

AGENDA FOR THE 2004-OCT-21 MEETING  
OF THE PLANNING, ENVIRONMENT AND DEVELOPMENT STANDING COMMITTEE,  
TO BE HELD IN THE BOARD ROOM, CITY HALL, COMMENCING AT 3:30 P.M.

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1. ADOPTION OF MINUTES:

Minutes of the 2004-SEP-30 Meeting of the Planning, Environment and Development Standing Committee held in the Board Room, City Hall at 3:29 p.m.

2. INTRODUCTION OF LATE ITEMS:

3. RECEIVING OF DELEGATIONS: (*green*) (10 MINUTES)

4. REPORTS OF ADVISORY BODIES: (*tan*)

Advisory Committee on the Environment:

(a) Inventory of Environmentally Sensitive Areas Within the City of Nanaimo

The City of Nanaimo values its Environmentally Sensitive Areas (ESAs) and has identified them within Schedule B of the Official Community Plan (OCP).

Further work was needed to effectively identify the ESAs still to be protected and more clearly define their boundaries prior to considering any protection options.

Madrone Environmental Services Ltd. (Madrone) completed their inventory of the City ESAs and concluded a follow-up Spring inventory with a final report in July 2004.

Madrone inventoried seventy ESA sites throughout the City. Nineteen non-aquatic ESA sites on private land were recognized as significant.

ESAs with rare and significant plant species were concentrated in Harewood Plains and the Harmac/Joan Point south region of the City.

Staff recognize that to meet the City's OCP objective of protecting ESAs, it is necessary to create a Development Permit Area.

Recommendations: That Council:

1. direct staff to bring forward amendments to the Official Community Plan to create a Development Permit Area and guidelines for the purpose of protecting Environmentally Sensitive Areas (ESAs) with inventoried populations of red/blue listed plant species; and
2. recognize the special ecological significance of the following properties identified in the ESAs inventory:
  - "Harewood Plains" (ESAs 5, 6, 7, 606, 587)
  - Harmac/Joan Point South (ESAs 634, 653, 656, 642).

Social Planning Advisory Committee:

(b) Social Planning Advisory Committee – Member Resignation

At the Social Planning Advisory Committee's (SPAC) regular meeting held 2004-OCT-13, Ms. Carolyn Tatton, member at-large, resigned due to employment commitments. Ms. Tatton has been a member of SPAC since 2001.

This vacancy should be advertised in order to bring the Committee's membership back to its full complement of nine community-at-large-members. Membership on SPAC also includes representation from Council, the Parks, Recreation and Culture Commission and School District No. 68.

Recommendation: That Council direct Staff to advertise to fill the vacant community-at-large position on the Social Planning Advisory Committee for the remainder of the term.

(c) Recommendation Arising from the 2004-OCT-13 Meeting

New Nanaimo Centre:

Recommendation: That the Social Planning Advisory Committee support the concept for the New Nanaimo Centre Project, and recommend that Council ensure the design is developed using *Crime Prevention through Environmental Design (CPTED)* principles, and reflects social and safety issues.

5. CITY MANAGER'S REPORT: (blue)

6. INFORMATION ONLY ITEMS: (white)

- (a) Report from Councillor Tyndall, Chair, Advisory Committee on the Environment, re: Annual Workplan – Progress Report.

7. CORRESPONDENCE: (pink)

8. NOTICE OF MOTION:

9. CONSIDERATION OF LATE ITEMS / OTHER BUSINESS:

10. QUESTION PERIOD: (Agenda Items Only)

11. ADJOURNMENT:

# REPORT TO PLANNING, ENVIRONMENT & DEVELOPMENT STANDING COMMITTEE

FROM: ADVISORY COMMITTEE ON THE ENVIRONMENT

RE: INVENTORY OF ENVIRONMENTALLY SENSITIVE AREAS  
WITHIN THE CITY OF NANAIMO

## RECOMMENDATION:

That Council:

1. direct staff to bring forward amendments to the OCP to create a development permit area and guidelines for the purpose of protecting Environmentally Sensitive Areas (ESAs) with inventoried populations of red/blue listed plant species; and
2. recognize the special ecological significance of the following properties identified in the ESAs inventory:
  - "Harewood Plains" (ESAs 5, 6, 7, 606, 587)
  - Harmac/Joan Point South (ESAs 634, 653, 656, 642).

