

CITY OF NANAIMO

MINUTES OF THE MEETING OF THE REZONING ADVISORY COMMITTEE HELD ON THURSDAY, 2004-APR-01, AT 4:45 P.M. BOARD ROOM, CITY HALL, 455 WALLACE STREET, NANAIMO, B. C.

PRESENT: Chris Erb - Chair
Ralph Meyerhoff
Wayne Anderson
Bill Forbes

APPLICANTS: Keith Brown
Raymond De Beeld
Greg Constable

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

1. CALL TO ORDER

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

2. ADOPTION OF MINUTES

MOVED by Mr. Anderson, SECONDED by Mr. Forbes that the minutes of the 2004-MAR-18 RAC meeting be approved.

CARRIED

3. NEW AND PENDING APPLICATIONS

RA000117: Application from Ellins Architect Inc. on behalf of Donna Mitenko and Shelley Ireland, proposing to rezone property located at 1615 Northfield Road from Single Family Residential Zone (RS-1) to Low Density Multiple Family Residential (Townhouse) Zone (RM-3). The applicant is proposing an 18 unit multiple family project.

Mr. Lindsay gave a overview of the background of this project, noting that the proposed development will consist of a 18-unit townhouse under RM-3 zoning. Currently the property has one single-family dwelling. Mr. Lindsay added that the Northfield OCP Neighbourhood policy supports up to 0.45 FAR.

Mr. Anderson asked what the plans would be for Northfield.

Mr. Lindsay noted that the south side of Northfield under the OCP will remain Residential and that the north side will remain Light Industrial. He added that a five-lane cross-section is proposed for a 25-year horizon, with 3 lanes going in over the next 5 years.

Mr. Forbes asked what is being planned for the Northfield / Boundary intersection.

Mr. Lindsay responded that Engineering has gone out to tender to develop a proposal.

Mr. Anderson asked if Staff had any concerns regarding multi family dwellings being in close proximity to a busy intersection.

Mr. Lindsay noted that sight distances appear to be satisfactory.

Mr. Brown presented to the group a history of rezoning on Northfield Road, noting that a dedication has already been taken from this lot and that parking is one to one adding that additional parking would impact the green space and the rear of the lot. Mr. Keith noted that the Community Plan supports the clustering of small multi-family housing forms on Northfield Road adding that traffic friction is with left-in, left-out only and that the right-in, right-out movement is not a problem. Mr. Brown continued by stating that a Traffic Study is out of the scope of the 18-unit development as the City has plans to convert Northfield to a three-lane road.

Mr. Meyerhoff asked if the same rationale applies to 1609 Northfield Road or 2145 Boundary Crescent.

Mr. Brown responded that it does not apply to mid-block lots.

Mr. Meyerhoff asked if the developers had been in contact with the Neighbouring community.

Mr. Brown replied that neighbours have been contacted and have shown support of the project and of the screening.

Mr. Meyerhoff MOVED that the application be accepted as presented.
SECONDED by Mr. Forbes.

CARRIED

RA000118: Application from Island West Coast Development on behalf of Tremark Holding Corporation, proposing to amend a covenant associated with a previous rezoning application (RA93-27) on property located at 2109 Meredith Road. The amendment request proposes to delete the requirement for 17 subsurface parking spaces, increase the site coverage from 20.2% to 24%, and to reduce the front yard setback requirement from 9 metres to 6 metres.

Mr. Lindsay noted that the covenant has been registered as recommended by the APC through a previous application on this site. The amendments included site coverage, underground parking, front yard setback and height.

Mr. De Beeld stated that the proposed amendments are largely a response to Staff urban design related requests.

Mr. De Beeld continued by adding that the amenity area has been moved from the middle of the development and that the site coverage variance is to allow the building fronting onto Meredith Road to provide a more residential feel with individual access. Mr. De Beeld added that the removal of the underground parking requirement would allow the values to work for a rental market.

Mr. Meyerhoff noted his concern with parking on the west side of the property line, asking if screening will be provided through the Development Permit.

Mr. Lindsay confirmed that screening will be provided during the Development Permit stage.

Mr. Forbes MOVED that the application be accepted as presented.
SECONDED by Mr. Anderson.

CARRIED

4. NEW BUSINESS

Mr. Meyerhoff noted that he was unsure of the increase of density under the OCP will be supported by PNAC and recommended that a study be conducted.

Mr. Brown noted that parking requirements need to be addressed and added that high parking requirements deter high density.

Mr. Meyerhoff MOVED that a recommendation be made that PNAC review development policies regarding major arterials. SECONDED by Mr. Forbes.

CARRIED

5. ADJOURNMENT

Mr. Anderson MOVED that the meeting be adjourned at 5:20 p.m. SECONDED by Mr. Forbes.

CARRIED

APPROVED:



Chair

Date