

**MINUTES OF THE PLAN NANAIMO ADVISORY COMMITTEE MEETING
HELD ON TUESDAY, 2007-SEP-18 AT 5:00 PM, IN THE
BOARD ROOM, CITY HALL, 455 WALLACE STREET**

Present:

Gail Adrienne	Jane Gregory
Brian Anderson	Councillor Bill Holdom
Carey Avender	Darwin Mahlum
Chris Erb	Ralph Meyerhoff
Bill Forbes	Gord Turgeon
Michael Geselbracht	Nadine Schwager

Staff:

Andrew Tucker, Director, Planning and Development
Deborah Jensen, Community Development Planner
Fran Grant (Recording Secretary)
Dale Lindsay, Manager of Planning (for Item 4(a) only)
Kirsty MacDonald, Parks Planner (for Item 4(a) only)
Dave Stewart, Planner (for Item 4(a) only)

Regrets:

Jolyon Brown	Shirley Lance
Edwin Deas	Michael Schellinck
David Hill-Turner	

1. Call to Order:

The meeting was called to order by Chair B. Holdom at 5:00 pm.

2. Adoption of Minutes for 2007-JUN-26:

MOVED by R. Meyerhoff, SECONDED by B. Forbes, that the minutes of 2007-JUN-26 be adopted as presented.

CARRIED

3. Approval of Agenda and Late Items:

MOVED by B. Forbes, SECONDED by J. Gregory, that the agenda be approved as presented.

CARRIED

4. Presentations:

a) Proposed Park Zoning

D. Lindsay and D. Stewart, Current Planning Division, gave a presentation on the proposed park zoning and noted:

- This presentation is in response to PNAC's original request for a park zone.
- The park zones can be summarized as:
 - PRC-1 - natural parks;
 - PRC-2 - neighbourhood parks including some development of sports fields and playgrounds; and
 - PRC-3 - city-wide parks with a broad range of facilities such as Beban, Bowen, Nanaimo Ice Centre and Nanaimo Aquatic Centre.

- Will be holding public information sessions before taking the proposal back to the Parks, Recreation and Culture Commission.

D. Lindsay, D. Stewart and K. MacDonald gave the following answers to questions from the Committee:

- Some parks, or portions of parks, could be entirely blocked off as ecological reserves.
- All major parks will have a park plan outlining the types of uses that will be permitted.
- Wardropper Park is designated a PRC-2 park so that a playground or other uses the community would like to see can be added at a later date.
- Three parks are proposed to have split zoning (e.g. Serauxmen sports fields, Nanaimo Ice Centre).
- Have been looking at split zones in other parks, including Bowen, which currently has some areas protected as natural areas. Will be asking the public at open houses about split zoning other parks.
- ESAs are protected with the split zoning (i.e. Third Street park).
- Agreement was reached with the Nature's Trust of BC to include Buttertubs and Morrell Sanctuary in the park zoning even though they are not owned by the City.
- A part of Buttertub's northeast corner is missing from the proposed zoning (map), and will be corrected.
- Not planning to rezone any 'desired' park areas at this time.
- Park zoning will identify specific parks but it will be up to Council to have policies in place that would say how and when parks can be sold.
- Properties covered under the park zones will be going to Council for rezoning all at once followed by the required public hearing.
- Any piece of donated park land would be zoned as park and if it was going to be disposed of, would have to go through zoning process.
- For the widening of Bowen Road, roads are permitted on all properties. Part of the park will have to be dedicated as road right-of-way and then realign the zoning of the property. No public process required. Would have to be approved by Council.
- Giving park land or cash-in-lieu when property is rezoned is required when the value of the subject property increases because of the rezoning. For the proposed park rezoning, in some instances from residential or commercial to park, would probably result in decrease rather than an increase in land value.
- The first open house is scheduled for 2007-OCT-10, 7:00 pm - 9:00 pm at Bowen Park.

The Chair thanked staff for presenting this information to PNAC.

b) UCB Request (J. Fedje, Jingle Pot Neighbourhood)

Ms. Fedje did not attend.

c) UCB Request (Rick Mayes)

Jingle Pot resident Rick Mayes gave a presentation and noted:

- Have 60 names on a petition, including residents from Jingle Pot Road to Wellington Road. Many are seniors; is speaking for those on the petition.
- Residents were promised sewer and water in 1972.
- In 1981, appeared before Council asking for one-acre parcels so that families could subdivide for family members.
- Council decided that could not be done but could be two-acre parcels (A1 zoning).
- The area currently has all different sized parcels serviced by water.

