

**MINUTES OF THE PLAN NANAIMO ADVISORY COMMITTEE WORKSHOP
ON THE URBAN CONTAINMENT BOUNDARY
HELD ON TUESDAY, 2004-OCT-05, 7:00 P.M., COUNCIL CHAMBERS,
CITY HALL, 455 WALLACE STREET**

Present:

Gail Adrienne	Shirley Lance
Carey Avender	Neil McNiven
Councillor Diane Brennan	Ralph Meyerhoff
Stu Donaldson	Joan Perry
Chris Erb	Ken Tully
Bill Forbes	

Staff

Andrew Tucker
Dale Lindsay
Fran Grant (Recording Secretary)

Regrets:

Robert Borden	Michael Schellinck
Gordon MacKinnon	

1. Call to Order:

The meeting was called to order by Chair D. Brennan at 7:13 p.m.

2. Urban Containment Boundary:

A. Tucker gave a presentation on the purpose of the Urban Containment Boundary (UCB) and the rationale for the location of the boundary and the process to amend the UCB. The presentation also reviewed five sites on which the City may receive applications to include areas outside the UCB inside it, and one site inside the UCB which, due to the presence of ESAs, should be outside the UCB.

In response to questions from the Committee, A. Tucker noted that:

- The time span of three years for UCB OCP amendments was set so that each new Council would get one chance to look at amending the UCB.
- A PLA did exist on the Harewood Plains property but it expired in November 2002. An application would have to be resubmitted.
- There is split zoning (RS-1 and RM-8) on the parcels at Harewood Plains.
- Nanaimo is a very low density City and there is a lot of potential for infill.
- THE UCB encourages development of serviced lands and focuses development to growth centres.

General comments from the Committee and staff:

- When the OCP was being written, some of decisions on the placement of the UCB borders were made because of the zoning that was in place and the Committee did not feel that down-zoning was a good idea.
- Linley Valley property owners did not want the UCB around their property as they were counting on their property investment for retirement.
- A number of years ago, Council did down-zone a lot and there was a law suit but do not know what the outcome of that legal action was.
- Council has just removed liquor retail sales from all areas of town which is a form of down-zoning.

- Legal advice has been that the City has the authority to down-zone property.
- Environmental groups are working with developers on ways to develop while still protecting ESAs.
- The Species at Risk legislation may support protection of Harewood Plains.
- Would be helpful to have a discussion on the goal of an additional 50,000 people called for before lands outside the UCB are needed for development.
- There doesn't seem to be any obvious compelling reason for moving the UCB for any of the possible applications.
- Some of the land in DL56 would be very hard to develop because of the steep slopes.
- Wondering when the Steep Slope Development Permit Area Guidelines and Zoning Bylaw will be brought in?
- Property owners in the Linley Valley have been told that they must pay for any services needed for development which would be very costly.
- One reason for the UCB was that in the 1970 – 1990's, development was very spread out and expensive to service. Wanted to contain the sprawl.
- Only compelling reason would be to have affordable land for single family housing. The current lack of land is bringing more multi-family development.
- Nanaimo still has affordable housing compared to other cities.
- Most people do not want to buy multi-family and people don't want it in their neighbourhood.
- If the City holds the line on the current UCB it may bring about the density that the City needs to stop sprawl.
- When a developer goes forward with a multi-family proposal, they are turned down first by the residents and then by Council. Council needs to change their outlook if the City is going achieve the density called for in the OCP.
- Lately, Council has supported several rezonings for multi-family projects.

3. Other Business

No other business.

4. Next Meeting

- The next regular meeting will be held on 2004-Oct.-19. A. Tucker advised that Kathleen Callow, a consultant from UMA, will do a presentation on changes to Town Centres as part of the OCP 5 Year Review at this meeting.

5. Adjournment

The meeting adjourned at 8:55 p.m.