

AGENDA FOR THE MEETING OF THE PLANNING, ENVIRONMENT AND DEVELOPMENT
STANDING COMMITTEE, TO BE HELD IN THE BOARD ROOM, CITY HALL,
ON THURSDAY, 2005-JUL-14, COMMENCING AT 3:30 P.M.

1. **ADOPTION OF MINUTES:**

- (a) Minutes of the Planning, Environment and Development Standing
Committee Meeting held Thursday, 2005-JUL-07 at 3:30 p.m. in the
Board Room.

2. **INTRODUCTION OF LATE ITEMS:**

3. **RECEIVING OF DELEGATIONS:**

4. **REPORTS OF ADVISORY BODIES:**

5. **CITY MANAGER'S REPORT:**

Synopsis.....	Pg. 1-6
(1) <i>Official Community Plan OCP00036 – Glen Oaks Subdivision Phase II</i>	Pg. 7-10
(2) <i>Official Community Plan OCP00024 – 6231 Hammond Bay Road</i>	Pg. 11-14
(3) <i>Official Community Plan Amendments Review Period May – November 2005</i>	Pg. 15-25

6. **INFORMATION ONLY ITEMS:**

7. **CORRESPONDENCE:**

8. **CONSIDERATION OF LATE ITEMS / OTHER BUSINESS:**

9. **ADJOURNMENT:**

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PLANNING, ENVIRONMENT AND DEVELOPMENT STANDING COMMITTEE

2005 JUL 14

TO: The Members of the Committee

(5) CITY MANAGER'S REPORT:

DEVELOPMENT SERVICES:

PLANNING AND DEVELOPMENT:

(1) Official Community Plan OCP00025 – Glen Oaks Subdivision Phase II

The City has received an application from Mr. Peter Dandyk on behalf of Century Holdings Ltd., for a site-specific amendment to the OCP Neighbourhood designation for those properties known as Glen Oaks Phase II, in order to permit a comprehensive single-family and multi-family development with a gross neighbourhood density of 12 units per hectare, with individual sites having a net density of 25 units per hectare.

The subject properties were created as part of a 77-lot fee-simple subdivision, Glen Oaks Phase II (Schedule A). It is important to note that the original subdivision plan supported the creation of 107 lots, subject to the resolution of servicing constraints. Final approval of the subdivision was granted in 1996. At that time, City bylaws permitted final subdivision approval by bonding for associated works, and did not require construction. At the present time, the works and services have yet to be completed.

The properties are located at the end of Glen Oaks Drive and are bordered to the north by parkland dedicated to the City as part of the approved subdivision in 1996, and is bordered to the south by District Lot 56 (DL 56), which is owned by the Province of British Columbia. As Council is aware, the City's position with respect to DL 56 is that it remains as open space and parkland. The subject properties are bordered to the east by an established single-family neighbourhood and to the west by large-block vacant lands. It is important to note that these vacant lands are owned by the property owners of the subject amendment, and have been included within the proposed Steep Slopes Development Permit Area and Zoning Bylaw.

As Council is aware, the proposed Steep Slopes Bylaw is presently under consideration by Council and will allow for the development of both single-family and multi-family dwellings, with a maximum gross density of not more than 12 units per hectare.

As Council is also aware, in order for a property to be included within the Steep Slopes Bylaw, the site must be greater than .5 hectares in area, with 10 percent of the site area affected by slopes greater than 20 percent. As noted above, the vacant properties west of the subject property are proposed to be included within the proposed Steep Slopes Bylaw. The properties of this amendment have also been identified as having steep slopes however, as a result of the subdivision

completed in 1996 the resulting lot sizes do not meet the lot area requirements for inclusion within the proposed Bylaw.

Staff is of the opinion that the proposed amendment is consistent with the policies and densities outlined in the proposed Steep Slopes Bylaw, and given the presence of steep slopes within the subject properties, support the proposed amendment.

The objective of this amendment is to support a subsequent rezoning application to allow construction of a comprehensive multi-family and single-family development. The total site area of the proposed amendment is approximately 12.09 hectares in area. Based on the gross Neighbourhood density of 12 units per hectare, this site would support approximately 145 units. It is important to note that access to the development at the present time is limited to Glen Oaks Drive.

At its meeting held 2005-JUN-23, the Plan Nanaimo Advisory Committee (PNAC) recommended that the subject amendment be supported as presented. Staff concurs with PNAC's recommendation and recommend that Planning, Environment and Development Standing Committee support this proposed amendment.

