

MINUTES
SPECIAL COUNCIL MEETING (PUBLIC HEARING)
VIRTUAL MEETING
THURSDAY, 2021-MAY-20, AT 7:00 P.M.

Present: Mayor L. Krog, Chair (joined electronically)
Councillor S. D. Armstrong (joined electronically)
Councillor D. Bonner (joined electronically)
Councillor T. Brown (joined electronically)
Councillor B. Geselbracht (joined electronically)
Councillor E. Hemmens (joined electronically)
Councillor Z. Maartman (joined electronically)
Councillor I. W. Thorpe (joined electronically)
Councillor J. Turley (joined electronically)

Staff: J. Holm, Director, Development Approvals (joined electronically)
L. Rowett, Manager, Current Planning (joined electronically)
C. Horn, Planner (joined electronically)
L. Brinkman, Planner (joined electronically)
S. Robinson, Planning Assistant (joined electronically)
D. Stevens, Supervisor, Applications Support (joined electronically)
D. Blackwood, Client Support Specialist (joined electronically)
S. Snelgrove, Deputy Corporate Officer, Legislative Services (joined electronically)
J. Vanderhoef, Recording Secretary (joined electronically)

1. CALL THE SPECIAL COUNCIL MEETING TO ORDER:

The Special Meeting was called to order at 7:00 p.m.

2. INTRODUCTION OF LATE ITEMS:

(a) Agenda Item 7(a) – Replace “Zoning Amendment Bylaw 2021 No. 4500.180”.

3. ADOPTION OF AGENDA:

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

Mayor Krog spoke regarding the purpose of a Public Hearing, advised that Council was meeting on the traditional territory of the Snuneymuxw First Nation and advised of the standard protocols for a Public Hearing.

Mayor Krog outlined the process to accommodate members of the public who wanted to call in to participate by phone.

4. PUBLIC HEARING REQUIREMENTS:

Lainya Rowett, Manager, Current Planning, explained the requirements for conducting a Public Hearing.

5. PUBLIC HEARING FOR REZONING APPLICATION NO. RA456 - 5915 METRAL DRIVE

(a) Rezoning Application No. RA456 - 5915 Metral Drive

Mayor Krog called the Public Hearing to order at 7:05 p.m.

Introduced by Caleb Horn, Planner.

Mayor Krog called for submissions from the Applicant and the Public:

No one wished to speak regarding Rezoning Application No. RA456 - 5915 Metral Drive.

Mayor Krog called for submissions from the Public for a second time:

1. Kevin Klippenstein, Victoria, Dustin Lamoureux, Saanichton, and Mark Johnston, Victoria, applicants, joined via telephone and spoke in favour stating:
 - Site met objectives of Official Community Plan (OCP) when property was purchased
 - Want to construct housing options for single people and small families that most people can afford
 - Not rental housing being proposed. These would be for sale
 - Mix of 10 micro-units and 18, 2 bedroom units
 - Form and character development permit will be required if rezoning is successful
 - Proposal is below height requirements, lot coverage and density suggested in OCP
 - Will meet all parking requirements including visitor parking
 - Suspected impact to surrounding community is low
 - Planning to plant 25-30 trees to provide screening. Some older trees will need to be removed for construction but will try to retain others along Metral Drive
 - New Metral Drive Complete Streets project ensures this site will be along a transit route, but also removes parking along Metral Drive which has caused some concerns from neighbours regarding parking capacity
 - Amenity contribution towards housing reserve fund \$28,000

Council requested clarification regarding the location of the exit for the facility being on the north side of the site and the type of trees being removed.

Mayor Krog called for submissions from the Public for a third and final time:

No one wished to speak regarding Rezoning Application No. RA456 - 5915 Metral Drive.

Two (2) written submissions were received prior to the start of the Special Council Meeting (Public Hearing), 2021-MAY-20, and no written submissions were received during the meeting.

Mayor Krog announced that following the close of a Public Hearing, no further submissions or comments from the public or interested persons could be accepted by members of City Council.

Hearing no further comments from the public the Mayor declared the Public Hearing for RA456 - 5915 Metral Drive be closed at 7:18 p.m.

