

**MINUTES OF THE PLAN NANAIMO ADVISORY COMMITTEE MEETING
HELD ON TUESDAY, 2007-NOV-20 AT 5:00 PM, IN THE
BOARD ROOM, CITY HALL, 455 WALLACE STREET**

Present:

Councillor Bill Holdom	Shirley Lance
Carey Avender	Darwin Mahlum
Brian Anderson	Ralph Meyerhoff
Chris Erb	Gord Turgeon
Bill Forbes	Nadine Schwager
Michael Geselbracht	Michael Schellinck
David Hill-Turner	

Staff:

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

Consultants:

Pam Shaw, UMA Engineering Ltd.

Regrets:

Gail Adrienne	Jane Gregory
Jolyon Brown	

Members of the public: 1

1. Call to Order:

The meeting was called to order by Chair B. Holdom at 5:15 pm.

2. Adoption of Minutes for 2007-OCT-16:

C. Erb asked that the following correction be made: Item 5a, Goal Three, bullet seven should read:

- 32% of housing development costs are taxes and levies.

MOVED by D. Hill-Turner, SECONDED by N. Schwager, that the minutes of 2007-OCT-16 be adopted as amended.

CARRIED

3. Approval of Agenda and Late Items:

The Chair asked that Item 5b) – Jinglepot Neighbourhood Report, be considered first to accommodate R. Mayes, who is in attendance for this item.

There were no late items.

MOVED by S Lance, SECONDED by G Turgeon, that the agenda be adopted as amended.

CARRIED

4. Correspondence:

No correspondence.

5. New Business:**a) Jinglepot Neighbourhood Report**

Bruce Anderson gave an overview of the 2007-NOV-15 Jinglepot report to PNAC. He also noted that the report further clarifies options listed in the first report, and adds two new options, separating the previous option 2 into 2a and 2b, and adding option 4.

Staff gave the following answers to questions from the Committee:

- Current policy allows for two houses on five acre unserviced lots, or two acre serviced lots, but does not allow on one acre separate lots.
- Higher density should be within the UCB.
- Residents would rather have one acre lots with one house rather than two houses on larger lots.
- Option 1 refers to retaining the area in a 'rural' form as it is now. Owners can potentially still subdivide for their families.
- There are potential concerns with allowing for more development.
- Build out for Option 2b would result in approximately 150 additional houses, with all lots developed to one acre.
- Further development would not include sewer extension, but water services are already in place.

PNAC Comments:

- The RDN allowed development such as Benson Meadows, but the City should not necessarily follow that example.
- Having one acre lots now could stop more dense development later.
- It would be lower density than Cathers Lake and Westwood Lake area.

MOVED by Brian Anderson, SECONDED by S. Lance, that PNAC recommend option 2b to Council.

DEFEATED (6 in favour, 7 opposed)

No motion was forthcoming to change the Committee's current position of supporting Option 1.

b) OCP Draft Plan Update

Bruce Anderson circulated the table of changes made to the draft since the last PNAC meeting and then gave an explanation of each item. He also noted:

- Planning to go public with the draft document in December with additional public consultation in January 2008.
- Suggested changes from PNAC were incorporated into this draft document.
- Also took into consideration changes suggested in submissions from the Old City Quarter Association, Downtown Nanaimo Partnership and Friends of Plan Nanaimo.
- Most changes were to resolve text errors, clarify policy statements and revise mapping.
- Draft document was changed to reflect bylaws recently passed by Council, including the Salmon property (141 Westwood Road) and South Nanaimo Lands.

- Main structural change is to Urban Nodes, Corridors and Neighbourhoods.
- Will be adding more graphics and images in the final draft plan.
- Regional Growth Strategy (RGS) goals 1 to 7 will have RGS in front of each so there is a distinction between RGS and Plan Nanaimo goals.
- There are policies that continue to run from the previous plan.