- Can currently subdivide 1/6th of acre for family and it can then be sold. If owners use Section 946 of the *Local Government Act* to take off 1/6th of an acre for family, the rest of the property is frozen for 5 years; some people are too old for this.
- Request that minimum be one-acre parcel with one residence. Also requesting to be moved inside the UCB, but not necessarily needed if going to one-acre lots with one residence per lot.
- Area residents paid for their own roads and water lines.
- Benson Meadows has two-acre lots with two houses on them.
- Were told by Council on 2006-MAR-09 to take petition around regarding moving inside the UCB. Did petition, but nothing further was done. PNAC is supposed to listen to the people in the area.
- None of the properties that we represent are in the ALR.
- Don't believe that taxes for A1 zoned properties are lower than residentially zoned land.

The Chair thanked Mr. Mayes for his presentation.

MOVED by B. Forbes, SECONDED by R. Meyerhoff, that the presentation be received.
CARRIED

PNAC asked staff to provide them with more information on this proposed change at the next meeting.

d) OCP41 - 5220 Metral Drive

Maureen Pilcher, Agent for the property owners gave a presentation (attached hereto as Appendix A).

Ms. Pilcher gave the following answers to questions from the Committee:

- Have increased parking but this is a very different proposal from the one presented to PNAC in June 2007, so parking ratio is different. Townhomes have own parking. There are 22 more parking spaces than is required.
- Received some feedback from residents that want to see only single-family homes, but the proposed new sustainNanaimo (OCP) shows Metral Drive as a corridor and calls for multi-family housing.
- Sent out 90 open house notices two weeks in advance, and five people from three homes attended. Gave similar presentation as this evening's.
- Of those who attended, they said they liked the townhomes along Metral Drive. The concept plan moves density and commercial as far from existing single-family as possible. Road will be made as pedestrian friendly as possible.
- Also had feedback sheets available at the open house.
- We exceed the parking requirements because one of the neighbourhood's biggest concerns was parking problem on Metral Drive due to the ReMax office. Want to make sure this development does not add to the problem.
- If we were to reduce parking requirements and discourage driving, we would be caught between what the City requires and what the neighbourhood wants.
- Right out only and location of the road is set by the City.
- The road will be two way and then change to one way closer to the Island Highway entrance. Don't anticipate that this will be used by other travellers to cut through to the highway.
- Have done our best to incorporate some commercial and mixed use to go along with the proposed sustainNanaimo.

- If the road was removed, we could consider replacing the commercial with more multi-family.

PNAC Comments:

- Was originally presented at public meeting and now at PNAC but should the City initiate another public meeting for the revised proposal, even though the developer held their own meeting?
- The developer has worked long and hard to meet the concerns of the neighbourhood.
- Residents have already attended two meetings and do not need to attend another.
- Good area for townhomes; concerned area residents could have attended the second meeting.
- Has had public process for the proposed uses and densities so could be moved forward to Council.
- Even though parking problems on Metral Drive have nothing to do with this proposal, the project, on its own, shows good insight to address parking. Looks like a very good proposal.
- Think that commercial businesses are going to be hard to attract because of location and access.
- People will use the connecting road from Metral Drive through to the Island Highway.
- Was at the public meeting in June and the redesign is a great answer to concerns from neighbours; improvements that have been made are impressive.

D. Jensen noted that she attended the applicant's open house and some of the residents attending the open house had also been present at the June public meeting; seemed to be acceptance of the townhomes along Metral Drive.

A. Tucker noted:

- If PNAC decides to recommend this application for approval to Council, it would still need to go to public hearing through the OCP amendment process. In the past, public has expressed concern about how many meetings they need to attend. PNAC tabled this application at the June meeting because there seemed to be two versions of the proposals at that time. Has had public review and comments.
- Draft sustainNanaimo does not call for commercial with residential above along the entire length of corridors that are identified. Mainly looking for density instead of single-family.

MOVED by R. Meyerhoff, SECONDED by C. Erb, that PNAC recommend Council approve this application amendment for a mixed-use residential and commercial development as presented.

CARRIED

e) OCP 10-Year Review Consultants Update

K. Callow and P. Shaw gave a presentation and noted:

- Looking for feedback from PNAC; following the meeting, any additional comments can be given to D. Jensen to forward to them.
- Will also be available on City website. Still lots of room for change.

A. Tucker added:

- The document PNAC is reviewing tonight includes only Goals One and Two.
- The entire document will be completed and reviewed again by PNAC before going to public.

- Three of the five identified nodes are three of the top employers in the City (Hospital, University, Woodgrove).
- We may want to ask more questions in the next phase of public consultation to see which corridors lend themselves to higher density residential, or to mixed-use commercial/residential. Not all will be the same. Right now one size fits all and there needs to be more refinement.

K. Callow, P. Shaw and A. Tucker gave the following answers to questions from the Committee:

- There are some areas in the Woodgrove area that could become public park.
- Will be significant residential in all nodes and will add that to the summary.
- Kelowna is similar to Nanaimo in that it is also linear. They four-laned the main road that goes through town and are now running into problems with traffic being the focus instead of people. We have the Parkway so can still get past the City when travelling.
- Land use proposals that differ from sustainNanaimo will still be able to apply for an OCP amendment. In the past, multi-family along corridors has been supported by PNAC. Corridors represent edges of neighbourhoods.
- Residents do treat their neighbourhoods as only single family. Existing policies allow for density but it is mostly ignored by residents, so we need to strengthen that aspect.
- Mid-density along corridors would be 50-150 uph; nodes would be 150 plus. Currently, neighbourhoods allow for 25 uph. City-wide density is currently 3.5 uph.
- The overall goal is sustainability but the details of nodes, corridors and neighbourhoods belong under "Managing Growth".
- Trying to parallel the format of Plan Nanaimo as most of public likes Plan Nanaimo as is. We modeled sustainNanaimo after Plan Nanaimo, in response to public comments in support of the existing plan.
- The Downtown Plan will remain a part of sustainNanaimo; it also mentions a government office area (Quennel Square).
- Sustainability is an overall objective and the big picture, the rest are steps to get there and managing growth.
- We may need stronger language around light industrial in the OCP. It is being eaten up by "soft uses" which aren't really industrial, such as fitness studios.
- In the Port Master Plan, it talks about keeping marine uses on Stewart Avenue but the OCP was talking about moving heavy marine uses to Duke Point. In response, J. Gregory, Port Authority representative, advised:
 - There are currently a number of provincial water leases along Stewart Avenue.
 - Heavy marine use would be the shipyard but the owners want to close the business and build high-rises. Nanaimo needs these services and Duke Point is the obvious location but Port Authority doesn't have the authority to manage the water leases.
- With it being part of sustainNanaimo, the Parks Master Plan speaks to the problem of property owners encroaching on public beach access and we will be looking at that.
- Currently no specific policies on uses along Stewart Avenue; may need to speak to that.
- PNAC has suggested corridor studies for years but Council has not agreed to them.
- Currently, the only thing to limit how long a property that has received a rezoning approval can sit before being acted upon, is a phased development permit, which the province adopted in June 2007. That holds to a 10-year time frame before it lapses.
- How does PNAC wish to respond to the request from Jingle Pot residents to move inside UCB and receive City services?

- Plan Nanaimo has one designation for those areas outside the UCB which is “Rural Resource”. RDN has Rural Resource and Rural Residential for similar areas. Subdivision rules in RDN are different.
- Would not have to move UCB to change the designation if a new Rural Residential designation is included in sustainNanaimo.
- Will provide Commission members with more information on the Jingle Pot issue and discuss at next meeting.

PNAC Comments:

