

**MINUTES OF THE MEETING OF PLAN NANAIMO ADVISORY COMMITTEE
HELD ON THURSDAY, 2006-JUNE-20 IN THE BOARD ROOM,
CITY HALL, 455 WALLACE STREET**

Present:	Gail Adrienne	Chris Erb
	Brian Anderson	Councillor Bill Holdom
	Carey Avender	Shirley Lance
	Stu Donaldson	Ralph Meyerhoff
		Michael Schellinck

Staff

Andrew Tucker
Lisa Bhopalsingh
Fran Grant (Recording Secretary)

Regrets:	Bill Forbes	Gordon Mckinnon
	David Hill-Turner	Jolyon Brown

Absent Neil McNiven

1. Call to Order:

The meeting was called to order by Chair B. Holdom at 5:03 p.m.

2. Adoption of Minutes for 2006-May-16:

MOVED by S. Donaldson, SECONDED by S. Lance, that the minutes of 2006-May-16 be adopted as presented.

CARRIED

3. Approval of Agenda and Late Items:

The Committee approved the Agenda with no late items.

4. Presentation:

There were no presentations.

5. Outstanding Business:

a) OCP 10 Year Review Process – update

A. Tucker noted that:

- The call for proposal has drawn a number of inquiries locally, from the lower mainland as well as from around B.C. and one from Ottawa.
- Expecting up to eight proposals to be submitted.
- The closing date is June 30. The selection committee is meeting on July 18 and hope to make the final selection that week.

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

- Most of the work to date has been done in-house. UMA did a report on Growth Centres as part of the OCP five year review.

- There is a weighted list of criteria that will be used to judge the proposals. The contract does not necessarily go to the lowest bidder and that is stated in the RFP.
- Looking for a firm that will be able to run a varied public consultation process and not just hold a few open houses and run a survey.
- A lot of emphasis is being put on the public consultation aspect of the review.

b) Departure Bay Neighbourhood Plan – update

A. Tucker circulated copies of the plan and noted that

- Council directed staff to prepare the bylaw to adopt the Neighbourhood Plan as an amendment to the OCP and the Public Hearing will be scheduled for 2006-Sept-07.
- The publication was produced in-house.

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

- The plan was done in partnership with the University of B.C. Their contribution covered all the costs for the students with a small amount left over. The cost to the tax payer was only in staff time.
- Part of the reason the plan was finished within the time frame was the dedication of the Departure Bay Neighbourhood Plan Steering Committee.
- Had very good participation from the residents at the workshops and open houses with over 200 residents attending the February workshop.
- The partnership with UBC may be available in the future for other neighbourhood plans.
- A neighbourhood plan will not be done next year as the department will be using all its resources for the OCP 10 year review.
- Issues for Departure Bay were not as complex as they may be in other neighbourhood plans.
- One recommendation of the plan is to limit building height in the village core to three stories but the height in feet of the three stories is not defined. Would need to bring forward another bylaw in order to down-zone the existing four storey limit. That decision would be up to Council.
- Density for Departure Bay is currently 8.3 upha which is well below the 15 upha target in the OCP. Has a lower density than other comparable areas in the city.
- Do not have any data on how much social housing is in the area.
- Responses to the flyer and questionnaire on the three scenarios for the village core were almost evenly split. The Steering Committee reconvened and arrived at the village core that is shown in the plan.
- The amount of public input to this plan made the planning process easier than previous neighbourhood plans.

The Committee asked that they be updated via e-mail regarding the OCP 10 year review process.

c) Appointment of Co-Chair – update

B. Holdom advised R. Meyerhoff that at the Committee's May meeting which he was unable to attend, the members of PNAC had elected him to the position of Co-Chair and asked him if he would accept that position.

