

AGENDA

**FOR THE PUBLIC MEETING OF THE PLAN NANAIMO ADVISORY COMMITTEE
TO BE HELD ON THURSDAY, 2005-JUN-23, AT 7:00 P.M., COUNCIL CHAMBERS, CITY HALL
455 WALLACE ST., NANAIMO, B.C.**

1. Call to Order and Welcome to the Public: (Councillor Brennan)

2. Meeting Procedure: (Staff)

3. Official Community Plan Amendment Applications: (Staff)

The following applications are being considered as part of the May 01, 2005 – Nov. 01, 2005 OCP amendment round. As part of the review process, the Plan Nanaimo Advisory Committee (PNAC) holds a public meeting to receive comments from the public on the proposed amendments, prior to preparing their recommendations to Council.

EXTERNAL SITE SPECIFIC AMENDMENTS			
	Applicant	Property(ies)	Proposed Amendment
1	Peter Dandyk (For Century Holdings Ltd.)	3645 Van Donop Place, 3709 Cape Scott Place, 3656 Cordero Place, 3764 - 3834 Glen Oaks Drive, 3765 - 3778 Sointula Place, 3708 - 3818 Quatsino Crescent, Part of 3800 Wiltshire Drive	Site-specific amendment to the "Neighbourhood" designation to permit 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.
2	Cidalia Plavetic (For Edward Nishi)	6231 Hammond Bay Road	To make a site specific amendment to the "Neighbourhood" designation to permit a density of up to 0.45 floor area ratio (FAR).
INTERNAL APPLICATIONS:			
	Section	Proposed Amendment	Rationale
1	1.5.2.3 (7)	Amendments as follows: 1) Amend 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. 2) Amend 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. 3) Amend Policy 1.5.2.3 (2) to add "auto parts retailers" as a permitted use in all 'Service Industrial Enterprise Areas'. 4) Add a new policy to Section 1.5.2.3 which	Text amendments to prevent loss of established industrial land in areas such as Boban and Parkway Industrial Park, and allow for car dealerships to be focused in core areas.

		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.	
2	Sch. A	Amend Schedule A of the OCP by updating “Future Park Sites” by: 1) Removing Joan Point and Linley Valley Parks. 2) Moving the location of Walley Creek Park. 3) Adding DL56, Northfield Marsh and Harewood Plains.	Mapping amendment to reflect Park Acquisition Priorities in Parks, Recreation and Culture Master Plan (see Figure 1 for the rationale and Figure 2 for a map of the proposed amendments).
3	1.3	Amend Section 1.3, introduction by: 1) Adding the words “As of February 2005”. 2) Removing the text “475 hectares (1200 acres)” and replacing it with “589 ha (1,455 acres)”. 3) Removing the text “566 hectares (1400 acres)” and replacing it with “588 hectares (1,453 acres)”. Proposed text would read as follows: As of February 2005 , Nanaimo's park system includes a variety of community and neighbourhood parks covering about 475 hectares (1200 acres) 589 hectares (1,455 acres) . Trailways for multi-recreational use also form a significant portion of the public park system. There are also provincial parks and privately protected natural areas comprising another 566 hectares (1400 acres) 588 hectares (1,453 acres) .	Text amendment necessary due to increase in park land since 1996. New figures consistent with information in the Parks Recreation and Culture Master Plan.
4	1.3.2.18	Amend Section 1.3.2.18 by removing the following words: “Provincial Crown land between Jingle Pot Road and Third Street”.	Jingle Pot & Third Street site acquired for Park purposes.
5	1.8.2.5	Amend Section 1.8.2.5 by removing the words: 1) Removing the first sentence ‘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”.’ 2) Removing the word “also” from the second sentence. Proposed text would read as follows: 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”. The City will also pursue cooperative arrangements with School District #68, Malaspina	Text update to reflect completion of the library facility downtown.

		University-College and the community at large in improving public access to traditional and electronic library services.	
6	4.3.2.8	<p>Amend Section 4.3.2.8 by removing the words “to seek approval for the construction of a” and replace with “the development of the”.</p> <p>Proposed text would read as follows: The City will continue to seek approval for the construction of a the development of the bike/pedestrian trail way on the E&N Railway corridor.</p>	Text amendment to reflect partial completion of the E&N Trail.
7	4.5.2	<p>Amend 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.’</p>	New policy required to reflect the Trail Implementation Plan and Guidelines for Municipal Works and Services within ESA’s.
8	4.6.2.30	<p>Landscaping City Streets</p> <p>Amend Section 4.6.2.30 by removing the word “adopt” and adding the words “continue to implement”.</p> <p>Proposed text would read as follows: The City will adopt continue to implement a landscaping program for its streets that will incorporate street trees, boulevards and centre medians, and draw on the recommendations of the 1995 report “Landscaping City Streets”.</p>	Text amendment to reflect that a street landscaping program has Landscaping program adopted and is being implemented.
9	7.4.2.3	<p>Amend Section 7.4.2 by removing policy 7.4.2.3 in its entirety.</p> <p>The City is encouraged to pursue the extension of a public pedestrian trail between McGuffie Road and Neck Point Park.</p>	Text amendment to reflect the completion of a public pedestrian trail between McGuffie Road and Neck Point Park (Keel Cove).
10	8.3.1.5	<p>Amend Section 8.3.1.5 by removing the “Van Houten Block 16 Commercial Street” from Heritage Conservation Area #1.</p>	Text amendment to be consistent with the Council approved Heritage Alteration Permit (2005-Feb-21) allowing demolition of this building in order to proceed with the New Nanaimo Centre development.
11	Sch. B	<p>Amend Schedule B – Development Permit Areas and Sensitive Areas by identifying properties affected by Development Permit Area 24 – Environmentally Sensitive Areas.</p>	Mapping amendment to identify properties covered by DPA 24 and to support OCP amendment Bylaw 6000.059 (see Figure 3 for the rationale and Figure 4 for a map of the proposed amendments).

AGENDA
FOR THE BUSINESS MEETING OF THE
PLAN NANAIMO ADVISORY COMMITTEE
TO BE HELD ON THURSDAY, 2005-JUNE-23

(If Time Permits)

1. Call to order:

2. Adoption of 2005-Jun-14 Minutes:

3. PNAC recommendations to Council:

4. Other Business

Update on PNAC 'Business Community' representative.

5. Next Meeting:

6. Adjournment: