

MINUTES
OPEN COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
WEDNESDAY, 2017-NOV-29, AT 5:00 P.M.

PRESENT: Members: Councillor Diane Brennan
 Daniel Appell
 Mercedes Beaudoin-Lobb
 Colin Brown
 Tyler Brown
 Anthony Griffin
 Patricia Reynes (vacated 6:37 p.m.)
 Richard Steele
 Councillor Ian Thorpe (alternate)

 Absent: Gail Adrienne
 Kyle Wardstrom
 Richard Finnegan

 Staff: Bruce Anderson, Manager, Community and Cultural Planning
 Bill Corsan, Deputy Director of Community Development (entered
 6:48 p.m.; vacated 6:57 p.m.; returned 7:09 p.m.)
 Brian Zurek, Planner (vacated 7:24 p.m.)
 Jamie Rose, Manager of Transportation (vacated 7:19 p.m.)
 Jim Hemstock, Transportation Engineer (vacated 7:19 p.m.)
 Peggi Humphreys, Recording Secretary

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

The Open Community Planning and Development Committee Meeting was called to order at 5:01 p.m.

Councillor Brennan advised that she is the newly appointed Chair of the Community Planning and Development Committee.

2. INTRODUCTION OF LATE ITEMS

- (a) Councillor Brennan requested that Agenda Item 6. (a) Official Community Plan Amendment Application No. OCP83 – 5260, 5280, and 5300 Tanya Drive be brought forward on the Agenda to precede Agenda Item 5 - Presentations.

3. ADOPTION OF AGENDA:

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

4. 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, 2017-OCT-17 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

5. REPORTS:

- (a) Official Community Plan Amendment Application No. OCP83 – 5260, 5280, and 5300 Tanya Drive

Councillor Brennan advised that the role of the Community Planning and Development Committee is to review and consider applications. Three neighbourhood association representatives may be invited to join Committee members at the table. Staff will introduce the application, and the applicant will make a presentation. Committee members can then ask questions of the presenter, followed by discussion that includes the neighbourhood representatives. The neighbourhood representatives will then be asked to return to the audience, and the standing committee members may then make a motion and vote; however, the neighbourhood association representatives may not vote. Members of the public are welcome to attend the meeting to observe, but comments from the public are not accepted by the Committee. Members of the public are provided the opportunity to make comments to Council at Public Hearings.

Brian Zurek, Planner, introduced Official Community Plan Amendment Application No. OCP83. He noted that a detailed review of environment and infrastructure should not be considered at this time as these will be considered during the rezoning process.

Jared Steingard of Westbrook Consulting Ltd., provided a presentation on behalf of the applicants (Broadview Developments Inc., Wallace Kurt Raynor and Lianne Ruth Raynor, and B.G.R. Holdings Inc.).

The presentation showed details of the proposed urban development that would require that these lands be removed from the Urban Reserve. Features of the development included a mix of single family homes and multi-family housing, as well as attainable/affordable housing. The neighbourhood would be a gateway to bordering parklands, with integrated trails and trailhead improvements provided by the developer. An analysis of traffic volumes noted drivers turning left from Vanderneuk Road on to Rutherford Road can experience delays.

Jared Steingard invited Thomas Roy, Biologist, to comment regarding water courses and environmentally sensitive areas, including owl/wildlife assessments and slope analysis, identified in an Environmental Constraints map.

The presentation concluded and Committee members proceeded to ask questions of the applicant. Clarification was provided regarding the following points:

- The land is currently zoned as Urban Reserve to allow five-acre (2-hectare) lots with a maximum of twelve homes.
- Steep Slope development permit guidelines would apply.
- Going through the Official Community Plan (OCP) Amendment process without first completing an Area Plan would bypass a robust process of public consultation.
- The contribution of park improvements and inclusion of affordable housing units could be secured through a covenant during the rezoning process.
- The property is designated Urban Reserve in the OCP. When the OCP was created, there was enough land outside the Urban Reserve area to allow for future residential growth to 2031.
- The current zoning allows for low density residential development which will remain in place until a rezoning.
- The City does not supply water and sewer services to rural land not already serviced.
- Statistics Canada's census population projections for Nanaimo today are lower than what was forecast when the OCP was established.
- OCP policies direct that Urban Reserve lands be considered for future urban development to meet housing demands upon population increases.
- Higher density developments can better amortize infrastructure costs which are mainly based on the land area rather than number of units built on the land.
- The next OCP review and update will begin in 2018.

