

CITY OF PARKSVILLE
ADVISORY PLANNING COMMISSION

MINUTES OF MEETING

Date: May 20, 2010
Time: 8:00 am
Place: PCTC, The Forum
Chair: D. Luke

Members Present:

<u>X</u>	J. S. Baldwin	<u>X</u>	E. Chabot
<u>X</u>	T. Knight	<u>X</u>	D. Luke
<u>X</u>	K. Paskin	<u>X</u>	L. Taylor
<u>X</u>	R. Thompson		

Others:

T. Patterson, Council Representative
B. Russell, Manager of Current Planning
S. Harbottle
V. Jandrisch, Developer/Owner
M. Jones, P. Eng., Timberlake-Jones Engineering
7 members of the public

1. Call to Order:

The meeting was called to order at 8:01 am by the Chair.

2. Adoption of Minutes:

Moved by T. Knight Seconded by L. Taylor

That the minutes of the meeting of April 15, 2010 be approved. CARRIED

3. **Official Community Plan and Zoning Amendment Application (272 Island Highway West)**

Legal: Lot 1, District Lot 89, Nanoose District, Plan 5722, except parts in plans 10153 and VIP52582 and Lot 1, District Lot 89, Nanoose District, Plan 10153

Civic: 272 Island Highway West

Applicant: Isaac-Renton Architect Inc.

Owner: 658780 B.C. Ltd., Inc. No. 658780

File No: 3360-10-02

The Chairman asked the owner/applicant to introduce himself to the members and Vincent Jandrisch provided a PowerPoint presentation/overview of the project and made the following comments:

- Information regarding the CMHC (RRAP) funds in the amount of \$600,000 was discussed with details regarding the forgivable loan. Further he pointed out the rezoning must be completed prior to March 31, 2011.
- The motel was a seasonal use and in 2002 a new roof and some small cosmetic works were done; in 2009 the motel was closed for major renovations.
- The restaurant has a lease tenant to 2018.
- The rezoning of the property needs to be completed by August 2010.
- There is a 15 year housing agreement that will be put in place.
- The income of any prospective tenants will be verified.
- The zoning is to be a mixed use residential with indefinite stays. It is anticipated that tenants will be workers within the community with low incomes.
- No engineering upgrades will be necessary.
- Renovation details include cooking facilities for each unit; there will be no additional space added to the building. There will be 2 wheelchair accessible units.
- The pool will be removed and the area beautified.
- The building will be BC Building Code compliant.
- There will be 2 handicap parking spaces.
- The project has support from local groups; BC Housing, the Beach Club, Tigh Na Mara and the Oceanside Affordable Housing Society.
- He wants to be an investor in the community not a developer.

Member Discussion:

- Q. What is to prevent this project from becoming low cost housing?
- A. The applicant advised there will be a management firm that will be selective in choosing tenants and there will be an on-site manager. The funding provided from CMHC is intended to be used to upgrade the building to make it livable.
- Q. Will there be rentals or leases of less than one month permitted?
- A. The applicant responded that it is not intended. Once a tenant is screened and as long as their income threshold does not increase they will be permitted to stay.
- Q. Was there a study done that identified who is in need or a current profile?
- A. The applicant advised local businesses were contacted and it was determined that people working in the service industry, people who don't make a lot of money needed this type of housing. Mr. J. Olson of the Housing Society says there is a need for this.
- Q. What zoning are you asking for?

- A. The applicant advised that the current zoning is more for short term, transient members of the public and they would like long term in addition CMHC is mandating the need for long term zoning to be in place. It is anticipated that the zoning could be comprehensive development (CD) for this specific site.
- Q. If rezoned, is the August deadline feasible?
- A. Staff advised it will be a push, but can be accommodated.
- Q. Are there 2 lots to this site?
- A. The applicant responded yes, the site is comprised of 2 lots.
- Q. The Lombardy Street façade doesn't comply with the setbacks. What will the applicant/Staff do regarding this?
- A. Staff advised that the CD zoning will take that into consideration or will make the site non conforming, acknowledging the non compliance of the setbacks.
- Q. What is the relationship of the parking to the entrance to the building?
- A. The applicant advised that at the back of the property there is one entrance that is handicap accessible to grade; there is also the Island Highway entrance. Further there is an entrance at the back/north side but it is not often used.
- Q. Is the building sound code compliant/co-efficient?
- A. The applicant advised the concrete 2nd floor helps regarding sound co-efficiency and that they will be increasing fire code requirements, adding carpeting or flooring to the units. They will do their best to address any sound issues.
- Q. If a tenant with a lease exceeds the income threshold will they have to leave?
- A. The applicant advised he will check with CMHC.
- Q. What special zoning designation are you looking for?
- A. The applicant advised they would like to take the current motel and make it legal to keep the current zoning but add low income housing to the use for indefinite stays.
- Q. Would that be a problem?
- A. The applicant advised it would be a text amendment/CD.
- A. Staff advised CD would be more specific to one zoning category to use.
- Q. The lease with CMHC is for 15 years; what penalties or restrictions are in place for this to prevent a change in use of the property?
- A. The applicant advised that once renovations are complete a second mortgage is attached to the property by CMHC. If during the 15 years the \$24,000/unit cost is exceeded the owner would be required to pay the government back and that would be too expensive and further it is not his intention to do that.

The applicant's engineer advised further that there is a housing agreement between the City and the owner registered on title of the property.

Comment by Staff that there is also a bylaw in place that guarantees the affordable housing units for a period of 15 years.

Q. What happens at the end of the restaurant lease?

A. The applicant advised it will continue to be leased out whether it's to a restaurant or someone else.

Q. No laundry?

A. The applicant advised that they are toying with an old office for possibly 5 stacker washer/dryer units, to be coin operated. Further he advised there is some fine tuning to do with regard to plumbing, electrical work required.

Q. The local on-site manager position, would they have special training?

A. The applicant responded that the manager would be someone like a handyman. They would not collect rent or do large jobs and as well, the position would go to someone who is also in the low income group so they would also qualify for a unit.

Q. What happens if a tenant loses their job?

A. The applicant responded that it would depend on the type of lease in place. Further he advised that all tenants must qualify to obtain housing; there will be a screening process. If a tenant's income increased above the levels set they will have to leave. The leases will be Landlord Tenant compliant with all government requirements being met. The applicant further advised he would like to have yearly leases but not everyone can do that. Further he advised that tenants on a month to month basis are hard on the tenants as well as the on the building.

Q. Will there be year leases?

A. The applicant advised one year lease would be best. They want people who need to be there. He pointed out the units are more meant for a single person and not a family. To make the units larger to accommodate a family would require structural changes; he can't change the structure of the building; he is trying to keep what's there, there. With the budget he can't do more renovations.

Q. What makes your unit cheaper than anywhere else?

A. The applicant responded that there is nothing to stop anyone from looking elsewhere but he has been told there are 200 people looking for this type of housing and he would like to make it affordable.

Q. Is there a parking variance proposed?

A. The current parking of 1 spot/unit ratio can be met but he believes that vehicle ownership is lower and they are anticipating lower vehicle use. A reduction in the number of parking spots would mean they would have to get rid of some green space.