## BACKGROUND:

The City of Nanaimo values its Environmentally Sensitive Areas (ESAs) and has identified them within Schedule B of *Plan Nanaimo*, the Official Community Plan (OCP). ESAs are defined in *Plan Nanaimo* as "areas that provide productive fish or wildlife habitat; contain sensitive, rare or depleted ecosystems and land forms, and represent sites of Nanaimo's natural diversity that are in danger of disappearing."

Within the OCP, the following objectives are laid out regarding Nanaimo's non-aquatic ESAs:

- "To protect environmentally sensitive areas (ESAs): Avoid or mitigate disturbance of ESAs from human activities and development.
- To provide opportunities for nature appreciation: Heighten awareness of the ecological and economic importance of ESAs by providing opportunities for public enjoyment of them in ways that respect their environmental sensitivity."

The following policies are also listed:

- "(4) The City will endeavour to protect and preserve ESAs using one or more of the following measures depending on which measure(s) are appropriate to a given situation:
  - Dedication as a City park or railway component, where the area complements the goals and objectives of the City's park or railway systems. ESAs acquired as parks or railways will be managed to protect their sensitive features from public use;
  - Dedication to a private land trust (e.g. Nature Conservancy of Canada, The Land Conservancy of British Columbia, etc.) for conservation purposes;
  - Covenant for conservation purposes with the City, the Province and/or a non-governmental organization eligible to hold conservation covenants; and/or
  - Density bonusing, cluster housing or other development incentives which will facilitate the protection of all or a significant portion of ESAs.
- (7) As further work is done on refining their features and boundaries, the City will consider designating other ESAs as development permit areas."

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The OCP recognizes the need to protect the City's ESAs, but further work was needed to effectively identify the ESAs still to be protected and more clearly define their boundaries prior to considering any protection options. Each ESA type has unique features which include the type and rarity of its plant associations; the presence of wildlife trees; and any rare and endangered plants and animals. Having this information available for City staff was recognized to be a benefit when working with property owners in order to protect these features when development applications are processed. To that end, an inventory of non-aquatic ESAs within the City limits was initiated in mid-April, 2003.

In March 2004, the Advisory Committee on Environment (ACE) forwarded an Information Report to Council on the Inventory of Environmentally Sensitive Areas within the City of Nanaimo. The ESA inventory was completed to provide better information on the health and long-term sustainability of the City's non-aquatic ESAs. The inventory also reviewed the special features and boundaries of these ESAs in order to help staff proceed with developing protection tools, such as an ESA development permit area for the significant ESA sites in the City. The report provided an update to Council on the status of the inventory.

There are six core non-aquatic ESA types in Nanaimo which are: Coastal Bluff, Terrestrial Herbaceous, Woodland, Sparsely Vegetated, Older Growth Forest and Significant Second Growth Forest. Each type has ecological and natural heritage values which showcase the unique environment we share on East Vancouver Island. Two other important ESA types, Second Growth Forests and Seasonally Flooded Fields, are recognized as modified natural landscapes, which provide important wildlife access corridors and secondary habitat within the City.

In December 2003, Madrone Environmental Services Ltd. (Madrone) completed their initial inventory of the City ESAs and concluded a follow-up Spring inventory with a final report in July 2004.

The inventory had the following objectives:

- to collect information on priority ESAs in a scientific manner;
- to ground-truth and verify boundaries of ESAs visited;
- to present the collected ecological information in one report; and
- to use the information available for developing sound management policies and guiding operational decision-making.

In addition to these objectives, Madrone was also asked to develop criteria and assess the sustainability of each ESA relative to others in the City. ESAs ground-truthed during the inventory were rated and scored for their "environmental condition" based on a number of criteria including:

- physical size and level of fragmentation;
- effect of adjacent land use on the ESA;
- role of ESAs in the surrounding landscape (as a green space or buffer);
- number and diversity of rare plants in the ESA;
- severity of introduced/invasive species in each ESA, and
- potential for restoration and ecosystem recovery.

Using this criteria, a general ranking was developed by the consulting biologists to identify the relative ecological health and long-term sustainability of each ESA site surveyed.

DISCUSSION:

Madrone inventoried seventy ESA sites throughout the City. A total of twenty-six of these sites were found to contain rare plant species which are provincially and federally recognized as significant. Outside of City park and private land currently held for conservation reasons, nineteen non-aquatic ESA sites on private land were recognized as significant.

The largest concentrations of ESAs with rare and significant plant species were concentrated in Harewood Plains (located along the Parkway south of Tenth and Bruce Avenue) and the Harmac/Joan Point south region of the City.

Harewood Plains (see Map #1) is made up of a mosaic of open grassland meadows along with a mix of second growth forest with some logged patches. The critical features of this area are the high concentration of provincially and nationally significant rare plants located on a unique geological feature that allows for a sustainable water flow through shallow soils.

The properties located in the Harmac/Joan Point South area (see Map #2) have clusters of grass meadows along with a significant older growth forest patch. The grassland sites here again have some significant populations of rare and endangered vegetation including the red-listed *Aster curtis*. Another red-listed plant species, *Centaurium muhlenbergii*, is considered especially significant since this location sets a new northern limit for this species. The "Red List" and "Blue List" refers to a rating system developed by the province to define the rarity of indigenous species in B.C., relative to other plants in the province and found across the country.

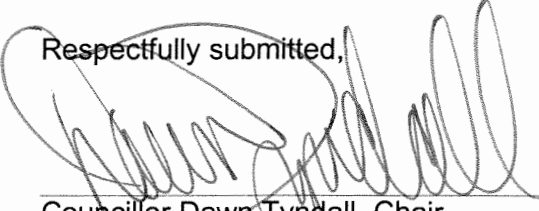
With the information provided, staff recognize that to meet the City's OCP objective of protecting ESAs and to recognize the unique ecology of these sites it is necessary to create a Development Permit Area which will allow for opportunities to work with landowners and developers in protecting these sites as a future amenity/green space.

RECOMMENDATION:

That Council:

1. direct staff to bring forward amendments to the OCP to create a development permit area and guidelines for the purpose of protecting Environmentally Sensitive Areas (ESAs) with inventoried populations of red/blue listed plant species; and
2. recognize the special ecological significance of the following properties identified in the ESAs inventory:
  - "Harewood Plains" (ESAs 5, 6, 7, 606, 587)
  - Harmac/Joan Point South (ESAs 634, 653, 656, 642).

Respectfully submitted,



Councillor Dawn Tyndall, Chair  
Advisory Committee on Environment

**Map # 1 - Harewood Plains with Environmentally Sensitive Areas (ESA's) Identified**  
 1099 Bruce Ave (Lot 1, Section 1, Plan VIP50607,  
 Except VIP61106 and VIP64965, LD 32)

