

MINUTES
OPEN COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
TUESDAY, 2017-DEC-19, AT 5:00 P.M.

PRESENT: **Members:** Councillor Diane Brennan
 Councillor Ian Thorpe (alternate)
 Daniel Appell
 Colin Brown
 Anthony Griffin
 Patricia Reynes
 Richard Steele
 Kyle Wardstrom

Absent: Gail Adrienne
 Mercedes Beaudoin-Lobb
 Tyler Brown
 Richard Finnegan

Staff: Lainya Rowett, Manager of Current Planning and Subdivision
 David Stewart, Planner
 Tamera Rogers, Planner (vacated 5:11 p.m.)
 P. Humphreys, Recording Secretary
 Amir Freund, Transportation Planning Specialist (arrived 5:52 p.m.)

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

The Open Community Planning and Development Committee Meeting was called to order at 5:00 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 Wednesday, 2017-NOV-29 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

6. REPORTS:

(a) Rezoning Application No. RA378 – 2560 Bowen Road

Delegation:

1. Patrick Brandreth, Island West Coast Developments Ltd., spoke on behalf of the property owners regarding the rezoning application. The intent of the rezoning is to allow automobile sales/service and rental use on a portion of the property which was previously zoned to allow furniture and appliance sales.

It was moved and seconded that the Community Planning and Development Committee receive the report regarding Rezoning Application No. RA378 – 2560 Bowen Road for information. The motion carried unanimously.

It was moved and seconded that the Community Planning and Development Committee support the application to rezone a portion of 2560 Bowen Road to allow a site-specific automobile sales, service and rental use in the Community Corridor (COR3) Zone. The motion carried unanimously.

Tamera Rogers, Planner, vacated the Board Room at 5:11 p.m.

(b) Off-Street Parking Regulations Bylaw Review

Presentation:

1. David Stewart, Planner, provided a presentation detailing new parking regulations for consideration in the Draft Off-Street Parking Regulations Bylaw.

Discussion ensued regarding the methodology of determining the number of parking spaces required for multi-family developments. The criteria includes the number of bedrooms and on-site location. Locations were rated based on proximity to transit and community services in an area, employment density, walkability and the Transportation Master Plan (TMP) and Official Community Plan (OCP) designation. The draft regulations reflect study results, consideration of best practices in other municipalities, and adherence to the TMP and OCP.

Topics discussed included designated parking spots for mobility scooters, electric car charging stations, permeable surface requirements for excess parking spaces, and off-site and shared parking spaces.

Amir Freund, Transportation Planning Specialist, entered the Board Room at 5:52 pm.

It was moved and seconded that the Committee receive the staff report and support, in principle, the draft Off-Street Parking Regulations Bylaw generally as included within Attachment A and the draft Guidelines for the Consideration of a Parking Variance generally as included in Attachment B of the staff report, with the comment that Staff review the parking variance guidelines to consider shared parking between neighbouring properties. The motion carried unanimously.

8. QUESTION PERIOD:

No one in attendance wished to ask questions.

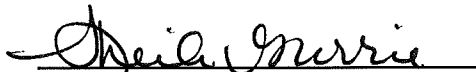
9. ADJOURNMENT:

It was moved and seconded at 6:01 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



CORPORATE OFFICER