

**MINUTES OF THE PLAN NANAIMO ADVISORY COMMITTEE MEETING
HELD ON TUESDAY, 2007-MAY-08 AT 5:00 PM
BOARD ROOM, CITY HALL, 455 WALLACE STREET**

Present:

Carey Avender	Shirley Lance
Jolyon Brown	Darwin Mahlum
Stu Donaldson	Ralph Meyerhoff
Michael Geselbracht	Gord Turgeon
Jane Gregory	Shirley Lance
David Hill-Turner	

Staff:

Andrew Tucker, Director, Planning and Development
Bruce Anderson, Manager, Community Planning
Deborah Jensen, Planner, Community Planning
Fran Grant (Recording Secretary)

Regrets:

Councillor Bill Holdom	Chris Erb
Gail Adrienne	Michael Schellinck
Edwin Deas	Bill Forbes
Brian Anderson	

1. Call to Order:

Acting Chair R. Meyerhoff called the meeting to order at 5:05 p.m.

2. Adoption of Minutes for 2007-Apr-17:

MOVED by G. Turgeon, SECONDED by J. Gregory, that the minutes of 2007-Apr-17 be adopted as presented.

CARRIED

3. Approval of Agenda and Late Items:

MOVED by S. Donaldson, SECONDED by S. Lance, that the agenda be approved as presented.

CARRIED

4. Outstanding Business:

a) Report on OCP Review – update:

A. Tucker gave a brief update on the review process and noted:

- Have completed the public consultation portion of the OCP review as originally scheduled.
- Extra workshop was recently sponsored by Nanaimo Area Land Trust Society and Friends of Plan Nanaimo, with guest speaker Bill Rees. City staff attended.
- Need to report back to community on what they identified as the issues that need to be addressed in the revised OCP.

- Phase 2 of the OCP review will be policy development.
- Working paper will be brought to PNAC for discussion before going public.

Bruce Anderson noted:

- Policy update phase will build on what has been heard from public.
- Working paper will summarize the issues and introduce an outline of plan directions being considered. This will be brought to PNAC at their June meeting.
- Information in the agenda package on the working paper outline.
- Need to build on sustainability, social and economic issues which isn't done in the current OCP.
- One of the issues to be discussed in the working paper is whether growth centres are working, and whether they need to have distinct characters.
- Draft plan is scheduled for completion this fall.

A. Tucker gave the following answers to questions from the Committee:

- The consultants, UMA, have been involved in the workshops. They are now at the stage within the original terms of reference where a revised draft of the OCP should be provided. We are recommending that before moving to a revised draft, that a working paper be prepared.
- Public will be asked to give input on the working paper.
- Where there have been previous applications that consistently request similar amendments, and PNAC and the City have a record of approving these, such as increasing density along major corridors, will look at incorporating this in the revised OCP. This was an issue workshop participants seemed to agree on. Also furthering the concept of sustainability which is based on increase in density; identify areas suitable to higher density and what shape that would take. Will test this concept in the working paper.
- At 2006-Nov-21 PNAC meeting, the Committee was asked to identify issues they felt should be addressed during the review.
- Working paper will be distributed to PNAC for review prior to the June meeting. The Committee can recommend changes to the draft before it becomes public.
- If the public identifies issues they feel should be addressed in the plan, these would be brought forward for consideration by PNAC. Staff have tried to address all the major issues identified by the public although we haven't had widespread input.
- There is a 'report card' on the City's website that indicates amendments and policy changes that have been made to Plan Nanaimo since 1996.
- PNAC and staff have identified the need for a number of comprehensive plans (for example, Linley Valley, Stewart Avenue, Third Street corridor, and density along major corridors). These may be identified as recommendations in the new plan.

PNAC Comments:

- Would like to see DSD given more leeway and flexibility to make it easier for builders to carry out policies identified in the OCP.
- People want to know what is going to happen in their neighbourhoods.
- Want to put more people along corridors that support multi-family and transit.
- Need to give consideration to capacity of corridors, for example, Hammond Bay Road is not suitable for heavy traffic and not possible to four lane.
- Need to look for alternate road to take pressure off Hammond Bay Road. Can't be the only road with all the new subdivisions that are being built.
- Can't always be building more roads; need to encourage alternate transportation.
- Concern about review – how much input has PNAC had? Have not had enough discussions on the direction and needs more input from PNAC.

- PNAC needs to have more input into the process. Committee members will have to be ready to do more work so that we feel we own this plan.
- Thought OCP governance was to direct where City is going but that doesn't seem to be happening. All City departments need to buy in and be directed by senior staff that this is the way it will be done, and staff should adhere to this. Seems that some departments have their own rules and only when pressured by local input were changes made (e.g. changes to road standards to make them more bike and pedestrian friendly).
- PNAC, staff and Council all need to be on the same page.

A. Tucker advised that the purpose of bringing this report on the OCP review to PNAC and looking at the process was to update the Committee as well as get their approval to continue.

The Committee agreed to continue with the next phase of the OCP 10 year review process as set out by staff.

b) Report on OCP Amendment Applications

A. Tucker noted

- At the 2007-Mar-13 PNAC meeting, the Committee passed a motion requesting that Council postpone the 2007-May-01 round, but four applications have been received. If PNAC is not willing to look at these applications, it needs to take that recommendation to Council.

PNAC Comments:

- Think we should allow the applications to proceed. If people have offers on property we could put them in financial difficulty. These are not UCB or complex changes.
- Think that people are expecting the process to continue. Don't think we should change the rules without sufficient notice.
- PNAC should, as in the last round, review them under the old guidelines as new ones are not ready.

MOVED by S. Lance, SECONDED by S. Donaldson, that the motion "that PNAC request Council postpone the 2007-May-01 application deadline until 2007-Nov-01" made at the 2007-Mar-13 meeting be rescinded.

CARRIED

A. Tucker noted:

- Have one meeting hosted by PNAC, as called for in the OCP, where both applicants and public have an opportunity to address the Committee.
- These are not large applications and the UCB is not a factor.

5. 2006-Nov-01 Round OCP Amendment Application Update:

a) Cable Bay Lands Inc.

A. Tucker advised:

- Received a letter from Cable Bay proponents prior to last Council meeting advising of a new proposal.
- To date we have only received portions of the new proposal.

- They are conducting a traffic study but to date that hasn't been received.
- We are holding the application in abeyance until that information is received.
- Have been advised that the golf course is still in the plan but that the marina and high-rises are gone.
- Have given us a copy of the marketability study.
- Any revised application would be referred back to PNAC for review first.

D. Jensen noted the second report in the agenda package reviews the status of the ten previous OCP amendment applications and gave a brief update on each of the applications as follows:

- b) 4700 Hammond Bay Road (gas bar)
 - Was denied by Council.
- c) 141 Westwood Rd.
 - Approved by Council and the bylaw will go to RDN for review in relation to UCB.
- d) Nanaimo Shipyards Ltd.
 - Was denied by Council.
- e) 3518 Hillside Avenue
 - Was denied by Council.
- f) 553 Third Street
 - Approved by Council and the bylaw will go to 1st and 2nd reading.
 - Did not give direction on PNAC's request that a comprehensive study be done for this area.
- g) Burma Road
 - Was denied by Council.
- h) Bowen Road
 - Approved by Council and the bylaw will go to 1st and 2nd reading.
- i) 6200 Doumont Road
 - Council gave 1st and 2nd reading to bylaw and will now go to public hearing.
- j) South Nanaimo Lands

A. Tucker noted:

- Staff supports the application in principle, but not that portion which is in the ALR. Holding the application until this issue has been resolved.

D. Jensen noted that the applications that received 1st and 2nd reading will be going to public hearing 2007-Jun-07.

PNAC Comment:

- PNAC did not recommend denial of gas bar – typographical error in report to be corrected.

6. New Business:

a) 2007-May-01 Round OCP Applications:

D. Jensen gave a brief outline of each of the applications and noted:

- 1) 2124 and 2126 Northfield Road
 - Proposal for mixed use, personal service, with six storey multi-family development.
 - Is located in Neighbourhood Village designation.
- 2) 1905, 1913, 1917 Northfield Road
 - Nanaimo's Travelers Lodge wanting to expand their facility so would move to this site.
 - 130-150 bed facility (three storeys) set back from the road, with portion along Northfield Road used for other commercial / residential activities.
 - Have acquired three of the properties and are in negotiations with the owner of fourth property to the west .
- 3) 5220 Metral Drive
 - Proposal to construct a mixed-use commercial and multi-family development. Are also proposing to build road access to Island Highway, probably right in, right out.
- 4) 1865 Bowen Road
 - This site is next to Cyber City, the area between Nanaimo Parkway and Bowen Road.
 - Proposal for commercial use.

PNAC Comments:

- Reocan, the applicant for 1865 Bowen Road, is one of the largest Canadian developers of shopping centres.
- Northfield Road should be the focus of a corridor review, especially given the submission of two applications.

A. Tucker advised:

- Will have more information on these applications for the next PNAC meeting.
- Northfield Road may need to be looked at sooner rather than later, partly due to ferry traffic increase.

b) PNAC Membership Renewal Letters

D. Jensen noted:

- Three positions coming up for renewal: Neighbourhood – S. Donaldson; Environment – M. Schellinck; Vancouver Island Real Estate Board – D. Mahlum.
- Letters will be going out to confirm: M. Schellinck and D. Mahlum are continuing with another term; and to request a new representative from the Neighbourhood Network.

c) PNAC Co-Chair Term Ending

D. Jensen noted that the Co-Chair one year term is expiring.

M. Geselbracht and R. Meyerhoff agreed to stand for the position.

The Committee confirmed R. Meyerhoff to serve a one year term as Co-Chair.

7. Next Meeting:

The next regular meeting of PNAC is scheduled for 2007-Jun-19, Board Room, City Hall.

The draft working paper will be sent out by e-mail to Committee members the beginning of June to give them time to review the document. Copies will also be made available for pick-up at the City Hall Annex.

8. Adjournment:

The meeting adjourned at 6:20 p.m.