

MINUTES OF THE 2001-FEB-22 MEETING OF THE PLANNING AND DEVELOPMENT  
STANDING COMMITTEE, HELD IN THE BOARD ROOM, CITY HALL,  
COMMENCING AT 4:00 P.M.

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PRESENT:   Members:   Councillor L. J. Sherry, Chair  
                              Councillor W. J. Holdom  
                              Councillor L. D. McNabb

Staff:	A. C. Kenning	E. C. Swabey
	B. N. Mehaffey	J. T. Bowden
	S. E. Fletcher	A. D. Archer

1.    ADOPTION OF MINUTES:

- (a)   Minutes of the 2001-JAN-25 Meeting of the Planning and Development Standing Committee held in the Board Room, City Hall at 4:00 p.m.

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

2.    CITY MANAGER'S REPORT

DEVELOPMENT SERVICES:

CURRENT PLANNING:

(1)   Defining Mixed-Use Development

At the 2001-FEB-05 meeting of Council, Staff were instructed to bring back a report reviewing what a mixed-use development is and whether changes to existing regulations are required.

This issue is currently a central part of discussions involving a rezoning application at 1125 Dufferin Crescent. In this application an existing mixed-use development consisting of two floors of commercial floor space and a third floor of four dwelling units, is proposed to be redeveloped by converting two of the dwelling units to commercial use.

The redevelopment proposal brought into focus the need for a mixed use definition that would ensure the effectiveness of the City's Zoning regulations at maintaining a significant residential presence where redevelopment of existing mixed use development occurs.

Neither the Zoning Bylaw nor the Official Community Plan define "mixed use" development. Staff have loosely considered a mixed use development to exist when both commercial and multi-family co-exist. Multi-family is defined in the Zoning Bylaw as two or more residential units.

Currently many of the zones within the Zoning Bylaw provide bonuses or “carrots” to property owners in the form of increased height, reduced setbacks, etc., where the development provides for a mix of uses.

To ensure that the objectives of the Official Community Plan are met and the requirements of the Zoning Bylaw properly applied, the regulations need to be clarified by defining mixed use development and either embellishing or removing the bonuses contained in individual regulations.

A common element to most of our mixed use zones and to most mixed use zones in other jurisdictions is the restriction of residential uses on the ground floor and a limit to the amount of residential floor area versus commercial floor area (i.e. not more than 75 per cent of the building can be permitted to be dedicated to residential use).

Staff believe the definition of mixed use becomes less critical once the regulations within the mixed use zones are revised to apply equally to single use or mixed use developments. To this end, Staff would recommend the following changes:

- (a) Remove the hotel use from the C-22 Zone and combine the C-4 and C-22 Zones. Staff do not believe hotels are critical to the success of Mainstreet and any such application could be considered on the individual merits of each property.
- (b) Define mixed use as any development consisting of at least one commercial rental unit and two or more dwelling units.
- (c) Amend all commercial zones permitting mixed use by:
  - (i) Going to one standard building height.
  - (ii) Provide a reasonable multi family density whether developed solely as a multi family project or as a mixed use development.
  - (iii) Provide a maximum multi family square footage or ratio for mixed use developments.
  - (iv) Restrict residential development from ground floor use.

A review of all commercial zones is proposed to be undertaken this year by Staff with an effort to reduce the inconsistencies between zones, consolidate redundant zones where possible, and develop a blueprint for future commercial zone developments consistent with the City's Official Community Plan. The changes recommended in this report for cleaning up the issue of mixed use development will form part of that review.

Recommendation: That Council endorse in principle the Staff recommended changes for mixed use development which will be brought forward as part of the comprehensive commercial zone review.

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

3. RECEIVING OF INFORMATION ONLY REPORTS:

- (a) Report from Ms. Sharon Hvozdzanski, Community Development Planner, Strategic Planning, re: Plan Nanaimo Advisory Committee - Vacancies.

Moved by Councillor Sherry, seconded by Councillor McNabb that the Information Only Report be received. The motion carried.

4. ANY OTHER COMPETENT BUSINESS:

Mainstreet Policies in the Official Community Plan

- (a) Ms. Sharon Fletcher, Manager, Strategic Planning, gave a presentation regarding the Mainstreet Policies in the Official Community Plan.

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

5. ADJOURNMENT:

Moved by Councillor McNabb, seconded by Councillor Sherry at 5:30 p.m. that the meeting terminate. The motion carried.

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CHAIR

CERTIFIED CORRECT

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CITY CLERK