It was moved and seconded that “Zoning Amendment Bylaw 2021 No. 4500.184” (To rezone the 5915 Metral Drive from Single Dwelling Residential [R1] to Residential Corridor [COR1] to allow for a multi-family residential development) pass third reading. The motion carried unanimously.

6. PUBLIC HEARING FOR REZONING APPLICATION NO. RA458 - 1621 NORTHFIELD ROAD

(a) Rezoning Application No. RA458 - 1621 Northfield Road

Mayor Krog called the Public Hearing to order at 7:19 p.m.

Introduced by Lisa Brinkman, Planner.

Mayor Krog called for submissions from the Applicant and the Public:

No one wished to speak regarding Rezoning Application No. RA458 - 1621 Northfield Road.

Mayor Krog called for submissions from the Public for a second time:

2. Dan Connolly, Nanaimo, applicant, joined via telephone and spoke in favour stating:

- Ideal location for an infill rental project with proximity to businesses and services along the Northfield corridor
- Project can bring needed density to the corridor while respecting existing residential context on south side of the property
- Held a neighbourhood consultation and incorporated the feedback into design plans to reduce headlight glare into neighbouring properties and minimizing overlook from upper floor units
- Plan to develop the project under Canada Mortgage and Housing Corporation's (CMHC) Rental Construction Financing Initiative which closely aligns with the City's Affordable Housing Strategy

- Developments like this one can result in significant road dedication, statutory-right-of-ways, and cycling/pedestrian infrastructure which could improve traffic capacity on Northfield Road

Mayor Krog called for submissions from the Public for a third and final time:

No one wished to speak regarding Rezoning Application No. RA458 - 1621 Northfield Road.

One (1) written submission was received prior to the start of the Special Council Meeting (Public Hearing), 2021-MAY-20, and no written submissions were received at the Public Hearing.

Mayor Krog announced that following the close of a Public Hearing, no further submissions or comments from the public or interested persons could be accepted by members of City Council.

Council asked for clarification regarding the difference between this application and a previous application on Northfield Road.

Lisa Brinkman, Planner, spoke regarding laneway requirements and the differences between the applications.

Hearing no further comments from the public the Mayor declared the Public Hearing for RA458 - 1621 Northfield Road be closed at 7:28 p.m.

It was moved and seconded that "Zoning Amendment Bylaw 2021 No. 4500.185" (To rezone 1621 Northfield Road from Single Dwelling Residential [R1] to Residential Corridor [COR1]) pass third reading. The motion carried.

Opposed: Councillor Armstrong

7. PUBLIC HEARING FOR ZONING BYLAW "SCHEDULE D" - AFFORDABLE HOUSING AMENDMENTS

(a) Zoning Bylaw "Schedule D" - Affordable Housing Amendments

Mayor Krog called the Public Hearing to order at 7:30 p.m.

Introduced by Caleb Horn, Planner.

Mayor Krog called for submissions from the Public:

No one wished to speak regarding Zoning Bylaw "Scheduled D" - Affordable Housing Amendments.

Mayor Krog called for submissions from the Public for a second time:

No one wished to speak regarding Zoning Bylaw "Scheduled D" - Affordable Housing Amendments.

Mayor Krog called for submissions from the Public for a third and final time:

No one wished to speak regarding Zoning Bylaw "Scheduled D" - Affordable Housing Amendments.

No written submissions were received prior to the start of the Special Council Meeting (Public Hearing), 2021-MAY-20, and no written submissions were received at the Public Hearing.

Mayor Krog announced that following the close of a Public Hearing, no further submissions or comments from the public or interested persons could be accepted by members of City Council.

Hearing no further comments from the public the Mayor declared the Public Hearing for Zoning Bylaw "Scheduled D" - Affordable Housing Amendments be closed at 7:33 p.m.

It was moved and seconded that "Zoning Amendment Bylaw 2021 No. 4500.180" (To amend Schedule D of "City of Nanaimo Zoning Bylaw 2011 No. 4500" to provide density bonusing points for rental and affordable housing developments) pass third reading. The motion carried unanimously.

8. ADJOURNMENT:

It was moved and seconded at 7:35 p.m. that the Special Council meeting be adjourned. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER