

**MINUTES OF THE PLAN NANAIMO ADVISORY COMMITTEE MEETING  
HELD ON TUESDAY, 2008-MAY-06 AT 5:00 PM, IN ROOMS 19 AND 20 AT THE  
BEBAN PARK SOCIAL CENTRE, 2300 BOWEN ROAD, NANAIMO, BC**

---

<b>Present:</b>	Councillor Bill Holdom Brian Anderson Carey Avender Chris Erb Jane Gregory Ric Kelm <u>Staff:</u> Bruce Anderson, Manager, Community Planning Deborah Jensen, Community Development Planner Fran Grant (Recording Secretary)	Shirley Lance Jolyon Brown Ralph Meyerhoff Gord Turgeon Nadine Schwager
<b>Regrets:</b>	Bill Forbes Michael Geselbracht Darwin Mahlum	David Hill-Turner Michael Schellinck
<b>Guest:</b>	M. Pilcher	S. Anderson, Island Timberlands
<b>Public:</b>	6	

---

**1. Call to Order:**

Chair B. Holdom called the meeting to order at 5:15 pm. He advised that the primary purpose of this meeting is to review the draft OCP for recommendation to Council.

**2. Adoption of Minutes for 2008-APR-15:**

MOVED by S. Lance, SECONDED by R. Meyerhoff, that the minutes of 2008-APR-15 be adopted as presented.

CARRIED

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

B. Holdom noted that:

- after the PNAC public forum held on 2008-APR-10 there was to be no more formal opportunity for public presentations to PNAC.
- One presenter at that meeting made a brief presentation suggesting a designation change but did not feel they received a fair opportunity because of tone of the audience at the meeting.
- Chair agreed so invited them to present to PNAC this evening.
- Does PNAC agree to hear the presentation again at tonight's meeting?

MOVED by S. Lance, SECONDED by C. Erb, that the agenda be approved with the addition of a presentation from M. Pilcher.

CARRIED

**4. Correspondence:**

No correspondence.

**5. Presentations:**

M. Pilcher, agent for owners of 1985 Island Diesel Way gave a presentation which is attached hereto as Appendix A.

There were no questions from PNAC to M. Pilcher.

PNAC commented:

- Need to look at transition area from industrial to residential, and agree that large building facing Bowen Road would not be ideal. This site could be a good transition for the area.
- Feel that this is valuable industrial land and we need to maintain the stock we have. Building doesn't have to have blank wall and Design Advisory Panel (DAP) will oversee that. Other industrial buildings in the area fit in. There would be a need for another access road as there is too much traffic coming from neighbouring property now.
- Could it have dual use with commercial on front and industrial on back?
- Industrial land is very important and can't see anyone doing half industrial and half commercial.
- There is a need to keep industrial lands but also a need for commercial and residential mix on Bowen Road.

Bruce Anderson advised that staff's opinion is that City could keep blank wall from facing on Bowen Road, although light industrial will not be as attractive as commercial and residential mix would be.

MOVED by R. Meyerhoff, SECONDED by N. Schwager, that PNAC confirm their motion from the 2008-APR-15 meeting that the designation for 1985 Island Diesel Way remain as Light Industrial.

CARRIED (5 in favour, 4 opposed)

**6. Information Items:**

a) PNAC Membership Terms

D. Jensen noted:

- As reported at the 2008-APR-15 meeting, at the end of 2008-JUN four PNAC positions will be up for renewal and there has been one resignation: Youth (M. Geselbracht), At-Large (J. Brown), Development Community (C. Erb), Neighbourhood Network (B. Forbes), Advisory Committee on Environment (G. Adrienne resigned).
- Youth and at-large positions will be advertised; Neighbourhood Network will be ask to appoint a new representative.
- C. Erb agreed to continue for another term as the Development Community representative.

**7. Old Business:**

- a) Harmac water license
- b) Sunset clause for development proposals

These two items were put over to the next meeting.

**8. New Business:**

- a) OCP Update
- Map Revisions

Bruce Anderson gave a brief overview of map revisions made since the last PNAC meeting as follows:

- 1) Island Timberlands property in south end to change designation from Resource Protection to Industrial to align with existing zoning.

MOVED by S. Lance, SECONDED by C. Erb, that the subject property be designated Industrial.

CARRIED

- 2) Jingle Pot Road, near Boban Drive, to change designation from Light Industrial to Neighbourhood to align with current single family use on small lots.

MOVED by R. Meyerhoff, SECONDED by C. Erb that the subject property be designated as Neighbourhood.

CARRIED

- 3) Spartan Road, at Metral Drive, to change designation from Corridor to Urban Node to maintain consistency on that block of properties north of Spartan Road.

MOVED by R. Meyerhoff, SECONDED by J. Gregory, that the subject property be designated as Urban Node.

CARRIED

- 4) Three properties on White Street, near Pryde Avenue and Bowen Road, to change designation from Neighbourhood to Corridor. Currently has multi-family on one parcel with proposal to consolidate the three lots with frontage along Bowen Road.

