



MINUTES
planNANAIMO ADVISORY COMMITTEE
MEETING HELD ON TUESDAY, 2009-MAR-24 AT 5:00 PM
BOARD ROOM, CITY HALL, 455 WALLACE STREET

PRESENT:

Bill Holdom, Chair
Carey Avender
Allan Davidson
Michael Harrison
Shirley Lance
Gord Turgeon

Brian Anderson
Ryan Brown
Chris Erb
John Hofman
Ralph Meyerhoff
Joan Wagner

REGRETS:

Jane Gregory
Darwin Mahlum
Nadine Schwager

Ric Kelm
Michael Schellinck

STAFF:

Bruce Anderson, Manager, Community Planning
Dale Lindsay, Manager, Current Planning
Sheila Herrera, Planner
Cindy Hall, Recording Secretary

OTHER:

Paul Thompson, Manager, Long Range Planning, RDN
Keith Brown, Keith Brown Associates Ltd.
Victoria Drakeford, Landscape Architect
Isaac and Alex Khousaba, Ankido Holdings
Ivan Plavetic

1. Call to Order

B. Holdom called the meeting to order at 5:00 pm. Representatives from the Social Planning Advisory Committee (R. Meyerhoff), Advisory Committee on the Environment (J. Wagner), Nanaimo Community Heritage Commission (J. Hofman), and Parks, Recreation and Culture Commission (S. Lance) were welcomed to the Committee.

2. Adoption of Minutes from 2009-FEB-17

MOVED by C. Erb, SECONDED by S. Lance that the Minutes from 2009-FEB-17 be adopted. CARRIED

3. Approval of Agenda and Late Items

MOVED by C. Erb, SECONDED by S. Lance that the Agenda as circulated be approved. CARRIED

4. Correspondence

None.

5. Presentations

a) Regional Growth Strategy Review

Paul Thompson, Manager, Long Range Planning, RDN gave a presentation on the Regional Growth Strategy (RGS) Review. The Strategy has been in place since 1997, and this is its second major review. The first round of consultation began in Spring 2008. In response to public input received, the RGS Review will address the following changes of significance:

- Sustainability principles – New legislation requires the inclusion of green house gas targets and monitoring in the RGS.
- How the RGS can be amended.
- How its principles will be achieved, publicizing what has already been implemented, and monitoring the outcomes.
- Affordable housing on a region-wide basis.
- Food security - How to support farming in the area by providing incentives, removing barriers, and going beyond retaining the Agricultural Land Reserve.
- How to coordinate land use and transportation better.
- Determining whether designated urban areas can be serviced and how to do so.
- Linking the economy in with land use and transportation.
- Complete, compact communities and targets for different urban areas.
- Providing public education on why we have RGS's and why they're important and need to be supported.

Further information is available at www.shapingourfuture.ca.

PNAC Comments

The Committee inquired whether the expanded content would include social and economic objectives, whether there was a way to contain sprawl in rural areas, and what the timeline is to provide the RDN with comments.

Mr. Thompson advised that social and economic objectives would be considered in the review, and that urban areas follow the RGS but more monitoring is required to determine whether present policies have been successful. They are hoping to receive comments by the end of May.

B. Holdom reiterated PNAC's wish to be involved in the RGS Review process, and Bruce Anderson enquired about discussion papers.

Mr. Thompson advised there are six discussion papers on the potential changes to the RGS, and backgrounders and workbooks on the major changes, which can be provided to PNAC.

B. Holdom commented that a long-standing basic principle is to focus growth within urban areas, and deter growth in the rural areas. The RGS and OCP review found the rate of growth in the rural areas was greater than in the urban areas. PNAC may wish to comment on that, as there appears to be a disconnect.

Mr. Thompson was thanked for his presentation and prior to leaving the meeting, advised that a public forum will be held on April 21.

b) Zoning Bylaw Rewrite

D. Lindsay updated the Committee on this task being undertaken by his department. He noted the implementation strategy contained in planNanaimo recommends this rewrite be completed in the “short term” in order for zoning regulations to comply with policies in the new OCP. The project will be done in three steps: rectifying zoning regulations that clearly conflict with the OCP; rewriting the remainder of the bylaw; and moving the bylaw forward and applying it to individual properties in the city. There will be an online survey to receive public feedback, and stakeholder groups including neighbourhood associations will be contacted. When public consultation is complete, the draft bylaw will be brought to PNAC in sessions for consideration and recommendation to Council.

PNAC Comments

The Committee inquired about properties that were zoned correctly but have conflicting uses surrounding them, and residential properties abutting industrial properties. D. Lindsay replied there are properties that very clearly conflict with the OCP, such as RS1 properties outside of the UCB, and in some cases the new OCP has other purposes for existing industrial lands.

