



# NOTICE OF PUBLIC HEARING

2006-AUG-03 at 7:00 pm

Notice is hereby given that a Public Hearing will be held on Thursday, **2006-AUG-03**, commencing at **1900 hours (7:00 pm)** in the **Board Chambers of the Regional District of Nanaimo, 6300 Hammond Bay Road, Nanaimo, BC** to consider a covenant amendment and proposed amendments to the City of Nanaimo "ZONING BYLAW 1993 NO. 4000".

## 1. COVENANT AMENDMENT:

**Purpose:** To permit use of land for the expansion of an existing liquor store.

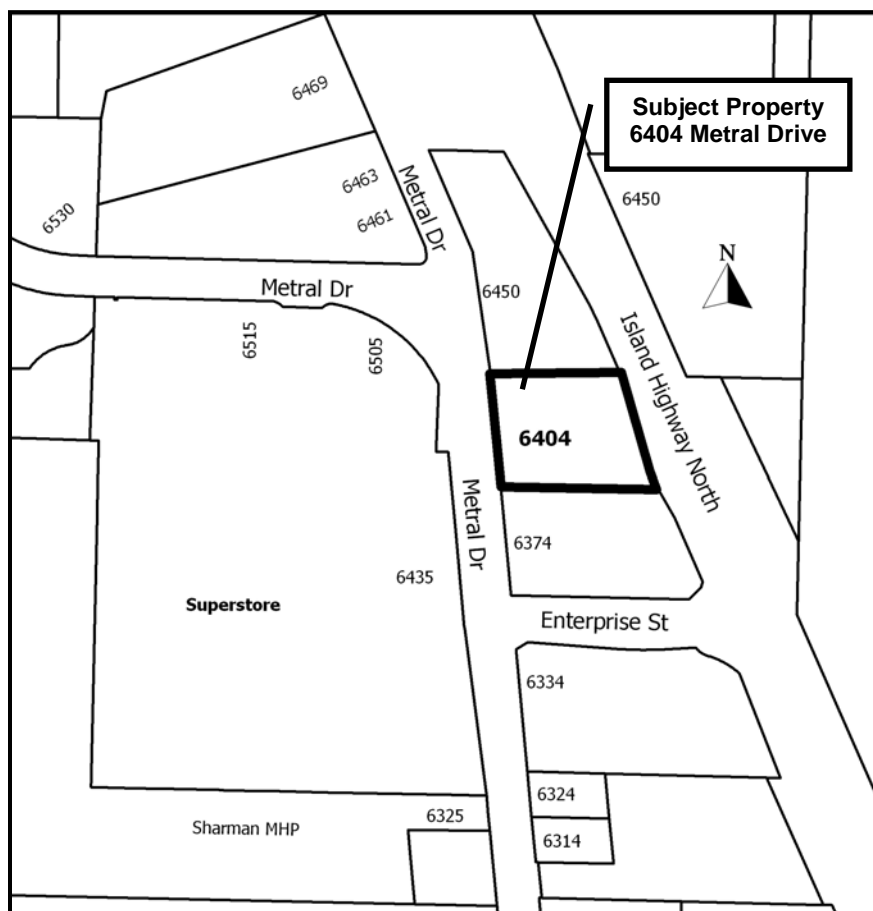
**Location(s):** 6404 Metral Drive

**File No.:** RA166

An application has been received to amend an existing covenant (EW73512) registered on the title of the subject property located at 6404 Metral Drive. If approved, the covenant amendment would increase the maximum permitted floor area of the existing liquor store from 500 m<sup>2</sup> (5382 ft<sup>2</sup>) to 625 m<sup>2</sup> (6728 ft<sup>2</sup>), resulting in an 125 m<sup>2</sup> (1346 ft<sup>2</sup>) increase in floor area. The proposed expansion of the liquor store will be accommodated within an existing adjacent commercial space.

The subject property is legally described as LOT 1, SECTION 12, WELLINGTON DISTRICT, PLAN 26877 EXCEPT PLAN VIP57955, and is shown on Map 'A'.

**Map A**



## 2. BYLAW NO. 4000.380:

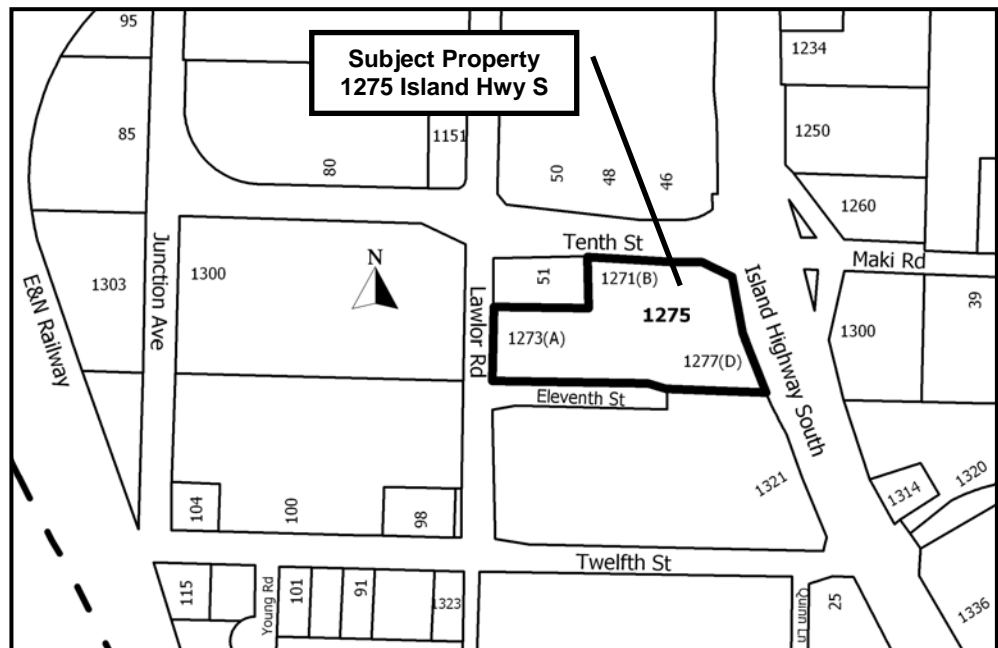
**Purpose:** To permit use of land for a liquor store.

**Location(s):** 1275 Island Highway South

**File No.:** RA147

This bylaw, if adopted, will allow 'liquor store' as a site specific use on land located at 1275 Island Highway South. The applicant is proposing to develop a 279 m<sup>2</sup> (3000 ft<sup>2</sup>) liquor store within existing commercial space at South Parkway Plaza.

The subject property is legally described as LOT 1, SECTION 7, NANAIMO DISTRICT, PLAN VIP67048, and is shown on Map 'B'.



## 3. BYLAW NO. 4000.395:

**Purpose:** To permit use of land for multiple family dwellings.

**Location(s):** 540 and 542 Eighth Street

**File No.:** RA168

This bylaw, if adopted, will rezone property from Community Shopping Centre Commercial Zone (C-7) to Residential Duplex Zone (RM-1) in order to facilitate a boundary adjustment of the existing lots and permit the development of two duplexes. The applicant is proposing to construct one duplex building on each lot, with access provided solely from Georgia Avenue.

The subject property is legally described as LOT 2, SECTION 1, NANAIMO DISTRICT, PLAN 12363 and LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 12363, and is shown on Map 'C'.



#### 4. BYLAW NO. 4000.396:

**Purpose:** To permit use of land for multiple family dwellings.

**Location(s):** 5194 Dunster Road

**File No.:** RA171

This bylaw, if adopted, will rezone property from Single Family Residential Zone (RS-1) to Residential Duplex Zone (RM-1) in order to permit the development of a duplex.

The subject property is legally described as LOT 4, SECTION 4, RANGE 4, WELLINGTON DISTRICT, PLAN VIP80527, and is shown on Map 'D'.



**Map D**

#### 5. BYLAW NO. 4000.397:

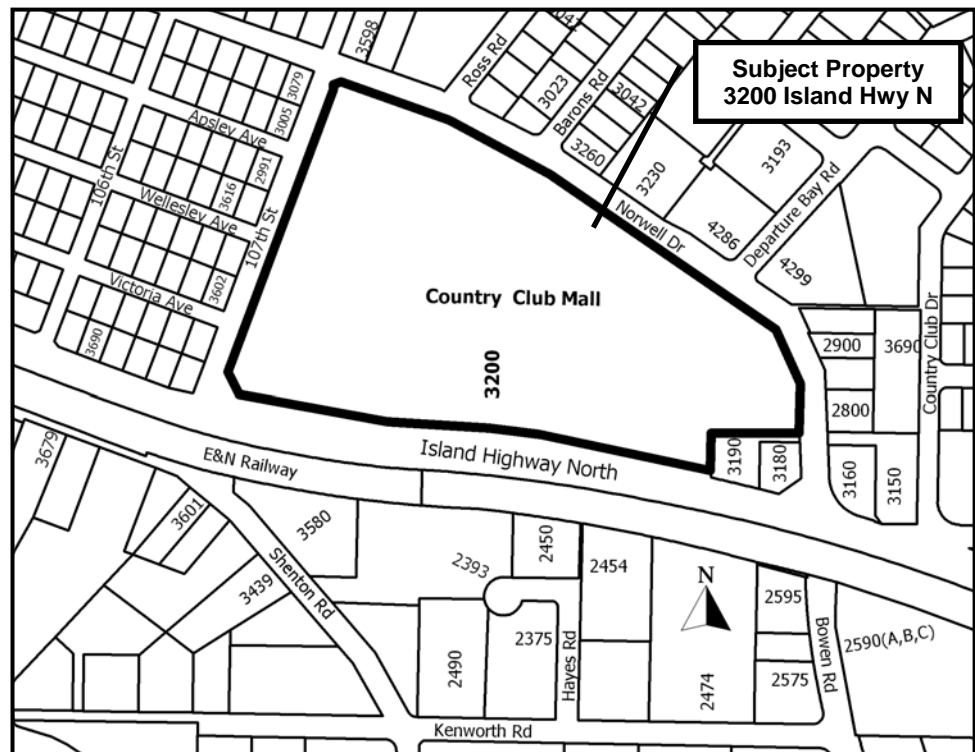
**Purpose:** To permit use of land for a liquor store.

**Location(s):** 3200 Island Highway North

**File No.:** RA169

This bylaw, if adopted, will allow 'liquor store' as a site specific use on land located at 3200 Island Highway North. The applicant is proposing to construct an approximately 669 m<sup>2</sup> (7200 ft<sup>2</sup>) two-storey free-standing liquor store along the western portion of the subject property, adjacent to 107<sup>th</sup> Street.

The subject property is legally described as LOT A, SECTIONS 3 AND 5, WELLINGTON DISTRICT, PLAN VIP60825, and is shown on Map 'E'.



**Map E**

## 6. BYLAW NO. 4000.398:

**Purpose:** To permit use of land for a gas bar and convenience store.

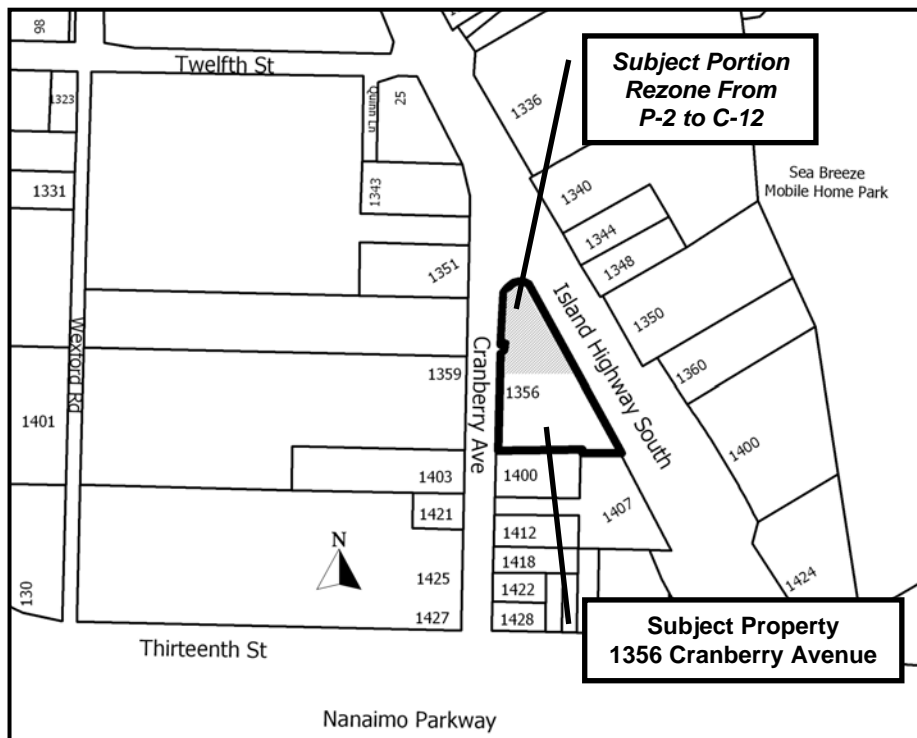
**Location(s):** 1356 Cranberry Avenue

**File No.:** RA159

This bylaw, if adopted, will rezone part of the subject property from Public Institution Zone (P-2) to Highway Commercial Zone (C-12) in order to permit the development of a gas bar and convenience store. The applicant is proposing to develop a 245 m<sup>2</sup> (2640 ft<sup>2</sup>) convenience store, and gasoline service station.

The subject property is legally described as part of LOT 1, SECTION 2, NANAIMO DISTRICT, PLAN 29150 EXCEPT PART IN PLAN 3212 RW AND VIP67501, and is shown on Map 'F'.

**Map F**



*PLEASE NOTE full details of the above-noted bylaws and covenant amendment are available at the City of Nanaimo Development Services Department, located at 238 Franklyn Street.*

The above bylaws, covenant amendment, relevant staff reports, and other background information may be inspected from 2006-JUL-21 to 2006-AUG-03, between 8:00 am and 4:30 pm, Monday through Friday, excluding statutory holidays, in the offices of the Development Services Department, 238 Franklyn Street, Nanaimo, BC.

All persons who believe their interest in property is affected by the proposed covenant amendment or proposed bylaws shall be afforded the opportunity to be heard in person, by a representative or by written submission, on the matters contained within the covenant amendment and Bylaws No. 4000.380, 4000.395, 4000.396, 4000.397 and 4000.398 at the Public Hearing.

### ***Please note the following:***

Written submissions may be sent to the City of Nanaimo, Development Services Department, 455 Wallace Street, Nanaimo, BC V9R 5J6.

Electronic submissions (email) should be sent to [public.hearing@nanaimo.ca](mailto:public.hearing@nanaimo.ca), or submitted online at [www.nanaimo.ca](http://www.nanaimo.ca). These submissions must be received no later than 4:00 pm, 2006-AUG-03, to ensure their availability to Council at the public hearing.

Following the close of a public hearing, no further submissions or comments from the public or interested persons can be accepted by members of City Council, as established by provincial case law. This is necessary to ensure a fair public hearing process and provide a reasonable opportunity for people to respond.

**For more information, please contact the City of Nanaimo Development Services Department  
Phone: (250) 755-4429 ♦ Fax: (250) 755-4439 ♦ Website [www.nanaimo.ca](http://www.nanaimo.ca)  
238 Franklyn Street, Nanaimo, BC V9R 5J6**

() RA166 – 6404 Metral Drive

An application has been received from Mr. Kim Chen on behalf of Powerhouse Enterprises Ltd., to amend an existing covenant registered on the subject property in order to increase the maximum permitted floor area of Northgate liquor store from 500 m<sup>2</sup> (5,382 ft<sup>2</sup>) to 625 m<sup>2</sup> (6,728 ft<sup>2</sup>). The subject property is split zoned Mixed Use Commercial Zone (C-4) and Rural / Agricultural Zone (A-2) and is designated as 'Woodgrove Regional Shopping Town Centre'.

The existing covenant was registered as part of a recent rezoning application (RA108) that was approved 2004-JUL-12. If Council indicates that it is prepared to consider the amendment the item will be scheduled for the 2006-AUG-03 Public Hearing.

Recommendation: That Council consider the proposed covenant amendment and direct Staff to forward this item to the next regularly scheduled Public Hearing.

*I:CorpAdmin/RA166Synop*

2006-JUL-10

## FOR CITY MANAGER'S REPORT

TO: A. TUCKER, ACTING DIRECTOR, PLANNING AND DEVELOPMENT,  
DEVELOPMENT SERVICES DEPARTMENT

FROM: D. LINDSAY, MANAGER, PLANNING DIVISION,  
DEVELOPMENT SERVICES DEPARTMENT

RE: RA166 – COVENANT AMENDMENT – 6404 METRAL DRIVE

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### RECOMMENDATION:

That Council consider the proposed covenant amendment and direct Staff to forward this item to the next regularly scheduled Public Hearing.

### BACKGROUND:

The City of Nanaimo has received an application from Mr. Kim Chen on behalf of Powerhouse Enterprises Ltd., to amend an existing covenant which is currently registered on title to the subject property. The existing covenant was registered as part of a recent rezoning application (RA108) that was approved by Council at their regular meeting of 2004-JUL-12, to permit a Licensee Retail Store (LRS) connected with the Northgate Motor Inn liquor primary license.

As the covenant was registered as part of a previous rezoning, it is Council's policy that the proposed amendment be forwarded to Public Hearing. If Council indicates that it is prepared to consider the amendment, the item will be scheduled for the 2006-AUG-03 Public Hearing.

Council, at its regular meeting of 2003-AUG-18, adopted rezoning criteria for rezoning Licensee Retail Stores (LRS) and subsequently directed Staff to receive and process rezoning applications.

The application has been reviewed by Staff, the Rezoning Advisory Committee and the Social Planning Advisory Committee and is now ready for Council's consideration.

### DISCUSSION:

#### ***Subject Property***

The subject property is split zoned Mixed Use Commercial Zone (C-4) and Rural / Agricultural Zone (A-2). The commercially zoned portion, which is the site of the existing Northgate Commercial Centre and the subject of this application, is approximately 0.5 hectares (1.2 acres) in area.

The subject property is bounded by Northgate Motor Inn to the north, by the Vancouver Island Real Estate Board office to the south, Metral Drive to the west and the Island Highway to the east.



**Official Community Plan (OCP)**

The subject property is designated as Woodgrove Regional Shopping Town Centre, according to Schedule A of the Official Community Plan (OCP). The plan supports a mixture of residential and commercial services in this district. Staff is of the opinion that the application complies with the intent of the OCP.

**Existing Covenant**

As a condition of the previous rezoning application, Council directed that a covenant be registered on title to the subject property in order to restrict the maximum floor area of the proposed liquor store to no more than 500 m<sup>2</sup> (5,38 ft<sup>2</sup>).

**Proposed Development / Covenant Amendment**

The applicant is proposing to amend the existing covenant in order to increase the maximum permitted floor area of the liquor store from 500 m<sup>2</sup> (5,382 ft<sup>2</sup>) to 625 m<sup>2</sup> (6,728 ft<sup>2</sup>). This is therefore an increase in floor area of 125 m<sup>2</sup> (1,346 ft<sup>2</sup>).

The applicant has stated that in order to meet current market demands, and as a result of numerous requests from patrons for a greater diversity of products, additional retail and storage space is required.

The applicants are not proposing any new construction for this site. The expansion of the liquor store is proposed to be accommodated within an adjacent existing commercial unit (Schedule B).

**Existing LRS Sizes**

The following table identifies the size of those LRS's which have been approved or brought forward to Council for consideration:

<i><b>Pub/Hotel</b></i>	<i><b>Associated LRS</b></i>	<i><b>Size</b></i>
The Foundry Pub	125 Comox Road	364.5 m <sup>2</sup> (3,924 ft <sup>2</sup> )
Northgate Motor Inn	6404 Metral Drive <b>(Subject Property)</b>	500 m <sup>2</sup> (5,382 ft <sup>2</sup> )*
The Occidental Hotel	278 Selby Street	139 m <sup>2</sup> (1,500 ft <sup>2</sup> ) <i>Under construction *</i>
Pipers Pub	4700 Hammond Bay Road	232 m <sup>2</sup> (2,500 ft <sup>2</sup> ) <i>Under construction</i>
The Balmoral Hotel	6950 Mary Ellen Drive	464.5 m <sup>2</sup> (5,000 ft <sup>2</sup> ) <i>Not yet constructed</i>
Dizzy's Nightclub	1275 Island Hwy <b>(on this evening's agenda for consideration of 1<sup>st</sup>/ 2<sup>nd</sup> Reading)</b>	27 9m <sup>2</sup> (3,000 ft <sup>2</sup> ) <i>Proposed</i>
The Cambie Hotel	3200 Island Hwy <b>(on this evening's agenda for consideration of 1<sup>st</sup>/ 2<sup>nd</sup> Reading)</b>	669 m <sup>2</sup> (7,200 ft <sup>2</sup> ) <i>Proposed</i>

\* Floor area of LRS restricted by covenant

***Rezoning Criteria***

Council, at its regular meeting of 2003-AUG-18, adopted rezoning criteria for LRS's. The following chart attempts to summarize the criteria as they apply to this application:

<b>CRITERIA</b>	<b>RESPONSE</b>	<b>MEETS CRITERIA</b>
The LRS should be on or in close proximity to a major road.	Metral Drive and the Island Highway are designated as major roads under the OCP.	<b>Yes</b>
The LRS shall not be within 150 metres of a school.	The closest school is Pleasant Valley Elementary, which is approximately 450 metres.	<b>Yes</b>
The LRS shall not be located adjacent to a night club.	At present there are no night clubs in the area.	<b>Yes</b>
The size of the LRS shall be consistent with the nature of the commercial area and the size of the existing retail.	The applicant is proposing to locate the additional floor space within one of the commercial units within the existing mall.	<b>Yes</b>
Consideration shall be given to a requirement for on-site parking and loading for each LRS within the downtown core.	The existing mall parking exceeds the requirements and the Bylaw.	<b>Yes</b>
The applicant must outline his awareness of potential negative impacts and include proposed limits on the hours of operation, the product range, target markets, property maintenance and beautification programs.	Applicant's response, attached as Schedule C.	Received for Council's Consideration
Consideration of impact of LRS, when within close proximity of libraries, public recreation centres, community centres, parks, places of worship and other family-oriented facilities.	The proposed LRS is not adjacent to any park or public space.	<b>Yes</b>
The projected traffic volumes and on-street parking associated with the LRS should not negatively impact nearby residential and commercial areas.	The additional floor area will be accommodated within an existing commercial building. No significant increase in traffic volume is anticipated.	<b>Yes</b>
The support of local, community neighbourhood property owners and the local Neighbourhood Association for the proposed LRS is important to Council's decision.	There is no active Neighbourhood association in the area.	<b>Not Applicable</b>



CRITERIA	RESPONSE	MEETS CRITERIA
The application shall be reviewed by the Social Planning Advisory Committee	The application was reviewed by SPAC 2006-JUN-14. At their meeting a motion to "recommend to Council that the covenant amendment application be approved was DEFEATED on a tie vote. No other motions were made.	No
The application shall be reviewed by the RCMP.	The RCMP have indicated that they have no issues with respect to this application.	Yes
The application shall be reviewed by the Rezoning Advisory Committee.	The Rezoning Advisory Committee, at their regular meeting of 2006-JUN-15 recommended <b>"the application be approved as presented"</b> .	Yes
A copy of LCLB letter of approval for the proposed LRS.	Not required as Provincial and Municipal approval has been granted for operation of an LRS on the site.	Not Applicable

### Summary

The criteria established by Council to evaluate LRS applications is not a black and white exercise. There is some subjectivity as to each application's compliance or non-compliance. As well, there is no priority given to each criterion and there is no direction as to whether an application must meet one or all of the criteria. In Staff's opinion, this application meets the majority of the specified criteria.

### RECOMMENDATION:

That Council consider the proposed covenant amendment and direct Staff to forward this item to the next regularly scheduled Public Hearing.

Respectfully submitted,

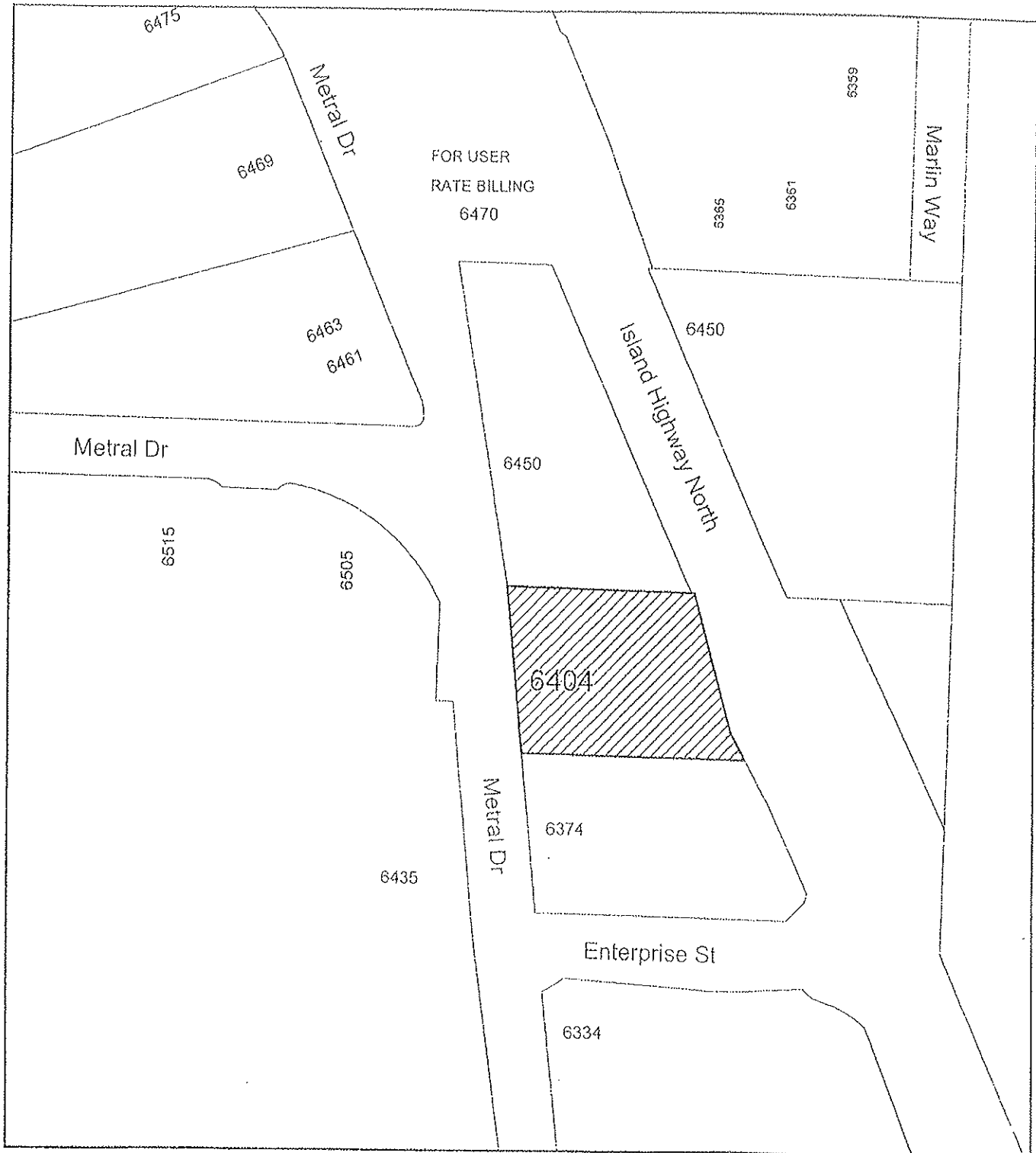
  
 D. Lindsay  
 Manager, Planning Division  
 DEVELOPMENT SERVICES DEPARTMENT

  
 A. Tucker  
 Acting Director, Planning & Development  
 DEVELOPMENT SERVICES DEPARTMENT

JC/pm  
 Council: 2006-JUL-10  
 Prospero Attachment: RA166

To: CITY MANAGER  
 FORWARDED FOR CITY MANAGER'S  
 REPORT TO COUNCIL  
  
 GENERAL MANAGER OF DEVELOPMENT SERVICES

# SCHEDULE A



Civic: 6404 Metral Drive



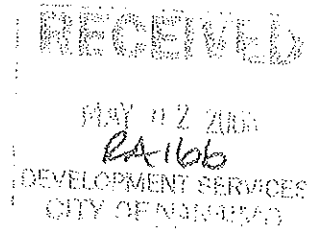
Subject Properties

[illegible]

## SCHEDULE C

April 30, 2006

Best Western Northgate Motor Inn  
6450 Metral Dr.  
Nanaimo, B.C.  
V9T 2L8



Mayor and Councillors

**Application to increase the size of our liquor store from 500 sq. metres to 625 sq. metres**

Location: Northgate Plaza  
Powerhouse Enterprises Ltd.  
6404 Metral Dr.  
Nanaimo, B.C.  
V9T 2L8

**Positive Impact**

We have been serving the public at the Northgate Liquor Store since January 4, 2005. We have had no incidents or conflicts with law enforcement or with our neighbours. Our parking is the envy of all of our competitors and our proposal entails occupying an existing space adjacent to us which is presently empty. Last year we served a lot of happy customers who all say we have brought convenience and a needed service to the neighbourhood. We always receive compliments on our product selection and on our clean, well designed and professionally managed establishment.

**The need for more space**

From the time we opened our doors our policy has been that if we do not have the product you desire in stock, we can and will get it for you. This policy has made a lot of consumers very happy. This practice has also driven our inventory from 2000 items on opening day to 2700 items today. We are happy to oblige but it takes a lot of room for inventory and we are finding our present accommodation very inadequate and cramped.

When we built the store the only space available to us at the time was approximately 500 sq. metres which we now occupy. Now we have the opportunity to lease approximately 125 sq. metres in the unit directly beside us and we want to take advantage of the situation.

We need this extra floor space for both storage and retail, unfortunately our zoning restricts us to 500 sq. metres, hence city staff informed us we have to re-apply to City Council for the increase in square footage before we can proceed. Hopefully council will approve our application which will give us the workspace we require to continue giving our clientele the service they have every right to expect.

Negative Impact

On the contrary, we have had nothing but positive feedback.

Thank you for your time and consideration

Powerhouse Enterprises Ltd.  
Best Western Northgate Motor Inn  
Northgate Plaza  
Northgate Liquor Store

Per: Mr. King Chen



encl: rezoning application  
Pictures of the store  
Certificate of Title  
Site plan

cc: Leo Therrien  
Northgate Liquor Store

CITY OF NANAIMO

BYLAW NO. 4000.380

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 1993 NO. 4000"

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WHEREAS the Council may zone land, by bylaw, pursuant to Sections 890, 891, 903, and 904 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.380".
2. The City of Nanaimo "ZONING BYLAW 1993 NO. 4000" is hereby amended by adding the following to section 9.13.1 – Permitted Uses:

"Liquor Store, on lands legally described as LOT 1, SECTION 7, NANAIMO DISTRICT, PLAN VIP67048 (1275 Island Highway South)."

