

CITY OF NANAIMO

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

PRESENT: Bill Forbes (Chair)
Chris Erb
Shirley Lance
Neil McNiven

APPLICANT(S): Paul Manhas
Paul Minhas
Gary Shepp
Mark Menchions

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

1. CALL TO ORDER

The meeting was called to order at 4:50 p.m.

2. ADOPTION OF MINUTES

MOVED by Mr. McNiven, SECONDED by Ms. Lance that the minutes of the 2005-DEC-01 Rezoning Advisory Committee meeting be adopted.

CARRIED

3. NEW AND PENDING APPLICATIONS

RA000130: Mark Menchions, on behalf of Country Club Centre Ltd., has submitted a rezoning application for a site specific text amendment to the Mixed Use Commercial Zone (C-4) to include "Parking Lot".

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

- Proposed parking lot will accommodate approximately 54 stalls.
- Proposed parking lot is intended to provide parking to NCO (formally RMH) employees.
- Development of the site will include paving, landscaping along the front and rear yard property boundaries, and ornamental lighting.

Mr. Menchions addressed the Committee and gave a brief presentation of the project:

- Parking lot will be used for NCO employees, mainly during peak periods (i.e. Christmas season).
- Properties were the subject of a previous Temporary Commercial Use Permit (TUP0006 and TUP0008) which allowed the properties to be used for parking.

- TUP's have now expired and owners would like to now rezone the properties.
- As part of the development of the site landscaping and ornamental lighting will be implemented.

Mr. McNiven inquired as to whether or not parking would be made available for other people / businesses in the area.

Mr. Menchions indicated that a portion of the parking could be made available to the public however; Country Club Centre would prefer not to commit to providing public parking as the parking is required to be used for NCO staff.

Mr. McNiven indicated that additional parking areas are needed for Barons Road.

Ms. Lance inquired as to whether NCO staff leave at one common time as this may cause traffic congestion along Barons Road.

Mr. Menchions indicated that the employees have varying work hours and often times the parking lot remains vacant.

Mr. Erb inquired as to whether or not these were the two lots directly adjacent to the Vancouver Island Regional Library.

Mr. Menchions confirmed that these were the subject properties.

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

CARRIED

RA000147: 612316 BC Ltd. (Mr. Paul Manhas) has submitted a rezoning application for a site specific amendment to the Community Shopping Centre Commercial Zone (C-7) in order to permit a License Retail Store (LRS).

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

- Stated that the zoning designation indicated in the agenda (C-7) was incorrect. The proposed rezoning amendment is for a site specific amendment to the C-13 Zone.
- Subject LRS application is affiliated with the Dizzy's Liquor Primary License.
- The subject application was previously received for Harewood Mall, however due to lack of support from RAC and SPAC and the Harewood Neighbourhood Association, applicant has decided to transfer application to 1275 Island Highway South location.
- The liquor store is proposed to be located within an existing commercial unit in South Parkway Plaza.
- The liquor store is proposed to be 3,000 ft² in area.
- The City had received a previous rezoning application for the subject property in 2004 from the applicant (RA116).
- RA116 was supported by RAC at its meeting of 2004-MAR-18. However, the associated Amendment Bylaw was defeated by Council at Fourth Reading 2004-JUN-21.

Mr. Manhas gave a brief presentation regarding the proposed project:

- LRS tied to Dizzy's Nightclub Liquor Primary License.
- Previous LRS application for Harewood Mall was transferred to subject location due to lack of support from area residents.
- Have conducted a presentation to the Chase River Neighbourhood Association which has given unanimous support to the proposed rezoning. A letter of support from the Neighbourhood Association has been submitted to the City.

Mr. Shepp gave a brief presentation regarding the proposed project:

- This is the second application for an LRS at the subject property.
- Previous application was defeated at Fourth Reading by a 4-4 vote by Council.
- Chase River Neighbourhood Association has once again given support for the project.
- During previous application a petition was signed by over 1,000 people in support of the proposed LRS.
- A liquor store is wanted and needed by the community.

Mr. Forbes inquired as to whether or not the subject LRS application was tied in any way to the existing pub at this location (Chase River Arms).

Mr. Shepp advised that the liquor store is tied to the Dizzy's Liquor Primary License and not the Liquor Primary License of the Chase River Arms. However, Mr. Manhas is the owner of the pub.

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

CARRIED

4. NEW BUSINESS



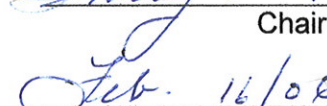
Mr. Lindsay advised the Committee that a report would be brought to Council requesting that the RAC Terms of Reference be amended to have the Committee structure of RAC changed to include five members of PNAC and no member of Council.

5. ADJOURNMENT

Ms. Lance MOVED that the meeting be adjourned at 5:10 p.m. SECONDED by Mr. Erb.

CARRIED

APPROVED:

 
Chair

Date