G. Turgeon advised of a conflict of interest on this issue. He did not participate in the discussion.

PNAC discussed the above noted subject properties as well as the overall corridor issue and noted:

- Dealt with rezoning at RAC last week and concern is how deep the corridors will be. It should be fairly narrow.
- Think it makes sense to move this property in but why not the rest of the lots on White Street as well?
- Need to provide for the integration of adjacent neighbourhoods attached to these corridor designations. Don't want to see six storey buildings up against neighbourhoods.
- Concern about properties on White Street. Have to make sure there is transition.
- Why not change designation for all properties on White Street because properties behind them, along Bowen Road, will be mostly gone with widening of Bowen Road.

- Think wording should be added to draft Plan regarding the transition from Corridor to Neighbourhood to ensure that neighbouring properties aren't up against six storey buildings. Text should state something to indicate buildings in Corridors should be scaled down to reflect where they meet adjacent Neighbourhoods.

Bruce Anderson gave the following answers to questions from the Committee:

- Depth of this Corridor would allow for redevelopment opportunity for mixed use two to six storeys. Width is based on that redevelopment opportunity. Depth based on where they are located and what is existing. Also allows for higher density residential opportunity. Deeper corridors can be found around other major corridor intersections.
- Addition made to draft Plan to indicate Corridor plans will incorporate urban design guidelines so that there is proper transition to adjoining neighbourhood. Range of heights allows for two to six storeys but we don't expect every development to be six storeys.

No motion was forthcoming from Committee on the subject properties.

The Committee agreed with Chair B. Holdom that PNAC return to this issue after road engineering plans for this section of Bowen Road have been finalized.

- Text Revisions

Bruce Anderson distributed list of substantive text changes and gave a brief overview of each one.

Bruce Anderson gave the following answers to questions from the Committee:

- OCP is the main planning document. Neighbourhood Plans are amendments to the OCP and are considered consistent with the OCP. They provide detailed policy to OCP.
- New Neighbourhood Plans need to be consistent with policies in new OCP and reflect achieving higher density mixes.
- There is a policy in current plan that when there is conflict between OCP and the Neighbourhood Plan, that Neighbourhood Plan takes precedence. Legislation is clear that OCP is overriding policy. That policy has therefore been removed from the new Plan. Tried to make it clear that existing plans will be added intact.
- Current Neighbourhood Plans, except for two, do achieve needed density.
- The existing Town Centre in Chase River has been modified to a Commercial Centre - City designation and Corridor designation.
- Departure Bay hasn't been designated a Corridor at this time as Corridors need to be supported by transit.
- Corridor and urban node designations will try to take more of the density for overall increase.

PNAC commented:

- Chase River would like to see Sandstone development become their designated town centre.
- Supposed to be enough land for another 25,000 people to highest and best use. Not going to happen.
- Do have concern that if one neighbourhood is a 'have density' and those that don't want density, this will make for uneven development around the city. The 'have density' areas will end up with too much density.

- If a developer was to do a land assembly in Departure Bay, the neighbourhood would come out against it. Council needs to be strong enough to support the density policies.
- For roads that are marked as Corridors, some of these should be kept at two lanes to discourage high volumes of traffic.
- Agree with new Plan's proposed changes to what constitutes a Neighbourhood from what has been the norm of mainly single-family.

MOVED by R. Kelm, SECONDED by S. Lance that PNAC approve substantive text changes as outlined in table.

CARRIED

Chair B. Holdom went over the entire Plan to identify any areas of discussion.

The Committee made the following comments:

#### Goal 6

- Section 6.10 policy 3 – take out Hammond Bay Road as there are other pump stations and not just on Hammond Bay Road.

#### Goal 7:

- Areas that the community needs to pay attention to are storm, sewer and water. Hope more teeth will be added to address this.

Bruce Anderson gave the following answers to questions from the Committee:

- Parks zoning is a zoning process that is currently underway.
- PNAC's suggestions around issues such as stormwater, narrower roads, and reduced parking requirements could flow as recommendations from PNAC through staff to Council.
- Objectives in the OCP could be used to encourage acceptance of innovative environmentally friendly development proposals. The sustainability strategy could lead to the implementation of new environmentally friendly developments.

MOVE by C. Erb, SECONDED by R. Meyerhoff that PNAC recommend to Council acceptance of the draft Official Community Plan.

CARRIED (1 opposed)

Bruce Anderson went over the next steps in the process and noted:

- Proposed timetable is
  - May 12 - Report to Council with PNAC's endorsement
  - May 26 - First Reading OCP Bylaw
  - Consideration of Part 26 Local Government Act
  - Second Reading of OCP Bylaw
  - June 19 - Public Hearing
  - July 14 - Third Reading & Adoption of Revised OCP
- Working with Impact Visual for new format for the OCP. This will not alter any of the content but looking to simplify the format and make it more user friendly.
- Will provide PNAC with hard copy of final draft Plan as soon as it is available.

**9. Next Meeting:**

The next regular meeting of PNAC, scheduled for 2008-MAY-20, is not required and has been cancelled. Will advise Committee members when the next meeting has been scheduled.

**10. Adjournment:**

Meeting adjourned at 7:30 pm.

File: 0360-20-P07-02  
g:\commplan\pnac\agendas minutes\2008\2008 05 06 pnac minutes.doc