

CITY OF NANAIMO
MINUTES OF THE MEETING OF THE PLAN NANAIMO ADVISORY COMMITTEE
HELD ON TUESDAY, 2004-JUN-15, AT 4:50 P.M.
IN THE BOARD ROOM, CITY HALL, 455 WALLACE STREET, NANAIMO, B. C.

PRESENT: Councilor Diane Brennan, Chair Shirley Lance
 Gail Adrienne Gordon Mackinnon
 Carey Avender Ralph Meyerhoff
 Stu Donaldson Joan Perry
 Bill Forbes Michael Schellinck

REGRETS: Chris Erb

ABSENT: Robert Borden Ken Tully
 Neil McNiven

STAFF: Dale Lindsay, Manager, Planning Division
 Andrew Tucker, Manager, Community Planning
 Arturo S. Ramirez, Recording Secretary

1. CALL TO ORDER

The meeting was called to order at 4:50 p.m.

2. ADOPTION OF MINUTES

MOVED by Shirley Lance, SECONDED by Joan Perry, that the minutes of the meeting held on 2004-MAR-30 and 2004-MAY-25 be adopted.

CARRIED

3. REVISED WORK PLAN

MOVED by Bill Forbes, SECONDED by Michael Schellinck, that the revised work plan be adopted.

CARRIED

4. EXTERNAL AND INTERNAL OCP AMENDMENT APPLICATIONS

Dale Lindsay reviewed and provided background information on the following external and internal OCP amendment applications:

- a. External – 6151 Hammond Bay Road – Change designation from “Neighbourhood” to “Town Centre” to facilitate expansion of existing care facility onto adjacent lot.

The applicant was unable to attend the meeting but will be present at the public hearing on 2004-JUN-17. The proposal will add 50 beds to the care facility. In

terms of road networking, there are significant interconnection points to and from the site. The applicant was asked to focus the primary access towards Hammond Bay Road.

The Panel provided the following comments:

- Concerns about changing the designation because of uncertainty about future use of the site – should be a site specific amendment. Changing the designation from Neighbourhood to Town Centre will enable the applicant to develop the site into a shopping centre, etc.
- Will the added density create problems? - Staff noted that preliminary investigations by the Engineering Department suggest no significant problems.
- Any strong opposition from the existing neighbourhood? - Staff answered that to date, there is no significant opposition from the neighbourhood.

b. Corporate Amendments

- i. Wall and Holly Streets – Remove the Wall/Holly Corridor road network as a major connector.

Council has asked for this amendment to respond to neighbourhood concerns.

- ii. City wide – Remove restrictions on building heights as found in Section 1.1.2.2 (8) in order to permit site specific evaluation.

Committee members were provided with a copy of the existing and proposed wording. The Committee provided the following comments:

- All parking should be on the property. – Staff clarified that this is the intent and the wording will be revised to make this clear.
- Concerns that the old City views and values are being eroded as the area is being developed.

- iii. 4191, 4181, 4171, 4169 Wellington Road – Redesignate all 4 lots from “Neighbourhood” to “Service Industrial”.

c. Housekeeping Amendments

- i. Schedules A & B-- Update mapping layers displaying proposed and existing schools, roads, parks, trails, neighborhood plans, sensitive habitat inventory mapping (SHIM), and environmentally sensitive areas (ESAs).

This is being done to reflect the most current information.

- ii. City wide--Amend permitted exemptions for Development Permits in Section 8.2.21.

This is being done to remove inequities regarding the requirement for a development permit.

- iii Downtown & Old City Neighbourhood – Modify the Old Neighbourhood Boundaries and delete sections that are superceded by the Downtown Plan.

MOVED by Bill Forbes, SECONDED by Gordon Mackinnon, that the external and internal OCP amendment applications be received.

CARRIED

5. **ACTION ITEMS**

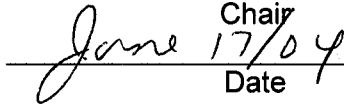
Meeting Date	Details	Status
2004-MAR-30	Review Terms of Reference in 4 months, specifically the PNAC-RAC relationship.	
2004-MAR-30	Secure legal advice on whether or not PNAC can be challenged concerning RAC membership coming exclusively from PNAC.	
2004-MAY-25	Staff to provide information on the process to have Council allocate a yearly budget for the neighbourhood planning process.	
2004-JUN-15	Staff to revise wording to clarify all parking should be on the property (re corporate amendment concerning Section 1.1.2.2(l) - building heights)	

6. **ADJOURNMENT**

MOVED by Ralph Meyerhoff, SECONDED by Shirley Lance, that the meeting adjourn at 6.00 p.m.

CARRIED

APPROVED: 

 Chair
June 17/04 Date

/asr