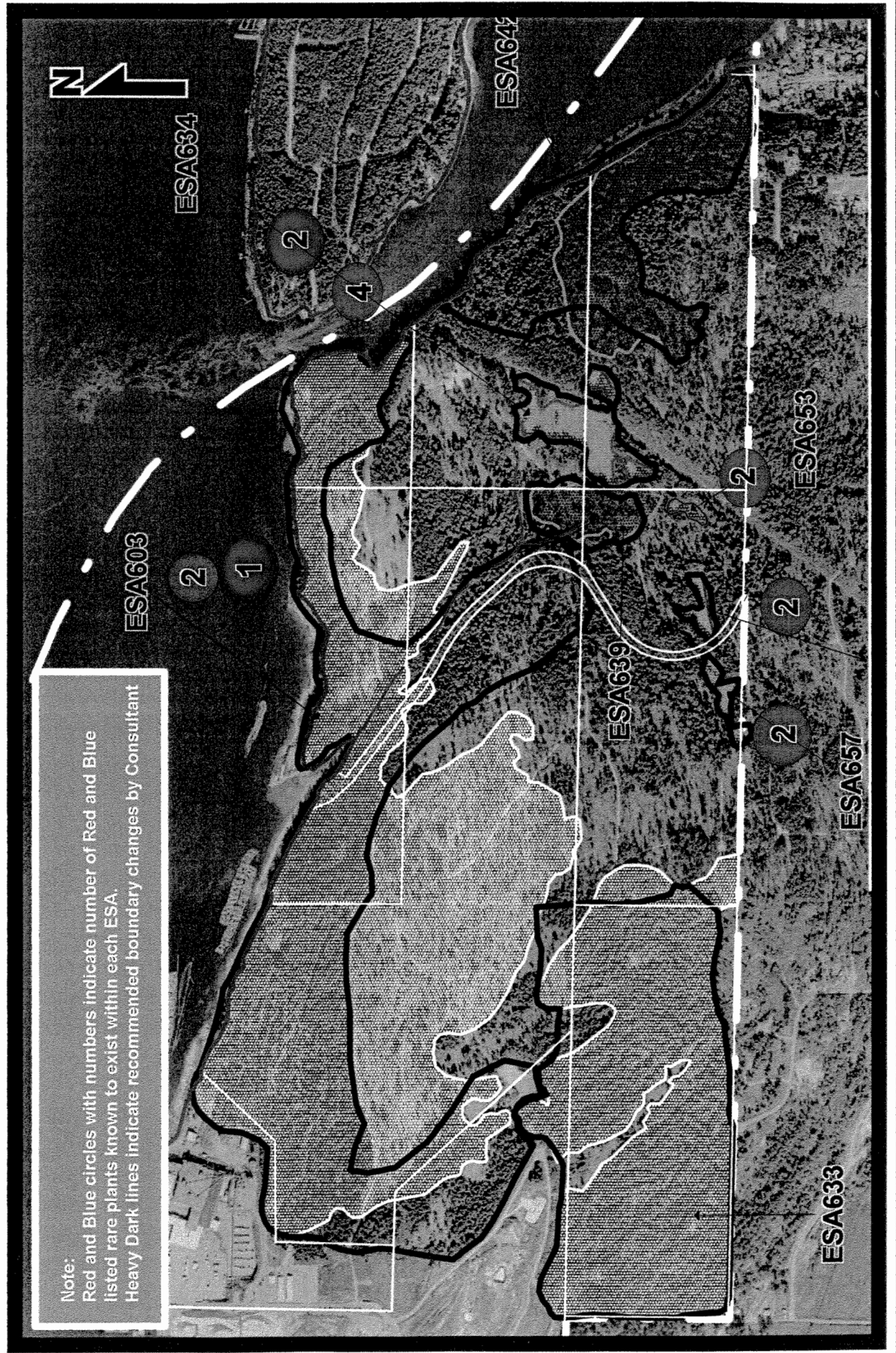




**Map #2 - Harmac / Joan Pt. South with Environmentally Sensitive Areas (ESA's) Identified**

Section 21, Range 4, LD 07 and

Section 20, Range 4, LD 07.



2004-Oct-13

## REPORT TO: PLANNING, ENVIRONMENT AND DEVELOPMENT STANDING COMMITTEE

FROM: SOCIAL PLANNING ADVISORY COMMITTEE

RE: SOCIAL PLANNING ADVISORY COMMITTEE – MEMBER RESIGNATION

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### DISCUSSION:

At the Social Planning Advisory Committee's (SPAC) regular meeting held 2004-Oct-13, Carolyn Tatton, member at-large resigned due to employment commitments. Ms. Tatton has been a member of SPAC since 2001.

This vacancy should be advertised in order to bring the Committee's membership back to its full complement of nine (9) community-at-large-members. Membership on SPAC also includes representation from City Council, the Parks and Recreation Committee and School District #68.

### RECOMMENDATION:

That Council direct Staff to advertise to fill the vacant community-at-large position on the Social Planning Advisory Committee.

Respectfully submitted,



Councillor Bill Holdom, Chair  
Social Planning Advisory Committee

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☒ Committee *PEDSC*  
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☐ In-Camera Meeting  
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2004-Oct-18

## REPORT TO PLANNING AND DEVELOPMENT STANDING COMMITTEE

FROM: SOCIAL PLANNING ADVISORY COMMITTEE

RE: RECOMMENDATION ARISING FROM THE 2004-OCT-13 MEETING

The following item was considered by the Social Planning Advisory Committee at its meeting held 2004-Oct-13:

(1) New Nanaimo Centre:

Committee's Recommendation: That the Social Planning Advisory Committee support the concept for the New Nanaimo Centre Project, and recommend that Council ensure that the design is developed using *Crime Prevention through Environmental Design (CPTED)* principles, and also reflect social and safety issues.

Respectfully submitted,



Councillor Bill Holdom Chair  
Social Planning Advisory Committee

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☒ Open Meeting  
☐ In-Camera Meeting  
Meeting Date: 2004-OCT-21

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## FOR INFORMATION ONLY

### REPORT TO PLANNING, ENVIRONMENT & DEVELOPMENT STANDING COMMITTEE

FROM: ADVISORY COMMITTEE ON THE ENVIRONMENT

RE: ANNUAL WORKPLAN – PROGRESS REPORT

#### RECOMMENDATION:

That Council receive this report for information only.

#### BACKGROUND:

The Advisory Committee on the Environment was created as an advisory committee to Council to examine the impacts of existing policies and practices regarding land use and development on our natural environment. The committee also makes recommendations to Council on how the City can improve its stewardship of the environment for the future.

#### DISCUSSION:

The purpose of this report is to highlight the activities of the Advisory Committee on the Environment towards the completion of the Committee's 2004 work plan.

#### Advisory Committee on the Environment Work Plan Up-Date for 2004:

| Task   | Purpose  | Expected Outcomes for 2004  |
|--|--|---|
| <b>AIR AND CLIMATE</b>                           |  |   |
| Partners for Climate Protection                  | Prepare and implement a local "Climate Protection" action plan for the City.   | <ul style="list-style-type: none"> <li>• <b>Draft Greenhouse Gas Inventory complete.</b></li> <li>• To be distributed for review and comment by staff. Forecasting and emission reduction target to be sent to relevant department managers.</li> <li>• Report on inventory and recommended City greenhouse gas targets to be delivered to Council for review by November.</li> </ul> |
| <b>LAND</b>                                      |  |   |
| Pesticide reduction Education/ awareness program |  | <ul style="list-style-type: none"> <li>• Currently looking into partnering with Malaspina University College in conducting a random survey of Nanaimo residents to gauge opinion on cosmetic use of pesticides by residents.</li> </ul>   |
| Environmentally Sensitive Area (ESA) Program     | Raise community awareness on what an ESA is.   | <ul style="list-style-type: none"> <li>• <b>City Habitat Atlas completed.</b> Atlas supports the education of Environmentally Sensitive Areas in the City.</li> <li>• Improvements ongoing</li> </ul>   |
| <b>COMMUNITY EDUCATION</b>                       |  |   |
| Environmental Achievement Awards                 | The Environmental Achievement Awards recognize the achievements and activities of members of the community to enhance preserve and protect the environment of Nanaimo. | <ul style="list-style-type: none"> <li>• <b>2004 Environmental Achievement Awards completed</b></li> <li>• Eleven Awards presented.</li> </ul>  |

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| Task  | Purpose  | Expected Outcomes for 2004  |
|---|--|---|
| Formalize Environmental communication role for the committee. | To educate and inform the public on the steps taken by the City, other agencies and individual citizens in working toward environmental sustainability in Nanaimo. Provide information to council on steps that could be taken toward environmental sustainability while recognizing the City's limitations. | <ul style="list-style-type: none"><li>• Terms of Reference being reviewed.</li><li>• Report with recommendation expected to Council by October.</li></ul>   |
| Community forums  | Intended as an informal exchange of ideas between ACE and community on environmental issues in the City.   | <ul style="list-style-type: none"><li>• Forum on the issue of environmental sustainability being planned.</li></ul>   |
| Nature of Nanaimo   | A program of guided walks and presentations, highlighting the natural beauty found in the City's Parks.  | <ul style="list-style-type: none"><li>• <b>Spring 2004 events completed.</b></li><li>• Spring 2005 under development</li></ul>  |
| Environmental Information / Monitoring                        | Review and make recommendations on improving the environmental information presented on the City website.  | <ul style="list-style-type: none"><li>• <b>City Habitat Atlas completed</b></li><li>• Improvements ongoing</li></ul>  |
| Request presentations   | Keep committee members up to date on current environmental issues within the City.   | <b>Presentations completed for the Committee included:</b> <ul style="list-style-type: none"><li>• Recycling / waste management</li><li>• Nanaimo Estuary Management Plan</li><li>• Provincial State of Environment Reporting</li><li>• Parks Master Plan</li></ul> <b>Planned presentations for fall:</b> <ul style="list-style-type: none"><li>• City Tree Bylaw Review</li></ul> |
| Respond to requests by Council                                |  | The following requests by Council for more information are currently being drafted: <ul style="list-style-type: none"><li>• Wood burning stoves – report forwarded to Council</li><li>• Streamside protection regulations</li></ul>   |

RECOMMENDATION:

That Council receive this report for information only.

Respectfully submitted,

  
Dawn Tyndall, Chair  
Advisory Committee on Environment

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