

**MINUTES OF THE PLAN NANAIMO ADVISORY COMMITTEE
HELD ON TUESDAY, 2004-SEPT-21, 4:45 P.M., COUNCIL CHAMBERS,
CITY HALL, 455 WALLACE STREET**

Present: Gail Adrienne Gordon MacKinnon
Carey Avender Ralph Meyerhoff
Stu Donaldson Joan Perry
Bill Forbes

Staff

Andrew Tucker
Dale Lindsay
Al Kenning
Fran Grant (Recording Secretary)

Regrets: Chris Erb Neil McNiven
Ken Tully Michael Schellinck
Robert Borden Shirley Lance
Councillor Diane Brennan

1. Call to Order:

The meeting was called to order by Acting Chair Ralph Meyerhoff at 5:00 p.m.

2. Adoption of the Minutes from the Public and Regular Meetings of 2004-Jun-17 (attached)

Adoption of the minutes was put over to the next meeting as a quorum was not present.

3. Presentation on New Nanaimo Centre

A. Kenning, Deputy City Manager, gave a presentation on the New Nanaimo Centre. He noted that:

- The design as shown in the drawings is very preliminary.
- Early indications are that there is a lot of support for this project.
- The Conference Centre component is larger than the earlier proposal at the old Malaspina site.
- The residential component of the hotel has not been confirmed.
- Too early to say what the design for the museum will be and whether it will have a particular theme based on Nanaimo's heritage.
- Council has set up meeting with the province at the UBCM and will seeking more provincial funding for the project.
- Having the Merriot Hotel confirmed for this project is the biggest difference from the two previous plans.

A. Kenning gave the following answers to questions from the Committee:

- Residential towers at the old arena site will be sixteen and twenty three stories.
- Planning for the new twin sheet arena will start immediately following a positive referendum as it will need to be up and running before the Civic Arena is taken down.
- Triarc has signed an Agreement in Principle and are prepared to wait for the outcome of the referendum.

- The City will continue to own all of the land for the project and will lease the air space rights to Triarc (as part of the incentive package).
- The cost of acquiring the land is included in the City's \$52 million commitment.
- Approximately \$300,000 in property taxes will be generated by the Conference Centre.
- The City's present long-term debt is under \$20 million.
- Only one of the buildings on Commercial Street has some heritage value but it is not significant. The Foundry is listed on the heritage registry but is not a designated building.
- A. Tucker noted that a Heritage Alteration Permit will be required to demolish the Foundry.
- Changes will be made to the Conference Centre design to better fit with the surrounding area.
- The area facing onto Commercial Street will be 2 floors of commercial with the second floor being higher than average.
- A consultant has been hired for the communication strategy and public information will include:
 - Polling to find out what type of information the public needs.
 - First open house is tentatively set for October 6-7 with Council in attendance.
 - A mail out to every home in the City.
- Fall of 2005 is the target for starting construction.

Acting Chair R. Meyerhoff thanked A. Kenning for his presentation.

4. Update on OCP Amendments Review Period May-Oct. 2004

D. Lindsay gave a brief update on the last OCP amendments and noted that:

- Most of the amendments have received 1st and 2nd reading and will go to Public Hearing on Oct. 7. They will be considered for 3rd reading and final adoption on October 18.
- The one exception was the lifting of the 15 story building height restriction which has already been to Public Hearing and given 3rd reading and final adoption.
- On the Hammond Bay seniors home expansion application, PNAC's recommendation for a site specific amendment within the Neighbourhood designation, went forward with staff support.
- The amendment for the Wall/Holly road changes received 1st and 2nd reading and will also go to Public Hearing. There has been no further direction from Council to staff to make any changes.
- The next round of amendments starts on 2004-Oct-01 with application deadline of 2004-Nov-01.
- Urban Containment Boundary amendments will also be considered in this round

5. Staff Support for PNAC:

a) Development Related Applications

D. Lindsay advised that:

- External OCP amendment applications will still be handled by Current Planning with all other aspects of the OCP being administered by Community Planning.
- A. Tucker, Manager, Community Planning has a lot of community development expertise and will now be the primary staff liaison for PNAC.

b) Community Planning Studies

A. Tucker noted that:

- Community Planning will be handling the UCB amendment applications received in this round.
- Advertising for this round of amendments will begin on October 01.

c) Administrative Support

A. Tucker advised that Fran Grant will now provide administrative support to PNAC.

6. Review of Workplan (attached):

a) Town Centres

A. Tucker noted that:

- The Community Planning Dept. will again be responsible for the 5 year OCP review.
- Had a meeting with the consultants, UMA, and we are now trying to complete the work and bring it forward to PNAC at their October meeting.
- K. Callow (UMA) has focused on three key Town Centres (Woodgrove, Downtown and Hospital area).
- Need to get feedback on the study.
- Each of the Town Centres needs to be handled differently and policies will be needed to direct growth to them.

b) Neighbourhood Planning

A. Tucker distributed copies of the Applied Planning Course outline and gave a brief overview. He also noted that:

- This is an opportunity to work with 2nd year grad students to find out how neighbourhood planning has worked in Nanaimo and what has been done elsewhere.
- The fall portion of the course would be for research and information gathering. January to April would be used to come up with a template for neighbourhood planning in Nanaimo.
- Five students are currently enrolled in the course.
- PNAC would have input into what they think are the current flaws in the process and what they would like to see in the finished product.
- PNAC would work as a steering committee for the students.
- The whole process would take approximately eight months.
- The students would meet with PNAC three times in the fall and four times in the new year.
- The students would also meet with the Neighbourhood Network and representatives from those neighbourhoods who have done neighbourhood plans.
- The agreement includes the ability of the Community Planning Department to cancel the program if fewer than five students enroll.
- Could have next year's students use the new template to do a test neighbourhood plan.

PNAC agreed that this program could be a good solution to the problem of neighbourhood planning in Nanaimo.

c) Urban Containment Boundaries

A. Tucker indicated that:

- Five possible UCB applications have been received and are being reviewed – three from the north end and two from the Linley Valley.
- A couple of the applications are for lots that are split by the UCB.
- One of the Linley Valley applications is from the provincial Land & Water B.C.
- The wider issue is whether there should be different policies for the UCB outside and inside the City limits.
- Currently, changes to the UCB have to be approved by the RDN Board.

PNAC felt strongly that the members of the Committee, especially those who are new, would benefit from a UCB workshop. They also suggested that:

- Anyone who had a hand in setting up the UCB attend the session if possible.
- As there are five possible UCB amendment applications, this session should be a priority.

A. Tucker will set up the workshop and a tentative date was set for October 5 at 7:00 p.m. in

7. Other Business

R. Meyerhoff asked that a review of the density along major roads be put onto PNAC's workplan. He noted that this suggestion came from the Rezoning Advisory Committee.

8. Next Meeting

- A special Urban Containment Boundary workshop will be held on 2004-Oct-05.
- The next regular meeting will be held on 2004-Oct.-19. A. Tucker advised that a consultant from UMA will do a presentation on changes to Town Centres as part of the OCP 5 Year Review at this meeting.

9. Adjournment

The meeting adjourned at 6:30 p.m.