

CITY OF NANAIMO

MINUTES OF THE MEETING OF THE REZONING ADVISORY COMMITTEE HELD ON THURSDAY, 2006-JUN-15, AT 4:45 P.M. IN THE BOARD ROOM, CITY HALL, 455 WALLACE STREET, NANAIMO, BC

PRESENT: Brian Anderson (Chair)
Ralph Meyerhoff (Chair)
Chris Erb

APPLICANT(S): Stan Shoemaker – Mid-Island Co-op
Leo Therrien – Northgate Liquor Store
Sam Yehia – Country Club Centre Ltd.

STAFF: Dale Lindsay, Manager, Planning Division, DSD
Penny Masse, Planning Clerk, Planning Division, DSD

1. CALL TO ORDER

The meeting was called to order at 5:05 p.m.

2. ADOPTION OF MINUTES

MOVED by Mr. Erb, SECONDED by Mr. Meyerhoff, that the minutes of the 2006-MAY-04 Rezoning Advisory Committee meeting be adopted.

CARRIED

3. NEW AND PENDING APPLICATIONS

RA159: Mid-Island Co-op (Mr. Stan Shoemaker), on behalf of Nanaimo Lodge No. 1052 (Loyal Order of Moose), has submitted an application to rezone the northerly part of 1356 Cranberry Avenue in order to construct a gas bar and convenience store.

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

- Representing Mid-Island Co-op.
- Co-op has entered into an agreement with Moose Lodge of Nanaimo to purchase the most northerly 25,000 ft² of the Moose Lodge property on Cranberry Avenue and the Island Highway. Representatives from the Moose Lodge are in attendance.
- Applying to rezone (to C-12) the northerly 25,000 ft² only, remainder of Moose Lodge will remain the same.
- This rezoning complies with the Chase River Neighbourhood Plan. Have met with the Neighbourhood Association on three occasions with positive results.
- Property is part of the gateway to Chase River.

- Landscaping proposed over the entire site, not just the northerly 25,000 ft² in question. Will include a central meeting area, trees along the perimeter, a winding rock wall separated by vegetation and a gravel walkway through the development.
- New bus stop is proposed, including benches and a community bulletin board.
- Steps being created due to a 1-metre drop at the bus stop area towards the gas bar.
- Proposed development will include a 2,600 ft² gas bar with all services, a sani-dump, and five single-lane pumps.
- Gas bar building includes canopy peaks (timber) creating a two-storey effect and will be finished with natural rock work.
- Access restricted to right-out only from gas bar site. New left-hand turn lane being created along Cranberry. Traffic coming into the gas bar will pass through the Moose Lodge property; a cross-easement has been agreed upon and signed.
- Believes that Co-op has satisfied all requirements and regulations and looking for Committee's endorsement.

Mr. Meyerhoff asked for clarification on where the stairs lead to from the benched bus stop area on Cranberry Avenue.

Mr. Shoemaker responded that the stairs lead down into the development as there is a one-metre drop.

Mr. Meyerhoff asked how wide the gravel path would be at the back of the property and if it runs the entire length of the property.

Mr. Shoemaker noted the path will be 1.5-metres wide and that it will run from the rear of the property to the playground, noting the front of the property on Cranberry will include sidewalk.

Mr. Meyerhoff asked Staff for clarification on what the C-12 zone permits.

Mr. Lindsay noted that the Highway Commercial Zone includes permitted uses of: gas station, fast food restaurants, car washes, and convenience stores.

Mr. Meyerhoff noted his concern that the development could possibly become a fast food restaurant, adding that he would like a covenant on the property to restrict use to gas bar.

Mr. Lindsay noted that there could be a recommendation that the use be restricted, adding that it is not uncommon for Council to direct Staff to put covenants in place that restrict uses.

Mr. Meyerhoff asked if the Moose Lodge would still have sufficient parking.

Mr. Lindsay responded that through this development the Moose Lodge would end up with more parking availabilities than it currently has.

Mr. Anderson asked if the property was being subdivided.

Mr. Shoemaker stated that it was being subdivided.

MOVED by Mr. Meyerhoff that the application be approved with the recommendation that it be restricted to gas bar and convenience store use only.

Mr. Erb asked if the applicant would object to removing the fast food use from the application.

