

CITY OF NANAIMO

MINUTES OF THE MEETING OF THE REZONING ADVISORY COMMITTEE HELD ON THURSDAY, 2007-DEC-20 AT 4:45 P.M. IN THE BOARD ROOM, CITY HALL, 455 WALLACE STREET, NANAIMO, BC

PRESENT: Bill Forbes - Chair
Jolyon Brown
Ralph Meyerhoff
Brian Anderson

STAFF: Dale Lindsay, Manager, Planning Division, DSD
Sheila Smith, Planner, Planning Division, DSD

APPLICANT: Ian Niamath, Ian Niamath Architecture

1. CALL TO ORDER

The meeting was called to order at 4:45 p.m.

2. ADOPTION OF MINUTES:

MOVED by Mr. Meyerhoff, SECONDED by Mr. Meyerhoff, that the minutes of the 2007-NOV-15 Rezoning Advisory Committee meetings be adopted.

CARRIED

3. NEW AND PENDING APPLICATIONS

RA199: Ian Niamath Architecture has submitted an application to rezone the subject property at 240 Nicol Street to rezone from Service Commercial Zone (C-13) to Medium Density Multiple Family Residential (Urban) Zone (RM-6) in order to facilitate the construction of a multi-family condominium development.

Mr. Lindsay gave a brief overview of the proposal:

- Property located on Nicol Street which houses an existing restaurant.
- Currently has a "Town Centre" designation.
- Current policies recommend densification along this corridor.

Mr. Niamath gave a brief overview of the proposal:

- Project is located on Nicol Street, which is a Provincial roadway; therefore all proposals need to be approved by the Ministry of Transportation.
- The owner wishes to change the current use (C-13) from commercial to residential as he has been in the restaurant business for many years and desires a change.
- As an entry point of Nanaimo, densification in this area is ideal.

- Area is currently being built up; this is a logical proposal for the area.
- Underground parking is costly, to offset that cost the higher FAR of RM-6 is being proposed.
- Main access to underground parking would be off of Nicol Street.
- Believes the proposal directly responds to the Main Street Guidelines.
- Design and landscaping will be of high calibre.
- Left turn out of underground parking would require a reciprocal easement.
- No surrounding views will be hindered.
- Surrounding area contains many RM-6 Zone properties; this proposal would fit in with the neighbourhood.
- Traffic would decrease with the change of zones, if approved.
- Views of Mount Benson and the harbourfront will be offered with this proposal, if approved.

Mr. Meyerhoff asked for clarification on what the total height of the proposal would be.

Mr. Niamath noted that the height of the proposal is 14 metres, which is the same height allowed under the RM-5 Zone.

Mr. Brown noted that since the owner also owns the property beside the subject property if they have any future development in mind for the next door building.

Mr. Niamath noted that he is unaware of any future development of the building next to the subject property.

Mr. Meyerhoff noted that his concern revolves around traffic flow and the left-hand turns from the underground parking.

Mr. Niamath noted that the issue could be rectified through the Engineering Department process, adding that the turn actually reduces traffic due to less traffic being generated when the restaurant is no longer available.

Mr. Meyerhoff asked for clarification on how many units would be in the proposal.

Mr. Niamath noted that the proposal calls for 59 units.

MOVED by Mr. Meyerhoff, SECONDED by Mr. Brown, that the application be approved as presented.

CARRIED

4. **NEW BUSINESS:**

5. **ADJOURNMENT**

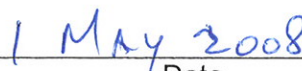
MOVED by Mr. Anderson, SECONDED by Mr. Meyerhoff, that the meeting be adjourned at 5:05 p.m.

CARRIED

APPROVED:



Chair



Date