PASSED FIRST AND SECOND READINGS 2006-JUL-10.

PUBLIC HEARING HELD \_\_\_\_\_.

PASSED THIRD READING \_\_\_\_\_.

APPROVED BY MINISTRY OF TRANSPORTATION \_\_\_\_\_.

ADOPTED \_\_\_\_\_.

File: RA000147  
Address: 1275 Island Highway South  
Applicant: 612316 BC Ltd. (Paul Manhas)

( ) RA147 - Dizzy's LRS - 1275 Island Hwy South (original application 530 Fifth Street)

An application has been received from Paul Manhas, on behalf of South Parkway Plaza Inc, for a site specific amendment to the Service Commercial Zone (C-13) in order to permit a 279 m<sup>2</sup> (3,000 ft<sup>2</sup>) liquor store within an existing commercial unit on the subject property (South Parkway Plaza). The Official Community Plan designates the property as Mainstreet and it is Staff's belief that the proposed rezoning complies with the intent of the OCP.

The proposed LRS is connected with the Dizzy's liquor primary licence, which although not currently operating, remains valid. An application for Transfer of Location for the Dizzy's liquor primary licence appears on a separate report on this evening agenda. While the transfer of licence is not part of this rezoning application, it is impacted by Council's decision as provincial approval to operate the LRS will not be granted until the Dizzy's liquor primary licence is relocated and operating. As such, if Council is not support of the proposed liquor primary relocation Staff would recommend that Council not proceed with the subject rezoning application.

In response to Council's community contribution policy the applicant is proposing a community contribution of \$10,000 towards substance abuse prevention programs in the community.

Recommendation: That Council:

1. Provide direction with regards to the proposed rezoning of the subject property; and
2. If Council is prepared to support First and Second Reading of "ZONING BYLAW AMENDMENT BYLAW 2006 4000.380" direct Staff to secure the proposed community contribution.



# FOR CITY MANAGER'S REPORT

REPORT TO: A. TUCKER, ACTING DIRECTOR, PLANNING & DEVELOPMENT  
DEVELOPMENT SERVICES DEPARTMENT

FROM D. LINDSAY, MANAGER, PLANNING DIVISION,  
DEVELOPMENT SERVICES DEPARTMENT

RE: RA147 - LICENSED RETAIL STORE – 1275 ISLAND HIGHWAY SOUTH

## RECOMMENDATION:

That Council:

1. Provide direction with regards to the proposed rezoning of the subject property; and
2. If Council is prepared to support First and Second Reading of "ZONING BYLAW AMENDMENT BYLAW 2006 4000.380" direct Staff to secure the proposed community contribution.

## BACKGROUND:

The City has received an application from 612316 BC Ltd. (Paul Manhas) on behalf of South Parkway Plaza Inc. for a site specific amendment to the Service Commercial Zone (C-13) in order to permit a "liquor store" on the subject property.

Council, at its regular meeting of 2003-AUG-18, adopted rezoning criteria for licensee retail stores (liquor stores) and subsequently directed Staff to receive and process rezoning applications.

Following a decade-long Provincial moratorium on the addition of new liquor stores, the Province allowed opportunity for new applications for a brief period of time from 2002-AUG-12 until 2002-NOV-29. Within that time frame 17 applications were made to the province for new liquor stores within Nanaimo. Of the 17 applications, six had zoning in place and the remaining 11 required rezoning. The status of the liquor store rezoning applications is outlined in the following table:

<i>PUB/HOTEL</i>	<i>LRS LOCATION</i>	<i>STATUS</i>
The Foundry Pub	125 Comox Road	Rezoning application approved (2005-JUL-12)
Northgate Motor Inn	6404 Metral Drive	Rezoning application approved (2005-JUL-12) <i>On this evening's Agenda for consideration of covenant amendment to increase floor area</i>
Piper's Pub	4700 Hammond Bay Road	Rezoning application approved (2005-MAR-07) – LRS under construction
Occidental Hotel	278 Selby Street	Rezoning application approved (2005-AUG-15) – LRS under construction

<i>PUB/HOTEL</i>	<i>LRS LOCATION</i>	<i>STATUS</i>
The Balmoral Hotel	6950 Island Highway North	Rezoning application approved (2005-AUG-29). <i>** Balmoral's liquor primary licence must relocate prior to LRS opening.</i>
Dizzy's	2980 Island Highway North 530 Fifth Street 1275 Island Highway South	Rezoning application denied at 1 <sup>st</sup> /2 <sup>nd</sup> Reading (2004-JUN-21). Application to rezone 530 Fifth Street transferred prior to proceeding to Council (2005-NOV-21) <b><i>Subject Application</i></b>
The Cambie Hotel	63 Victoria Street 3200 Island Highway	Rezoning application denied at 1 <sup>st</sup> /2 <sup>nd</sup> Reading (2004-FEB-09) <b><i>On this evenings Agenda for consideration of 1<sup>st</sup>/2<sup>nd</sup> Reading</i></b>
Chase River Pub		Application terminated by LCLB March 2003
Coast Bastion Inn		Application terminated by LCLB April 2003
Dorchester Hotel		Application terminated by LCLB November 2005
Old Flag Inn		Application terminated by LCLB March 2003

As Council will recall a similar application for the subject property was rejected by Council at its meeting of 2004-JUN-21 when the associated Zoning Amendment Bylaw (Bylaw 4000.350) was defeated at Fourth Reading.

The application has been reviewed by Staff, the Rezoning Advisory Committee and the Social Planning Advisory Committee and is now ready for Council's consideration.

#### DISCUSSION:

##### ***Subject Property***

The subject property, which is the site of South Parkway Plaza, is approximately 1 hectare (2.5 acre) in area and fronts along Tenth Street, Eleventh Street, Lawlor Road and the Island Highway (Schedule 'A').

The gross floor area of the existing commercial development is approximately 3,800 m<sup>2</sup> (40,000 ft<sup>2</sup>) and contains a variety of uses including but not limited to retail stores, fast food restaurants, offices, personal service uses, gasoline service station and a neighbourhood pub.

The subject property is bordered to the north across Tenth Street by an existing commercial development (Southgate Mall), to the east across the Island Highway by commercial zoned land, to the west by undeveloped single family residential zoned properties and to the south by vacant residentially zoned property which, as Council is aware, is under active rezoning to permit a commercial and multi-family development.

### **Official Community Plan**

The subject property is designated "Main Street" (Commercial / Residential) in the Official Community Plan (OCP). Staff is of the opinion that the proposed rezoning complies with the OCP.

### **Proposed Development**

The applicants are not proposing any new construction for this site. The liquor store is proposed to be accommodated within an existing commercial unit within the plaza (Schedule 'B'). The total floor area of the proposed liquor store is approximately 279 m<sup>2</sup> (3,000 ft<sup>2</sup>).

### **Associated Liquor-Primary Licence**

The proposed LRS is connected with the Dizzy's Nightclub liquor primary licence. At its meeting of 2004-JUN-21, Council defeated a Bylaw (Bylaw 4000.352) to rezone 2980 Island Highway North (Rock City Centre) to permit a liquor store connected with the Dizzy's Nightclub license. The Dizzy's LRS license is now proposed to be relocated at 1275 Island Highway (the subject property) through this rezoning application. This is therefore the second rezoning application connected with the Dizzy's LRS license.

As Council is aware, Dizzy's nightclub was expropriated by the City in order to develop the New Nanaimo Conference Centre. Although Dizzy's nightclub is not currently operating, the liquor-primary license remains valid.

The applicant has submitted an application for Transfer of Location for the Dizzy's liquor primary licence from 44 Commercial Street to 241 Skinner Street; this item appears as a separate report on this evening's agenda. It is important to note that although the application to relocate the Dizzy's liquor primary licence is not part of this LRS rezoning application, it is directly related and is impacted by Council's decision. If the subject LRS rezoning application is subsequently approved by Council, final Provincial approval to operate the LRS will not be granted from the Liquor Control and Licensing Branch (LCLB) until the Dizzy's liquor primary licence has been relocated and is in full operation. As such, if Council is not in support of the proposed liquor primary relocation, Staff would recommend that Council not proceed with the subject rezoning application.

### **Rezoning Criteria**

Council, at its regular meeting of 2003-AUG-18, adopted rezoning criteria for LRS's. The following chart attempts to summarize the criteria as they are applied to this application:

CRITERIA	RESPONSE	MEETS CRITERIA
The LRS should be on or in close proximity to a major road.	Tenth Street and the Island Highway are designated as major roads under the OCP.	Yes
The LRS shall not be within 150 metres of a school.	The closest school is Chase River Elementary which is approximately 750 metres.	Yes
The LRS shall not be located adjacent to a night club.	There are no night clubs existing or permitted within the Chase River Town Centre.	Yes
The size of the LRS shall be consistent with the nature of the commercial area and the size of the existing retail.	The applicant is proposing to locate a LRS of approximately 3,000 ft <sup>2</sup> within an existing commercial unit.	Yes

CRITERIA	RESPONSE	MEETS CRITERIA
Consideration shall be given to a requirement for on-site parking and loading for each LRS within the downtown core.	The existing site has sufficient parking for this retail use.	Yes
The applicant must outline his awareness of potential negative impacts and include proposed limits on the hours of operation, the product range, target markets, property maintenance and beautification programs.	Applicant's response, attached as Schedule C.	Yes
Consideration of impact of LRS, when within close proximity of libraries, public recreation centres, community centres, parks, places of worship and other family-oriented facilities.	The proposed LRS is not immediately adjacent to any park.	Yes
The projected traffic volumes and on-street parking associated with the LRS should not negatively impact nearby residential and commercial areas	The applicants are proposing to accommodate the LRS within existing commercial space. As such, no significant change in traffic is anticipated.	Yes
The support of local, community neighbourhood property owners and the local Neighbourhood Association for the proposed LRS is important to Council's decision.	The Chase River Neighbourhood Association initially supported the application, however, later rescinded its support (letters attached as Schedule D and D1, respectively).	No
The application shall be reviewed by the Social Planning Advisory Committee.	The Social Planning Advisory Committee reviewed the application at its regular meeting of 2006-FEB-08. A motion to <b>"recommend to Council that the application for a LRS at 1275 Island Highway South be approved subject to a site specific covenant being placed on it and that the license be non-transferable"</b> was <b>DEFEATED</b> on a tie vote. No other motions were made.	No
The application shall be reviewed by the RCMP.	The RCMP reviewed the application and has <b>"no concerns"</b> .	Yes
The application shall be reviewed by the Rezoning Advisory Committee.	The Rezoning Advisory Committee reviewed the application at its regular meeting of 2006-FEB-02 and recommended <b>"the application be approved as presented"</b> .	Yes
A copy of LCLB letter of approval for the proposed LRS.	The applicants have submitted their preliminary approval letter associated with Dizzy's Nightclub.	Yes

### ***Community Contribution***

As outlined in Section 6.2 of the Official Community Plan, in exchange for value conferred on land through rezoning, the applicant should provide a community contribution. In response to this policy the applicant is proposing a community contribution of \$10,000 towards substance abuse prevention programs in the community.

### ***Summary***

The criteria established by Council to evaluate new LRS's is not a black and white exercise. There is some subjectivity as to each application's compliance or non-compliance. As well, there is no priority given to each criterion and there is no direction as to whether an application must meet one or all of the criteria. This application, in Staff's opinion, meets the majority of the specified criteria.

If Council is not supportive of the associated liquor primary relocation (also on this evening's agenda), Staff recommend that Council not support this application.

### **RECOMMENDATION:**

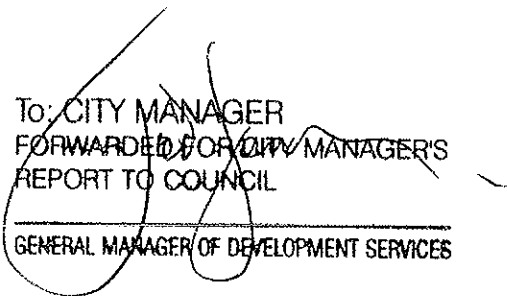
That Council:

1. Provide direction with regards to the proposed rezoning of the subject property; and
2. If Council is prepared to support First and Second Reading of "ZONING BYLAW AMENDMENT BYLAW 2006 4000.380" direct Staff to secure the proposed community contribution.

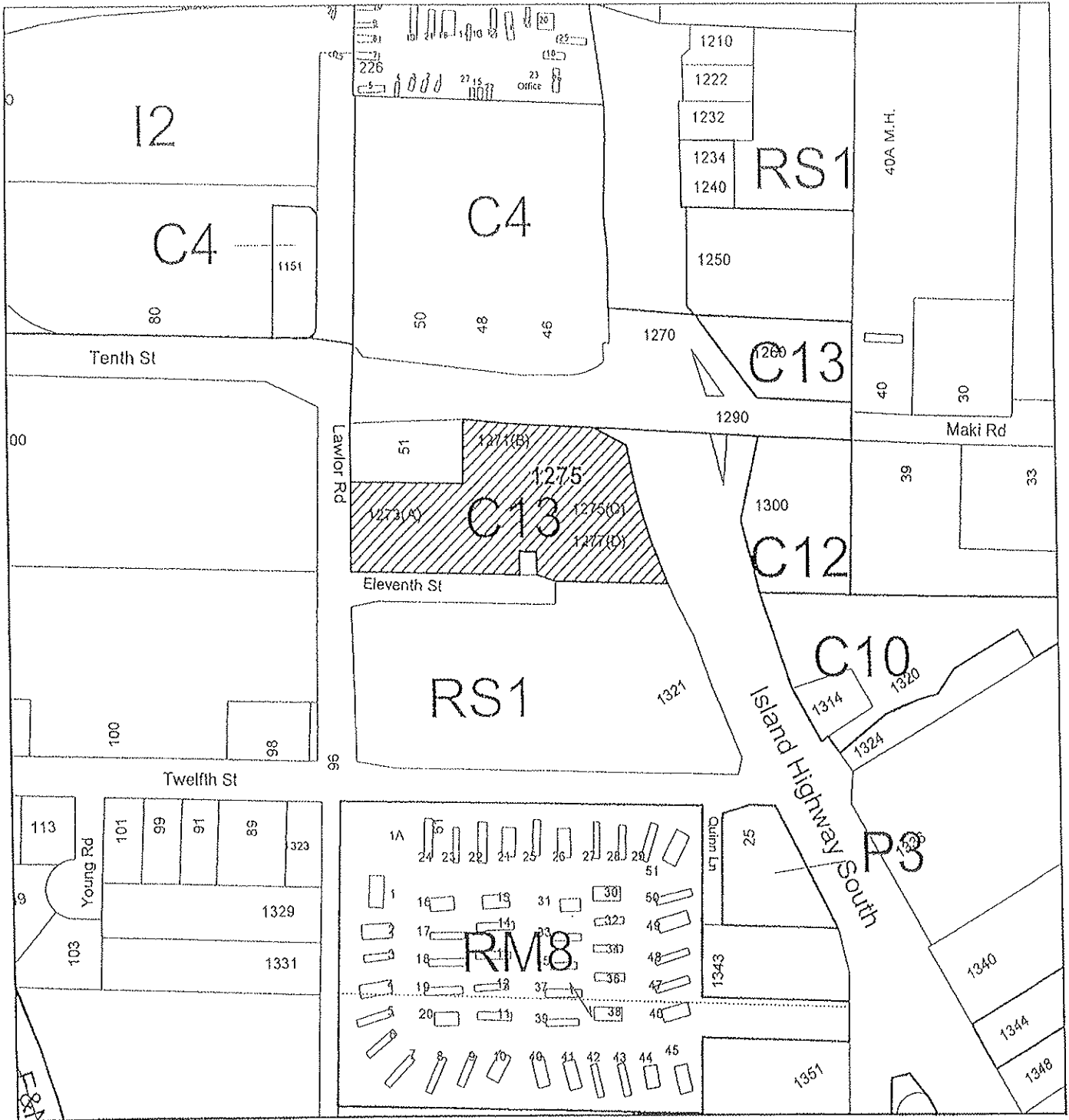
Respectfully submitted,

  
\_\_\_\_\_  
D. Lindsay  
Manager, Planning Division  
***Development Services Department***  
\_\_\_\_\_  
A. Tucker  
Acting Director, Planning & Development  
***Development Services Department***

JC/cjd/pm  
Council: 2006-JUL-10  
Prospero Attachment: RA147

  
\_\_\_\_\_  
To: CITY MANAGER  
FORWARDED FOR CITY MANAGER'S  
REPORT TO COUNCIL  
GENERAL MANAGER OF DEVELOPMENT SERVICES

# SCHEDULE A



Civic : 1275 Island Highway South  
File : RA000147

 SUBJECT PROPERTY



Proposed LRS  
Location  
Approx. 3000 ft<sup>2</sup>

PHASE 2



# SCHEDULE C

612316 BC LTD

P.O. Box 219  
Nanaimo, B.C.  
V9R 5K9  
Tel. (250) 754-6052  
Fax (250) 754-6042

Oct 12/2005

City of Nanaimo  
455 Wallace Street  
Nanaimo, BC  
V9R 5J6

## Letter of Intent

1. Location

The proposed LRS is located on provincial highway South of Nanaimo. The proposed location is also not located directly adjacent or in close proximity to a school, therefore location does meet the requirement of City of Nanaimo LRS re-zoning criteria.

