

CITY OF NANAIMO

MINUTES OF THE MEETING OF THE REZONING ADVISORY COMMITTEE
HELD ON THURSDAY, 2005-MAY-05, AT 5:15 P.M.
IN THE BOARD ROOM, CITY HALL, 455 WALLACE STREET, NANAIMO, BC

PRESENT: Bill Forbes
Neil McNiven

APPLICANT(S): Ron Hartman
David Steingard
Jerry Ellins
Dave Francis

STAFF: Dale Lindsay, Manager, Planning Division, DSD
Jeremy Holm, Planner, Planning Division, DSD
Jason Carvalho, Planner, Planning Division, DSD

1. **CALL TO ORDER**

The meeting was called to order at 5:18 p.m.

2. **ADOPTION OF MINUTES**

3. **NEW AND PENDING APPLICATIONS**

RA000144: Uplands Drive Investments Ltd., have submitted a rezoning application to rezone 6010 Uplands Drive from P-2 to RM-3 in order to construct a 32-unit residential townhouse development.

Mr. Carvalho gave a brief presentation on the proposed plan:

- Property was the subject of an OCP amendment, which was approved by Council at its meeting of 2005-APR-04.
- The development is to consist of eight quadraplex units. Access to the property is to be off of Uplands Road and is restricted to right-in / right-out.
- An intersection upgrade is planned for late summer 2005.
- A Development Permit was approved in 1998 for a 127-unit seniors congregate care facility.

Mr. Ellins gave a brief presentation of the project:

- Development is to provide affordable multi-family housing.
- There are no garages planned for the development.
- Landscaping is to be as per the City's Zoning Bylaw.

RA000145: David Steingard, has submitted a rezoning application on behalf of 711789 BC Ltd. to rezone portions of 5401 Laguna Dr., 5350 Redmond Rd. & 5302 Dewar Rd. from RM-3 to RS-6 in order develop a small lot single family subdivision.

Mr. Holm gave a brief presentation on the proposed plan:

- Current zoning is RM-3, with a covenant to limit development to 160 units, secure parks dedication and the Laguna / Norton road connection.
- The current proposal is for approximately 108 single-family lots and 2 remainder RM-3 lots for the development of 17 multi-family units.
- The development proposal includes park dedication and the connection of Laguna / Norton / Dewar roads and an amenity park.
- There is a 1.3 ha secured through the RM-3 zoning.
- Staff are supportive of the reduction, given that the park area currently proposed allows for a wider more usable park and better trail connection than previously proposed.

Mr. Steingard gave a brief presentation of the proposal:

- RM-3 not suitable to property, single-family is more appropriate.
- Split road concept deals with driveway grade and storm water.
- 48 people attended neighbourhood meeting, 16 comment sheets received.
- Parks is satisfied with linear parks concept.
- Access provided to lots with difficult access to Hammond Bay Road.

Mr. McNiven asked what the minimum lot size would be.

Mr. Hartman responded that the minimum lot size would be 400 m², RS-6. Adding that the original proposal had a "race track" connection between Laguna and Norton roads. Detention and controlled discharge storm water. Walkway in centre of split roads. Minimally travelled roadway with less impervious surface. City's concern with retaining wall in backyards will be addressed with 4m backyard, no regrading on covenant. City is willing to consider alternative standards and will work to make sure this meets or exceeds City standards.

Mr. McNiven asked what the price point would be.

Mr. Hartman responded that smaller lots allow for a reduced price point.

Mr. McNiven asked if storm water would be used to irrigate.

Mr. Hartman stated that landscaping in the medians will use some of the storm water.

Mr. Forbes MOVED that the application be accepted as presented. Seconded by Mr. McNiven.

CARRIED

4. **NEW BUSINESS**

5. **ADJOURNMENT**

Mr. Forbes MOVED that the meeting be adjourned at 5:50 p.m. SECONDED by Mr. McNiven.

CARRIED

APPROVED:

Chair

Date