Mr. Shoemaker stated that he would not object to covenanting the use to gas bar and convenience store only.

SECONDED by Mr. Erb.

CARRIED

RA166: An application has been submitted by Powerhouse Enterprises Ltd. to amend an existing covenant in order to increase the maximum permitted gross floor area of an existing Liquor Retail Store (Northgate Liquor Store).

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

- Dismissed as a beer and wine store, but not really. Past two months have outsold Longwood Station liquor store in beer sales.
- Existing store approximately 5,000 ft² with a 1450 ft² annex. Would like additional 550 ft² for receiving and 880 ft² for retail.
- Mr. Therrien's presentation is attached as Schedule "A" - Submission for RA166".

Mr. Meyerhoff asked if the applicant was proposing an amenity to the City for the extended use on the land.

Mr. Therrien stated that no community contribution talks had taken place to date.

Mr. Anderson asked for clarification on whether or not parking would be lost.

Mr. Therrien noted that no parking space would be lost with this proposal.

Mr. Meyerhoff suggested that Mr. Anderson pass the Chair to himself as he is opposed to the proposal due to his representation of the Social Planning Advisory Committee (SPAC) and the fact that several SPAC members, including himself, are opposed to the expansion of liquor stores that they deem unnecessary.

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

CARRIED

RA169: Mr. Sam Yehia, on behalf of County Club Centre Ltd., has submitted a rezoning application for a site specific text amendment to the Community Shopping Centre Commercial Zone (C-7) in order to permit a License Retail Store (LRS).

Mr. Yehia gave a brief presentation regarding the property and application:

- After the Cambie LRS was denied in 2002, Cambie Holdings set out to find an alternative suitable location.
- Found the space at Country Club Mall, which previously had a government liquor store of 8,000 ft² for many years.

- Concept is to create a unique experience in a LRS; the 6,000 ft² model includes a sampling space which will include local and B.C. wines, a mezzanine (1,200 ft²) with a kitchen to house cooking classes with celebrity chefs and a cooking show.
- Would like to educate people in terms of developing their palate when it comes to wines and breweries.
- Been in the business for over 35 years, 15 of those years in the entertainment business. Therefore comfortable with the idea of creating a concept that draws traffic.
- Tenants of the Country Club Mall all feel it is important to have a LRS as part of the conveniences offered in their community shopping centre.
- More than a liquor store; it's an experience and an opportunity to sophisticate your palate and your appreciation for what is art in a lot of countries around the world.
- Committed long-term to the community; have been involved with committees dealing with the homelessness in the community, fundraising with Vancouver Island Symphony Orchestra and are active partners with the downtown partnership.

Mr. Meyerhoff asked if the applicant was prepared to offer a community contribution in exchange for the application.

Mr. Yehia stated that the community contribution offered by Cambie Holdings is to donate \$10,000 to aid in replacing the lighting on Victoria Crescent, which was one of the recommendations made by CPTED, to help with security issues and a safer downtown.

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

5. ADJOURNMENT

Mr. Erb MOVED that the meeting be adjourned at 5:40 p.m. SECONDED by Mr. Anderson.

CARRIED

APPROVED:



Chair

A46 17 / 06

Date

SCHEDULE 'A' - SUBMISSION FOR RAIBB "

NORTHGATE LIQUOR STORE
6404 Metral Drive
Nanaimo, B.C. V9T 2L8

June 14, 2006

Re: Liquor Store Expansion

Our reason for wanting to increase the size of our store is to meet the requirements of our expanding clientele and to re-organize our receiving and warehouse space. Ever since we opened our doors January 4th, 2005 our policy has been if we don't have the particular product you are looking for in stock we will get it for you. We have paid particular attention to the local wineries and breweries which are too small to be listed in government stores but who make a good product and need help in marketing to stay viable. This has always been a part of our customer service profile, it has won us a lot of new customers it has also created an increased demand for floor space.

We have very good relations with all of our neighbours and with liquor enforcement as well. By all indications our presence in the community has had a positive impact and this is reflected by our growing customer base, hence the need for more space. Our very need for more space proves we are providing a necessary and viable service in our area.

We thank you for your time and I will attempt to answer your questions and concerns, if you have any.

Northgate Liquor Store

Leo Therrien