2. Building and Site

The proposed LRS will be located within the existing building and the size will be consistent with the nature of the immediate area. The size of the LRS will be selected to meet the need of the surrounding community

3. Operating Hours

The operating hours of the proposed LRS will be 9AM to 11PM as permitted by Liquor Control and Licensing Branch.

4. Target Market

We are targeting to conduct a business with working class and retired people living in the surrounding area and we will also be targeting tourists. We will be proving our services to the people within the walking distance and also the people who shop at the proposed location and other shopping facilities in close proximity.

5. Benefit to the Community

This area is located in close proximity to large number of residences. This area is surrounded by shopping facilities serving South part of Nanaimo. A few thousand residents surrounding our proposed location will be able to enjoy our services. There are no other LRS establishments available to the general public in close proximity.

6. Social Facilities and Public Buildings

This area has no social facilities or public buildings nearby so there will be no negative impact by our proposed facilities.

7. Traffic in the Vicinity

This proposed establishment is located inside a strip mall. We are expecting a high percentage of walk in traffic as well as drive-up services, this location has entrance from side road (low traffic entrance and exit).

8. Commercial Neighborhood

This location is immediately surrounded by commercial businesses and or properties. Therefore the proposed business will compliment to other businesses in the area.

Sincerely yours,



612316 BC LTD.  
Paul Manhas (president)

# SCHEDULE D1

Chase River Community Association  
C/o 1679 Extension Road  
Nanaimo BC V9X 1A5

Mike Parker,  
Chairperson

Phone: 250-754-5592  
Email: [chaseriver@houmail.com](mailto:chaseriver@houmail.com)

---

January 3, 2006

Attn: Paul Manhas  
(Sent by email)


Dear Mr. Manhas

Re: Liquor Store – South Parkway Plaza

I am writing to you to confirm the Chase River Community Association continues to support your plan to open and operate a liquor store at South Parkway Plaza. This support continues, as with our earlier letter of April 10, 2004, which supported your application to the City of Nanaimo for a rezoning of the property to have the liquor store.

It is my understanding that you attended the December 2005 meeting of our Association and along with Gary Shepp, who represents the South Parkway Plaza, made a presentation to those in attendance. Although I was unable to attend this meeting, I understand that you were able to answer questions to the satisfaction of those who were there.

Sincerely,



Mike Parker  
Chairperson

## Chase River Community Association

C/o 1679 Extension Road  
Nanaimo BC V9X 1A5

Mike Parker,  
Chairperson

Phone: 250 754 5592  
Email: [chaseriver@hotmail.com](mailto:chaseriver@hotmail.com)

March 20, 2006

City of Nanaimo  
455 Wallace Street  
Nanaimo BC V9R 5J6

Attn: Mayor and Council

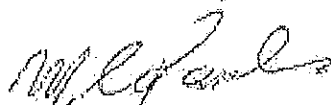
Re: Rezoning application - South Parkway Plaza

I am writing to you on behalf of the Chase River Community Association with regards to the rezoning of the commercial property listed above, for the purposes of a private liquor store. This store was to be operated by Paul Manhas.

We had previously given our support to Mr. Manhas in a letter written in January 2006. I now wish to rescind our support for the liquor store at South Parkway Plaza.

This decision comes as a result of plans to move the local food store to bigger location. We now feel that the liquor store should be part of this development. We are prepared to give a letter of support to the operator of a liquor store in this location.

Sincerely,



Mike Parker  
Chairperson

Cc: Paul Manhas  
Sam Yehla  
Henry Zwynenburg  
Cam Watt

CITY OF NANAIMO

BYLAW NO. 4000.395

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 1993 NO. 4000"

---

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 890, 891, 903 and 904 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.395".
2. The City of Nanaimo "ZONING BYLAW 1993 NO. 4000" is hereby amended by rezoning lands shown on the attached Schedule 'A' and legally described as LOT 2, SECTION 1, NANAIMO DISTRICT, PLAN 12363 and LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 12363 from Community Shopping Centre Commercial Zone (C-7) to Residential Duplex Zone (RM-1).

PASSED FIRST AND SECOND READINGS 2006-JUN-26.

PUBLIC HEARING HELD \_\_\_\_\_.

PASSED THIRD READING \_\_\_\_\_.

ADOPTED \_\_\_\_\_.

File: RA000168

Address: 540 and 542 Eighth Street

Applicant: MJP and Vision Homes

The map displays a grid of streets and property lots. The streets shown are Deering St, Eighth St, Hannah Rd, and Bruce Ave. A specific lot at the intersection of Deering St and Eighth St is highlighted with a black border. The lot number 540 is visible within this highlighted area. Other lot numbers shown include 841, 845, 849, 853, 857, 861, 815, 811, 847, 849, 844, 853, 848, 855, 857, 558, 554, 550, 546, 542, 565, 561, 557, 553, 549, 545, 887, 893, 588, 564, 560, 556, 552, 591, 587, 571, 565, 561, 555, 551, 505, 542, 540, 538, 508, 505, 508, 506, 877, 867 Bruce, 549, 545, 541, 537, 533, 529, 527, 525, 521, 846, 544, 542, 540, 538, 536, 534, 532, 530, 828, 830, 840, 874, 888, 491, 926, 928, 930, 932, 949, 951, and 946. The map also shows the names of the streets: Deering St, Eighth St, Hannah Rd, and Bruce Ave.



☐ SUBJECT  
PROPERTY

## FOR CITY MANAGER'S REPORT

TO: A. TUCKER, ACTING DIRECTOR, PLANNING AND DEVELOPMENT, DSD

FROM: D. LINDSAY, MANAGER, PLANNING DIVISION, DSD

RE: RA168 – 540 & 542 EIGHTH STREET

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### RECOMMENDATION:

That Council support this application and consider First and Second reading to "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.395".

### BACKGROUND:

The City of Nanaimo has received an application from MJP and Vision Homes, to rezone the subject properties from Community Shopping Centre Commercial Zone (C-7) to Residential Duplex Zone (RM-1), in order to construct two duplexes.

The subject properties are presently under active subdivision to adjust the existing interior lot boundary which runs north-south from Eighth Street, to east – west from Georgia Avenue (Schedule 'A').

### DISCUSSION:

#### ***Subject Property***

The subject site is comprised of two lots and is located at the corner of Eighth Street and Georgia Avenue (Schedule 'B'). The lots, which have a civic address of 540 and 542 Eighth Street, are presently vacant and upon completion of the associated subdivision will result in parcels of approximately 766 m<sup>2</sup> (8,245 ft<sup>2</sup>) and 863 m<sup>2</sup> (9,290 ft<sup>2</sup>) in area.

The subject site is bordered by commercial zoned property to the north and east (Harewood Arms Pub and McFrugal's Discount Outlet), large vacant residential zoned property to the south, and an established single-family neighbourhood to the west.

#### ***Official Community Plan (OCP)***

The subject property is designated as "Neighbourhood" and is located within the "Bruce and Eighth Street" Neighbourhood Village according to Schedule 'A' of the OCP. A neighbourhood village concept plan has not yet been developed for this area; however, general OCP policy encourages residential densities of up to 25 – 50 units per hectare (10 – 20 units per acre) in village cores, with a mix of low-density housing forms radiating from the core and acting as a transition into the adjacent low-density single-family neighbourhoods.

Staff is of the opinion that the proposed rezoning complies with the intent of the OCP.

***Proposed Development***

The applicants are proposing to adjust the existing lot boundaries of the subject properties and to construct one duplex on each of the newly formed parcels. The proposed duplexes have a gross floor area of approximately 261 m<sup>2</sup> (2,809 ft<sup>2</sup>) and will be accessed solely from Georgia Avenue (Schedule 'C'). Based on the concept plans provided, the proposed development complies with the lot coverage, building height, setbacks, floor area ratio, and parking requirements of the RM-1 Zone.

***Existing Zoning***

Although zoned commercial, development of the properties under existing zoning is limited due to the lack of available storm service, inadequate lot area to accommodate the parking and open space requirements associated with commercial developments.

In addition, it is Staff's belief that the proposed rezoning is more in keeping with the adjacent residential character and assists in providing a transition from commercial use to neighbourhood.

***Community Contribution***

Section 6.2 of the OCP recommends that an applicant provide a community contribution in exchange for value conferred on land through rezoning. It is the applicant's position that given the existing property is zoned commercial, and as the proposed rezoning will result in the reduction of permitted uses on the property, there is no net value being conferred on the land.

Staff concur with the applicant's position and recommend that no community contribution be secured through this rezoning.

**RECOMMENDATION:**

That Council support this application and consider First and Second reading to "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.395".

Respectfully submitted,

---

D. Lindsay  
Manager, Planning Division  
**DEVELOPMENT SERVICES DEPARTMENT**

---

A. Tucker  
Acting Director, Planning & Development  
**DEVELOPMENT SERVICES DEPARTMENT**



CITY OF NANAIMO

BYLAW NO. 4000.396

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 1993 NO. 4000"

---

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 890, 891, 903 and 904 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.396".
2. The City of Nanaimo "ZONING BYLAW 1993 NO. 4000" is hereby amended by rezoning land shown on the attached Schedule 'A' and legally described as LOT 4, SECTION 4, RANGE 4, WELLINGTON DISTRICT, PLAN VIP80527 from Single Family Residential Zone (RS-1) to Residential Duplex Zone (RM-1).

PASSED FIRST AND SECOND READINGS 2006-JUN-26.

PUBLIC HEARING HELD \_\_\_\_\_.

PASSED THIRD READING \_\_\_\_\_.

MINISTRY OF TRANSPORTATION APPROVAL \_\_\_\_\_.

ADOPTED \_\_\_\_\_.

File: RA000171  
Address: 5194 Dunster Road  
Applicant: Paul Minhas

**SUBJECT**  
**PROPERTY**  
**Proposed rezoning**  
**from RS1 to RM1**

## FOR CITY MANAGER'S REPORT

TO: A. TUCKER, ACTING DIRECTOR, PLANNING AND DEVELOPMENT, DSD

FROM: D. LINDSAY, MANAGER, PLANNING DIVISION, DSD

RE: RA171 – 5194 DUNSTER ROAD

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### RECOMMENDATION:

That Council support this application and:

1. Consider First and Second reading to "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.396"; and
2. Direct Staff to secure the proposed community contribution as a condition of rezoning.

### BACKGROUND:

The City of Nanaimo has received an application from Paul Minhas, to rezone the subject property from Single Family Residential Zone (RS-1) to Residential Duplex Zone (RM-1), in order to construct a duplex on a recently created single-family lot.

### DISCUSSION:

#### ***Subject Property***

The subject property, which is presently vacant, is approximately 779 m<sup>2</sup> (8,385 ft<sup>2</sup>) in area and was created as part of a 6-lot single-family subdivision 2006-FEB-27.

The property is bordered by the E&N Railway to the north, vacant residential zoned property and Mostar Road to the east, a 15-unit multi-family development currently under construction to the south, and an established single-family neighbourhood to the west (Schedule 'A').

#### ***Official Community Plan (OCP)***

The property is designated as Neighbourhood according to Schedule 'A' of the Official Community Plan (OCP). The relevant policies of the OCP are as follows:

- Predominant uses in Neighbourhoods will be low-density residential land uses.
- The target gross unit density for Neighbourhoods is 15 units per hectare (6 units per acre).
- A target mix of 60% single-family and 40% multiple family should be used as a guide for achieving Neighbourhood densities of 15 units per hectare.
- Residential uses on Neighbourhood designated lands will include detached and semi-detached dwelling units, secondary suites, mobile homes, duplexes, triplexes, quadraplexes or ground oriented townhomes.
- In detached housing areas, infill development will be designed to compliment existing neighbourhood character and will maintain the ground-oriented character of existing housing.
- Building height will be limited to that generally permitted by zoning for detached dwellings.

Staff is of the opinion that the proposed rezoning complies with the intent of the Official Community Plan.

***Proposed Development***

The applicant has provided a concept design of the proposed development which will consist of a duplex of approximately 291 m<sup>2</sup> (3,136 ft<sup>2</sup>) (Schedule 'B'). The proposed development complies with the lot coverage, building height, setbacks, floor area ratio, and parking requirements of the RM-1 Zone.

***Community Contribution***

As outlined in Section 6.2 of the OCP, in exchange for value conferred on land through rezoning, the applicant should provide a community contribution. In response to this policy the applicant is proposing a \$1,500 monetary contribution to neighbourhood parks.

Staff support the community contribution proposal and recommend that this item be secured as a condition of rezoning.

**RECOMMENDATION:**

That Council support this application and:

1. Consider First and Second reading to "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.396"; and
2. Direct Staff to secure the proposed community contribution as a condition of rezoning.

Respectfully submitted,

---

D. Lindsay  
Manager, Planning Division  
***DEVELOPMENT SERVICES DEPARTMENT***

---

A. Tucker  
Acting Director, Planning & Development  
***DEVELOPMENT SERVICES DEPARTMENT***

CITY OF NANAIMO

BYLAW NO. 4000.397

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 1993 NO. 4000"

---

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 890, 891, 903, and 904 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.397".
2. The City of Nanaimo "ZONING BYLAW 1993 NO. 4000" is hereby amended by adding the following to section 9.7.1 – Permitted Uses:

"Liquor Store, on lands legally described as LOT A, SECTIONS 3 AND 5,  
WELLINGTON DISTRICT, PLAN VIP60825"

PASSED FIRST AND SECOND READINGS 2006-JUL-10.

PUBLIC HEARING HELD \_\_\_\_\_.

PASSED THIRD READING \_\_\_\_\_.

APPROVED BY MINISTRY OF TRANSPORTATION \_\_\_\_\_.

ADOPTED \_\_\_\_\_.

File: RA000169  
Address: 3200 Island Highway North  
Applicant: Sam Yehia

( ) Rezoning Application No. RA000169 – LRS – 3200 Island Highway North

An application has been received from Cambie Holdings Corp. (Mr. Sam Yehia) on behalf of Country Club Centre, for a site-specific amendment to the Community Shopping Centre Commercial Zone (C-7) to permit a new free-standing 669 square metre (7,200 square foot) liquor store on the subject property (Country Club Mall). The proposed liquor store is associated with the Cambie Hotel liquor primary license.

The Official Community Plan (OCP) designates the property as Country Club Town Centre and it is Staff's belief that the proposed rezoning complies with the intent of the OCP. In response to Council's community contribution policy, the applicant is proposing a \$10,000. monetary contribution towards the installation of street lighting along Victoria Crescent.

Recommendations: That Council:

1. provide direction with regards to the proposed rezoning of the subject property; and,
2. if Council is prepared to support First and Second Reading of "ZONING BYLAW AMENDMENT BYLAW 2006 4000.397", direct Staff to secure the proposed community contribution.

## FOR CITY MANAGER'S REPORT

TO: A. TUCKER, ACTING DIRECTOR, PLANNING AND DEVELOPMENT,  
DEVELOPMENT SERVICES DEPARTMENT

FROM: D. LINDSAY, MANAGER, PLANNING DIVISION,  
DEVELOPMENT SERVICES DEPARTMENT

RE: RA169 – LICENSED RETAIL STORE – 3200 ISLAND HIGHWAY NORTH

### RECOMMENDATION:

That Council:

1. Provide direction with regards to the proposed rezoning of the subject property; and
2. If Council is prepared to support First and Second Reading of "ZONING BYLAW AMENDMENT BYLAW 2006 4000.397" direct Staff to secure the proposed community contribution.

### BACKGROUND:

The City of Nanaimo has received an application from Cambie Holdings Corporation (Mr. Sam Yehia) on behalf of Country Club Centre Limited, for a site-specific text amendment to the Community Shopping Centre Commercial Zone (C-7) to permit a liquor store on the subject property.

As Council is aware, previous rezoning applications for both a private and a government liquor store were made for this property. Both applications were rejected by Council.

Following a decade-long Provincial moratorium on the addition of new liquor stores, the Province allowed an opportunity for new applications for a brief period of time from 2002-AUG-12 until 2002-NOV-29. Within that timeframe 17 applications were made to the Province for new liquor stores within Nanaimo. Of the 17 applications, 6 had zoning in place and the remaining 11 required rezoning. The status of the liquor store rezoning applications is outlined in the following table:

<i>PUB/HOTEL</i>	<i>LRS LOCATION</i>	<i>STATUS</i>
The Foundry Pub	125 Comox Road	Rezoning application approved (2005-JUL-12)
Northgate Motor Inn	6404 Metral Drive	Rezoning application approved (2005-JUL-12) <i>On this evenings Agenda for consideration of covenant amendment to increase floor area.</i>
Piper's Pub	4700 Hammond Bay Road	Rezoning application approved (2005-MAR-07) – LRS under construction



<i>PUB/HOTEL</i>	<i>LRS LOCATION</i>	<i>STATUS</i>
Occidental Hotel	278 Selby Street	Rezoning application approved (2005-AUG-15) <i>- LRS under construction</i>
The Balmoral Hotel	6950 Island Highway North	Rezoning application approved (2005-AUG-29). <i>** Balmoral's liquor primary licence must relocate prior to LRS opening.</i>
Dizzy's	2980 Island Highway North  530 Fifth Street  1275 Island Highway South	Rezoning application denied at 1 <sup>st</sup> /2 <sup>nd</sup> Reading (2004-JUN-21).  Application to rezone 530 Fifth Street transferred prior to proceeding to Council (2005-NOV-21)  <b><i>On this evenings Agenda for consideration of 1<sup>st</sup>/2<sup>nd</sup> Reading</i></b>
The Cambie Hotel	63 Victoria Street  3200 Island Highway	Rezoning application denied at 1 <sup>st</sup> /2 <sup>nd</sup> Reading (2004-FEB-09)  <b><i>Subject Application</i></b>
Chase River Pub		Application terminated by LCLB March 2003
Coast Bastion Inn		Application terminated by LCLB April 2003
Dorchester Hotel		Application terminated by LCLB November 2005
Old Flag Inn		Application terminated by LCLB March 2003

Council, at its regular meeting of 2003-AUG-18, adopted rezoning criteria for Licensee Retail Stores (LRS) and subsequently directed Staff to receive and process rezoning applications.

The application has been reviewed by Staff, the Rezoning Advisory Committee and the Social Planning Advisory Committee and is now ready for Council's consideration.

#### DISCUSSION:

##### ***Subject Property***

The subject property, which is the site of Country Club Mall, is approximately 9.8 hectares (21.24 acres) in area and fronts along 107<sup>th</sup> Street, Norwell Drive and the Island Highway (Schedule 'A').

The subject property is bordered to the north and east across Norwell Drive by multi-family residences and existing commercial retail units, to the south across the Island Highway by the

Bowen / Shenton Service Industrial Park and to the west by an established single-family neighbourhood.

**Official Community Plan (OCP)**

The subject property is designated as Country Club Town Centre according to Schedule 'A' of the Official Community Plan (OCP). Staff is of the opinion that the application complies with the intent of the OCP.

**Proposed Development**

The applicants are proposing to construct a new free-standing liquor store along the western property boundary abutting 107<sup>th</sup> Street (Schedule 'B'). The proposed liquor store will be two stories with approximately 669 m<sup>2</sup> (7,200 ft<sup>2</sup>) of floor area.

**Associated Liquor Primary License**

The proposed LRS is associated with the Cambie Hotel liquor primary license. A previous amendment bylaw (Bylaw 4000.336) to rezone property at 67 Victoria Crescent to permit a LRS associated with the Cambie Hotel liquor primary failed to receive First / Second Reading 2004-FEB-09. The Cambie LRS is now proposed to be located at 3200 Island Highway North, the subject property. This is therefore the second rezoning application associated with the Cambie LRS license.

**Rezoning Criteria**

Council, at its regular meeting of 2003-AUG-18, adopted rezoning criteria for LRS's. The following chart attempts to summarize the criteria as they apply to this application:

CRITERIA	RESPONSE	MEETS CRITERIA
The LRS should be on or in close proximity to a major road.	Norwell Drive and the Island Highway are designated as major roads under the OCP.	Yes
The LRS shall not be within 150 metres of a school.	The closest school is Wellington Secondary which is approximately 300 metres.	Yes
The LRS shall not be located adjacent to a night club.	There are no night clubs existing in the area.	Yes
The size of the LRS shall be consistent with the nature of the commercial area and the size of the existing retail.	The applicant is proposing to construct a new free-standing 7,200 ft <sup>2</sup> liquor store at Country Club Mall.	Yes
Consideration shall be given to a requirement for on-site parking and loading for each LRS within the downtown core.	The existing site has sufficient parking for this retail use.	Yes

CRITERIA	RESPONSE	MEETS CRITERIA
The applicant must outline his awareness of potential negative impacts and include proposed limits on the hours of operation, the product range, target markets, property maintenance and beautification programs.	Applicant's response, attached as Schedule C.	Received for Council's Consideration
Consideration of impact of LRS, when within close proximity of libraries, public recreation centres, community centres, parks, places of worship and other family-oriented facilities.	St. Andrews Presbyterian church is within 150 metres from the proposed LRS. The LRS is not immediately adjacent to any parks or recreation centres.	For Council's Consideration
The projected traffic volumes and on-street parking associated with the LRS should not negatively impact nearby residential and commercial areas.	The LRS is proposed to be located at an existing commercial centre. No significant increase in traffic volume is anticipated.	Yes
The support of local, community neighbourhood property owners and the local Neighbourhood Association for the proposed LRS is important to Council's decision.	There is no active Neighbourhood association in the area.	Not Applicable
The application shall be reviewed by the Social Planning Advisory Committee.	The Social Planning Advisory Committee reviewed the application at its regular meeting of 2006-JUN-14. A motion to <b>"recommend to Council that the application for a LRS at 3200 Island Highway be approved"</b> was <b>DEFEATED</b> on a 6-2 vote. No other motion was made.	No
The application shall be reviewed by the RCMP.	The RCMP reviewed the application and has stated that the proposed LRS <b>"may be a problem with close access by Wellington School students. The bus loop can be problematic for liquor access. The Wellington Bar is already in close proximity to this area, as is the Long Lake Beach Access (Loudon Park, etc.). There could be a negative impact on providing walking clients access to liquor at this new store while enroute to Beban Park events and Long Lake, impacting policing and public safety in the area.</b>	No

CRITERIA	RESPONSE	MEETS CRITERIA
The application shall be reviewed by the Rezoning Advisory Committee.	The Rezoning Advisory Committee reviewed the application at their regular meeting of 2006-JUN-15 and recommended "the application be approved as presented".	Yes
A copy of LCLB letter of approval for the proposed LRS.	Attached	Yes

### ***Community Contribution***

As outlined in Section 6.2 of the OCP, in exchange for value conferred on land through rezoning, the applicant should provide a community contribution. In response to this policy the applicant is proposing a community contribution of \$10,000 towards the installation of street lighting along Victoria Crescent.

### ***Summary***

The criteria established by Council to evaluate new licensed retail stores is not a black and white exercise. There is some subjectivity as to each application's compliance or non-compliance. As well, there is no direction as to whether an application must meet one or all of the criteria.

### **RECOMMENDATION:**

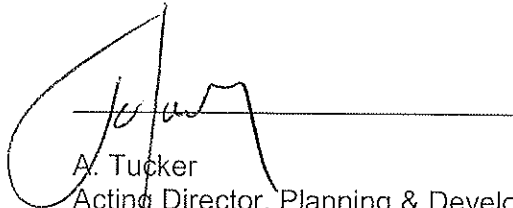
That Council:

1. Provide direction with regards to the proposed rezoning of the subject property; and
2. If Council is prepared to support First and Second Reading of "ZONING BYLAW AMENDMENT BYLAW 2006 4000.397" direct Staff to secure the proposed community contribution.

