

MINUTES OF THE PLANNING, ENVIRONMENT AND DEVELOPMENT
STANDING COMMITTEE MEETING HELD IN THE BOARD ROOM, CITY HALL,
ON THURSDAY, 2003-JUL-31, COMMENCING AT 3:35 P.M.

PRESENT: Councillor L. J. Sherry, Chair

Members: Councillor W. J. Holdom

Absent Councillor R. A. Cantelon

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| Staff: | G. D. Berry | J. T. Bowden |
| | E. C. Swabey | K. L. Burley |
| | T. P. Seward | C. Hambley |
| | S. E. Fletcher | |

1. ADOPTION OF MINUTES:

- (a) Minutes of the 2003-MAY-15 Meeting of the Planning, Environment and Development Standing Committee held in the Board Room, City Hall at 2:40 p.m.

Moved by Councillor Holdom, seconded by Councillor Sherry that the Minutes be adopted as circulated. The motion carried.

2. RECEIVING OF DELEGATIONS:

Moved by Councillor Holdom, seconded by Councillor Sherry that Delegations (a) to (c) be permitted to address the Committee. The motion carried.

- (a) Mr. Dave Elmore, 1386 Rose Ann Drive, Nanaimo, B.C., regarding the intentions and status of the Catrall property.

Mr. Elmore was not in attendance but stated in a letter dated 2003-JUL-31 that he has no objections to the proposed amendments.

- (b) Mr. Duncan Watt, 2460 West 6th Avenue, Vancouver, B.C., regarding the Jeffs Official Community Plan application.

Mr. Watt was previously authorized to address the Committee.

Mr. Watt stated that:

- he has been working with Mr. E. C. Swabey, Senior Manager, Planning and Development and has sent notification letters to the City of Nanaimo, the District of Lantzville and the Regional District of Nanaimo regarding the Mor-Courage property.

- he has not yet received responses from the District of Lantzville or the Regional District of Nanaimo.
- they acquired the Mor-Courage property to join the Jeffs property.
- they anticipate not only to provide the road dedication but to also build the road itself and provide a buffer.
- he has also been working with Newcastle Engineering and they believe the road will cost approximately \$200,000.
- he would like the urban containment boundary moved to include the Jeffs property.

Mr. E. C. Swabey, Senior Manager, Planning and Development clarified that:

- the District of Lantzville wants the road built.
- the Regional District of Nanaimo wants a buffer.
- Mr. Watt has indicated that they are prepared to build the road and create a buffer.

Moved by Councillor Holdom, seconded by Councillor Sherry that the presentation be received. The motion carried.

- (c) Mr. Ken Zakreski, Romper Room Indoor Climbing, 4385B Boban Drive, Nanaimo, B. C., regarding the proposed new use of the property located at 4381 Boban Drive. (video presentation)

Mr. Zakreski was previously authorized to address the Committee.

Mr. Zakreski stated that:

- he would like to expand on their business rationale by applying for a site specific Official Community Plan amendment.
- revenues from tourism are expected to drop in the \$300. to \$500. Million range for the country.
- current events in the United States and the SARs situation has impacted on the operations of the Climbing Centre.
- the number of tour related sales and international students is down over the previous year.
- tourism from inside Canada has increased but will not make up the shortfall.
- the Romper Room needs to secure alternate revenue streams like those applied for with the Official Community Plan amendment in order to protect its core services to the community.
- he urges Council to support the site specific Official Community Plan amendment as proposed and without any significant limitations.
- he thanked the Committee for receiving his presentation in an alternative format.

Moved by Councillor Holdom, seconded by Councillor Sherry that the presentation be received. The motion carried.

3. CITY MANAGER'S REPORT:

DEVELOPMENT SERVICES:

COMMUNITY PLANNING:

(1) Official Community Plan Amendments Review Period May 2003 – October 2003

The following Official Community Plan (OCP) amendment applications are being forwarded to the Planning, Environment and Development Standing Committee (PEDSC) for its review and consideration as part of the current OCP amendment round: six external applications; one corporate initiated amendment; and two housekeeping amendments. The details of these OCP amendment applications, along with Staff and the Plan Nanaimo Advisory Committee's (PNAC) recommendations are outlined in this report.

This report is provided to give background information and recommendations on each application. Based on the PEDSC's recommendation for each of these applications, Staff will prepare the associated OCP amendment bylaws for Council's consideration at their next regular meeting.

EXTERNAL APPLICATIONS:

1. 4381 Boban Drive

The owner of the Romper Room Indoor Climbing Gym would like to expand his business by allowing assembly hall uses such as theatre events and dances. The property is currently designated "Service Industrial" which does not permit such uses.

The proposed amendment will permit a site specific assembly hall use.

Staff is concerned about the potential conflicts between the new use and the immediate industrial and residential neighbourhood uses, since it will generate traffic and additional parking requirements, have different hours of operation, and generate noise during events, and when large groups of people arrive and disperse. The existing climbing gym was supported because of the large, less expensive, enclosed space required for the use. However, supporting additional non-industrial uses that can and do exist in correctly designated areas of the City, is detrimental to achieving the goals of the OCP.

