

**MINUTES**  
OPEN COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE MEETING  
BOARD ROOM, SERVICE AND RESOURCE CENTRE  
411 DUNSMUIR STREET, NANAIMO, BC  
TUESDAY, 2017-OCT-17, AT 5:00 P.M.

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PRESENT:   Members:   Councillor J. A. Kipp, Chair  
                              Dan Appell  
                              Richard Finnegan  
                              Anthony Griffin  
                              Patricia Reynes  
                              Richard Steele  
                              Kyle Wardstrom

                 Absent:   Councillor D. M. Brennan  
                              Councillor G. W. Fuller  
                              Gail Adrienne  
                              Mercedes Beaudoin-Lobb  
                              Colin Brown  
                              Tyler Brown

                 Staff:     Lainya Rowett, Manager, Current Planning & Subdivision  
                              Amir Freund, Transportation Planning Specialist  
                              Brian Zurek, Planner (vacated 5:51 p.m.)  
                              Tamera Rogers, Planner  
                              Rebecca Buckler, Recording Secretary

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

The Community Planning and Development Meeting was called to order at 5:14 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, 2017-SEP-19 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

- (a) Brian Zurek, Planner, will provide a presentation regarding the Hospital Area Plan - Issues and Opportunities Results
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Brian Zurek, Planner, provided a presentation regarding the Hospital Area Neighbourhood planning process and a summary of feedback gathered during the Issues and Opportunities stage of public consultation.

He provided background information on the neighbourhood area and planning process, including neighbourhood boundaries, current Official Community Plan designations, zoning and consultation to-date.

Over the summer, meetings were held with various community stakeholders to identify the issues and opportunities in the Hospital area. A total of 61 issues and opportunities were identified, ranging in topic from land use to transit. In addition, a public survey was made available with over 500 respondents. The most popular issue identified was parking (or lack thereof), followed by services (or lack thereof). A full summary of results was provided in the agenda package dated 2017-OCT-17.

Two consultants have been hired to assist in the creation of a plan; one to provide conceptual design options based on feedback results, and one to look at transportation networks (all modes). These options will be presented to the Community Planning and Development Committee for review and comment at the 2017-NOV-21 meeting, and then to the public for review and comment through a series of public meetings:

- Stakeholder Meetings – November 23 and 28
- Public Open House – November 30
- Online Survey – November 1 to December 1

Committee members provided some preliminary comments including:

- The Regional District of Nanaimo should consider incentives to promote the use of transit by hospital workers (for instance, a subsidized rate) in order to alleviate parking demands.
- Although not contained in the plan area, the Northfield intersection should be considered as part of the planning process.
- The abandoned Woodlands school parking lot should be considered as an option for extra parking.

It was moved and seconded that the Community Planning and Development Committee receive the presentation regarding the Hospital Area Plan – Issues and Opportunities Results for information. The motion carried unanimously.

5. REPORTS:

(a) Community Planning and Development Committee Key Date Calendar – 2018

It was moved and seconded that the Community Planning and Development Committee Key Date Calendar – 2018 be received for information. The motion carried unanimously.

(b) Rezoning Application No. RA383 – 285 Rosehill Street

Tamera Rogers, Planner, introduced the applicants, who have attended in order to speak to the rezoning application at 285 Rosehill Street.

Taryn O’Flanagan, Clinical Manager, Vancouver Island Mental Health Society, explained that the Society is a Vancouver Island based non-profit organization demonstrating excellence in support services for adults with mental health and addictions concerns, and/or cognitive challenges.

John O’Reilly, Project Planner, M’akola Development Services, began his presentation, providing an overview of site location and context, ways in which the proposal conforms to the City’s zoning, Official Community Plan and neighbourhood plan policies, an overview of the proposal (including site plan), and the project’s merits.

Brian Zurek, Planner, vacated the Board Room at 5:51 p.m.

Committee members provided the following comments:

- Consider planting a decorative hedge along the Terminal Avenue sidewalk to discourage people from crossing the highway in this location.
- Ensure the proposed sidewalk along Rosehill Street is aligned to provide direct access to on-street parking.
- Consider opportunities for an additional pedestrian crossing near the site.

It was moved and seconded that the Community Planning and Development Committee receive the report titled Rezoning Application No. RA383-285 Rosehill Street and support Rezoning Application No. RA383 - 285 Rosehill Street (to rezone the subject property from Medium Density Residential [R8] to Mixed Use Corridor [COR2] to allow a 19-bed personal care facility). The motion carried unanimously.

6. QUESTION PERIOD:

A Committee member requested clarification on the criteria that is used to determine which items come to this Committee for consideration. Tamera Rogers, Planner, explained that the Community Planning and Development Committee reviews rezoning projects of more significant scale such as multi-family (three or more units), commercial, and industrial. She noted that bylaw amendments for smaller scale projects (duplex, single family) are not reviewed by the Committee. Lainya Rowett, Manager of Current Planning & Subdivision, added that the Committee’s Terms of Reference outlines that the Committee reviews

significant changes of use and density, including amendments to neighbourhood plans, Official Community Plan, zoning bylaws, etc.

7. ADJOURNMENT:

It was moved and seconded at 6:18 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



CORPORATE OFFICER