Respectfully submitted,



D. Lindsay  
Manager, Planning Division  
**DEVELOPMENT SERVICES DEPARTMENT**

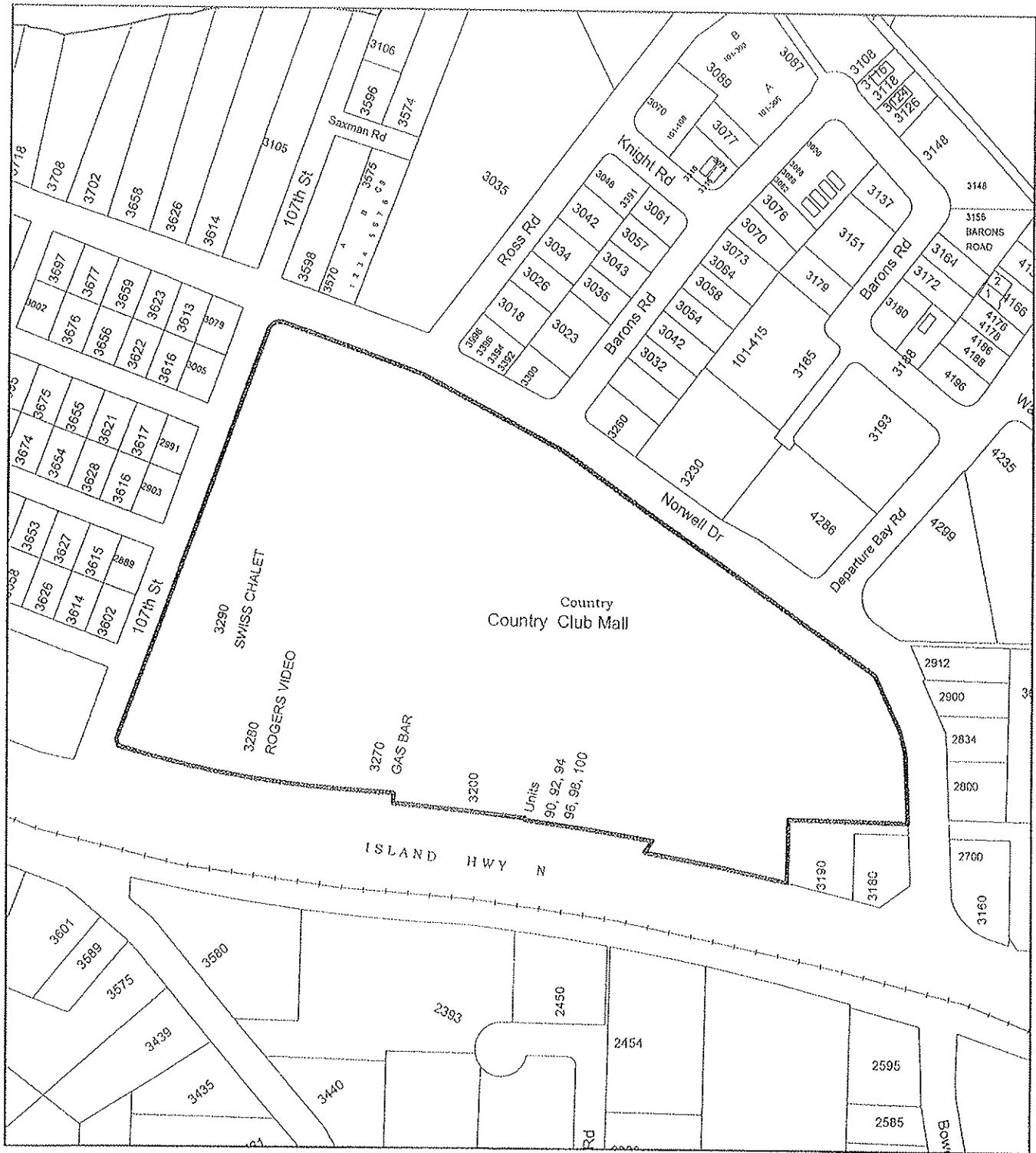


A. Tucker  
Acting Director, Planning & Development  
**DEVELOPMENT SERVICES DEPARTMENT**

JC/pm  
Council: 2006-JUL-10  
Prospero Attachment: RA169

TO: CITY MANAGER  
FORWARDED FOR CITY MANAGER'S  
REPORT TO COUNCIL  
GENERAL MANAGER OF DEVELOPMENT SERVICES

# SCHEDULE A

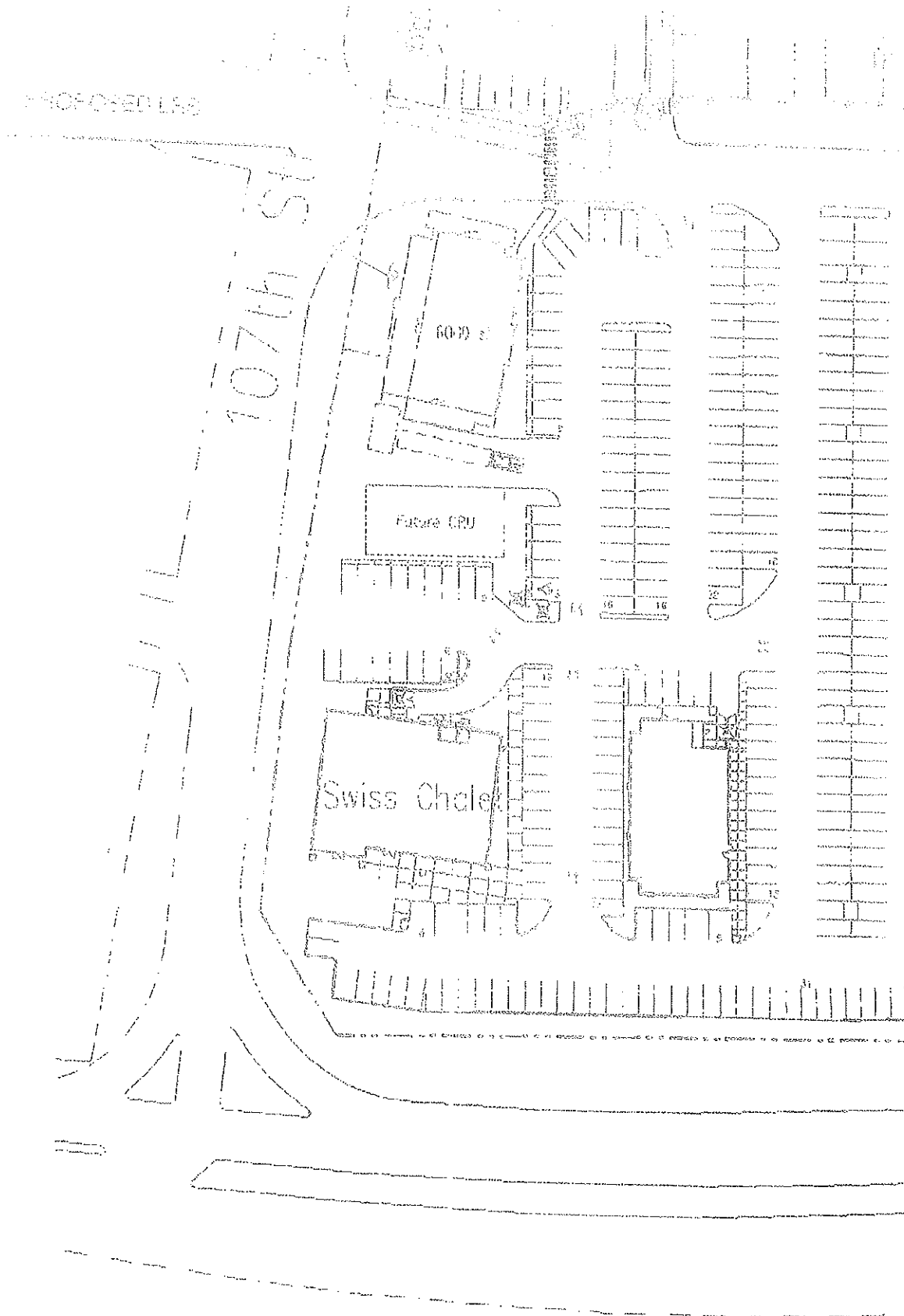


 Subject Property

FILE: RA169

CIVIC: 3200 ISLAND HWY NORTH

# SCHEDULE B



# SCHEDULE C

City of Nanaimo  
400-428 Vancouver Street  
Vancouver, BC V6B 4E2  
Office 604 488 0760  
Fax 604 669 0137

May 31, 2006

Mr. Jason Carvalho  
Planner, Planning Division  
Development Services Department  
City of Nanaimo  
455 Wallace Street  
Nanaimo, BC V9R 5J6

VIA FAX & CANADA POST

Re: Letter of Intent -- 3200 Island Highway North, Nanaimo, BC --  
Licensed Retail Store Rezoning Application

Please accept this Letter of Intent for the above proposed Liquor Retail Store. The following points outline the information required for our rezoning application to reach the final review stage:

- Proposed Size -- 6,000-8,000 sq. ft. and a 1,200 sq. ft. mezzanine for a total of 7,200 sq. ft.
- Operating Hours -- 9 AM to 11PM (as LCLB allows)
- Specific Market Segment Targeted --
  - Local community
  - Tourists
  - Food enthusiasts
  - Specialty beer & wine enthusiasts
  - Special event attendees
  - Conferences and conventions
  - Local licensed establishments

With respect to the community impact, an independent survey by the Mustel Group showed 76% of Nanaimo residents are either in favour of or have no opinion of having a liquor store at Country Club Mall. A portion of the report is attached for further consideration.

Strategic Marketing Assessment undertaken by Moderna Consulting Group Ltd., an independent planning and marketing company, showed:

- The closing of the Country Club Liquor Distribution Branch has resulted in the redistribution of the LDB business to the three remaining LDB stores with little sales transference to the private liquor stores.
- The growth in liquor sales per square foot of the remaining three LDB stores has now exceeded the overall capacity of these stores to service the market.
- When Country Club LDB store closed, the Nanaimo market lost approximately 8,000 square feet of liquor retail business. The net effect of opening a new 12,000 square foot signature store would be only an additional 4,000 square feet of LDB retail in the marketplace.
- A comparative market analysis with Penticton, where a new Signature LDB store has recently opened, shows that Nanaimo has about 25% less floor area of all liquor stores per capita than Penticton and Nanaimo's current LDB stores have higher square foot sales. Based upon this analysis, the current Nanaimo market could absorb another 12,300 square feet of LDB space prior to any further population growth.
- The addition of a Signature store in Nanaimo is a positive economic development initiative that will result in additional union jobs in the retail sector, as well as additions to the commercial property tax base for the City of Nanaimo.
- Nanaimo has a strong network of private liquor stores in the City which will remain highly competitive due to their convenience of location relative to the residential population and the pass-through market that can access these stores. A key advantage of the private liquor stores is their longer hours of operation compared to the LDB stores.
- The Nanaimo market can also add further to the private store network as opportunities arise based upon the population growth and resulting liquor sales requirements.

- Contributions to the Vancouver Island Symphony Orchestra.
- Sponsoring participation in the Special Olympics.
- Support of programs with the music and art department of Malaspina College.



...the ...  
...the ...  
...the ...  
...the ...

We are currently seeking a sponsor for the ...

Hoping that this realizes all requirements and that we can now move forward. We  
hesitate to contact me directly at 604-686-0055 in the event we have overlooked  
something or can be of any additional assistance.

Sincerely,

Sam Yalta  
President

CITY OF NANAIMO

BYLAW NO. 4000.398

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 1993 NO. 4000"

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WHEREAS the Council may zone land, by bylaw, pursuant to Sections 890, 891, 903 and 904 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.398.
2. The City of Nanaimo "ZONING BYLAW 1993 NO. 4000" is hereby amended by rezoning part of lands shown on the attached Schedule 'A' and legally described as LOT 1, SECTION 2, NANAIMO DISTRICT, PLAN 29150 EXCEPT PART IN PLAN 3212 RW AND VIP67501 from Public Institution Zone (P-2) to Highway Commercial Zone (C-12)

PASSED FIRST AND SECOND READINGS 2006-JUL-10.

PUBLIC HEARING HELD \_\_\_\_\_.

PASSED THIRD READING \_\_\_\_\_.

MINISTRY OF TRANSPORTATION APPROVAL \_\_\_\_\_.

COVENANT REGISTERED \_\_\_\_\_.

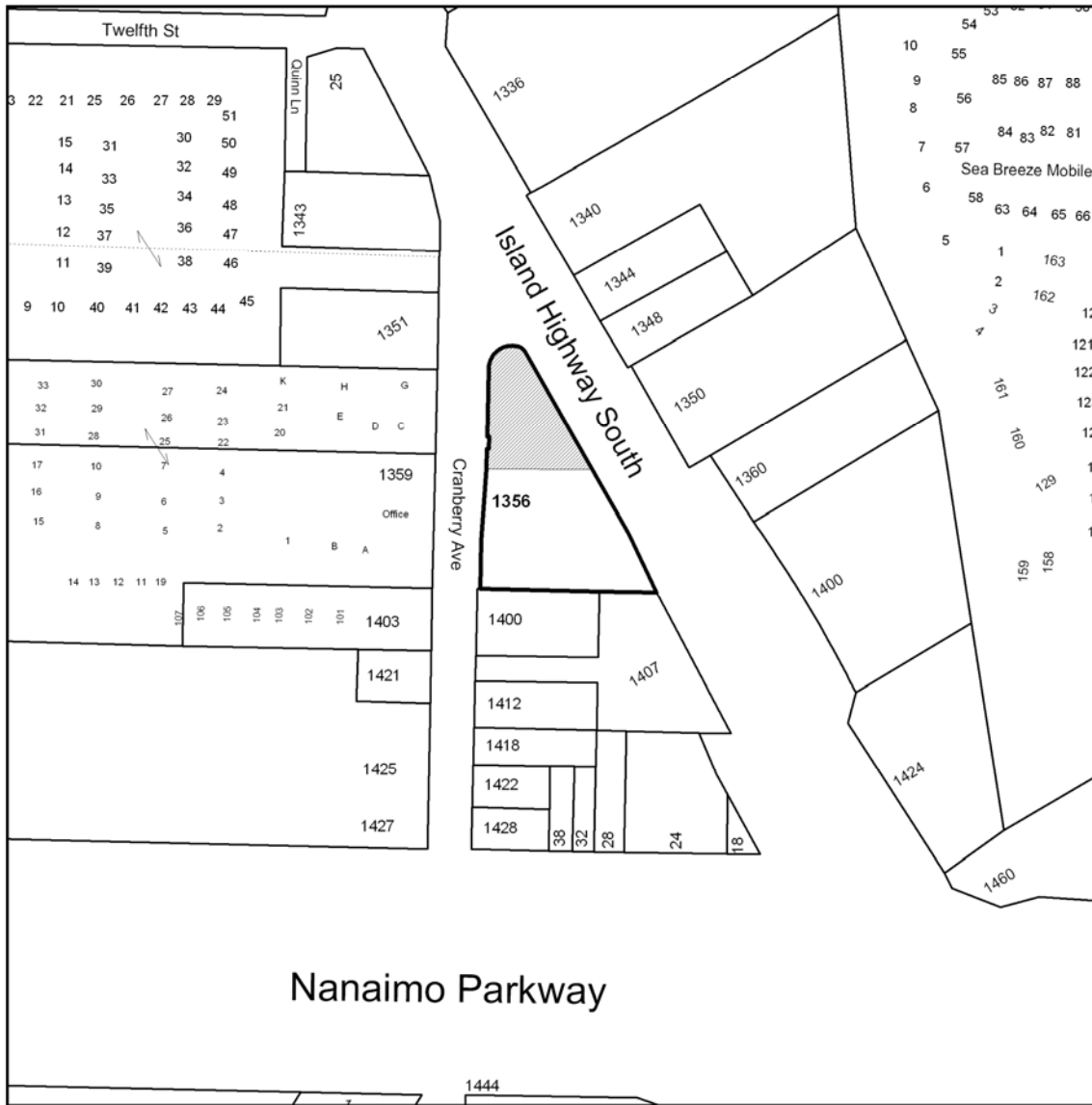
ADOPTED \_\_\_\_\_.

File: RA000159

Address: 1356 Cranberry Avenue

Applicant: Mid-Island Co-op

# SCHEDULE A



## LOCATION PLAN

File: RA00159  
Civic: 1356 Cranberry Ave

PROPOSED AREA  
OF REZONING  
FROM P2 TO C12

SUBJECT  
PROPERTY

FILE COPY

( ) RA159 – 1356 Cranberry Avenue

Mid-Island Co-op, on behalf of Nanaimo Lodge No. 1052, has applied to rezone the northerly part of the subject property from Public Institution Zone (P-2) to Highway Commercial Zone (C-12) in order to develop a 245 m<sup>2</sup> (2,640 ft<sup>2</sup>) convenience store, and a five-island gasoline service station. The property is designated as 'Chase River Town Centre Commercial' and Staff is of the opinion that the proposed application complies with the intent of the OCP.

In response to Council's Community Contribution policy the applicants are proposing a monetary contribution of \$10,000 towards community identification signage and construction of a new cedar bus shelter and community bulletin board.

Both the Chase River Neighbourhood Association and the Rezoning Advisory Committee have reviewed the application and have recommended that the application be supported. Staff concur with this recommendation and recommend that Council support the proposed rezoning.

Recommendation: That Council:

1. Consider First and Second Reading to "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.398";
2. Direct Staff to secure subdivision completion, reciprocal access agreement and the proposed community contribution as conditions of rezoning; and
3. Direct Staff to register a covenant on the property which; restricts use of the site until the Cranberry Avenue improvements are complete, maintains storm drainage at pre-development levels, limits permitted uses and access, and secures the landscape plan building design as conditions of rezoning.

## FOR CITY MANAGER'S REPORT

TO: A. TUCKER, ACTING DIRECTOR, PLANNING AND DEVELOPMENT, DSD

FROM: D. LINDSAY, MANAGER, PLANNING DIVISION, DSD

RE: RA159 – 1356 CRANBERRY AVENUE

---

### RECOMMENDATION:

That Council:

1. Consider First and Second Reading to "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.398";
2. Direct Staff to secure subdivision completion, reciprocal access agreement and the proposed community contribution as conditions of rezoning; and
3. Direct Staff to register a covenant on the property which; restricts use of the site until the Cranberry Avenue improvements are complete, maintains storm drainage at pre-development levels, restricts permitted uses, limits access, and secures the landscape plan and building design as conditions of rezoning.

### BACKGROUND:

The City of Nanaimo has received a rezoning application from Mid-Island Co-op, on behalf of Nanaimo Lodge No. 1052 (Loyal Order of Moose), to rezone the northerly part of the subject property from Public Institution Zone (P-2) to Highway Commercial Zone (C-12) in order to develop a gas bar and convenience store. The application has been reviewed by Staff and the Rezoning Advisory Committee and is now ready for Council's consideration.

### DISCUSSION:

#### ***Subject Property***

The subject property is approximately 0.67 hectares (1.65 acres) in area and is occupied by the Loyal Order of the Moose Hall (Schedule 'A'). The property is currently under an active subdivision application to create one lot of 4,362 m<sup>2</sup> (46,955 ft<sup>2</sup>) to be occupied by the existing Moose Lodge, and a second lot of 2,322 m<sup>2</sup> (25,000 ft<sup>2</sup>), which, subject to approval of the present rezoning application, is proposed to accommodate a gas bar and convenience store.

The proposed Co-op lot is bound by the Island Highway and large residential zoned properties to the north and east, the proposed Moose Hall lot to the south, and Cranberry Avenue and an existing mobile home park to the west.

#### ***Official Community Plan (OCP)***

The subject property is designated as 'Chase River Town Centre Commercial' according to Schedule 'A-7.3' (Chase River Neighbourhood) of the Official Community Plan (OCP), which supports service oriented land uses including; service stations, restaurants, garden centres, wholesale outlets and retail stores. Staff is of the opinion that the proposed application complies with the intent of the OCP.

### ***Proposed Development***

The proposed development will consist of a 245 m<sup>2</sup> (2,640 ft<sup>2</sup>) convenience store, and a five-island (ten-pump) gasoline service station (Schedule 'B').

Developments within the Chase River Neighbourhood Plan area are required to reflect the characteristics and policies of the Chase River Design Guidelines. Upon consulting with Staff and the local neighbourhood association to receive comments regarding the development, the applicants have prepared a design for both the convenience store and gas bar which incorporates and reflects the Finnish Agrarian design elements outlined in the Chase River Design Guidelines (Schedule 'C'). Staff recommend that the proposed building designs be secured as a condition of rezoning.

Given the proximity of the proposed access to the Island Highway / Cranberry Avenue intersection, access into the proposed development will be provided solely through a shared access at the proposed Moose Hall lot. Presently, southbound traffic on Cranberry Avenue is impeded by traffic turning left into the existing Moose Hall site. As access to the development will be provided through the access of the proposed Moose Hall lot, and given the projected increase in traffic generated by the development as well as the speed of vehicles exiting the Island Highway onto Cranberry Avenue, construction of a dedicated left turn lane is required, as well as asphalt widening on both sides of the road (Schedule 'D'). Staff recommend that as a condition of rezoning, use of the property be restricted until such time as the required road works have been completed and a full-movement access constructed.

In an effort to reduce potential safety concerns, both Staff and the Ministry of Transportation (MoT) recommend that a covenant be registered to restrict traffic movements at the proposed Co-op access to right-out only.

As access to the Co-op lot is provided through the proposed Moose Hall lot and in order to ensure that access / egress to the Co-op lot remains free and uninterrupted, Staff recommend as a condition of rezoning that an access easement be registered on the land title to the proposed Moose Hall lot.

### ***Chase River Neighbourhood Landscaping***

The Chase River Design Guidelines require properties fronting the Island Highway to develop their frontages as per the Chase River Urban / Community Roadside Design Guidelines which requires construction of a curb and gutter, a grass boulevard planted with trees, a 1.5-metre crushed stone walkway, and a stone and / or stained timber fence. In response, the applicant has prepared a comprehensive landscape plan which addresses the design elements identified in the guidelines (Schedule 'E').

In addition, the landscape plan provides for a rock retaining wall seating area at the intersection of Cranberry Avenue and the Island Highway, which the applicant feels will function as a focal point connecting the subject property to those properties to the north which will also be required to develop their frontages as per the Gateway Design.

The City's Landscape Bylaw requires that landscaping be provided along the interior property line boundary between the proposed Moose Hall and Co-op lots. Given that access between the sites will be provided across this boundary and that the Co-op building is proposed to be sited at zero setback, the applicant has proposed to install landscaping along both the Cranberry Avenue and Island Highway road frontages of the proposed Moose Hall lot as an alternative to providing the required interior lot landscaping.

As a condition of rezoning, Staff recommend a covenant be registered which secures the landscape plan and restricts the use of the proposed Co-op lot until such time as the required landscaping has been secured.

### ***Subdivision Completion***

In order to ensure that the proposed rezoning will not result in the creation of a split-zoned property, Staff recommend that completion of the associated subdivision be secured as a condition of rezoning.

### ***Storm Drainage***

Through the application referral process the Ministry of Transportation indicated that no additional drainage is to be directed to the Ministry's roadway ditch system. As such, Staff recommend as a condition of rezoning, that a covenant be registered that ensures that storm water flows are maintained at, or below, predevelopment levels.

### ***Required Variances***

The development, as submitted, proposes the following setback variances:

- The required major road setback from Cranberry Avenue will need to be varied from 7.5 metres to 3.1 metres (4.4-metre variance);
- The interior side yard setback will need to be varied from 3 metres to 0 metres between the Co-op and the Moose Hall lot;
- Landscaping between the proposed Co-op and Moose Hall Lots will need to be varied such that no landscaping is required.

The proposed front yard setback variance is in keeping with the City's design guidelines which encourages the placement and facing of buildings towards road frontages, in order to strengthen the streetscape. The side yard of the proposed Co-op lot abuts the Moose Hall parking area, and as such the proposed variance has minimal impact on the neighbouring property.

The above noted variances have been identified for Council's information. Final approval of the variance will come through the development permit process.

### ***Neighbourhood Consultation***

The applicants met with the local Chase River Neighbourhood Association on three separate occasions to present their proposal and receive the Committee's comments. At its recent meeting of 2006-JUN-15, the Neighbourhood Association recommended that the application be supported.

### ***Community Contribution***

As outlined in Section 6.2 of the OCP, in exchange for value conferred on land through rezoning, the applicant should provide a community contribution. In response to this policy the applicants are proposing a monetary contribution of \$10,000 towards community identification signage, in addition to plaza improvements at the adjacent bus stop (approximately \$15,000) which will be relocated adjacent to the proposed Co-op along Cranberry Avenue (Schedule 'F'). In addition, the applicants have requested that the intricate building design and the on-site landscaping noted above be recognized as part of their contribution. Staff support the community contribution and recommend that these items be secured as a condition of rezoning.

## REZONING ADVISORY COMMITTEE:

The Rezoning Advisory Committee, at its meeting of 2006-JUN-15, recommended that the application be approved, subject to a covenant being registered which restricts the permitted uses on the Co-op lot. The applicants have agreed to register a covenant against the property to limit use to gas bar and convenience store.

## SUMMARY


Both the Chase River Neighbourhood Association and the Rezoning Advisory Committee have recommended that the application be approved as presented. Staff concur with this recommendation and recommend that Council support the proposed rezoning.

## RECOMMENDATION:

That Council:

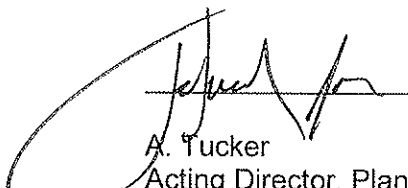
1. Consider First and Second Reading to "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.398";
2. Direct Staff to secure subdivision completion, reciprocal access agreement and the proposed community contribution as conditions of rezoning; and
3. Direct Staff to register a covenant on the property which; restricts use of the site until the Cranberry Avenue improvements are complete, maintains storm drainage at pre-development levels, restricts permitted uses, limits access, and secures the landscape plan and building design as conditions of rezoning.

Respectfully submitted,



D. Lindsay  
Manager, Planning Division

**DEVELOPMENT SERVICES DEPARTMENT**

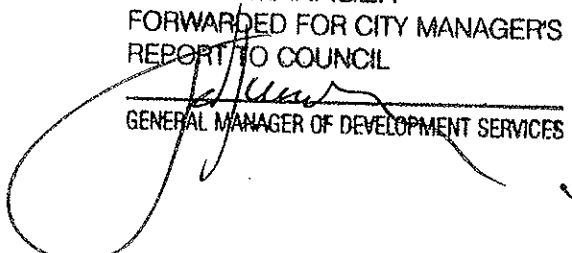


A. Tucker  
Acting Director, Planning & Development

**DEVELOPMENT SERVICES DEPARTMENT**

JC/pm  
Council: 2006-JUL-10  
Prospero Attachment: RA159

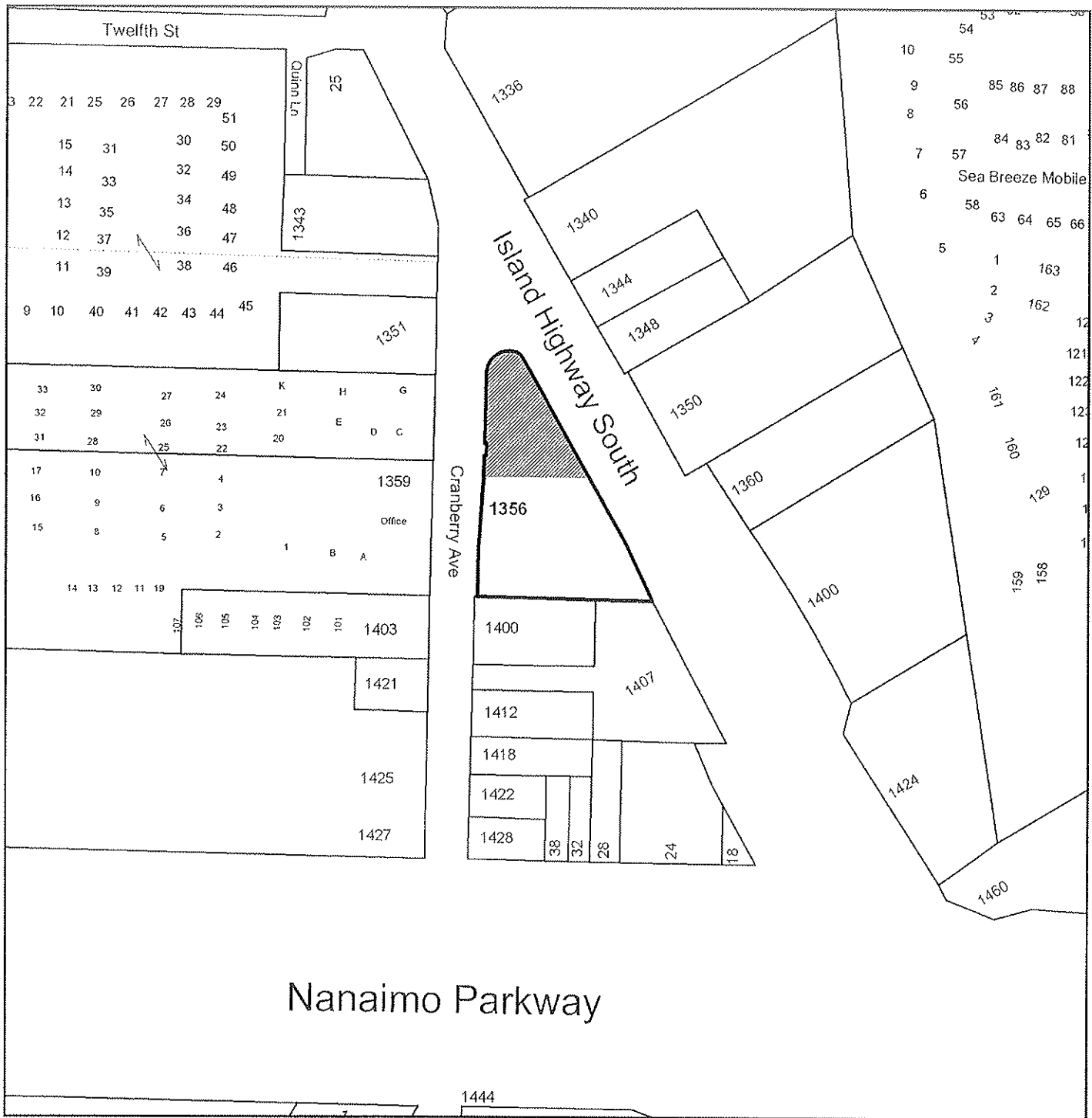
To: CITY MANAGER  
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GENERAL MANAGER OF DEVELOPMENT SERVICES




# SCHEDULE A



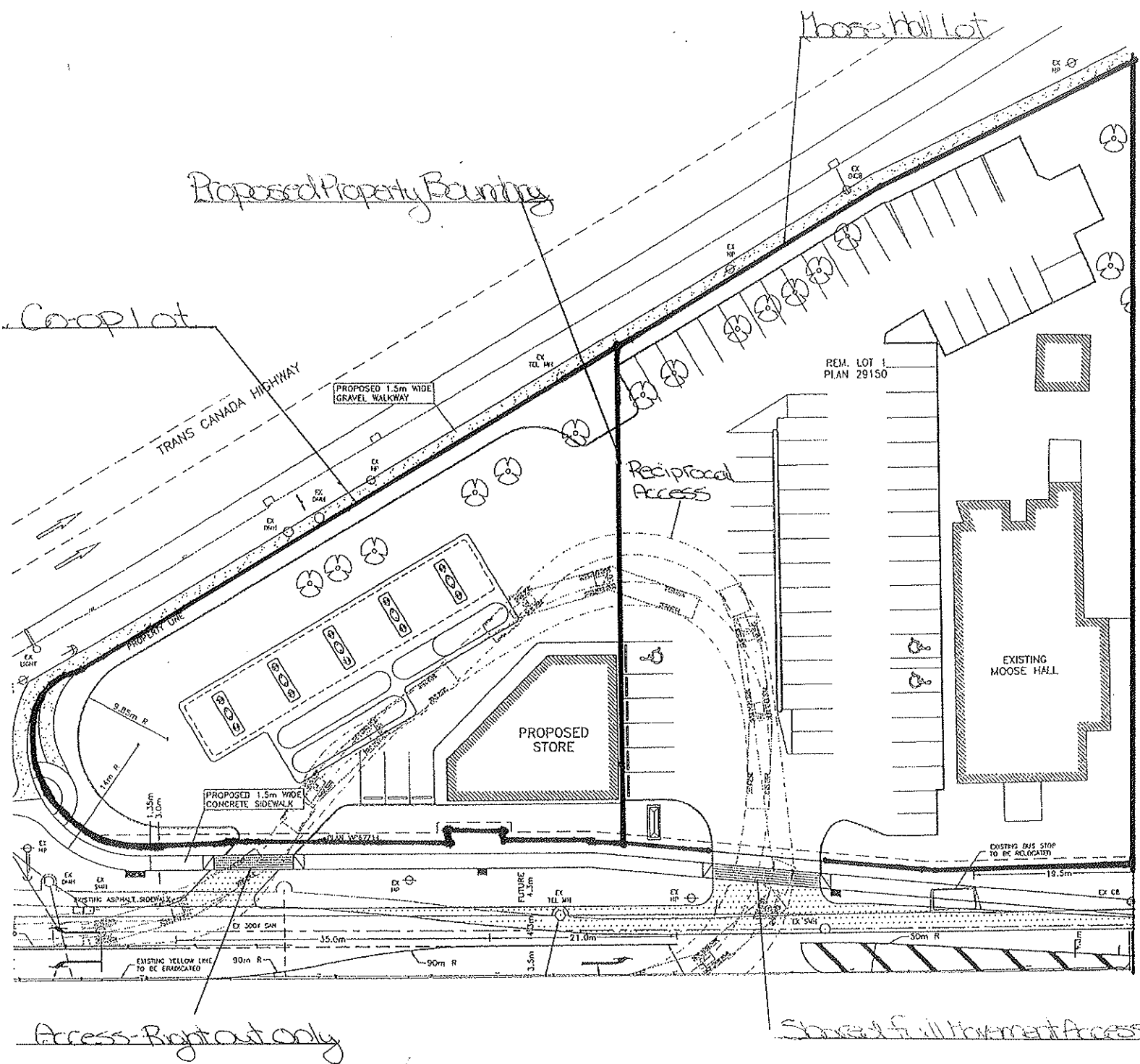
## LOCATION PLAN

File: RA00159  
Civic: 1356 Cranberry Ave

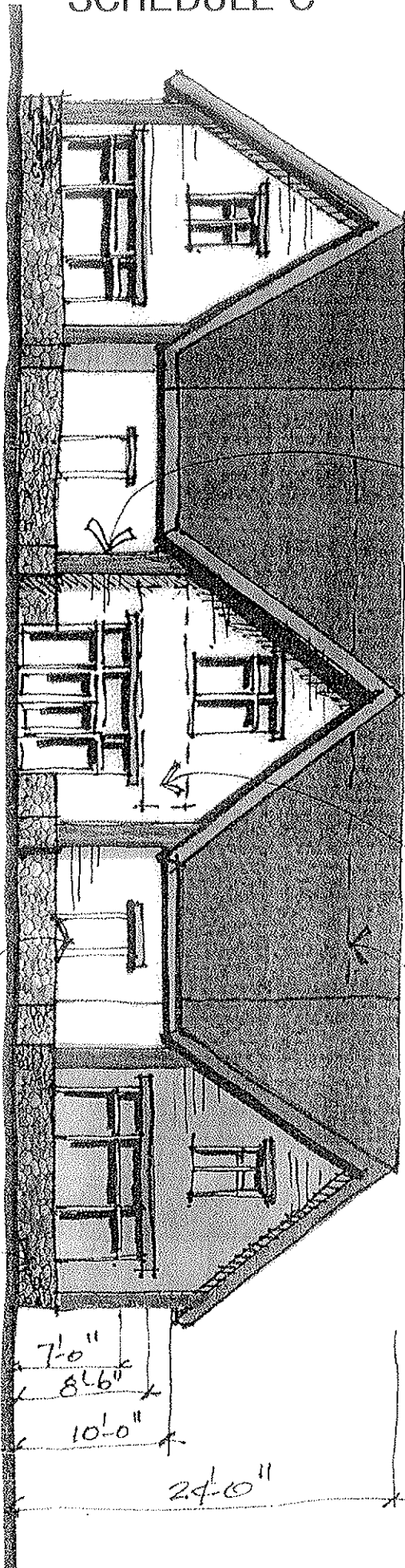
 PROPOSED AREA  
OF REZONING  
FROM P2 TO C12

 SUBJECT  
PROPERTY

## SCHEDULE B



# SCHEDULE C



PROTRUDING  
TIMBERS.

SIGN BAND

LINE OF FLAT ROOF  
BEHIND.

POS.

STONE  
BASE.

7'-0"

8'-6"

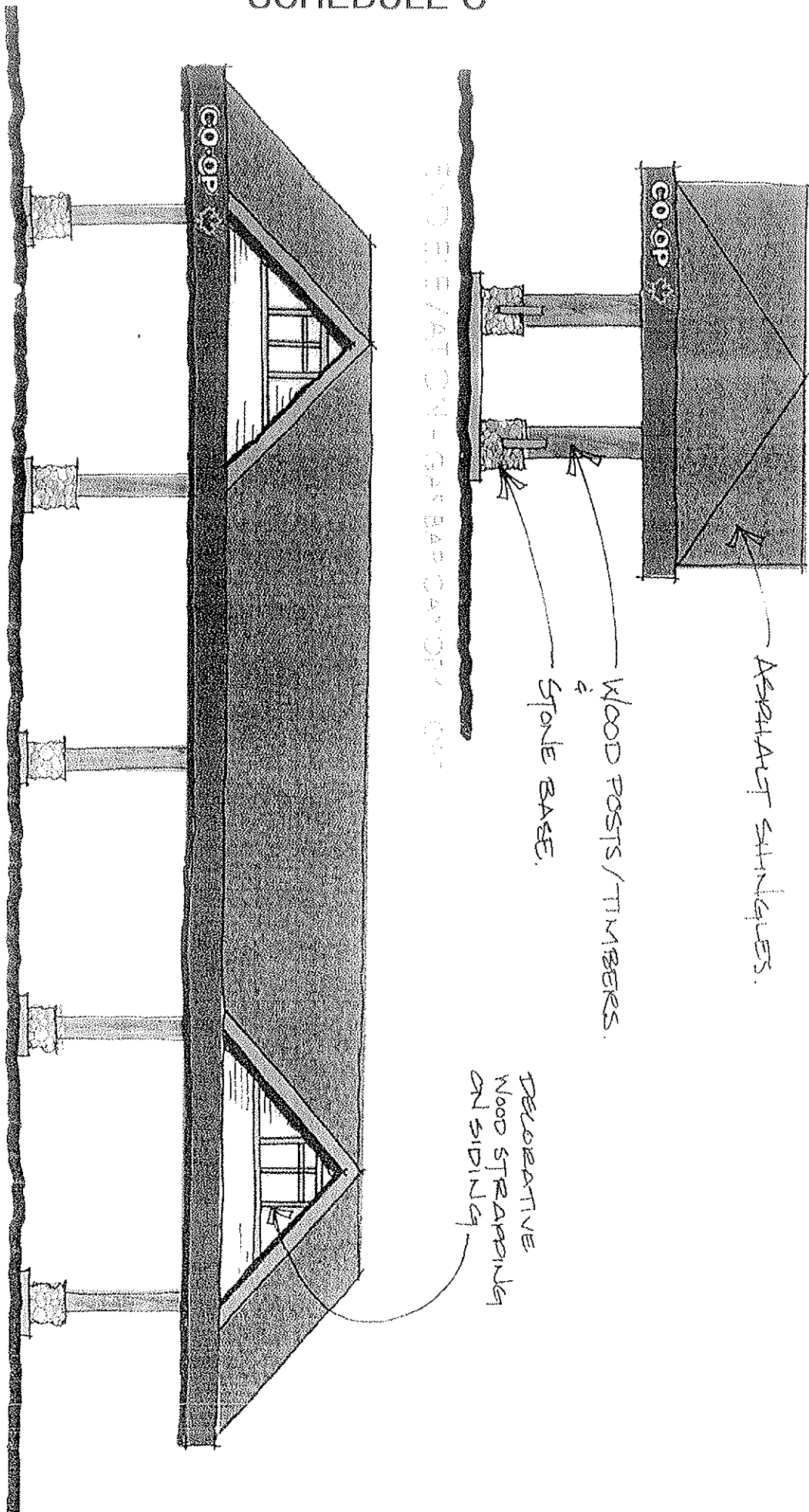
10'-0"

24'-0"

FEDERATED CO-OP NANAIMO

COHOS EVAMY

# SCHEDULE C



FEDERATED CO-OP NANAIMO

COHOS EVAM Y

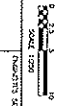
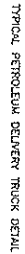
1. SEE DRAWING UDC-01-01 FOR GENERAL NOTES.

2. THE LOCATIONS OF LIGHTING SERVICES ARE SHOWN APPROXIMATELY AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING LIGHTING SERVICE TO THE CORRECT LOCATION. THE CONTRACTOR SHALL BE NOTIFIED BY AIT CONSULTING.

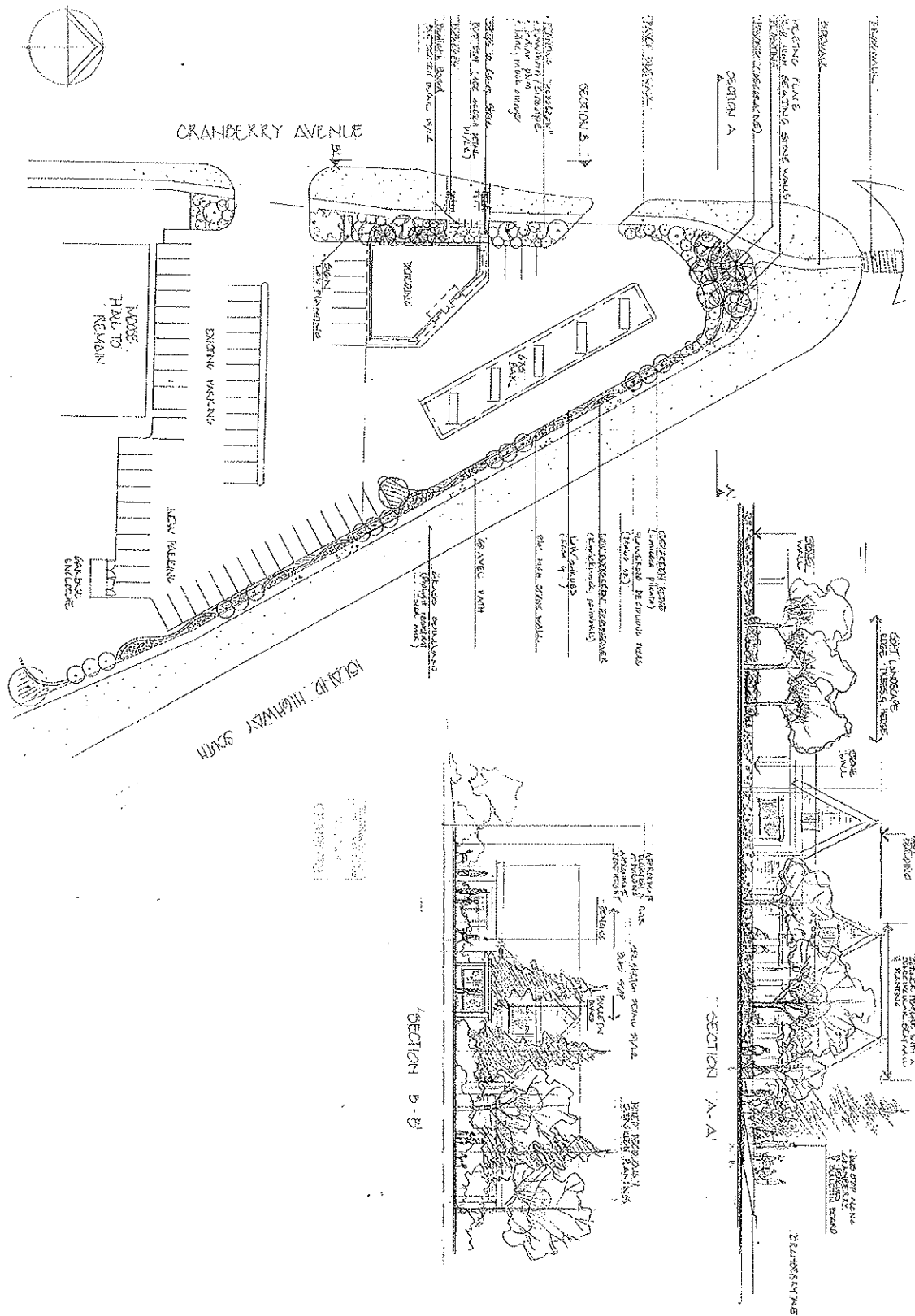
PROPOSED MOUNTING OF ASPHALT MOUNTING

2. THE LOCATIONS OF EXISTING SERVICES ARE SHOWN APPROXIMATELY AND SHALL BE CONFIRMED BY THE FIELD BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. EXISTING & PROPOSED SERVICES MAY REQUIRE ADJUSTMENT WHERE A CONFLICT OCCURS. THE DESIGNER SHALL BE NOTIFIED OF ANY CONFLICT.

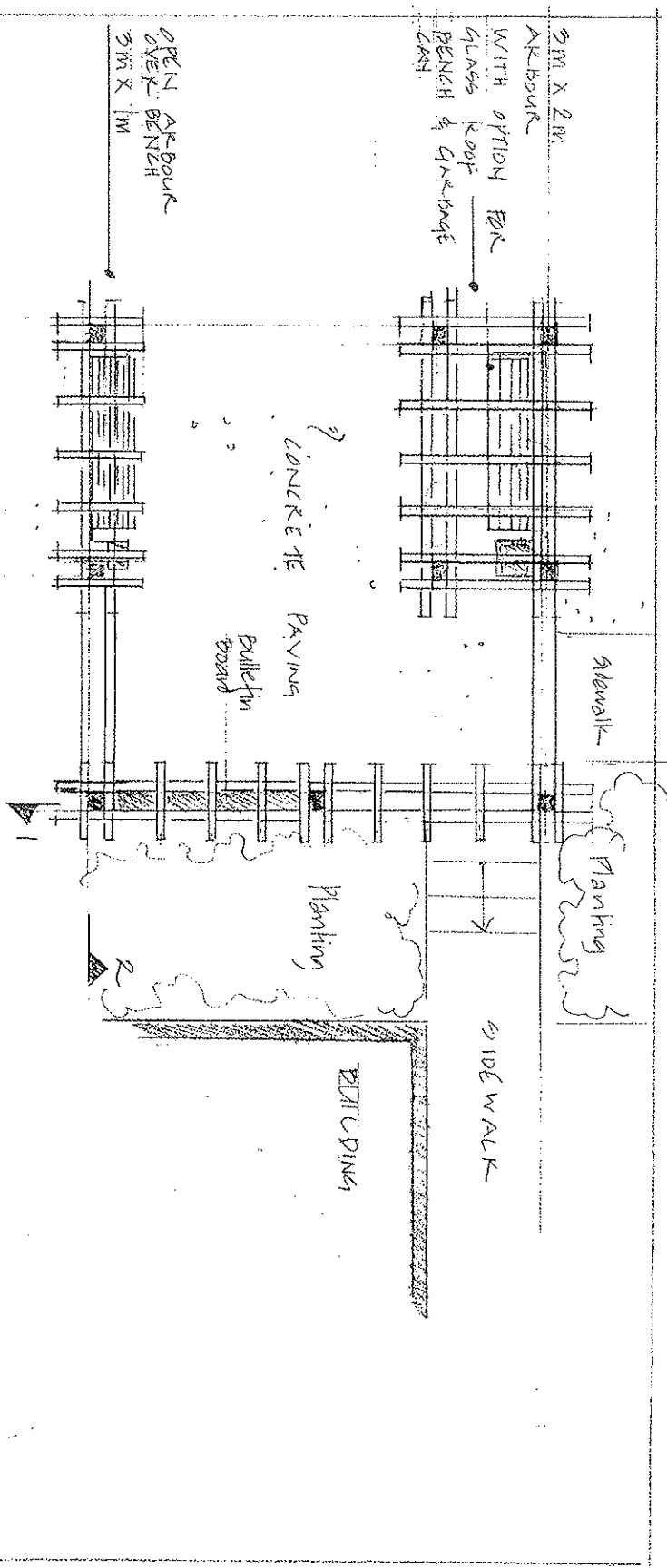
NOTE: FOR DETAILS OF PROPOSED  
LANDSCAPING REFER TO VICTORIA  
DRAKEFORD LANDSCAPE ARCHITECT  
DRAWINGS

NE  
NEWCASTLE

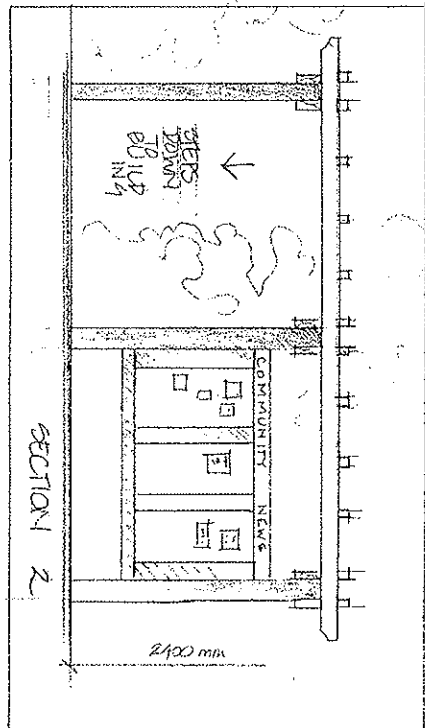
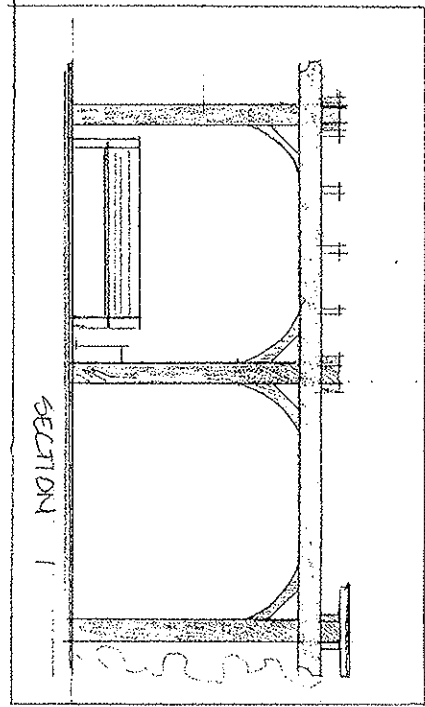
## SCHEDULE E

[illegible]

# SCHEDULE F



NOTES  
 ROOF TO BE  
 2" X 8" CEILING  
 BEAMS TO BE  
 2" X 8"  
 RAFTERS TO BE  
 2" X 6"



COP GAS BAR FACILITY SKETCH DETAIL OF BUS STOP 1.50m ↑ 0/12

JUNE 29, 2006