PNAC Recommendation: That the Planning, Environment and Development Standing Committee recommend that Council support a site specific amendment for assembly hall use at 4381 Boban Drive.

Staff Recommendation: That the Planning, Environment and Development Standing Committee recommend that Council not support a site specific amendment for assembly hall use at 4381 Boban Drive.

Moved by Councillor Holdom, seconded by Councillor Sherry that the report be received and that Council not support a site specific amendment for assembly hall use at 4381 Boban Drive. The motion carried.

2. 2421, 2425 and 2429 Bowen Road:

The owner of the subject properties would like to develop a three to four storey apartment building on the subject parcel. The properties are currently designated "Neighbourhood" with a corridor specific policy, which permits a two storey apartment building.

The proposed amendment will enable a four storey, multi-family building.

The OCP requires that all new higher density residential developments be directed to "Growth Centres". If dense residential development is supported outside "growth centres" it weakens principles of the OCP and lessens the likelihood of achieving the OCP goals. The proposed density is significantly higher than the Neighbourhood designation envisioned and will affect the ability to maintain the character of the existing neighbourhood area.

PNAC Recommendation: That the Planning, Environment and Development Standing Committee recommend that Council support a site specific amendment to enable a four storey multi-family building at 2421, 2425, and 2429 Bowen Road.

Staff Recommendation: That the Planning, Environment and Development Standing Committee recommend that Council not support a site specific amendment to enable a 4 storey multi-family building at 2421, 2425, and 2429 Bowen Road.

Moved by Councillor Holdom, seconded by Councillor Sherry that the report be received and that Council not support a site specific amendment to enable a four-storey multi-family building at 2421, 2425 and 2429 Bowen Road and would encourage the applicant to submit a rezoning application that conforms with the current Official Community Plan which permits densities up to .45 floor area ratio. The motion carried.

3. 2450 Labieux Road and Part of 2350 Labieux Road:

The applicant currently owns 2450 Labieux Road, which is zoned for townhouses. The proposal is to purchase a portion of the adjacent site, consolidate the two properties and rezone for a townhouse development of approximately 30 units. Currently, the OCP does not permit townhouse developments to locate adjacent to each other or to have densities greater than 25 dwelling units per hectare. Once the two properties are consolidated, the property will be 1.174 hectares and will be located adjacent to an existing townhouse development.

The proposed amendment will enable a townhouse development of up to 30 dwelling units on a specific site adjacent to an existing townhouse development.

Staff and PNAC Recommendation: That the Planning, Environment and Development Standing Committee recommend that Council support a site specific amendment for a townhouse development at 2450 Labieux Road and part of 2350 Labieux Road of up to 30 units and that these proposed townhouse developments may be adjacent to the existing townhouse development, subject to the stormwater and related environmental issues being dealt with.

Moved by Councillor Holdom, seconded by Councillor Sherry that the report be received and the recommendation be adopted. The motion carried.

4. 3701 & 3711 Shenton Road:

The applicant would like to develop an office building in a Neighbourhood designated area.

The proposed amendment will enable a site specific office use on this property.

Staff and PNAC Recommendation: That the Planning, Environment and Development Standing Committee recommend that Council support a site specific amendment to enable office use at 3701 and 3711 Shenton Road.

The Planning, Environment and Development Standing Committee recommended that the application be forwarded directly to Council without a recommendation from the Committee.

5. Part of 5425 Dunster Road:

The applicant would like to re-designate a portion of the property to support the expansion of Windsor Plywood.

The proposed amendment would redesignate a portion of the property from Neighbourhood to Service Industrial designation.

Staff and PNAC Recommendation: That the Planning, Environment and Development Standing Committee recommend that Council support redesignation of a portion of the property at 5425 Dunster Road from Neighbourhood to Service Industrial.

Moved by Councillor Holdom, seconded by Councillor Sherry that the report be received and the recommendation be adopted. The motion carried.

6. 3199 and 3205 Granite Park Road:

The applicant would like to develop 18-25 townhouses on the upper bench of the property. The development would be accessed through an adjacent property fronting Rock City Road.

This proposed development conflicts with the OCP because of the number of multi-family development projects immediately adjacent to the parcel. If 18-25 townhouse units were built on this site, the neighbourhood density cap of 15 units per hectare would be exceeded. Also, this proposed development will be adjacent to two other multi-family sites. While the number of units proposed is only slightly over single family densities, the sloped topography requires the development to be clustered into a multi-family form.

The proposed amendment is a site specific amendment which would allow the 15 units per hectare to be exceeded, the housing form to be townhouse and the development to be adjacent to existing multi-family zoned properties.

Staff and PNAC Recommendation: That the Planning, Environment and Development Standing Committee recommend that Council support a site specific amendment at 3199 and 3205 Granite Park Road to allow the cap of 15 units per hectare in Neighbourhood designated areas to be exceeded; the housing form to be townhouse and the development to be adjacent to existing multi-family zoned properties.

Moved by Councillor Sherry, seconded by Councillor Holdom that the report be received and that Council support a site specific amendment at 3199 and 3205 Granite Park Road to allow the cap of 15 units per hectare in Neighbourhood designated areas to be exceeded with a target of 20 units; the housing form to be townhouse and the development to be adjacent to existing multi-family zoned properties. The motion carried.

CORPORATE AMENDMENTS:

1. Add 25 Cavan Street to Heritage Conservation Area No. 1

Staff and PNAC Recommendation: That the Planning, Environment and Development Standing Committee recommend that Council support the addition of 25 Cavan Street to the Heritage Conservation Area No. 1.

Moved by Councillor Holdom, seconded by Councillor Sherry that the report be received and the recommendation be adopted. The motion carried.

HOUSEKEEPING:

1. Amend Section 8.2.6. - Development Permit Area 6, and 8.2.7 to match the corresponding numbers on Schedule B of the OCP.
2. Delete the words "above policies" in policies 1.1.2.2 (22) and 1.5.2.3 (3) and replace it with the actual number of the intended policy.

Staff and PNAC Recommendation: That the Planning, Environment and Development Standing Committee recommend that Council support the following Official Community Plan text amendments: (1) amend Section 8.2.6. - Development Permit Area 6, and 8.2.7 to match the corresponding numbers on Schedule B of the OCP; and (2) delete the words "above policies" in policies 1.1.2.2 (22) and 1.5.2.3 (3) and replace it with the actual number of the intended policy.

Moved by Councillor Holdom, seconded by Councillor Sherry that the report be received and the recommendation be adopted. The motion carried.

(2) Official Community Plan Amendments Review Period May 2003 – October 2003
Jefferies and Catrall Properties

The following Official Community Plan (OCP) amendments are being forwarded to the Planning, Environment and Development Standing Committee for its review and consideration as part of the current OCP amendment round. The amendments relate to the Jefferies and Catrall properties, which were recently amalgamated into the City. The details of these OCP amendments, along with Staff and the Plan Nanaimo Advisory Committee's (PNAC) recommendations are outlined in this report.

At the Special Open Meeting of Council held 2003-JUN-30, Council directed that OCP amendments for the Jefferies and Catrall properties be prepared for Council consideration. Notification of the amendments have been forwarded to the Regional District of Nanaimo (RDN) and the District of Lantzville in accordance with Growth Management Strategy policies in the *Local Government Act*. Comments from those referrals will be available at the 2003-AUG-18 Council Meeting when all proposed OCP amendments, including those for the Jefferies and Catrall properties, come before Council for consideration of first and second readings.

With the Jeffs and Catrall properties now part of the City of Nanaimo, Council needs to consider giving the properties a designation under Plan Nanaimo. The properties come into the City with the RDN designation of Resource Land and Open Space. If Council would like to consider development options for these properties other than Rural Resource Land uses, OCP amendments, which move the Urban Containment Boundary (UCB) and provide a designation, need to be considered.

The rationale for the proposed amendments are summarize below:

- Unique circumstances left both properties separated from other Resource Lands in the RDN and sandwiched between Nanaimo and the District of Lantzville.
- Both properties can only be accessed and serviced from the City of Nanaimo.

PNAC wished to emphasize the importance of residential development as a critical element of successful growth centres with the following additional recommendation: That the Rezoning Advisory Committee consider some form of residential development as part of the project if the Jeffs property is designated regional town centre.

Committee's Recommendations: That Council amend the Official Community Plan for the Jeffs and Catrall properties as noted below:

1. Move the Urban Containment Boundary to include the Jeffs and Catrall properties and designate the Jeffs property Woodgrove Regional Shopping Town Centre;
2. Amend the boundaries of Development Permit Area 21 (Commercial, Industrial, Institutional, Multi-family and Mixed Commercial/Residential Development) and Development Permit Area 22 (Nanaimo Parkway Design Guidelines) and the Agricultural Land Reserve as they affect the Jeffs and Catrall properties; and,
3. Amend the Regional Context Statement to recognize the land use designation discrepancy between the Regional District of Nanaimo's Resource Lands and Open Space designation and Nanaimo's Woodgrove Regional Shopping Town Centre designation.

Moved by Councillor Sherry, seconded by Councillor Holdom that the report be received and the recommendations be adopted. The motion carried.

- (3) Verbal report from Mr. E. C. Swabey, Senior Manager, Planning and Development
re: Home Occupations – Automotive Repair Shop

Moved by Councillor Sherry, seconded by Councillor Holdom that Council determine whether it wishes Staff to bring forward a report on this issue. The motion carried.

4. CORRESPONDENCE:

- (a) Letter dated 2003-JUL-28 from Mr. Harry May, Sutton West Coast Realty, 1477 Planta Road, Nanaimo, B.C., regarding the Official Community Plan Amendment Application No. 03-05.

Moved by Councillor Holdom, seconded by Councillor Sherry that the Correspondence Item be received. The motion carried.

5. ADJOURNMENT:

Moved by Councillor Holdom, seconded by Councillor Sherry at 4:40 p.m. that the meeting terminate. The motion carried.

CHAIR

CERTIFIED CORRECT:

SENIOR MANAGER,
CORPORATE ADMINISTRATION