

CITY OF NANAIMO

MINUTES OF THE MEETING OF THE REZONING ADVISORY COMMITTEE HELD ON THURSDAY, 2006-NOV-02, AT 4:45 P.M. IN THE BOARD ROOM, CITY HALL, 455 WALLACE STREET, NANAIMO, BC

PRESENT: Ralph Meyerhoff - Chair
Michael Schellinck
Jolyon Brown
Brian Anderson

APPLICANT(S): Ivan Plavetic
Brian Phillips, owner, Jingle Pot Pub
Bill McNeil, BC Teletheatre

STAFF: Dale Lindsay, Manager, Planning Division, DSD
Jason Carvalho, Planner, Planning Division, DSD

1. CALL TO ORDER

The meeting was called to order at 4:47 p.m.

2. ADOPTION OF MINUTES

MOVED by Mr. Meyerhoff, SECONDED by Mr. Anderson, that the minutes of the 2006-SEP-07 and 2006-OCT-05 Rezoning Advisory Committee meeting be adopted.

CARRIED

3. NEW AND PENDING APPLICATIONS

RA179: Brian Phillips (Jingle Pot Pub) has submitted an application for a site-specific zoning amendment to permit the use of a teletheatre outlet for an off-track betting lounge within the Jingle Pot Pub.

Mr. Carvalho gave a brief presentation on the property and application:

- Application is for a site-specific amendment.
- Teletheatre to be relocated from downtown Commercial Hotel to Jingle Pot Pub.
- Applicant not proposing an additional outlet in Nanaimo, only a relocation of the existing outlet.

Mr. Phillips gave a brief introduction to his application:

- Relocating existing teletheatre outlet from downtown to subject property.
- Proposed to be located within area of building previously occupied by liquor store.
- Proposed outlet will provide for 30 seats.
- Outlet is a public entertainment and wagering facility and will include amenities such as television monitors (displaying system of odds, pools and payout prices) and an area for viewing, seating, wagering. Food and beverage services will also be available.
- Jingle Pot Pub is thought to be a better setting than the downtown location.

Mr. Meyerhoff asked for clarification on the concept of a teletheatre.

Mr. McNeil gave an overview of the teletheatre concept:

- Customers can watch and wager on horse racing from around the world.
- Vast majority of outlets within BC are located within a liquor primary area, such as this type of proposal.
- Customers can order food and beverages while watching and wagering on races.

Mr. Meyerhoff asked for clarification on typical wagering at these teletheatres.

Mr. McNeil noted the amount of wager is up to each individual, adding that the minimum bet is \$2.00 and the maximum on each transaction is \$500.00, however theoretically, a customer could bet as many times as they wanted to on an individual horse in an individual race.

Mr. Meyerhoff asked if this application is for an additional outlet in addition to the existing outlet at Commercial Hotel.

Mr. McNeil confirmed that this would replace the existing outlet only.

Mr. Meyerhoff asked why the existing outlet is being relocated.

Mr. McNeil noted that current customers complain about the limited parking at the downtown location and that they do not like the surroundings. Feedback also indicates that customers would prefer better food and beverage services.

Mr. Meyerhoff noted his concern regarding the expansion of gambling in the community; adding that serious societal problems are connected to gambling. He is concerned about this outlet being relocated from a downtown, commercial area, into a residential setting.

Mr. McNeil noted that this same type of outlet works very well within a neighbourhood pub in Campbell River, adding that there are 18 locations within BC, the majority of which are in pubs or lounges in hotels. The intention is not to target a residential area; instead they are looking for areas with amenities such as quality food and beverage services, ease of access and parking. Customers were not happy with the downtown location and are looking forward to the move.

Mr. Brown asked if the proposed neighbourhood has objected to the outlet and any applicable extended hours or added traffic.

Mr. McNeil confirmed that the teletheatre would operate under the pub hours, which would remain unchanged, adding that most races end by 11:00 p.m. daily.

Mr. Meyerhoff asked for clarification on whether any other zones would allow this use.

