

**MINUTES**  
**OPEN COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE MEETING**  
**BOARD ROOM, SERVICE AND RESOURCE CENTRE**  
**411 DUNSMUIR STREET, NANAIMO, BC**  
**TUESDAY, 2018-MAR-20, AT 5:00 P.M.**

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**PRESENT:**   **Members:**   Councillor M. D. Brennan, Chair  
                                  Daniel Appell  
                                  Colin Brown  
                                  Tyler Brown (vacated 5:45 p.m.)  
                                  Anthony Griffin  
                                  Patricia Reynes  
                                  Richard Steele (arrived 5:23 p.m.)

**Absent:**       Gail Adrienne  
                                  Mercedes Beaudoin-Lobb  
                                  Richard Finnegan  
                                  Kyle Wardstrom

**Staff:**       Bruce Anderson, Manager, Community & Cultural Planning  
                                  Amir Freund, Transportation Planning Specialist (arrived 5:04 p.m.)  
                                  Tamera Rogers, Planner  
                                  Brian Zurek, Planner  
                                  Peggi Humphreys, Recording Secretary

1.    **CALL THE COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE MEETING TO ORDER:**

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The Open Community Planning and Development Committee Meeting was called to order at 5:02 p.m.

2.    **ADOPTION OF AGENDA:**

          It was moved and seconded that the Agenda be adopted.    The motion carried unanimously.

3.    **ADOPTION OF MINUTES:**

          It was moved and seconded that the Minutes of the Regular Meeting of the Community Planning and Development Committee held in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Tuesday, 2018-FEB-20 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. REPORTS:

(a) Rezoning Application No. RA387 – 311 Selby Street

Tamera Rogers, Planner, introduced Rezoning Application No. RA387 as an application to rezone the property at 311 Selby Street from Community Service Three (CS3) Zone to Fitzwilliam (DT2) Zone to allow an office use in the existing building and to facilitate future redevelopment of the property.

The applicant, Donna Hais, spoke in support of the zoning change to allow for more flexible uses of the building to suit modern conditions and beautify this corner in the downtown.

Amir Freund, Transportation Planning Specialist, entered the Board Room at 5:04 p.m.

It was moved and seconded that the Community Planning and Development Committee receive the report titled Rezoning Application No. RA387 – 311 Selby Street and recommend that Council approve Rezoning Application No. RA387. The motion carried unanimously.

(b) Rezoning Application No. RA388 – 2022 Meredith Road

Tamera Rogers, Planner, introduced Rezoning Application No. RA383 as an application to rezone the property at 2022 Meredith Road from Single Dwelling Residential (R1) to Townhouse Residential (R6) with site specific provisions to increase the maximum permitted building height and floor area ratio to allow an 8-unit multiple family development.

The applicant, Alan Lowe, gave a presentation in support of the zoning change to allow for a low density townhouse complex on the lot which previously accommodated an aged house in poor condition (since demolished). Shadow studies undertaken show that the graduated heights of the buildings (two storeys closest to bordering duplex homes and three storeys further away from residences) will not cause shadows on adjacent buildings. Plans for conserving trees, building bike lanes, road allowances, sidewalks and a community contribution of \$8,000 meet Official Community Plan guidelines. The applicant has consulted with the neighbours and received positive feedback.

It was moved and seconded that the Community Planning and Development Committee receive the report titled Rezoning Application No. RA388 – 2022 Meredith Road and recommend that Council approve the rezoning. The motion carried unanimously.

(c) OCP Amendment Application No. OCP87 and Zoning Amendment Application No. RA386 – 40 Maki Road

Members of the Chase River Community Association, Mike Parker, Dale Porter, and Allison Cahahill, were invited to join the committee table.

Brian Zurek, Planner, introduced Official Community Plan Amendment Application No. OCP87 and Rezoning Application No. RA386 to allow light industrial land use and continued operation of a self-storage business on the property at 40 Maki Road.

Mark Kuhn, applicant, explained that the owners were unaware that the property zoning had been changed in 2011 to Residential (R-1) to conform to OCP and Chase River Neighbourhood guidelines; they only discovered the change in 2017. The amendments are needed to allow for more self-storage units to be built in response to high customer demand in order to expand a successful business. The applicant feels the current residential (R1) designation is impractical. Mark Kuhn noted that the self-storage business use does not adversely affect bordering wetland areas, whereas as residential uses might.

Chase River Neighbourhood Association representatives confirmed that Mark Kuhn had attended their 2018-MAR-14 meeting to discuss the reasoning behind the requested changes. The association supports the OCP and Zoning Amendment applications as positive growth for the Chase River area and particularly notes the importance of protecting the sensitive wetlands.

Richard Steel entered the Board Room at 5:23 p.m.

The Chase River Neighbourhood Association representatives left the committee table at 5:32 p.m.

It was moved and seconded that the Community Planning and Development Committee receive the report titled OCP Amendment Application No. OCP87 and Zoning Amendment Application No. RA386 – Maki Road, and recommend that Council approve the rezonings. The motion carried unanimously.

Bruce Anderson, Manager, Community and Cultural Planning, noted that the Chase River Neighbourhood Plan, along with other neighbourhood plans and areas, will be reviewed as part of the Official Community Plan update review commencing in 2018.

(d) Draft Hospital Area Plan and Parking Strategy

Brian Zurek, Planner, provided a presentation detailing key land use, greenspace and street design aspects of the draft Hospital Area Plan.

Tyler Brown vacated the Board Room at 5:45 p.m.

It was moved and seconded that the Draft Hospital Area Plan report be received for information by the Community Planning and Development Committee. The motion carried unanimously.

Amir Freund, Transportation Planning Specialist, provided a presentation showing draft recommendations for on-street parking restrictions to be included in the Hospital Area Parking Strategy.

The draft Hospital Area Plan and Parking Strategy concepts will be displayed to the public at an Open House on 2018-APR-11.

It was moved and seconded that the draft Hospital Neighbourhood Parking Strategy presentation be received for information by the Community Planning and Development Committee. The motion carried unanimously.

5. QUESTION PERIOD:

No one in attendance wished to ask questions.

6. ADJOURNMENT:

It was moved and seconded at 6:55 p.m. that the meeting terminate. The motion carried unanimously.

  
CHAIR

CERTIFIED CORRECT:

  
CORPORATE OFFICER