meeting adjourned at 7:13 pm.

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APPROVED:

Chair

Date