Recommendation: That the Planning, Environment and Development Standing Committee recommend that Council support the OCP Amendment to amend subsection 1.2.2.1 (5.2) of "OFFICIAL COMMUNITY PLAN BYLAW 1996 NO. 6000" by adding a new policy which permits a comprehensive development with a gross Neighbourhood density of 12 units per hectare, with individual sites having a net density of 25 units per hectare, on lots 1-77 contained with Plan VIP64065 and part of property known as 3800 Wiltshire Drive (Glen Oaks Phase II).

(2) Official Community Plan OCP00024 – 6231 Hammond Bay Road

The City has received an application from Ms. Cidalia Plavetic on behalf of Mr. Edward Nishi, for a site specific amendment to the OCP Neighbourhood designation to allow a residential density of up to 0.45 floor area ratio (FAR), which may be adjacent to existing multiple-family zoned properties, and will not be subject to the density of limitations of the Neighbourhood designation or be considered in the target density calculations of Section 1.2.2.1 on adjacent Neighbourhood areas. The application has been reviewed by Staff and the Plan Nanaimo Advisory Committee (PNAC) and is now ready for the Planning, Environment and Development Standing Committee's consideration.

The subject property is presently designated as Neighbourhood and is located at the corner of Hammond Bay Road and Uplands Drive (Schedule A). The property is approximately 7,244 square metres (77,977 square feet) in area and is occupied by a single-family dwelling on the northern portion of the site. The property is bordered to the south and east by existing multiple-family developments and to the west by Green Thumb Nursery. As Council is aware, a similar Official Community Plan (OCP) amendment (Bylaw 6000.061) was approved 2005-APR-04 for a neighbouring lot north across Hammond Bay Road.

Existing policies within the OCP support rezoning for townhouse developments in Neighbourhood areas to a maximum density of 25 units per hectare (10 units per acre) provided:

- the site-generated traffic will not unduly impact neighbourhood streets;
- the site, or combined sites affected, are less than 1 hectare (2.47 acres) in total area; and
- the site is well separated from other sites and would not result in a concentration of development at higher than the target density outlined in Section 1.2.2.1 (2).

As the subject property is directly adjacent to existing high density townhouse developments, rezoning under this policy is not supportable.

In addition to the policy noted above, the OCP also contains a policy which supports rezoning for properties along major roads, specifically, those properties that front along Northfield Road, and along Bowen Road between Labieux and Meredith Roads.

It is important to note that rezoning for such developments is not subject to the target density limitations of the neighbourhood designation.

In Staff's opinion a site specific amendment to the Neighbourhood designation to allow a residential density of up to 0.45 FAR on this site, which is not subject to the target density limitations of Neighbourhood designation, would be consistent with the policies in the OCP for a multiple family townhouse development along major roads.

The objective of this amendment is to support a subsequent rezoning application that would allow for a townhouse form development with a density up to 0.45 FAR.

At its meeting held 2005-JUN-23, the Plan Nanaimo Advisory Committee (PNAC) recommended that the subject amendment be supported as presented. Staff concurs with PNAC's recommendation and recommend that the Planning, Environment and Development Standing Committee support this proposed amendment.

Recommendation: That the Planning, Environment and Development Standing Committee recommend that Council support the OCP Amendment to amend subsection 1.2.2.1 (5.2) of "OFFICIAL COMMUNITY PLAN BYLAW 1996 NO. 6000" to permit a townhouse development with a maximum density of 0.45 floor area ratio (FAR), which may be adjacent to existing multiple family zoned properties, and will not be subject to the density of limitations of the Neighbourhood designation or be considered in the target density calculations of Section 1.2.2.1 on adjacent Neighbourhood areas.

COMMUNITY PLANNING:

(3) Official Community Plan Amendments Review Period May-November 2005

The following Official Community Plan (OCP) amendments are being forwarded to the Planning, Environment and Development Standing Committee for its review and consideration as part of the current OCP amendment round:

- 11 internal amendments

The details of these OCP amendments, along with Staff and the Plan Nanaimo Advisory Committee's (PNAC) recommendations are outlined in the attached report. **All Council Members are encouraged to read the attached report in its entirety.**

A summary of the recommendations is provided below:

1. Future Park Sites - Recommendation: That the Planning, Environment and Development Standing Committee recommend that Council support the proposed OCP amendment to change Schedule A (Future Land Use and Mobility) of the OCP by:

Amending 'Future Park Sites' on Schedule A (Future Land Use and Mobility) of the Official Community Plan by:

- a) Removing Joan Point and Linley Valley 'Future Park Sites';
- b) Moving the location of Walley Creek 'Future Park Site' further east; and
- c) Adding 'Future Park Sites' to DL56, Northfield Marsh and Harewood Plains.

