

CITY OF NANAIMO

MINUTES OF THE MEETING OF THE REZONING ADVISORY COMMITTEE HELD ON THURSDAY, 2007-JUN-07, AT 4:45 P.M. IN THE BOARD ROOM, CITY HALL, 455 WALLACE STREET, NANAIMO, BC

PRESENT: Brian Anderson - Chair
Bill Forbes
Michael Schellinck
Ralph Meyerhoff

STAFF: Jason Carvalho, Planner, Planning Division, DSD

1. CALL TO ORDER

The meeting was called to order at 5:02 p.m.

2. ADOPTION OF MINUTES

MOVED by Mr. Meyerhoff, SECONDED by Mr. Forbes, that the minutes of the 2007-APR-19 Rezoning Advisory Committee meetings be Adopted.

CARRIED

3. NEW AND PENDING APPLICATIONS

RA192: Tectonica Management, on behalf of Alphatek Canada Investments Ltd., has applied for site specific text amendment to the Chapel Front Zone (C-28) in order to increase the maximum floor area for property located at 15 /21 Front Street.

Mr. Carvalho explained that while the meeting attendees were advised of the meeting, the applicants were not present to speak to the application. Also advised that the Committee is able to receive and make a Motion on the application or, may defer the application to the next regularly scheduled RAC meeting.

The Committee agreed that they would receive the application and a presentation by Staff at this meeting.

Mr. Carvalho gave a brief overview of the proposal:

- Noted that the subject application is for a Floor Area Ratio (FAR) amendment to the C-28 Zone. Adding that the height of the proposed building is in compliance with the C-28 Zone.

- Noted that the proposed FAR of the building is substantially lower than the FAR of the buildings currently under development within the City, adding that the proposed high-rise at 10 / 20 Front Street has an approved FAR of 6.40 and the Pacifica high-rise has an approved FAR of 6.30.
- Proposed building will be five stories and will include a commercial component on the main storey fronting Front and Chapel Streets.
- Building will provide for 29 residential dwelling units plus one additional live / work unit along Chapel Street.
- The proposed building is in compliance with the OCP and the Chapel Front Zone of the Nanaimo Downtown Reference Document.

MOVED by Mr. Forbes that the application be approved as presented. SECONDED by Mr. Schellinck.

CARRIED

4. **NEW BUSINESS**


5. **ADJOURNMENT**

Mr. Forbes MOVED that the meeting be adjourned at 5:13 p.m. SECONDED by Mr. Meyerhoff.

CARRIED

APPROVED:


Chair


Date