Mr. Carvalho noted that the C-11 and C-28 Zone will retain Teletheatre Outlet as a permitted use.

Mr. Lindsay noted that when this use was originally proposed (late 1990's) the Zoning Bylaw did not have any teletheatre definitions. Council specifically adopted it for the downtown as long as it was within a liquor primary location.

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

Mr. Meyerhoff noted that he is opposed to the relocation of this teletheatre into a residential neighbourhood, adding that he believes there is a sufficient gambling currently available at the Jingle Pot Pub. Stated that he therefore cannot support the application.

Mr. Brown noted that he does not believe there is a prevalence of gambling on the site and believes it would be a good addition to this commercial part of the neighbourhood.

CARRIED

RA180: Ivan Plavetic has submitted an application to rezone three individual lots within a proposed subdivision from RS-1 to RM-1 in order to develop three duplexes.

Mr. Carvalho gave a brief presentation of the project and history of the subject application:

- Application to rezone three lots of land within a preliminarily approved subdivision. The lots have not yet been created however they have been approved-in-principal. Applicant has applied to rezone three of the parcels to allow for the construction of three individual duplexes.

Mr. Plavetic gave a brief presentation of the proposed development:

- Hoping to create a higher density as part of the project.
- Expert at building duplexes and has built several in the past.
- Will provide for lower income housing in the neighbourhood.

Mr. Meyerhoff asked for clarification on the layout of the subdivision, specifically asking if the subdivision covers the entire area from Norasea Road.

Mr. Plavetic noted that there is another parcel on Norasea Road that also has a PLA in place. That lot has to be developed prior to this proposal.

Mr. Meyerhoff noted that this area is identified through the OCP as supporting a small commercial venture, asked for clarification on the status of that.

Mr. Lindsay confirmed that the OCP does designate some lots in the area as a Local Service Centre; adding that there was an application five or six years ago in line with the OCP. Staff was in support of the project yet there was strong opposition from the neighbourhood at the time (neighbouring property to the east).

Mr. Meyerhoff stated he is disagrees with "piecemeal planning", adding that this is a large neighbourhood; duplexes in one small area does not make as much sense as planning for the entire area.

Mr. Plavetic noted that there is a PLA on both parcels for single-family dwellings; he has 17 lots left. Park in the area as well. Added the entire area is residential. Interested in attaining a higher density and the City supports that idea.

Mr. Meyerhoff noted that he would prefer to see comprehensive development plans for the entire area.

Mr. Plavetic produced plans of the entire area for Mr. Meyerhoff to look at.

Mr. Meyerhoff asked if any consideration was given to proposing town homes for the lots.

Mr. Plavetic stated that town homes were not considered, only single-family and duplex lots.

Mr. Anderson stated that he believes that the OCP should be adhered to with any further development in the area; the OCP calls for a Local Service Centre so that people don't have to drive to Departure Bay or Woodgrove.

Mr. Schellinck asked if this was one of the two Local Service Centres in the Hammond Bay area.

Mr. Lindsay noted that the OCP designates properties at Hammond Bay Road and Noraesea as Local Service Centre and also those properties where the new Piper's Pub is being constructed, adding that beyond that there is no other designated Local Service Centre until you get to Departure Bay Road. Further noted that any recommendation made tonight would not compromise the ability for someone to make application on the properties within the Local Service Centre area.

Mr. Brown stated he is in favour of densifying the area.

Mr. Meyerhoff stated that he had some difficulty with understanding the two maps being produced at the meeting for the proposal.

Mr. Lindsay noted that one map indicates the area of the subject property while the other is intended to show the subdivision plan of the property.

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

CARRIED

RA170: The City of Nanaimo is proposing to consolidate and rezone the subject properties in order to accommodate a multi-family development.

Mr. Carvalho gave a brief presentation of the project and history of the subject application:

- Subject properties are owned by the city. This application is being initiated by the city in conjunction with the Canadian Home Builders Association (CHBA) and Nanaimo Affordable Housing Society (NAHS).
- CHBA has proposed to contribute labour and materials for the construction of four units. NAHS would be the operators of the facility. The city is in consultation with BC Housing to look at funding towards construction of the additional units. 20 units proposed on the site; geared towards affordable housing with a target of low-income, singles. Individuals who are unable to enter the market due to the rise in housing prices.

Mr. Anderson asked what the Development Cost Charges (DCC's) would be on this project.

Mr. Carvalho confirmed DCC's would be applied at the multi-family rate.

Mr. Anderson asked who would be paying the DCC's.

Mr. Carvalho noted that the city would be paying DCC's.

Mr. Anderson noted that it would make it more affordable if there were no DCC's.

Mr. Carvalho stated that the city is paying the DCC's, therefore the city is making payment to the DCC fund with the city's revenue.

Mr. Anderson noted that taxes pay the DCC's, would prefer that the DCC's be waived.

Mr. Carvalho stated that the DCC's will have no direct affect on the project as it is not going to decrease or increase the cost of rental to the end user.

Mr. Anderson stated that it would mean we could take operating funds out of tax dollars and put it in a DCC. Would rather they be waived with a rebate to tax payers.

Mr. Meyerhoff asked for clarification regarding OCP designations along Bowen Road and the maximum height allowed there.

Mr. Lindsay stated that when the original OCP was adopted, large portions were shown as 'Neighbourhood' and it did not differentiate between neighbourhoods in the middle of Cilair versus Bowen Road. PNAC made some recommendations that were adopted four or five years after the original OCP that stated that between Labieux and Meredith there would be allowance to increase the density to townhouse form, further added that sections of Bowen have different designations.

Mr. Meyerhoff stated that we as a community need to be looking at Bowen Road and how we can develop it correctly, along with other major roads.

Mr. Lindsay noted that in 1996 when the OCP was adopted, a lot of attention was paid to the growth nodes and not too much attention to the corridors. Bowen Road and Third Street are great examples of this. The 10-year OCP review needs to focus on all of the major corridors.

Mr. Lindsay added there is a lot of zoning on Bowen Road that does not apply to the current OCP such as the Co-op grocery store which is designated 'Neighbourhood' but has 'Shopping Centre' zoning.

Mr. Lindsay suggested that the appropriate motion would be a recommendation that the corridors are considered as part of the 10-year OCP review.

Mr. Anderson asked for confirmation that there is nothing on the lot adjacent to the subject property.

Mr. Lindsay noted that the city owns that lot as well. Adding that one open house with the neighbourhood has been held in relation to this proposal and they may have concerns of undesirables moving into the neighbourhood, especially after past issues with drug houses, etc. Neighbourhood is also concerned about traffic increases, especially due to a school drop off / pick up zone nearby. Staff looking at ways to aid traffic congestion including possible speed bumps or one way containment.

Mr. Lindsay noted that low-income singles are the target market. Not marginalized due to health or physical disabilities, but rather are having a problem entering the housing market. Small units of 440 ft².

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

CARRIED

4. NEW BUSINESS

MOVED by Mr. Meyerhoff that RAC recommends, through PNAC, that a review of major connector roads is undertaken as part of the 10-year OCP review. SECONDED by Mr. Anderson.

CARRIED

MOVED by Mr. Anderson that RAC recommends that the DCC's be waived on RA170. SECONDED by Mr. Meyerhoff

CARRIED

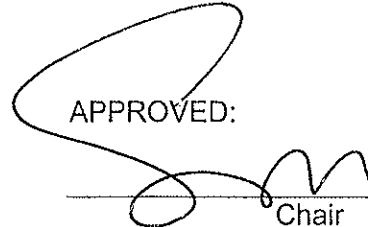
Mr. Lindsay noted that a policy exists that affordable housing projects may qualify to receive a 50% DCC reduction.

5. ADJOURNMENT


Mr. Meyerhoff MOVED that the meeting be adjourned at 5:42 p.m. SECONDED
by Mr. Anderson.

CARRIED

APPROVED:



Chair



Date