R. Meyerhoff agreed to accept the position of Co-Chair as long as it was for a one year term. The Committee agreed that the position should be for one year.

d) 6101 Pearce Road - OCP Amendment Application update:

L. Bhopalsingh presented background information on the OCP amendment application for 6101 Pearce Road and noted that:

- In November 2004, the City of Nanaimo received two applications regarding the subject property.
- The first application was to include the property within the Urban Containment Boundary (UCB), and to change the OCP designation from Rural Resource Lands to Suburban Neighbourhood.
- The second application was to have the same property excluded from the Agricultural Land Reserve (ALR).
- Given the criteria that lands proposed for UCB amendments not be in the ALR, both the OCP amendment and ALR exclusion applications were processed concurrently.
- At their 2005-Jan-27 meeting, PNAC recommended approval of the amendment subject to the property being removed from the ALR.
- 2005-Feb-21, Council supported the proposed OCP amendment subject to the removal of the property from the ALR.
- Subsequently, at its 2005-Mar-07 meeting, Council directed staff to forward a letter to the Agricultural Land Commission (ALC) advising that they would provide no comment with regard to the ALR exclusion application.
- In June 2005, the ALC rejected the application to have the property removed from the ALR but stated the ALC would have no objection to having the property subdivided into 4 parcels subject to local government bylaws.
- The ALC's resolution to support subdivision of up to four rural residential lots is contradictory to City regulations because:
 - The minimum lot size permitted under A-2 zoning is 2 ha / 4.94 acres so the subject property is too small to permit subdivision (3.3 ha / 8 acres). Rezoning would be required to allow subdivision.
 - Rezoning of the subject property for higher residential development is contrary to OCP policy 3.2.2.3.
 - The City has a policy saying it will not provide services to land outside the UCB.
- In July 2005, Mr. Vanden Broek requested that the file be kept open to give him time to appeal the ALC's decision.
- On 2006-Jun-19 City staff contacted the ALC and have been advised that at its meeting of 2006-Apr-19 they found that as no new information was provided to justify reconsideration of the application, their original decision by Resolution #333/2005 stands.
- Staff are recommending file closure in a report to Council for the 2006-Jun-26 meeting.
- The applicant has been sent a copy of the report going to Council on June 26 and expressed his intention to appear as a delegation at that meeting.

In answer to a question from the Committee, R. Holdom advised that it is typical for Council to not comment on ALR exclusion applications within the City limits.

Comments from the Committee:

- There are too many hurdles and too many changes to City policies for this application to succeed.
- Support staff's recommendation to close this file.

MOVED by R. Meyerhoff, SECONDED by G. Adrienne that PNAC supports staff's recommendation to close the file on 6101 Pearce Road.

CARRIED UNANIMOUSLY

e) 3950 Biggs Road - OCP Amendment Application update:

L. Bhopalsingh gave a brief update on the OCP amendment application for 3950 Biggs Road and noted that:

- Application for removal from the ALR was not successful.
- This has been appealed by the applicant but the City has not yet heard the result of that appeal from the ALC.

f) Three Positions up for renewal June 2006 – update:

R. Tucker advised that:

- Neighbourhood Network has reappointed C. Avender.
- The Chamber of Commerce has received a letter regarding the reappointment of B. Anderson and it is on the agenda for their next meeting.
- A note has been received from the Community-at-Large representative, G. Mckinnon, stating that he is not able to reapply for the position.
- An advertisement has been placed for the Community-at-Large position which closes at the end of this week.

S. Lance indicated that she has spoken to a local realtor and member of the Vancouver Island Real Estate Board who may be interested in being their representative on PNAC as N. McNiven hasn't been able to attend many of the meetings. She will speak to this person and report back to PNAC at the next meeting.

6. New Business:

A. Tucker noted that, as requested by PNAC, minutes of the Rezoning Advisory Committee meetings of 2006-Feb-16 and 2006-May-04 were available for anyone wanting a copy.

7. Next Meeting:

The next regular meeting of PNAC is scheduled for 2006-Sept-19

8. Adjournment:

The meeting adjourned at 6:05 p.m.