

**MINUTES OF THE PLAN NANAIMO ADVISORY COMMITTEE MEETING
HELD ON TUESDAY, 2005-APR-26, 4:45 P.M., BOARD ROOM,
CITY HALL, 455 WALLACE STREET**

Present: Bill Forbes Joy Cameron
Stu Donaldson Ralph Meyerhoff
Gordon MacKinnon David Hill-Turner
Councillor Diane Brennan Carey Avender
Staff
Andrew Tucker
Lisa Bhopalsingh
Dale Lindsay
Fran Grant (Recording Secretary)

Regrets: Neil McNiven Michael Schellinck
Shirley Lance Gail Adrienne
Chris Erb

1. Call to Order:

The meeting was called to order by Chair D. Brennan at 5:00 p.m.

2. Adoption of 2005-Mar-22 Minutes:

MOVED by B. Forbes, SECONDED by S. Donaldson, that the minutes of 2005-Mar-22 be adopted as presented.

CARRIED

3. Approval of Agenda and Late Items:

Late Item:

New Nanaimo Centre:

A. Tucker noted that:

- An open house to show the design for the New Nanaimo Centre is being held on Wednesday, May 4, noon to 8:00 p.m. in the Food Court of the Port Place Mall.

D. Lindsay noted that:

- The New Nanaimo Centre architects will be attending part of the open house.
- Members of the City of Nanaimo Advisory Design Panel will also be in attendance.
- Comments sheets will be available for the public to fill out.

MOVED by R. Meyerhoff, SECONDED by G. Mackinnon, that the Agenda be approved as presented.

CARRIED

4. New Business:

a) Steep Slopes Presentation:

D. Lindsay, Manager of Current Planning, gave a presentation on the revised Steep Slope Guidelines. Copies of the Bylaw were distributed. The following are additional comments and answers to questions from the Committee:

- A substantial percentage of land still available for development is on steep slopes with the majority in the north end.
- This will create a new Development Permit Areas (DPA) with a Steep Slope Zone.
- The allowable density of units per ha will be increased to 12 to create development flexibility. This would allow smaller lots on flatter portions of the property.
- The Bylaw introduced in April 2003 was given 3rd Reading but new contour information showed that some significant changes needed to be made to the Bylaw.
- The principle of the original Guidelines has not changed.
- If a property requires more than one DPA, only one application and payment would need to be made to cover all DPA requirements.
- Single family properties in the Steep Slope DP area over .5 ha will be rezoned to the new Steep Slope Zone.
- This zone will allow for cluster housing on the most developable part of the property.
- During the review, 15 properties have been added and 18 properties were removed.
- 23 properties were removed that have the steep area already protected e.g. those that are in a riparian area.
- 43 lots were removed that are already under development.
- The following is a breakdown of steep sloped land which is vacant:

	DPA	Zoned
No. of Properties	311 lots	157 lots
Area	1,597 ha	408 ha

- The zone was amended to reflect the Secondary Suites Bylaw.
- The Bylaw will be going to PEDSC on April 28, to Council on May 9, a public open house will held at the end of May before the Bylaw proceeds to a Public Hearing.

MOVED by B. Forbes, SECONDED by D. Hill-Turner, that the report on the Steep Slopes Bylaw be received.

CARRIED

b) PNAC OCP Amendment Report Card:

L. Bhopalsingh gave a presentation on the outcome of OCP amendment applications from 1996 to present. A report card and spread sheet summarizing the information were distributed to Committee members. L. Bhopalsingh gave the following answers to questions from the Committee:

- The amendment application by Shaw Cable for their property on Boban Drive bypassed PNAC because it needed to be rushed through although building on the site was not completed for 2 years.
- Some of the information contained in this report will be made public through the OCP Ten Year review especially the report card. As well, PNAC meetings and minutes are always open to the public.
- Will get information on how many internal amendment applications were rejected and pass along to PNAC.

Comment from the Committee:

- This report clearly shows that PNAC does not rubber stamp OCP amendment applications.

MOVED by G. Mackinnon, SECONDED by D. Hill-Turner, that the report on OCP amendment applications be received.

CARRIED

5. Other Business:

a) Update on OCP Amendment Applications

A. Tucker noted that:

- May 01, 2005 is the application deadline for the next round of OCP amendments. There have been two to three potential application inquiries.

D. Lindsay noted that:

- Feels that one external application will come forward.
- A potential internal amendment will be on the issue of light industrial lands on major roads. There is an interest in the auto sales industry to allow auto sales along Bowen Road.

b) PNAC Workplan

A. Tucker advised that another sub-committee meeting will be required to finalize the work plan. A notice will be sent out to interested members once a date has been set.

G. Mackinnon expressed an interest in attending the meeting.

c) Terms of Reference

A. Tucker went over the changes made by PNAC to their Terms of Reference.

Comments from the Committee:

- Because of the long learning curve for PNAC's mandate, support the change to a three year term and keeping the overlap of terms.
- Strongly support the three year term with overlapping by having 1/3 of PNAC membership being renewed each year. This allows for continuity.
- Terms of representatives from Committees of Council (SPAC, NCHC, ACE, PRCC) could run concurrently with the three year terms of those committees.
- Have the names of the neighbourhood representatives come from the Neighbourhood Network.
- The Chair should be elected by the Committee instead of a Councillor being appointed by the Mayor and Council.

MOVED by R. Meyerhoff, SECONDED by B. Forbes, that the Terms of Reference be changed to have the Chair of PNAC elected by the Committee.

CARRIED

MOVED by B. Forbes, SECONDED by S. Donaldson, that the Terms of Reference be accepted as amended and forwarded to City Council for approval and adoption.

CARRIED

d) Rezoning Advisory Committee Minutes 2005-Feb.-17

The minutes of the Rezoning Advisory Committee for 2005-Feb.-17 were distributed to PNAC for their information.

6. Next Meeting:

- The Committee agreed that the starting time for all future meetings should be changed to 5:00 p.m. from 4:45.

- The next regular meeting of PNAC was rescheduled to 2005-May-24.

7. Adjournment:

The meeting adjourned at 6:40 p.m.

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