Q. Parking in the next door units show an overage of cars.

- A. The applicant advised those units are bigger and they are not going to have 4 people living in a single unit. They will do their best to comply with the zoning but pointed out there is only so much space and the tenants will likely have smaller cars.
- Q. There is a possibility that the tenants may use the parking provided for the restaurant. How will they deal with this issue?
- A. The applicant advised that is possible and it will be up to them to address this.
- Q. The majority of service industry jobs are in the resort area, some distance from this property. How are they going to address this?
- A. Staff advised this is a difficult question. Information cited by the applicant with respect to the number of cars suitable for this type of development are based on much larger jurisdictions. However the City's current standard is 1 parking space/residential unit within the downtown.
- Q. Do you have a specific proposal for the zoning for the site?
- A. The applicant advised he would like to see an apartment/residential use or comprehensive development may be the best for the use proposed.
- Q. Would the recommendation need to include an OCP amendment as well as a rezoning?
- A. Staff advised that an OCP amendment would be required to permit the residential use while the CD designation would be need for the zoning.
- Q. Was there a study done to determine the number of people who live outside of the area?
- A. The applicant advised that the target is for people who work here in the service industry or lower paying positions but live elsewhere.
- Q. What is to prevent the property from attracting the wrong type of tenant as has happened in the past?
- A. The applicant responded that it is his intention to use the government grant to improve the building and make it more attractive so that it won't attract the wrong type tenant.

Recommendation:

Moved by L. Taylor

Seconded by T. Knight

That the Advisory Planning Commission recommend to Council that the Official Community Plan and Zoning Amendment application for 658780 B.C. Ltd., Inc. No. 658780 to rezone Lot 1, District Lot 89, Nanoose District, Plan 5722, except parts in plans 10153 and VIP52582 and Lot 1, District Lot 89, Nanoose District, Plan 10153 [272 Island Highway West] from CS-2 to a Comprehensive Development Zone be given general support and that Staff prepare the amendment to the Official Community Plan and Zoning Bylaw for a specific Comprehensive Development (CD) zone for this project.

General discussion and comments from the public and members ensued and the following comments were noted:

- Q. What happens to the site after 15 years?
- A. Staff advised that the zoning is forever and permitted uses remain until the property is rezoned.
- Q. Could the property be used for condominiums after the 15 years?
- A. Staff advised that once the 15 years is past it could be changed to condominiums.
- Q. What is the process involved for a rezoning application?
- A. Staff advised that a report will now be prepared and sent to Committee of the Whole/Council along with a bylaw. The bylaw will be introduced for 1st and 2nd reading and then a Public Hearing will be held at which time the public is invited to comment. After all comment has been received the bylaw will go back to Council for 3rd reading and deliberation by Council, then if Council approves of the bylaw then bylaw adoption will take place.
- Q. Noticed that there are only cursory finishes proposed to the property. Also is there an opportunity to beautify the project?
- A. The applicant advised that the property needs to be cleaned up. He promised the site would look better.
- Q. A lump of coal painted is still a lump of coal. Why such a short time frame to obtain rezoning?
- A. This project was presented 2 years ago prior to obtaining a government grant. The applicant has spent a year to obtain the grant along with Federal budget allocation which took until January 15, 2010.

Comment was received that there will be an OCP review this year.

Comment was received that it was unfortunate that there are no family apartments.

The applicant advised that it is due to the structural issues i.e. not moving walls due to cost that this project is looking at a single person or single mom and child only for the units.

- Q. Would this application be going to the Advisory Design Panel?
- A. Staff advised that this application would only go to the Advisory Design Panel if there are structural/exterior changes to the site.

4. Application Status Update

B. Russell provided the members and the public with information regarding zoning, development permit and subdivision applications recently received by the Planning Department.

5. Other Items

R. Thompson advised he sits as a member on an Agricultural Land Regulation Committee for the Regional District of Nanaimo (RDN) and he has recently been working on a water review and has information should the members wish to view it. Further he advised the RDN is looking at a revised Regional Growth Strategy plan and again, if the members wished information they could contact him.

Election of a Chair

Moved by L. Taylor Seconded by E. Chabot

That Don Luke be appointed Chair of the Advisory Planning Commission for the remainder of 2010. CARRIED

The members were apprised of the request for proposal for the OCP review sent to 27 companies as well as notice given to Civic Info, PIBC.

6. Adjournment:

Moved by J. S. Baldwin Seconded by R. Thompson

There being no further business, the meeting adjourned at 10:07 am

Chair

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