

REGIONAL DISTRICT OF NANAIMO

**BOARD MEETING
TUESDAY, JUNE 23, 2009**

A D D E N D U M

PAGES

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- 2 **Brian March, Yellow Point Drama Club**, re Appeal Electoral Area 'A' Grant –in-Aid Decision.

COMMUNICATIONS/CORRESPONDENCE

- 3 **Tom Davies, Federation of Oceanside Residents' Association**, re Vote on Expression of Interest for Oceanside Health Centre.

ADMINISTRATOR'S REPORTS

- 4-20 Request for Urban Containment Boundary Amendment -- City of Nanaimo. (All Directors - One Vote)

Armstrong, Jane

From: Brian March [bribar@telus.net]
Sent: June 22, 2009 4:47 PM
To: Armstrong, Jane
Subject: Re: Regional District of Nanaimo - Appearing as Board Delegate

Request to appear at board meeting June 23rd, 2009.

Request made by:
Brian March/ President/ Yellow Point Drama Club
1648 Cedar Road
Nanaimo, B.C.
V9X 1L4
(250) 722-4624
bribar@telus.net

Appeal to grant decision re: Yellow Point Drama Club

A grant request was made in July 08 to purchase a storage trailer for the purposes of maintaining our costume inventory. The request was accepted and planning was begun. After researching local regulations and market conditions it was decided to change course and use the funds for the same purpose, costume storage, but do so by building a storage space within the confines of the space we lease from Cedar Community Hall. In April 09, an update was sent to Dan Porteous, explaining our situation. Since there was no response forthcoming we continued in the building phase of the project. The rescinding of the grant may have had an impact on the project if we had known earlier. We appeal to have the grant retained.

Tonn, Nancy

From: Tom Davies [tdavies3@telus.net]
Sent: June 23, 2009 10:25 AM
To: Tonn, Nancy
Cc: mayor@qualicumbeach.com; tdavies3@gmail.com
Subject: Vote on Expression of Interest - Oceanside Health Centre

Chairman Joe Stanhope – We notice that your Directors are going to vote on the Oceanside Health Centre issue at your Board meeting tonight. After reading through some of the backup documentation, we see that one of the reference documents is the May 2008 recommendations from the Task Force chaired by then Mayor Sandy Herle. We do not see any reference to the most recent draft of the Expression of Interest (EOI) issued by VIHA. That oversight makes us think that all the proper facts will not be before your Board for this important vote.

Our Federation of Residents' Associations represents about 20,000 residents from Nanoose to Bowser to Whiskey Creek, Errington and all points in between. This issue is very important to the residents of Oceanside as you are well aware. MLA Ron Cantelon supports the issue of beds being included; so does MLA Scott Fraser; so does Mayor Teunis Westbroek and his Council; so does the Federation of Oceanside Residents' Associations; so do the thousands of residents and visitors who have signed petitions and sent cards, letters, e-mail to various politicians and media.

We strongly urge you and your Board to ensure that there is future provision for facilities such as beds for palliative care, recovery and overnight observation. These services can be phased in over time. If they are not included now, our concern is that it will be extremely difficult to approach VIHA in the future because they will say that beds are not eligible for consideration for their "market".

A point to ponder. VIHA has said on several occasions that Oceanside is underserved regarding Health Care services. What they have not said is how we are underserved and what is needed to consider Oceanside to be properly served. Is that not a question that VIHA should be accountable to explain before any of the Health Centre issues moves forward?

This Health Centre issue is too important to be voted on by your Board without knowing all the facts. At the very least, you should have VIHA's latest draft of the EOI to consider.

We would be pleased to meet with you and your Board members at any time to further discuss this important issue.

Respectfully submitted,

Tom Davies,
Spokesperson,
Federation of Oceanside
Residents' Associations

250 752 2213
tdavies3@telus.net



CAO APPROVAL	
REP	
COA	
REC	
BOARD	✓ June 23 09

MEMORANDUM

TO: Carol Mason
Chief Administrative Officer

DATE: June 19, 2009

FROM: Paul Thorkelsson
GM Development Services

FILE: 6520 20 NAN

SUBJECT: Urban Containment Boundary Amendment request from the City of Nanaimo -
Agricultural Land Reserve / Official Community Plan Mapping Error

PURPOSE

To present an Urban Containment Boundary (UCB) change request from the City of Nanaimo.

BACKGROUND

The City of Nanaimo (CoN) has proposed an Official Community Plan amendment and UCB change for lands in the Fielding Road area of the City. In reviewing application materials, it was identified by City staff that there is an inconsistency between the location of the UCB and Agricultural Land Reserve (ALR) in the area. The CoN has requested that the Regional District Board review and endorse the proposed UCB change needed to correct the inconsistency. A copy of the request letter from the CoN and excerpts from City staff report has been attached for the Board's reference. The Board will recall a similar request from the City of Nanaimo that was considered and adopted in March 2009.

DISCUSSION

The land in question falls between two land-use designations in the City's OCP. The portion of the lands currently designated 'Resource Protection' is bounded by this designation, the UCB and was intended to align with the ALR boundary. Copies of excerpts from the CoN staff report and proposed OCP Amendment Bylaw are attached for the Board's reference (see Schedule 1 of the proposed CoN Bylaw). According to the staff report, new information regarding the location of the ALR boundary as defined by the Agricultural Land Commission has been received. CoN OCP intends that the OCP 'Resource Protection' designation, UCB and ALR boundaries coincide. Accordingly a change to the UCB is required to correct what is in effect a mapping error in the ALR boundary in the CoN OCP.

Staff have reviewed the material provided and are of the opinion that the requested change is minor in nature, is consistent with the existing CoN OCP and aligned with the City's context statement with respect to the Regional Growth Strategy (RGS).

ALTERNATIVES

1. To endorse the proposed change to the City of Nanaimo Urban Containment Boundary.
2. To not endorse the proposed change to the City of Nanaimo Urban Containment Boundary.

SUSTAINABILITY IMPLICATIONS

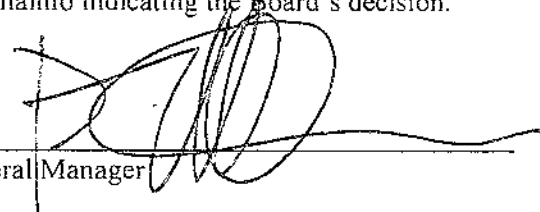
The RGS is a core document in the support and promotion of sustainability for the Regional District of Nanaimo. The goals and policies of the RGS set out a framework for the support of the Board's own strategic plan and goals. The UCB is the primary tool for the focus of development within urbanized areas and protection of rural areas and as such is an important part of the RGS and the sustainability goals of the region. As discussed in previous reports to the Board the CoN Context Statement reveals a high level of consistency between the City OCP and the RGS and suggests that the OCP is well aligned with the RGS. The UCB change proposed by the City is minor in nature and is consistent with the CoN OCP, Context Statement and the RGS.

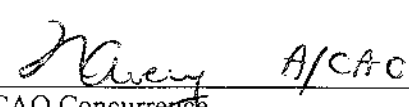
CONCLUSION

The City of Nanaimo has submitted a request to consider a change to the Urban Containment Boundary. The proposed change is put forward to correct an existing error in location of the UCB with respect to the Agricultural Land Reserve boundary. The change to the UCB required to correct this mapping error is minor in nature and consistent with current CoN OCP Policy and Context Statement. Staff concur with the review provided by the City of Nanaimo and recommend the approval of the UCB change.

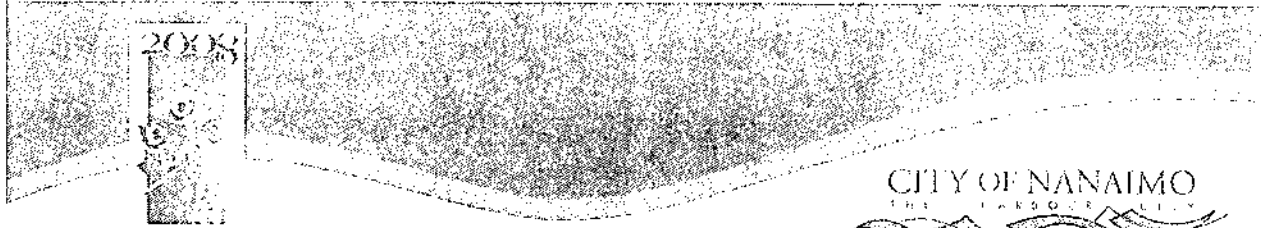
RECOMMENDATION

1. That the Regional District of Nanaimo Board endorse the proposed change to the City of Nanaimo Urban Containment Boundary and that the maps in the Regional Growth Strategy be updated at the next available opportunity to reflect this change.
2. That staff be directed to provide a letter to the City of Nanaimo indicating the Board's decision.


General Manager


CAO Concurrance

COMMENTS:



CULTURAL CAPITAL
CAPITAL CULTURELLE
of CANADA de CANADA

2009-JUN-12

CITY OF NANAIMO
THE TREASURE ISLAND
DEVELOPMENT SERVICES

Our File: OCP50

Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, BC
V9T 6N2

Attention: Board of Directors

Dear Sir / Madam:

Re: OCP Amendment Bylaw No. 6500.005

Please find enclosed OCP Amendment Bylaw No. 6500.005, which was considered at a Public Hearing held 2009-JUN-11.

The proposed bylaw seeks to amend the location of the Urban Containment Boundary (UCB) in the Fielding Road area to ensure consistency between the location of the UCB and the location of the Agricultural Land Reserve (ALR) boundary, in response to recently published ALR maps. Please note that there is no change to the City's policy of locating ALR lands outside the UCB and that the UCB and ALR boundaries should be concurrent.

In accordance with the Urban Containment and Fringe Area Management Implementation Agreement, we are now requesting the Regional District of Nanaimo review and endorse the proposed change.

A copy of the report to Council, which explains the proposed amendment, is enclosed for your reference. If you require further information please do not hesitate to contact me.

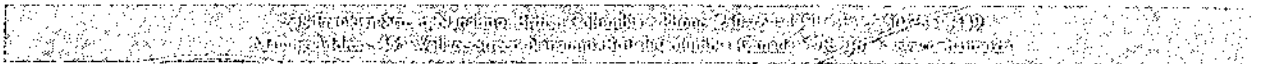
Yours truly,

Andrew Tucker, MCIP
Director of Planning
Development Services Department
City of Nanaimo (250) 755-4450

AT/dj

cc: Mayor and Council
Carol Mason, Chief Administrative Officer, RDN
Paul Thorpe, General Manager, RDN
Jerry Berry, City Manager
Al Kenning, Deputy City Manager
Ted Swabey, General Manager, DSD
Andy Laidlaw, General Manager, Community Services
Doug Holmes, General Manager, Corporate Services

Prospero: p:\prospero\planning\ocp\ocp00050\2009 06 12 rdn endorsement.doc



2009-MAY-01

STAFF REPORT

REPORT TO: ANDREW TUCKER, DIRECTOR OF PLANNING
FROM: BRUCE ANDERSON, MANAGER OF COMMUNITY PLANNING
RE: OFFICIAL COMMUNITY PLAN GENERAL AMENDMENTS

PNAC'S RECOMMENDATION:

That Council consider approving the proposed general amendments to the City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500."

STAFF'S RECOMMENDATION:

That Council consider giving First and Second Reading to "OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW 2009 NO. 6500.005".

EXECUTIVE SUMMARY:

The City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" was adopted by Council in September 2008. Historically, Council has recognized that the Official Community Plan (OCP) bylaw is subject to revisions brought about by changing circumstances and public needs. Periodic general amendments are therefore required to maintain the effectiveness and accuracy of the OCP. Proposed changes addressed in this report include both text and map amendments.

BACKGROUND:

At its meetings of 2009-JAN-20 and 2009-FEB-17, PNAC made their recommendations on the proposed amendments noted below, and in all cases recommended that the proposal be approved.

Text Amendments

Amendment No. 1

Proposal: Update Figure 3 – Planning Areas

Rationale: The 'Planning Areas' information is based upon census data, and the intent of this amendment is to update Figure 3 – Planning Areas (*see Schedule A*) to reflect data provided by the 2006 census. Specifically, these amendments include:

- Rename Five Acres planning area to Harewood;
- Rename Harewood planning area to Old City / Vancouver Island University;
and
- Adjust boundaries for the Linley Valley / Long Lake / Departure Bay area and the Westwood / Harewood / Old City area to reflect the 2006 census tracts.

Amendment No. 2

Proposal: Add Figure 4 - Floodplain

Rationale: Within the OCP (Bylaw No. 6500), general floodplain information would be included as Figure 4 – Floodplain (see *Schedule B*), thereby providing opportunities to determine whether given properties/areas may require further assessment as necessary.

Amendment No. 3

Proposal: Update Implementation Strategy to reflect completion of the Downtown Urban Design Plan and Guidelines, and the Harm Reduction and Housing First Strategy.

Rationale: Section 7.8 of the OCP identifies a range of measures to be implemented within a specified time period. Two of these items have been completed and the Implementation Strategy would show completion dates for the following:

Downtown Urban Design Plan and Guidelines	Completed 2008
Harm Reduction and Housing First Strategy	Completed 2008

Amendment No. 4

Proposal: Update references within the OCP to identify the South End neighbourhood as a distinct area.

Rationale: Currently, the OCP references a combined Southend / Nob Hill area. This proposal is intended to separate the two, identifying the South End as its own distinct area. This amendment would be reflected within the Neighbourhood designation, Neighbourhood and Area Planning, and Implementation sections of the OCP.

Map Amendments

Amendment No. 5

Proposal: Redesignate a series of 14 properties within the Estevan Road area from Neighbourhood to Corridor.

Rationale: This amendment is intended to reflect the existing and/or anticipated land uses within the Estevan Road area by providing for a continuous stretch of mixed use development along major routes, and specifically between Terminal Park Mall and Brooks Landing. The properties affected by this proposed amendment, as shown on *Schedule C*, include:

1725 Estevan Road	2011 Estevan Road	888 Chestnut Street
1799 Estevan Road	2021 Estevan Road	889 Chestnut Street
1881 Estevan Road	833 Chestnut Street	892 Chestnut Street
1951 Estevan Road	850 Chestnut Street	1850 Island Hwy N
1997 Estevan Road	867 Chestnut Street	

Staff Report

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Amendment No. 6

Proposal: Rename DP Area from 'Nanaimo Parkway' to 'Natural Hazard'.

Rationale: With the implementation of the new OCP (Bylaw No. 6500), a number of mapping errors were identified. In this instance, a smaller DP area located near Hammond Bay Road and Bradbury Road (*see Schedule D*) was inadvertently labelled as 'Nanaimo Parkway'. This amendment will correct the error in labelling.

Amendment No. 7

Proposal: Correct mapping error for positioning of 7.5 metre setback on creek.

Rationale: With the implementation of the new OCP (Bylaw No. 6500), a number of mapping errors were identified. In this instance, the mapping for a 7.5 metre setback of a segment of creek along Jingle Pot Road was incorrectly positioned on Map 3. This amendment will correctly position the setback layer (*see Schedule E*).

Amendment No. 8

Proposal: Reposition the Heritage Conservation Area (HCA 1) boundary to coincide with the boundary of the Downtown Plan.

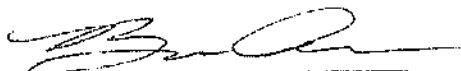
Rationale: Expanding the boundaries of the HCA 1 to reflect those of the Downtown Plan area will allow for the policies of the Downtown Plan and downtown design guidelines to be better implemented (*see Schedule F*).

Amendment No. 9

Proposal: Reposition the Urban Containment Boundary (UCB) for the property at 1560 Island Highway South, and redesignate the affected area from Resource Protection to Neighbourhood.

Rationale: The Resource Protection boundary located within the subject property corresponds to the UCB, which was originally intended to align with the existing Agricultural Land Reserve (ALR) boundary. New information regarding the ALR map location has been provided by the Agricultural Land Commission, which necessitates a map correction to align the UCB with the ALR and, accordingly, redesignate the subject area from Resource Protection to Neighbourhood (*see Schedule G*).

Respectfully submitted,



Bruce Anderson,
Manager of Community Planning
Development Services Department



Andrew Tucker,
Director of Planning
Development Services Department

dj
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Council: 2009-MAY-11

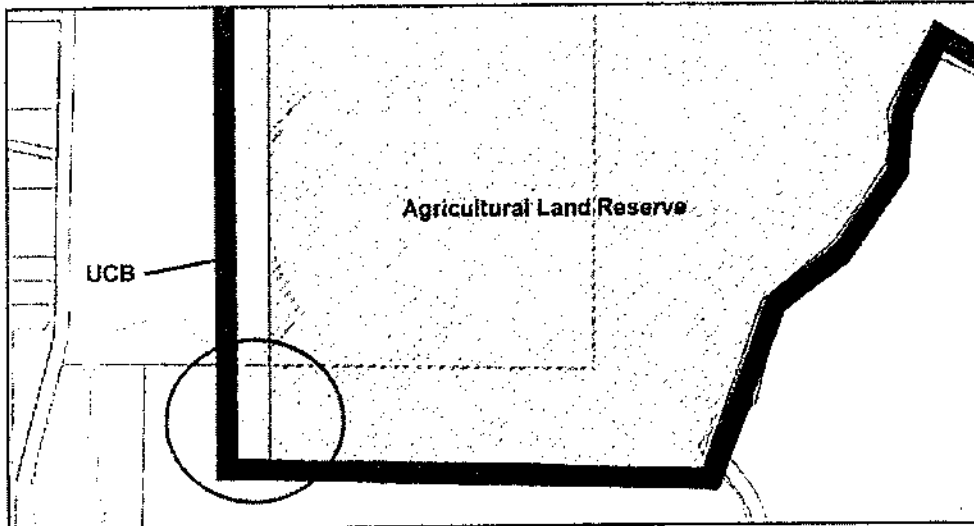


Todd Swabey, General Manager
Development Services Department

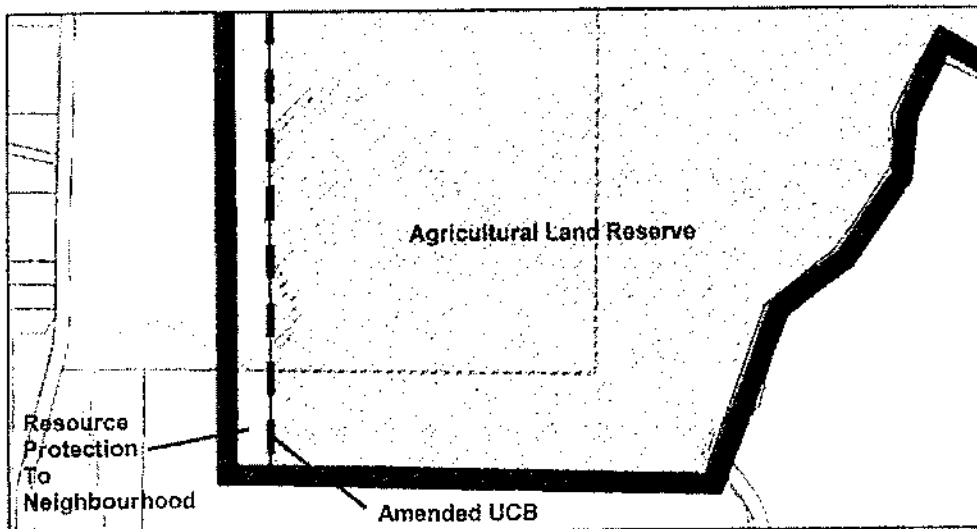
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Schedule G
UCB Alignment – Fielding Road



Existing



Proposed

CITY OF NANAIMO

BYLAW NO. 6500.005

A BYLAW TO AMEND THE CITY OF NANAIMO
"OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500"

WHEREAS the Council of the City of Nanaimo wishes to amend City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500";

THEREFORE, BE IT RESOLVED that the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW 2009 NO. 6500.005".
2. The City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is hereby amended as set out in Schedules A to I to this Bylaw.

PASSED FIRST READING 2009-MAY-11
PASSED SECOND READING 2009-MAY-11
PASSED SECOND READING, AS AMENDED 2009-MAY-25
PUBLIC HEARING HELD 2009-JUN-11
PASSED THIRD READING _____
ADOPTED _____

MAYOR

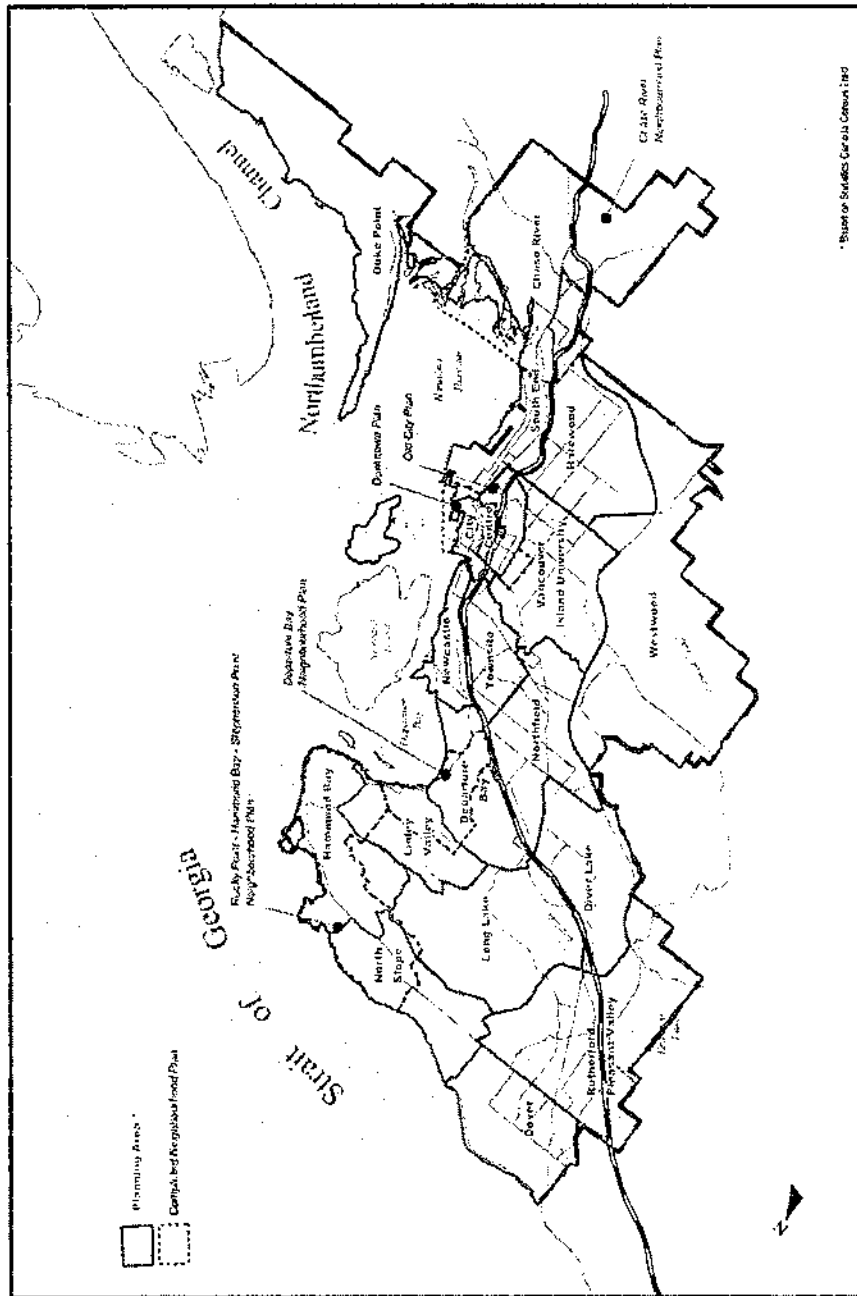
DIRECTOR,
LEGISLATIVE SERVICES

File: OCP00050
Applicant: City of Nanaimo

Bylaw 6500.005

SCHEDULE A

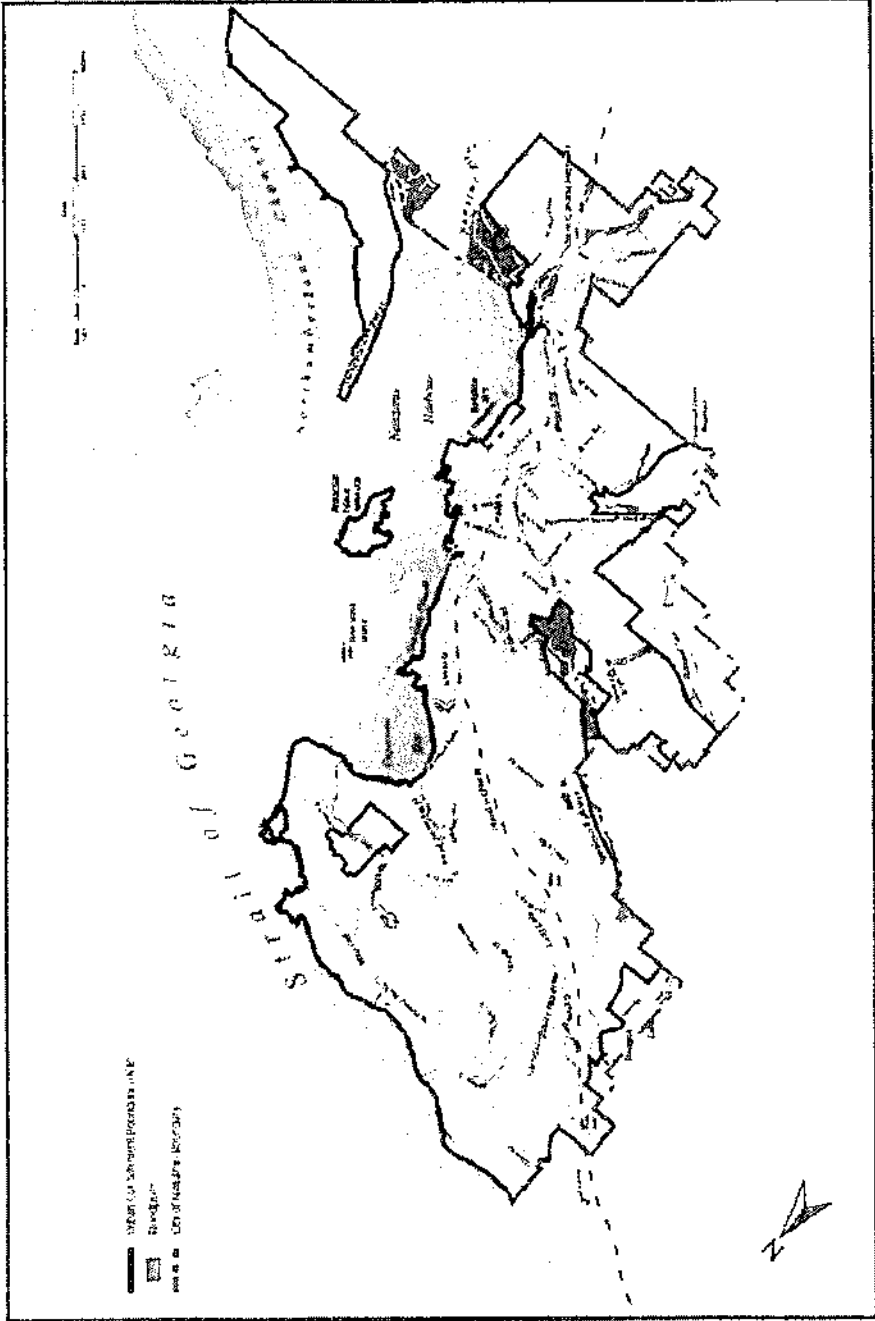
1. Figure 3 (Planning Areas and Neighbourhood and Area Plans) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is removed and replaced with the following Figure 3 (Planning Areas and Neighbourhood / Area Plans):



Bylaw 6500.005

SCHEDULE B

1. Figure 4 (Floodplain) is added to "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" as the following:



Bylaw 6500.005

SCHEDULE C

1. Section 7.8, Table 6 (Implementation Strategy) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is amended by:
 - a. Adding '2008' as a completion date for the Implementation Action 'Downtown Urban Design Plan and Guidelines'; and
 - b. Adding '2008' as a completion date for the Implementation Action 'Prepare Harm Reduction and Housing First Strategy'.

Bylaw 6500.005

SCHEDULE D

1. Subsection 2.3.17 (Neighbourhood) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is amended by deleting

This Plan supports the development of neighbourhood plans for Southend / Nob Hill and Stewart Avenue / Brechin Hill area within the next five years.

and replacing it with

This Plan supports the development of neighbourhood plans for the South End and Stewart Avenue / Brechin Hill areas within the next five years.

2. Subsection 7.1.10 (Neighbourhood and Area Planning) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is amended by deleting

- Southend / Nob Hill Neighbourhood

and replacing it with

- South End Neighbourhood

3. Section 7.8, Table 6 (Implementation Strategy) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is amended by deleting the Implementation Action

Develop Neighbourhood and Area plans

- Southend / Nob Hill
- Jingle Pot
- Linley Valley

and replacing it with

Develop Neighbourhood and Area plans

- South End
- Jingle Pot
- Linley Valley

Bylaw 6500.005

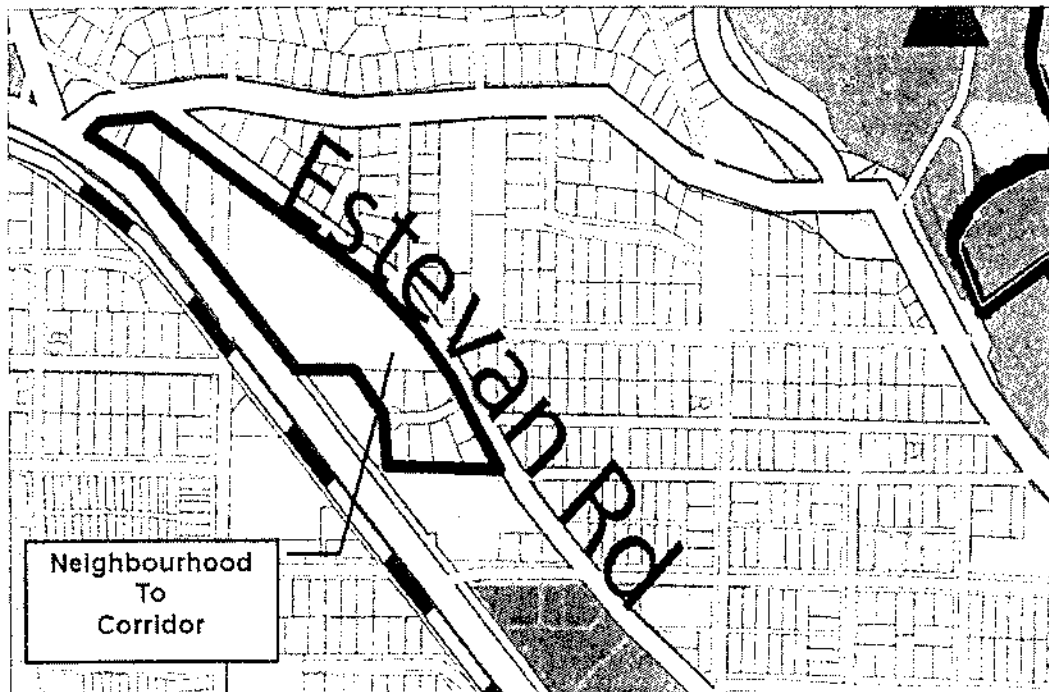
SCHEDULE E

1. Map 1 (Future Land Use Plan) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is amended as follows:

a. Redesignating the subject properties known as

- 1725 Estevan Road (Lot 7, Section 1, Nanaimo District, Plan 10145; PID 005 194 164)
- 1799 Estevan Road (Lot 8, Section 1, Nanaimo District, Plan 10145; PID 000 116 106)
- 1881 Estevan Road (Lot 1, Section 1, Nanaimo District, Plan 10145; PID 002 679 507)
- 1951 Estevan Road (That Part of Section 1, Nanaimo District, Shown Outlined in Red on Plan 1283R; PID 009 764 259)
- 1997 Estevan Road (That Part of Section 1, Nanaimo District, Shown Outlined in Red on Plan 515BL Except That Part in Plan 14969; PID 009 764 291)
- 2011 Estevan Road (Lot 2, Section 1, Nanaimo District, Plan 15542; PID 001 282 891)
- 2021 Estevan Road (Lot 1, Section 1, Nanaimo District, Plan 15542; PID 003 535 622)
- 833 Chestnut Street (Lot 6, Section 1, Nanaimo District, Plan 10145; PID 005 194 075)
- 850 Chestnut Street (Lot 2, Section 1, Nanaimo District, Plan 10145; PID 005 194 041)
- 867 Chestnut Street (Lot 5, Section 1, Nanaimo District, Plan 10145; PID 005 194 067)
- 888 Chestnut Street (Lot 3, Section 1, Nanaimo District, Plan 10145; PID 005 194 059)
- 889 Chestnut Street (Lot 4, Section 1, Nanaimo District, Plan 10145; PID 002 259 249)
- 892 Chestnut Street (Lot 1, Section 1, Nanaimo District, Plan 20724; PID 003 573 940)
- 1850 Island Hwy N (Lot 2, Section 1, Nanaimo District, Plan 13280; PID 000 130 842)

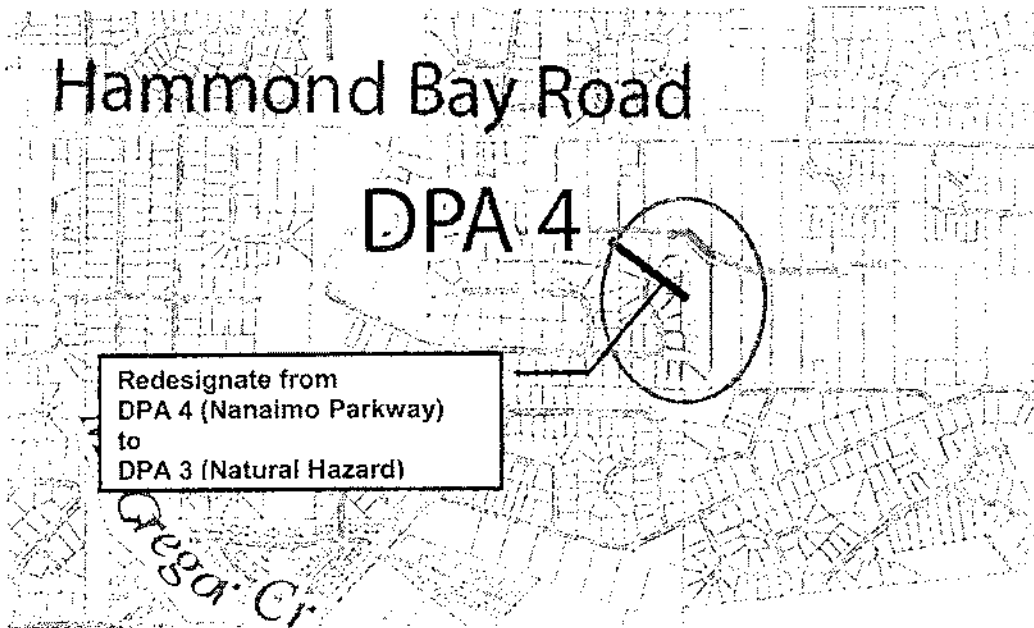
from "Neighbourhood" to "Corridor."



Bylaw 6500.005

SCHEDULE F

1. Map 3 (Development Permit & Heritage Conservation Areas) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is amended as follows:
 - a. Redesignating the development permit area at Bradbury Road and Alder Way from DPA 4 (Nanaimo Parkway Design) to DPA 3 (Natural Hazard Lands).