Goal 1

Urban Containment Boundary

Bruce Anderson gave the following answer to a question from the Committee:

- Duke Point is outside UCB.

PNAC Comments:

- Should move UCB to city limits if we keep moving land inside; PNAC refuted this idea at a previous meeting.
- Should it say 'maintain' UCB instead of 'establish'?

Urban Nodes

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

- Main contentious issue with the Downtown Plan was allowing high-rises on the waterfront. However, that bylaw was approved and has been followed by Council.
- The South Nanaimo Lands detailed master plan will show greater detail, including residential form and density, but does not implement new zoning. The master plan will give direction to zoning, and a public hearing process would take place.
- Most comprehensive development plans have a number of comprehensive development zones. Pre-zoning is not typically utilized by a municipality. For South Nanaimo lands, the adopted OCP amendment bylaw sets out where and what development is proposed for the properties.
- Local service centres are provided for in the Neighbourhood designation policy, which also speaks to the centres being on collector roads without specifying where they have to go.
- Stewart Avenue is one of the priority areas for a neighbourhood plan.

PNAC Comments:

- Need to focus on the Downtown as being the primary node.
- Concerned that South Nanaimo Lands will end up being the same as Woodgrove, where residential is allowed but was never built.
- Would like to see some way of obtaining density without having to go through rezoning process. The public is always against density in their neighbourhood so we will never get the infill development the Plan calls for.
- Cannot remove the residents' right to have a say in how the community will develop.
- Existing Plan calls for a Chase River node, with existing development underway and proposed development currently under consideration for that node. Seems to be some conflict between Chase River node and the proposed South Nanaimo Lands node.

T. Swabey advised that, in consultation with the Chase River Neighbourhood Association, staff are looking at reducing the size of the node at Chase River.

Bruce Anderson noted that it is acknowledged in the draft plan that Chase River is a commercial centre.

- Change South Nanaimo Urban Node policy 39 to "...shall be developed in consultation ..."
- It appears the east side of Island Highway will be commercial, and the residential will develop on west side of the Island Highway.
- Need to have mixed uses on same site and there is an opportunity to develop this mix on the South Nanaimo site.
- Mixed use has been tried on other sites, and has not worked. People don't want to live there.
- If it is planned from the start, at least it has a chance of happening.
- If we keep opening up more land for residential, it will never encourage infill residential.
- Should stipulate that if the developer does not provide residential, they won't get approval to start the development.
- The developer put a great deal of effort into the South Nanaimo Lands proposal; hope this is a developer who wants to do things right.

Neighbourhood

PNAC Comments:

- If parking requirements were relaxed in the areas where density is wanted, that would help.
- Should support that, encouraging us to get by with fewer cars.

MOVED by M. Geselbracht, SECONDED by Brian Anderson, that a review be done to look at ways of reducing development parking requirements.

CARRIED

Light Industrial

PNAC Comments:

- Need to focus on having enough Light Industrial land for the future. Right now we don't and need to look for more potential land.
- Sometimes uses that fall into Light Industrial zone are the same uses as commercial. Owner pays commercial DCCs even if property is zoned Light Industrial.
- Have to watch some forms of Light Industrial that should not be mixed with residential. Is this a zoning issue or for the OCP? Should say something about the compatibility of uses.
- Industrial is meant to be noisy and busy. Need to address this issue in the zoning bylaw.
- High tech industrial could fit in with residential but this is a zoning issue.
- Light Industrial land is not protected if the uses are the same as those found in commercial areas.

Parks & Open Space

PNAC Comments:

- Clarified that the Plan still aims for 20% open space within the urban nodes.

Waterfront

PNAC Comments:

- Should leave the Stewart Avenue corridor at Cypress, and not extend to Juniper. By increasing corridor length to Juniper, it provides the opportunity to put even more of a wall of buildings along Stewart Avenue.
- The Waterfront designation, and particularly policies 7 and 10, should make some reference to the form and character of the neighbourhood.
- Should note that if we continue to densify Stewart Avenue, combined with increased ferry traffic, the area will again reach a stage where traffic won't move at some times of the year.
- Should not maintain the status quo; need to densify in all areas.