The Lost Lake Neighbourhood Association representatives, Sherry Mauro, Brent Hargreaves and Art Dowsell, were invited to discuss the application. A publication of studies done on the property produced by the Save Linley's Hidden Ridge Campaign was distributed. Issues discussed included the following:

- Residents indicated they did not receive enough advance notice of the public meeting with the developers.
- The traffic count as part of the study was conducted in only one day and residents do not agree that it accurately reflects reality.
- Having an Area Plan study completed is important for considering the effects on residents of extra noise, traffic, subdivision of large lots, and maintaining the character of the neighbourhood.
- The neighbourhood association has received signatures from people across Nanaimo for a petition against the proposed development that they intend to present to Council.
- The neighbourhood association would prefer that this land be purchased by the City to be preserved as parkland.
- There are serious environmental concerns, including planned roads crossing wildlife corridors and the impact that construction will have on the adjoining parks.
- They identified six Official Community Plan objectives that the proposed development does not satisfy.

- Residents were concerned about an increase in traffic that could create dangerous conditions for school children and other pedestrians on narrow roads (there is no school bus service in this area).

Discussion amongst Committee members ensued and included the following points:

- Development decisions on the Tanya Drive lands in question will not affect other lands in the Urban Reserve.
- The OCP indicates there is sufficient land elsewhere for residential development without removing this land from the Urban Reserve.
- The current Census population is lower than originally forecast when OCP policy was established.
- Since an Area Plan has not been established for this particular area, it might be beneficial to wait for the overall OCP review planned for 2018 to get a thorough assessment before making rezoning decisions.
- Safety is a concern when walking on Lost Lake Road.
- There is no transit service available for residents of proposed affordable housing units to be built within this development; the Tanya Drive properties are too car dependent to be an affordable location for people with lower incomes.
- The area is an environmentally sensitive area that should be thoroughly analyzed in the OCP Review process before being considered for removal from the Urban Reserve.

It was moved and seconded that the Committee recommend to Council that Official Community Plan Amendment Application No. OCP83 – 5260, 5280, and 5300 Tanya Drive be rejected. The motion carried unanimously.

The Community Planning and Development Committee meeting recessed at 6:26 p.m.
The Community Planning and Development Committee meeting reconvened at 6:31 p.m.

6. PRESENTATIONS:

(a) Hospital Area Plan – Open House Materials Review

Brian Zurek, Planner, provided a presentation regarding the process, concepts and options being prepared for the Hospital Area Plan Open House taking place on Thursday, 2017-DEC-07.

Patricia Reynes vacated the Board Room at 6:37 p.m.

Three different land use options were compared, each of which portrayed different levels of density in the area.

Bill Corsan, Deputy Director of Community Development, entered the Board Room at 6:48 p.m.

Discussion took place regarding placement of sidewalks, cycling lanes, greenspaces, parking spaces, pedestrian paths, lighting and safety issues.

Bill Corsan, Deputy Director of Community Development, vacated the Board Room at 6:57 p.m.

It was moved and seconded that the Community Planning and Development Committee meeting proceed beyond two hours. The motion carried unanimously.

Bill Corsan, Deputy Director of Community Development, returned to the Board Room at 7:09 p.m.

Public feedback and a consultant's study regarding parking in the Hospital Area indicated that lack of street parking availability is a significant problem at certain times of the day. Time limits and restrictions (many with resident exempt conditions) are being considered to try to address the issue.

The next steps in the Hospital Area Plan process include two stakeholder meetings on 2017-DEC-05 and 2017-DEC-07, and a public Open House on 2017-DEC-07.

Jamie Rose, Manager of Transportation, and Jim Hemstock, Transportation Engineer, vacated the Board Room at 7:19 p.m.

(b) Waterfront Walkway

Bill Corsan, Deputy Director of Community Development, provided a presentation detailing an overview of the Waterfront Walkway Project.

Brian Zurek, Planner, vacated at 7:24 p.m.

Discussion took place regarding riparian rights, lighting requirements and the need for City staff to work collaboratively with property owners to expand the connectivity of the walkway as expressed as a priority through public feedback.

It was moved and seconded that the Community Planning and Development Committee receive the Waterfront Walkway presentation for information. The motion carried unanimously.

7. QUESTION PERIOD:

No one in attendance wished to ask questions.

8. ADJOURNMENT:

It was moved and seconded at 7:43 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



CORPORATE OFFICER