2. Area of Parkland - Recommendation: That the PEDSC recommend that Council support the proposed OCP amendment to change the text of the OCP by:

Amending Section 1.3 (Introduction) by:

- a) Adding the words "As of February 2005";
- b) Removing the text "475 hectares (1200 acres)" and replacing it with "589 hectares (1,455 acres)"; and
- c) Removing the text "566 hectares (1400 acres)" and replacing it with "588 hectares (1,453 acres)".

3. Crown Land Acquisition - Recommendation: That the Planning, Environment and Development Standing Committee recommend that Council support the proposed OCP amendment to change the text of the OCP by:

Amending Section 1.3.2.18 by removing the following words:
"Provincial Crown land between Jingle Pot Road and Third Street".

4. Library Facilities – Recommendation: That the Planning, Environment and Development Standing Committee recommend that Council support the proposed OCP amendment to change the text of the OCP by:

Amending Section 1.8.2.5 by:

- a) Removing the words “The City will continue to pursue the establishment of a new library facility to support the growing needs of the community, as envisioned in the May 29, 1995 *Report of the Library Review Committee*” from the first sentence; and
- b) Removing the word “also” from the second sentence.

5. E&N Trailway - Recommendation: That the Planning, Environment and Development Standing Committee recommend that Council support the proposed OCP amendment to change the text of the OCP by:

Amending Section 4.3.2.8 by removing the words “to seek approval for the construction of a” and replacing with “the development of the”.

6. Trailway Planning - Recommendation: That the Planning, Environment and Development Standing Committee recommend that Council support the proposed OCP amendment to change the text of the OCP by:

Amending Section 4.5.2. by adding a new policy as shown below and re-numbering accordingly:

“Trailway planning, design, construction and maintenance on ‘Environmentally Sensitive Lands’ will adhere to the ‘Trail Implementation Plan’ and the ‘Guidelines for Municipal Works and Services within ESAs’ as updated.”

7. Landscaping City Streets - Recommendation: That the Planning, Environment and Development Standing Committee recommend that Council support the proposed OCP amendment to change the text of the OCP by:

Amending Section 4.6.2.30 by removing the word “adopt” and adding the words “continue to implement”.

8. Pedestrian Trail (McGuffie Road to Neck Point Park) - Recommendation: That the Planning, Environment and Development Standing Committee recommend that Council support the proposed OCP amendment to change the text of the OCP by:

Amending Section 7.4.2 by removing policy 7.4.2.3 in its entirety:

“The City is encouraged to pursue the extension of a public pedestrian trail between McGuffie Road and Neck Point Park.”

9. Heritage Conservation Area #1 (Van Houten Block) - Recommendation: That the Planning, Environment and Development Standing Committee recommend that Council support the proposed OCP amendment to change the text of the OCP by:

Amending Section 8.3.1.5 by removing the "Van Houten Block 16 Commercial Street" from Heritage Conservation Area #1.

10. Development Permit Area #24 (See Appendix B Map) - Recommendation: That the Planning, Environment and Development Standing Committee recommend that Council support the proposed OCP amendment to change the text of the OCP by:

Amending OCP Schedule B – Development Permit Areas and Sensitive Areas by identifying properties affected by Development Permit Area 24 – Environmentally Sensitive Areas as shown by the map in Appendix B.

11. Service Industrial Enterprise Area Policies (See Appendix C1 & C2 Maps) - Recommendation: That the Planning, Environment and Development Standing Committee recommend that Council support the proposed OCP Amendments to change the text of the OCP by :

- a) Amending Policy 1.5.2.3 (7) by removing "recreational vehicles and mobile/modular homes sales and service", and adding in its place "recreational vehicles, boats and mobile/modular homes sales and service", as a permitted use for properties designated as "Service Industrial Enterprise Area" and which front along major roads.
- b) Amending Policy 1.5.2.3 (7) by removing "vehicle sales, repair and rental" and "auto parts retailers" as a permitted use for properties designated as "Service Industrial Enterprise Area" and which front along major roads.
- c) Amending Policy 1.5.2.3 (2) to add "auto parts retailers" as a permitted use in all 'Service Industrial Enterprise Areas'.
- d) Adding a new policy to Section 1.5.2.3 which permits "vehicle sales, repair and rental" on properties designated 'Service Industrial Enterprise Area', located within the Bowen Road/Island Highway and the Wellington Road Service Industrial corridors, and which front along Wellington Road, Shenton Road, Bowen Road, Kenworth Road, Hayes Road and Cienar Drive.

Respectfully Submitted,

G. D. Berry
CITY MANAGER

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