

**MINUTES OF THE PLAN NANAIMO ADVISORY COMMITTEE MEETING
HELD ON TUESDAY, 2008-JAN-15 AT 5:00 PM, IN THE
BOARD ROOM, CITY HALL, 455 WALLACE STREET**

Present:

Councillor Bill Holdom	Shirley Lance
Gail Adrienne	Ralph Meyerhoff
Brian Anderson	Gord Turgeon
Jolyon Brown	Nadine Schwager
Bill Forbes	Michael Schellinck
David Hill-Turner	

Staff:

Jerry Berry, City Manager
Ted Swabey, General Manager, Development Services
Bruce Anderson, Manager, Community Planning
Deborah Jensen, Community Development Planner
Fran Grant (Recording Secretary)

Regrets:

Carey Avender	Jane Gregory
Chris Erb	Darwin Mahlum
Michael Geselbracht	

1. Call to Order:

The meeting was called to order by Chair B. Holdom at 5:02 p.m.

2. Adoption of Minutes for 2007-DEC-11:

MOVED by D. Hill-Turner, SECONDED by B. Forbes, that the minutes of 2007-DEC-11 be adopted as presented.

CARRIED

3. Approval of Agenda and Late Items:

The Agenda was accepted as presented.

4. Correspondence:

None.

5. Presentations:

B. Holdom noted:

- At Council on 2008-JAN-14, Council passed a motion, based on a staff report, to extend the Urban Containment Boundary (UCB) to City boundary as part of the OCP 10 Year Review draft plan.
- J. Berry will give PNAC the same presentation given to Council on this issue.

J. Berry gave a presentation on the UCB and noted:

- Dealing with the issue of urban sprawl on an Island-wide basis is best for environmental, social, cultural and economic reasons.

- Development is spreading to the rural areas because it is cheaper and there are fewer, if any, regulations.
- Unless there is an integrated regional approach, we are fighting an uphill battle.
- Things are changing so fast around the threat of climate change that Council will soon be able to take steps they couldn't take up to now, in protecting lands from development.
- Urban sprawl also promotes increased single occupancy vehicle uses.

J. Berry gave the following answers to questions from the Committee:

- Need to make development at least as expensive to build outside as inside the City.
- Even if Nanaimo is a leader in growth management, we may have inadvertently pushed the sprawl outside the city.
- Council needs to listen to neighbourhood and individual points of view, but also build a community consensus and be able to tell residents stuff they don't want to hear.
- Residents who build outside city limits don't pay their share of societal and service costs.
- The law allows municipalities to downzone as long as it is done fairly.

T. Swabey gave the following answers to questions from the Committee:

- There is currently an 'urban reserve' designation on Linley Valley. Some of the policies for the Linley Valley state that if a comprehensive plan is completed, they can ask for rezoning.
- Urban reserve designations would state that applicants have to come to Council with plans for nodal development, and outline how servicing can be done before they can redesignate lands.
- Resource protection on properties looks to preserve the best portion of a parcel and allow development on the rest.

J. Berry gave the following answers to questions from the Committee:

- Need to develop a long-term vision of what people want for the Island. How do you deal with change? Will need to take away some existing rights.
- If people want to live this way, they must pay for it.
- Outside municipal boundaries, developers are not putting in density. They are putting in low density, very large homes. Once these estate sized developments are constructed, the land is lost to future sustainable development. We also need to simultaneously protect the watershed.
- Five acre lots are hugely expensive to service.
- Core area for development should be the City.
- Cannot get Council to agree to downzone rural areas to 20 acre parcels unless the Region does it first.
- Need to raise awareness in other communities before we can deal with these issues on a regional basis.

B. Holdom noted:

- City Councillor's sitting on the RDN Board have a majority vote on budget issues only, or when dealing with OCPs for the electoral areas.
- Regional Board recently passed a bylaw that increased the minimum parcel size from five and 10 acres to 50 hectares (120 acres) on specified rural resource properties. This precluded the smaller parcels that the forestry companies thought they could sell as private lots. This is an example of down-zoning.

PNAC commented:

- Needs to be building permit requirements in the electoral areas.
- Growth rate in rural areas is higher, per capita, than in urban areas.



- Within the city there are underdeveloped properties. The real estate footprint for additional development/density has been eroded by allowing that practice.
- When neighbourhoods say they don't want anything other than single-family development, they are listened to by Council.
- Should have same development requirements (DCCs, etc.) outside as inside the City.
- Need to look at problems regionally but also make sure that the City is on track, and that densification is pursued.
- What about putting the Cable Bay density downtown instead?
- Agree with having a regional plan, but this goes beyond the RDN. Growth translates into dollars. Shift in city has been from industrial and commercial to residential taxes. Need to coordinate effort or it will be jam packed everywhere. Need to look at de-engineering to smaller, more liveable streets. Downsize so that people have to walk and not worry about putting huge parking lots everywhere.
- Need to look at the entire Island.
- See UCB as one more layer of protection over urban sprawl. Need to encourage containment and density.
- Rather than paying taxes on an assessed value, why not on density? The higher the density, the lower the taxes.
- PNAC is a volunteer committee comprised of members who volunteer their time to review and discuss these issues. It is an insult that the Committee wasn't given any hint that the UCB changes, etc, were coming.

B. Holdom noted:

- Staff is obliged to give best advice to Council and sometimes it agrees with PNAC or sometimes it is independent of PNAC. Would like to have had PNAC see it before the Council meeting but a majority of Council did not agree.
- Region is currently undergoing a Regional Growth Strategy review and PNAC could offer their participation in the process. Not sure what form that would take.

PNAC agreed, with consensus, to offer their participation to the Regional District of Nanaimo Board, as it relates to the Regional Growth Strategy review, and request copies of the Regional Growth Strategy.

B. Holdom put the following table forward for discussion. The Committee asked to discuss it at the next meeting.

CHANGE THE UCB?		
UCB	Yes	No
False		False Hopes Higher Taxes Worst Type of Sprawl
True	Lose the Protection	Slow Down Urban Sprawl 

6. Information Items:

Bill Holdom advised the Cable Bay proponents are holding a public meeting on Wednesday, 2007-JAN-16, 7:00 pm, at the Cedar Community Hall, 2388 Cedar Road.

7. New Business:

a) OCP Review Update

Put over to the next meeting.

8. Late Item:

S. Lance advised that there is some confusion with the Rezoning Advisory Committee as to which members of PNAC are allowed to sit as alternates.

MOVED by Brian Anderson, SECONDED by R. Meyerhoff, that all members of PNAC be appointed as Rezoning Advisory Committee alternates.

CARRIED

9. Next Meeting:

The next regular meeting of PNAC is scheduled for 2008-FEB-19.

10. Adjournment:

The meeting adjourned at 7:00 p.m.