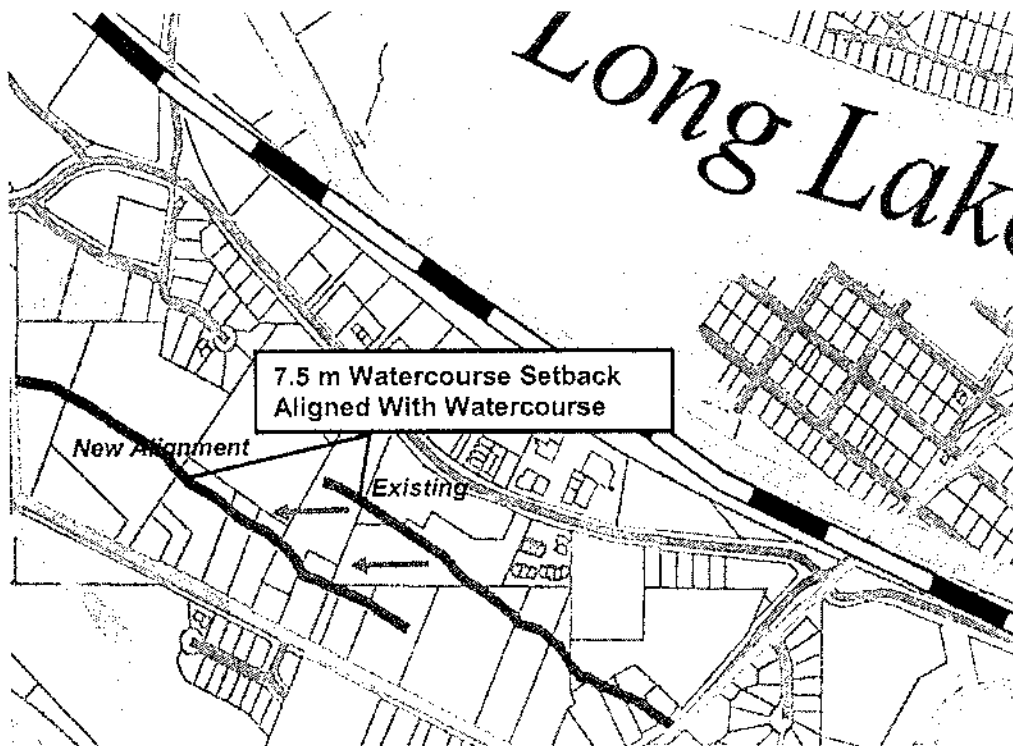


Bylaw 6500.005

SCHEDULE G

1. Map 3 (Development Permit & Heritage Conservation Areas) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is amended as follows:

a. Aligning a 7.5 metre watercourse setback with the watercourse location

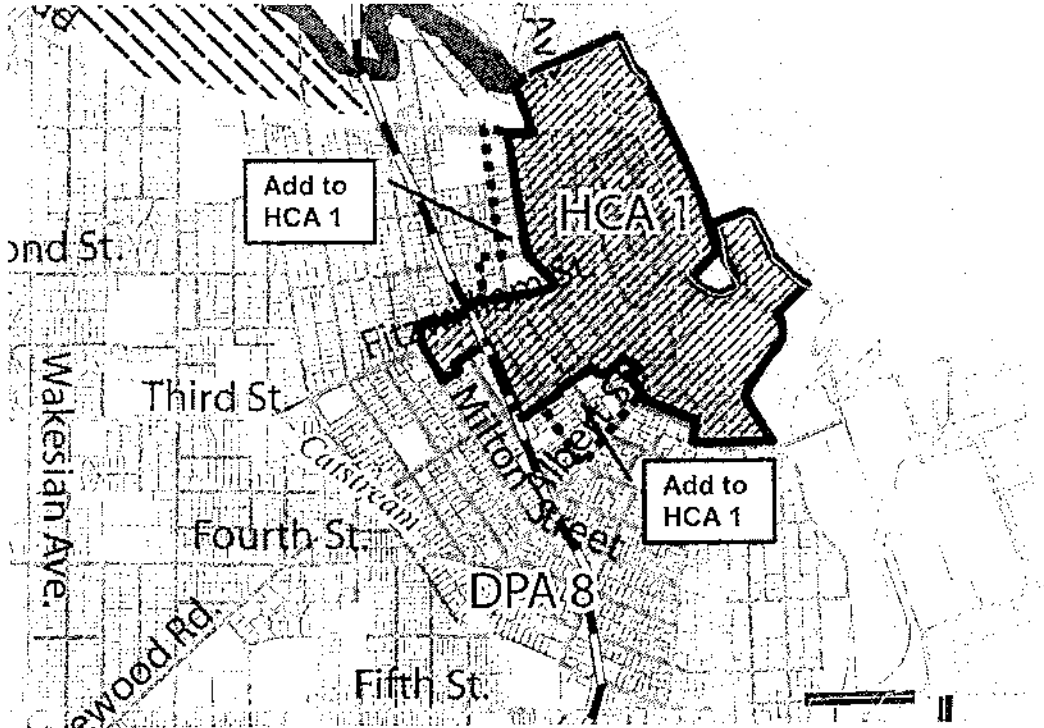


Bylaw 6500.005

SCHEDULE H

1. Map 3 (Development Permit & Heritage Conservation Areas) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is amended as follows:

- a. Applying Heritage Conservation Area 1 (HCA 1) to the areas identified, near Wallace Street and Albert Street.



Bylaw 6500.005

SCHEDULE I

1. Map 1 (Future Land Use Plan) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is amended as follows:
 - a. Amend the Urban Containment Boundary to include a portion of lands at 1560 Island Highway South (Section 2, Nanaimo District, Except Parts in Plans 563, 630, 732, 1332, 1333, 1386, 2842, 2846, 2904, 3354, 28701, 507RW, 1415R, 31004, and 32065 and Except That Part 6.35 Acres Being The Right of Way of the Esquimalt and Nanaimo Railway as Registered Under No. 8328C and Except Indian Reserve and Except Parcel "A" (DD 3799271) and Except Part in Plan 10769, 48020, 49841, VIP61184 and Plan VIP62889; PID 008 062 030) within the Urban Containment Boundary; and
 - b. Redesignate the subject area known as a portion of lands at 1560 Island Highway South (Section 2, Nanaimo District, Except Parts in Plans 563, 630, 732, 1332, 1333, 1386, 2842, 2846, 2904, 3354, 28701, 507RW, 1415R, 31004, and 32065 and Except That Part 6.35 Acres Being The Right of Way of the Esquimalt and Nanaimo Railway as Registered Under No. 8328C and Except Indian Reserve and Except Parcel "A" (DD 3799271) and Except Part in Plan 10769, 48020, 49841, VIP61184 and Plan VIP62889; PID 008 062 030) from 'Resource Protection' to 'Neighbourhood.'

