

CITY OF NANAIMO

MINUTES OF THE MEETING OF THE REZONING ADVISORY COMMITTEE HELD ON THURSDAY, 2006-OCT-05, AT 4:45 P.M. IN THE BOARD ROOM, CITY HALL, 455 WALLACE STREET, NANAIMO, BC

PRESENT: Chris Erb
Brian Anderson

APPLICANT(S): Gary Dunphy, Malaview Developments

STAFF: Gary Noble, Development Approval Planner, Planning Division, DSD
Jason Carvalho, Planner, Planning Division, DSD

1. CALL TO ORDER

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

2. ADOPTION OF MINUTES

The minutes of the 2006-SEP-07 Rezoning Advisory Committee could not be Adopted as there was not a quorum.

3. NEW AND PENDING APPLICATIONS

RA177: Gary Dunphy, on behalf of Malaview Developments Ltd., has submitted an application to discharge a Land Use Contract and rezone the above noted property from A-2 to I-2 in order to expand the development on the neighbouring property.

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

- Goodwin property covered under LUC, within terms of uses is very similar to I-2.
- Idea is to have the whole area become consolidated with Slegg Lumber's property.
- Road closure being discussed with Land Division. Landscape Architect currently working on undetermined issue of screening on-site storage.
- Building location on-site currently undetermined, depends on whether Goodwin Road is obtained and rezoning approved.
- OCP supports rezoning to I-2. Appropriate land use for property.

Mr. Erb asked what the nearby towing company recently rezoned to.

Mr. Noble noted it was rezoned to I-2. Added that this area has turned into an enclave of light industrial uses.

Mr. Erb noted that this last remaining parcel would tie up the area nicely.

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

- Goodwin Road previously built by Slegg Lumber and the land given to the City as a condition of development on adjacent parcels in order for the land to be used.
- Would like to acquire Goodwin Road again as it would make it a good use and no access would be required for the other lot if properties consolidated.
- Rezoning primarily based on wanting to make more efficient use of the land for Slegg Lumber.
- LUC has some advantages as it does have DCC's. Willing to give up that advantage and rezone it for the purposes needed. Would like to consolidate all lots.

Believes Goodwin Road is not necessary, especially since Slegg Lumber has purchased all surrounding parcels. Asked if the City had any issues with the application.

Mr. Noble noted that it is being worked through without any notable issues. Community contribution is being discussed; possible landscaping may be added to boundary of site.

Mr. Erb noted he does not see the need for a landscape buffer along the E&N railway. Will they use Goodwin Road for tractors, etc.?

Mr. Dunphy agreed that they would be using the road for tractors and noted that the existing road would function as a private driveway through the site and likely would not undergo too much change.

Mr. Noble noted that some areas of grade change may require rock retaining features which could be done in a decorative way. Landscape plan will identify into the most critical areas, keeping in mind that it is an industrial site. The City appreciates the effort by Mr. Dunphy to address the landscaping issues on site.

APPROVED:


Chair


Date

/pm

Files: 0360-20-R01-03 / RA167, RA174

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