

**MINUTES OF THE MEETING OF PLAN NANAIMO ADVISORY COMMITTEE
HELD ON THURSDAY, 2006-MAY-16 IN THE BOARD ROOM,
CITY HALL, 455 WALLACE STREET**

Present: Brian Anderson
Jolyon Brown
Stu Donaldson
Chris Erb

David Hill-Turner
Councillor Bill Holdom
Michael Schellinck
Shirley Lance

Staff
Andrew Tucker
Dale Lindsay
Fran Grant (Recording Secretary)

Regrets: Gail Adrienne
Carey Avender
Bill Forbes

Neil McNiven
Ralph Meyerhoff
Gordon Mckinnon

Guest: Penny Bent (Departure Bay Neighbourhood Plan Working Group)

1. Call to Order:

The meeting was called to order by Chair B. Holdom at 5:10 p.m.

2. Adoption of Minutes for 2006-Jan-17, 2006-Mar-14, 2006-Apr-18:

MOVED by S. Lance, SECONDED by M. Schellinck, that the minutes of 2006-Jan-17, 2006-Mar-14 and 2006-Apr-18 be adopted as presented

CARRIED

(Later in the meeting it was noted that in the revised Terms of Reference for PNAC that seven members of the Committee constitutes a quorum, therefore, a quorum was present at the April meeting.)

3. Approval of Agenda and Late Items:

Agenda change:

- Move item 5 d) Rezoning Committee to 6 b)

Late Item:

- Park zone (S. Donaldson)

MOVED by D. Hill-Turner, SECONDED by S. Lance, that Agenda be accepted with the above noted changes.

CARRIED

4. Presentation:

No presentations.

5. Outstanding Business:

- a) OCP 10 Year Review Process – update

A. Tucker advised that:

- Preliminary findings of the Vacant Land Study have now been received and a meeting was held with a number of local realtors to get their feedback.
- The realtors find there is no light industrial land available but that a lot of the existing industrial property is under-utilized.
- The consultant will take this information and also conduct follow-up interviews with the realtors.
- This Vacant Land process should be finished by early June.
- Terms of Reference for the 10 Year Review are being finalized.
- Will then advertise for a consultant which should be chosen by the end of June or early July.

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

- The consultant will work through the summer on the background information and the public process will begin in September.
- The B.C. Assessment Authority data includes the land use code. The consultant found some of this information problematic which caused some delay in finishing the report.
- Underutilized industrial property is large lots that are occupied by a small business. Consultant will draw up qualifiers.
- Most inquiries to realtors are about availability of I2 zoned land.
- The consultant will include Committees of Council to be brought into the 10 year review process at suitable points in the process.

Comment from the Committee:

- There is some light industrial land available but it is mostly small lots.

b) Departure Bay Neighbourhood Plan – update

A. Tucker noted that:

- The plan is near completion.
- The UBC students have concluded their participation.
- Held a public open house on April 27 to get feedback on the three proposed Village Core options. Questionnaire results from the from the open house as well as a newspaper insert on the three scenarios were almost evenly split.
- Will be meeting with the Neighbourhood Working Group to finalize options for the Village Core.
- The OCP currently has the core designated as Neighbourhood Village which local residents said was too large. They preferred a designation somewhere between a Neighbourhood Village and a Local Service Centre.

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

- There was significant concern about the development at 3008 Hammond Bay Road so the neighbourhood wants to keep low density except in the Village Core.
- There was no serious discussion about the realignment of roads. There was a road works project scheduled for this summer but it has been put on hold until the Engineering Department meets with neighbourhood representatives to discuss traffic calming measures and reducing beach parking.

Comment from the Committee:

- Hope the residents are aware that the form and character of the Village Core will affect the tax base and also the types of services that will be available to them.

c) Appointment of Co-Chair

The Committee agreed that with the need to appoint a Co-chair to speak on their behalf when the Council member (the Chair of PNAC), is unable to.

MOVED by S. Donaldson, SECONDED by C. Erb, that R. Meyerhoff be appointed as Co-chair.

CARRIED

There were no further nominations.

R. Meyerhoff will be asked if he accepts the nomination at the June meeting.

d) Review Quorum in Terms of Reference

A. Tucker noted that:

- Revised Terms of Reference for PNAC has seven as the number of members needed to form a quorum.
- Could ask Council to reduce the overall membership of the Committee.
- Have the number required for a quorum to take into account any vacancies on the Committee.
- Circulated copies of the attendance list and noted that there are several members of the Committee who have missed half or more of the meetings.

Comments from the Committee:

- If the revised Terms of Reference for PNAC calls for seven members of the Committee for a quorum, then a quorum was present at the April meeting.
- Agreed that letters should be sent to Committee members who have missed three consecutive meetings without sending regrets.

A. Tucker will send the letters.

6. New Business:

a) Three Positions up for Renewal

A. Tucker advised that the following three Committee positions are up for renewal as of June 2006:

- Neighbourhood (C. Avender)
- Business (B. Anderson)
- At Large (G. Mckinnon)

A. Tucker also noted that:

- For the Neighbourhood and Business positions, letters will be sent to the appropriate association asking that the current representative (if they agree) be reappointed or a new representative named.
- For the Community-at-large position, an advertisement will be placed in the newspaper calling for applications.
- Will advise C. Avender and G. Mckinnon, who are not present at today's meeting, that their terms expire.

B. Anderson, the business community representative, confirmed that he is interested in continuing in the position.

b) Rezoning Advisory Committee (RAC)

D. Lindsay gave a brief overview of the mandate and meeting schedule for RAC and also noted that:

- C. Erb and B. Forbes are currently on RAC and their terms run until 2008.
- R. Meyerhoff's term needs to be reconfirmed by PNAC
- There are currently three vacancies on RAC, two of which need to be filled by PNAC members.

B. Anderson and M. Schellinck agreed to serve on RAC.

S. Lance, S. Donaldson and J. Brown agreed to serve as alternates on RAC.

MOVED by D. Hill-Turner, SECONDED by C. Erb, that B. Anderson be appointed to RAC subject to his reappointment to PNAC

CARRIED

MOVED by S. Donaldson, SECONDED by C. Erb, that R. Meyerhoff be reappointed and M. Schellinck be appointed to RAC.

CARRIED

7. **Late Item:**

a) Park Zone

S. Donaldson expressed his concern that there is no specific zone for parks in Nanaimo and asked if it is in PNAC's mandate to look at this issue.

S. Lance noted that

- The Parks, Recreation and Culture Commission (PRCC) are looking at the issue of park zoning.
- PRCC also looked at tot lots which are not being utilized but input at the public meeting was very vocal against any change.

Comments from the Committee:

- Should be possible to have several levels of zoning to cover each type of park .
- There are many long established parks in Nanaimo that have land designations for all types of development including residential.
- Would like to see a report done on the rationale both for and against the establishment of a park zone.
- Many people, when purchasing their home, think that the empty lot down the street which everyone uses as a park, is a park. Having a park zone could clarify this situation.

D. Lindsay suggested that PNAC wait for the report from PRCC before proceeding. He also noted that there was a recent court decision about public use policy which may have broader implications. This could make the establishment of a park zone more important.

MOVED by S. Donaldson, SECONDED by B. Anderson, that PNAC request a copy of the park zone report from PRCC.

CARRIED

8. Next Meeting:

- The next regular meeting of PNAC is scheduled for 2006-June-20

9. Adjournment:

The meeting adjourned at 6:25 p.m.

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