

**MINUTES**  
OPEN COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE MEETING  
BOARD ROOM, SERVICE AND RESOURCE CENTRE  
411 DUNSMUIR STREET, NANAIMO, BC  
TUESDAY, 2018-MAY-15, AT 5:00 P.M.

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PRESENT:   Members:   Councillor D. M. Brennan, Chair  
                              Mercedes Beaudoin-Lobb  
                              Colin Brown  
                              Anthony Griffin  
                              Richard Steele

                  Absent:   Daniel Appell  
                              Tyler Brown  
                              Richard Finnegan  
                              Patricia Reynes

                  Staff:     David Stewart, Planner (vacated 6:00 p.m.)  
                              Karin Kronstal, Social Planner (vacated 5:39 p.m.)  
                              Brian Zurek, Planner  
                              P. 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 5:08 p.m.

2.    INTRODUCTION OF LATE ITEMS

- (a)    Remove report titled "Draft Hospital Area Plan" and replace with report titled "Hospital Area Plan."
- (b)    Remove reference to hyperlink to view Attachment A: Hospital Area Plan.

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, 2018-MAR-20 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

5. PRESENTATIONS:

(a) Affordable Housing Strategy Update

Karin Kronstal, Social Planner, provided a presentation regarding progress of the Affordable Housing Strategy. The update showed that a lack of rental housing available and high real estate prices in Nanaimo are making it difficult for many residents to find affordable housing. Key policy areas identified for consideration in the next stage of the process included increasing the rental housing supply; promoting infill and intensification in single-family neighbourhoods; diversifying multi-unit housing; supporting low income and special needs housing; strengthening government and community partnerships, and housing program education.

Suggestions made in discussion after the presentation were to educate neighbourhoods about supportive housing projects to ensure all parties understand the proposed project fully; ask interest groups to come to public hearings to support their projects, and review the impact of Air B&B-type short-term rentals.

Karin Kronstal, Social Planner, vacated the Board Room at 5:39 p.m.

6. REPORTS:

(a) Rezoning Application No. RA390 – 215 Sabiston Street

David Stewart, Planner, introduced the application to rezone 215 Sabiston Street from Single Dwelling Residential (R1) to Townhouse Residential (R6) to allow a 5-unit multiple family townhouse development. He noted that a non-conforming 5-unit townhouse was located previously on this property before it was destroyed by fire and the property owner, Gurdial Singh Parmar, now wants to rebuild in compliance with zoning to replace it.

The applicant, Jerry Ellins of Ellins Architect Inc, spoke regarding the proposed development, noting that it will provide needed rental units, the Official Community Plan supports multi-family and infill development in this area, and a community contribution will be made towards a park.

It was moved and seconded that the Community Planning and Development Committee recommend that Council approve Rezoning Application No. RA390 – 215 Sabiston Street. The motion carried unanimously.

(b) Hospital Area Plan

Three representatives of the Hospital Area Neighbourhood Association (HANA) joined the committee table: Jim Goldsack, Grant Shaw, and Janet Jones.

Brian Zurek, Planner, provided a presentation on the Hospital Area Plan final document. The plan describes land use policies and urban design directions for residential and commercial development, roads, pedestrian walkways and open spaces. A parking management strategy is currently being developed as a separate document.

David Stewart, Planner, vacated the Board Room at 6:00 p.m.

Discussion followed regarding a proposed wellness walk, future hospital expansion, healthy green spaces, transit improvements and speed controls on busy streets. Jim Goldsack advised that feedback about the area plan received by HANA from Hospital Area residents has been very favourable.

It was moved and seconded that the Community Planning and Development Committee recommend that Council endorse the Hospital Area Plan. The motion carried unanimously.

7. QUESTION PERIOD:

No one in attendance wished to ask questions.

8. ADJOURNMENT:

It was moved and seconded at 6:19 p.m. that the meeting terminate. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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CORPORATE OFFICER