Other questions were whether zoning changes suggested in the Departure Bay Neighbourhood Plan would be included in Step 1, and whether the new bylaw would have consolidated zones. D. Lindsay advised that zoning of Departure Bay would not occur in Step 1 and that when new zones are created, consideration will be given to how they will apply to the Departure Bay area. Consolidating zones will be considered in the review process.

Mr. Lindsay was thanked for this update.

6. New Business**a) Rezoning Applications****i. 164 Pryde Avenue (RA214)**

S. Herrera, advised this application is to rezone a portion of the site from Single Family Residential Zone (RS-1) to Low Density Multiple Family Residential (Townhouse) Zone (RM-3) in order to permit a multi-family development. The present OCP designation is Neighbourhood. The proposal is for 12 units consisting of 6 detached units and 3 duplexes. The site is bordered by the Millstone River and a creek on the western portion. Setback and floodplain issues have been addressed by applicant, and floodplain contour has been identified.

K. Brown, Applicant, commented that the property is located in the vicinity of a 50 year old subdivision which has not been upgraded. The proposed development will enhance the area and give direction to future upgrading.

V. Drakeford, Landscape Architect advised there is a 58 contour with floodplain below which contains many invasive species. The homes' yards will have useable space, and there will be private space in the back which could be used for gardens.

PNAC Comments

The Committee inquired if the development would be to the property's "highest and best use", whether there will be any green initiatives on site, and if they had consulted the neighbourhood.

K. Brown advised they wanted to keep the development at the scale that already exists there. He noted the density allowed is 0.45 of the subject area - their development will be at 0.44. Regarding green initiatives, they have reduced the footprint, will use the existing street structure without extra driveways, will have low-flow toilets, and will have the drains going to the wetlands. Neighbourhood consultation will take place in the next week to 10 days.

The Committee also inquired how floor area ratios are calculated when there is a floodplain on the property, what will happen to the balance of the property, and noted that the corridors between units look very narrow.

D. Lindsay clarified that the floor area ratio (FAR) is not lot coverage. FAR is the total amount of building floor area allowed on a property, whereas lot coverage is the percentage of lot area covered by a building footprint. He noted for the subject area, part of the floodplain area is included in the FAR calculation.

K. Brown advised that the owners may plant some vegetation on the remainder of the property.

MOVED by C. Erb, SECONDED by G. Turgeon to recommend that Council approve RA214. CARRIED

Joan Wagner left the meeting.

ii. 5244 Sherbourne Drive (RA215)

S. Herrera advised this application is to rezone a portion of the site from Single Family Mobile Home Residential Zone (RS-3) to Residential Duplex Zone (RM-1) in order to permit a duplex. The present OCP designation is Neighbourhood. Preliminary approval has been given to subdivide the site into 2 fee simple RS-3 lots. A mobile home on one of the lots will remain. An outbuilding on the other lot will be removed and a duplex built. The application meets the minimum duplex lot size criteria.

PNAC Comments

The Committee inquired whether there will be enough width on the lot for the sideyard, and whether the developer will be developing the other lot in the future.

I. Plavetic advised that the lots will meet the minimum side yard requirements, and that the neighbourhood prefers to have the mix (mobile and duplex) rather than 2 duplexes.

MOVED by G. Turgeon, SECONDED by M. Harrison to recommend that Council approve RA215.
CARRIED

D. Lindsay and S. Herrera left the meeting.

7. Old Business

a) OCP Applications

- i. 5600 Vanderneuk Road, 5190 Lone Lynx Lane
B. Holdom advised this application was adopted by Council. He noted the parcel size remained the same because the owner dedicated a piece of adjacent property to it.
- ii. 950 Phoenix Way
B. Holdom advised that Council gave 1st and 2nd reading to the OCP amendment bylaw, and it will proceed to public hearing on 2009-APR-02.
- iii. 1200 Frew Road, 1560/1650 Island Highway S.
Bruce Anderson stated it is anticipated the Master Plan will be circulated to PNAC members during the week of April 6, and the public information meeting being held by the applicant is scheduled for April 15.

b) General Amendments

- i. 1350 Fielding Road
Bruce Anderson advised this application has been referred to the RDN (re UCB amendment).

c) Urban Sprawl outside City Boundaries

MOVED by R. Meyerhoff, SECONDED by S. Lance that PNAC encourage Council to continue to raise at the RDN the issue of the potential development of rural and resource lands outside the UCB and City limits, and discourage urban and suburban sprawl.
CARRIED

8. Next Meeting

The next regular meeting of PNAC is scheduled for 2009-APR-21.

9. Adjournment

MOVED by G. Turgeon, SECONDED by C. Erb that the meeting adjourn at 6:30 pm.
CARRIED