



**MINUTES OF THE MEETING  
SOUTH DOWNTOWN WATERFRONT COMMITTEE  
HELD FRIDAY FEBRUARY 6<sup>th</sup> 2015 AT 7:30 A.M. IN ROOM 105 OF THE CITY'S  
SERVICE & RESOURCE CENTRE @ 411 DUNSMUIR STREET, NANAIMO, B.C.**

---

**PRESENT:**      Mr. David Witty, Chair      Mr. Douglas Hardie (SECA)  
                         Ms. Ann Kjerulf      Mr. Sasha Angus  
                         Mr. Darren Moss      Mr. Doug Kalcsics  
                         Mr. Daniel Pearce (RDN Transit)

**ABSENT:**      Mr. Chris Good (SFN)      Mr. Mike Davidson (NPA)

**PRESENTERS:**      Mr. Bill Corsan – CITY OF NANAIMO, Real Estate Manager  
                         Mr. Gordon Foy – CITY OF NANAIMO, Transportation Manager

**STAFF:**      Ms. Tamera Rogers, Planning Assistant  
                         Mr. Bruce Anderson / Manager, Planning & Design Section

---

1. *Call to Order (7:32 a.m.)*

Agenda items as presented.

2. *Minutes*

Minutes 2015-JAN-23 Adopted.

D. Witty met with SFN 2015-JAN-26, discussed working with a charter. SFN indicated that they would discuss with Chief and Council. A request was made that Minutes from all past SDWC meetings be forwarded to Lorraine at SFN.

D.Witty – a meeting has been scheduled with Mayor McKay next week. Purpose of the meeting to be updated on City Initiatives.

3. *Project Initiatives Presentation – #1Port Drive Activity Update*  
(City of Nanaimo: Bill Corsan and Gord Foy)

*Island Ferries - B. Corsan:*

Condition of lease have not been met. Detailed site investigation – Completed Study; Report to Council 2015-FEB-16 – detailed risk assessment on water lot still needed.

*Island Pallet – B. Corsan:*

Lease terminated in July. Property vacated in November. Building demolished, site graded.

Proposed Transit Hub – G. Foy

RDN now taking a look at form and layout of possible transit exchange - very general. Need to find example of same within another mid-sized city.

D. Appel (Community) suggested the transit hub may be small to start (a couple of modes), all problems don't need to be solved at once.

D. Witty commented on LRT symbol in presentation. Need to be sensitive about conversation and framing when this is taken to SFN.

G. Foy – probably will be an incremental approach..

D. Kalcsics – Blurred lines on the site between public and private. Anyone providing a transportation service is a potential player. No use highlighting LRT, etc.

2015 Projects

B. Corsan:

- Demo of former CP Ferry Dock – to be prepared for Island Ferries
- Remainder of detailed site investigation work – main piece is water lot
- Master Plan – budgeted \$100K in 2015; SDWC could be involved in this.

D. Witty – SDWC is meant to shape process rather than lead the process.

D. Kalcsics – Master Plan is ultimately City's responsibility but it would be nice to be involved.

D. Appel (Community) – How necessary is the demo of the CP dock?

B. Corsan – not useable, Herold Engineering has studied it. Seaspn MOU and Southern Rail – that outlines a process for determining compensation. ROW reduction and training.

D. Kalcsics – in terms of ownership, how much land do they own?

B. Corsan – None – they own the improvements. Seaspn and ICF have ROWs on City land.

D. Witty – brings up discussion of long-term viability of rail line.

G. Foy:

- Wooden Trestle Analysis – near end of lifespan – exploring how to extend the trestle's life, with the assistance of engineers.
- At-Grade Crossings - pursuing discussion with rail consultant to create an at-grade crossing - if an option, trestle may not be necessary.
- Barge Loading - 7 to 10 day intervals between barge loading, usually in the morning hours.

D. Witty – If there's other potential places they can operate, perhaps they should be directed there.

G. Foy – Also looking at what an extension to Front Street would look like.

D. Witty – This is consistent with charette process.

D. Witty – Discussed East Vancouver port lands at a meeting with Bill. Might be a good idea to talk with Port Authority about this – they agreed:

| Green Uses                           | Yellow Uses                             | Red Uses  |
|--------------------------------------|---|---|
| Low impact with referral for comment | Potential impacts such as height / odor | High impact uses they would not do (ie chemicals) |

Very helpful examples in conversations with Port Authority.

- Discussion of Port Metro and the process they use to consult with the community.

D. Kalcsics – How did the Port of East Vancouver come to the table?

B. Corsan – It came out of a lawsuit that the Port lost. The Port decided to sit down with the community – process gives more certainty as to what the community will tolerate.

D. Kalcsics – There's always a reason for people to get to the table – we just have to find that reason.

#### 4. *Charter Preparation*

D. Witty – need to figure out how to do this with absence of NPA and SFN. Should think about the possible necessity of buying more time.

#### 5. *Next Meeting Schedule*

The next meeting is scheduled for 2015-FEB-27 at 7:30 a.m.

#### 6. *Adjournment*

Meeting Adjourned – 8:45 a.m.