Goal 3

PNAC Comments:

- Should consider having a section that speaks to collaboration, for example, working with neighbourhood and developer to have joint uses for recreation centres that are close to new schools.
- Need clarification on the process for school sites to rezone.

B. Holdom noted that the courts have said municipalities can govern land use but not ownership. Owner would still have to rezone property to change use.

Goal 4

PNAC Comments:

- Growth doesn't need to mean expanding in size – can be maturing.
- Should recognize the construction industry as an economic driver.

Bruce Anderson advised that discussions were held with the Manager of Economic Development, and the construction industry is acknowledged as an economic driver.

Goal 5

PNAC Comments:

- Concern over who will assume the cost/maintenance for street trees / vegetation plantings (p. 62).
- Parks has used river rock to keep maintenance costs down.
- One of the nicest streets for street trees was Uplands Drive, and now the trees have been cut down.
- To not have plantings on roads to keep costs down is unacceptable. Need to pick the appropriate plants that are low maintenance.

Goal 6

No comments.

Goal 7

Bruce Anderson distributed the revised implementation strategy table and outlined the changes.

PNAC Comments:

- In addition to initiating a zoning bylaw review, also need to undertake a parking bylaw review.
- Objectives of Engineering Department are different from OCP objectives.
- Stormwater management – need to further discuss alternative stormwater management tools, for example, swales.
- Grey water reuse – should find some way to include this.
- Grey water may be more of a building code issue.
- Need to educate residents on water use but don't know where it would fit in here. We use twice as much water per capita than other cities.

Bruce Anderson noted that the proposed OCP refers to water conservation but does not mention targets (p. 79).

- Develop policies to encourage reducing water use and encourage grey water use.
- General goal should include “and promote conservation” (p. 23).
- Might be best to implement graduated water rates (ie. pay more over a certain amount).
- Make water conservation a reward based initiative instead of using penalties.
- With changes to building code, is there some way to present information in this OCP to increase the public's awareness of recent changes to the building code? For example, there are now many homes on the waterfront that could not rebuild if house is destroyed.

Bruce Anderson advised that he will discuss this issue with staff.

D. Jensen gave a brief overview of mapping changes and Bruce Anderson also noted:

- Proposing to do a Figure 3 map showing neighbourhoods and area plans.
- Draft Plan is being presented to Council at a seminar session on 2007-NOV-22.
- Changes from PNAC and Council will be made before the Plan goes to the public in December. January will be public consultation process. Plan will then come back to PNAC for final review. When final revisions are made, PNAC will make their recommendation to Council.

6. **Information Items:**

b) OCP Amendment Applications Update

B. Holdom noted:

- 6475 Island Highway North (Cattrall)
 - Council gave 3rd Reading and Adoption.
- South Nanaimo Lands (Island Wolf)
 - Council gave 3rd Reading and Adoption.
- 141 Westwood Road (Salmon)
 - Council gave 3rd Reading and Adoption.
- 5220 Metral Drive (KEM Enterprises)
 - Going to Public Hearing.

- With the submission of an amended application for Cable Bay, PNAC is asked to consider holding a special PNAC meeting on 2007-DEC-11 to review this application. Upon review, PNAC could choose to take the application back to another public meeting.
 - The Committee agreed to hear the application at a special meeting on 2007-DEC-11.

7. Next Meeting:

The next special meeting of PNAC is 2007-DEC-11 to consider OCP37 – Cable Bay Lands.

The next regular meeting of PNAC is the December dinner scheduled for 2007-DEC-18 at Zougla Restaurant, 2021 Estevan.

8. Adjournment:

The meeting adjourned at 7:38 pm.