- Like distinction between nodes, some being city-wide and others are regional and go beyond the city.
- Think Malaspina University-College should be regional and not city-wide.
- People in the north end are culturally neglected; need something culturally engaging.
- If we want transit links, we have to get people out of cars; to do that, we have to stop overbuilding roads. Quality of life issue. Need people to start taking transit.
- Concern about trying to maintain neighbourhoods but we need to manage growth in such a way that every neighbourhood can see where density is and where it should be. It is about helping neighbourhoods grow and allow density. Some neighbourhoods don't want anything to change.
- If there is an appetite for high density, will changes be made to reduce DCCs to encourage it? Right now DCCs discourage density.
- Don't see affordability addressed here.
- Is there any language to encourage some multi-family housing in single-family neighbourhoods (i.e. suites, making large homes into duplex or add home base business).
- Goal One is to build a more sustainable city. That goal is the overriding goal and not just Goal One. Nodes and corridors should be under managing growth. Specifics do not belong under generalized goal.
- Need vision statement – sustainability - and all other goals support that. Have Goal One as vision statement.
- Industrial land that backs on railway tracks now has to have landscaping; that doesn't make sense and escalates the cost. Not all needs to be hidden behind trees.
- There are many grey areas between light industrial and commercial, maybe should allow some that work to be in the same area with same DCCs. Living beside light industrial can be better than living beside commercial.
- Like the way the new Inland Kenworth has done their development; looks very nice. We live in an area that can be made to look nice with just a bit of landscaping. Not needed in industrial parks but in areas that border on residential.
- Can we incorporate into this document some type of landscaping requirements because that can make a world class city (i.e. Victoria).
- Light industrial and heavy commercial could merge.
- We allowed BC Ferries and Esso fuel storage to upgrade their facilities instead of looking to move to Duke Point; are we going to allow that to continue? Esso has made clear they have no intention of leaving. Have been offered land swaps but the rebuilding is the expensive part, land is not. These facilities aren't going to move in our lifetime.
- Moving Gabriola ferry to Duke Point goes against sustainability and this policy should be removed.
- Stewart Avenue is more a corridor for traffic from ferries than a corridor for local traffic.
- Moving all of Jingle Pot area to Rural Residential would recognize what is there.
- What is difference between Linley Valley and Jingle Pot? If we agree with the Jingle Pot request, will we have to do for all?

Discussion on Harewood Plains:

A. Tucker noted:

- Of those to be excluded from UCB, Harewood Plains is the largest change. Council identified it as an ESA because it has many red and blue listed species. PLA had been issued for mobile home park so if the exclusion is supported by Council, this will be a down zoning of property and a removal of development rights. Have not received any public comment on removal of Harewood Plains but have received comments on inclusion of South Nanaimo lands.
- For Harewood Plains property, the only way to access developable portion is right through the ESAs. Hydro is looking at bringing in new transmission capacity and proposing a new sub-station, so that may be a way to access developable portion of Harewood plains and bypass the ESA; just an option right now.
- As the down zoning doesn't protect ESA it might be possible to do a density transfer to the portion of the property on the north side of the Parkway.

The Committee agreed by consensus to moving the Harewood Plains outside the UCB.

Next Step:

- Targeting November to have first draft plan.

The Committee requested that larger documents be couriered to them instead of e-mail.

5. Information Items:

a) OCP Amendment Applications Update

D. Jensen gave a brief update on each of the following amendment applications:

1. 1865 Bowen Road
 - Rejected by Council.
2. 2124 / 2126 Northfield Road
 - Council adopted 2007-SEP-10; will now go to rezoning.
3. 1905 / 1913 / 1917 Northfield Road
 - Deferred by PNAC pending more information. None has been received to date.
4. 141 Westwood Road
 - Has been given 1st and 2nd reading; was supported by Regional District's Intergovernmental Advisory Committee.
5. Cable Bay Lands
 - Area on east half has PLA for 19 five acre lots under existing zoning.
 - Developer has put in road and doing drilling for water and septic fields. Each lot can accommodate two single-family dwellings.
 - Being marketed as 2.5 acre strata lots.
 - Still working on access to westerly portion of the site but no new information to report to PNAC.

6. South Nanaimo Lands

- PNAC recommended approval.
- Bylaw went to Council on 2007-SEP-10 and was given 1st and 2nd reading.
- Gone to RDN and currently scheduled for public hearing on 2007-OCT-04.
- Legal issue has been raised, so date for public hearing may change.

Cattrall Property:

- Want to go to Regional Town Centre and has been given 1st and 2nd reading; scheduled for public hearing on 2007-OCT-04.

b) OCP Amendment Applications – November 2007 Intake

B. Holdom noted that Council approved a staff report to postpone the 2007-NOV-01 round for amendment applications to 2008-MAY-01.

6. **Next Meeting:**

The next regular meeting of PNAC is scheduled for 2007-OCT-16, Board Room, City Hall.

7. **Adjournment:**

The meeting adjourned at 7:52 pm.