

CITY OF NANAIMO

MINUTES OF THE MEETING OF THE REZONING ADVISORY COMMITTEE HELD ON THURSDAY, 2005-OCT-20, AT 4:45 P.M. IN THE BOARD ROOM, CITY HALL, 455 WALLACE STREET, NANAIMO, BC

PRESENT: Bill Forbes (Chair)
Ralph Meyerhoff

APPLICANT(S): Greg Constable
Raymond De Beeld
Trevor Johnson
Ryan Bennet

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

1. CALL TO ORDER

The meeting was called to order at 4:56 p.m.

2. ADOPTION OF MINUTES

Minutes of 2005-OCT-06 RAC meeting could not be adopted as the Committee was unable to form a quorum.

3. NEW AND PENDING APPLICATIONS

RA000153: Island West Coast Developments (Greg Constable), on behalf of Inland Kenworth Ltd., has submitted an application to rezone 2474 Kenworth Road from I-2 to IS-1a in order to construct an auto sales and service dealership.

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

- Noted that the subject property is approximately 3.41 acres in area and is presently occupied by Inland Kenworth Ltd.
- Applicants are proposing to rezone property in order to permit an automobile sales and service dealership.
- Applicants stated intention is to relocate the Tom Harris Chevrolet presently located across Bowen Road to the subject property.

- OCP amendment approved by Council at its meeting of 2005-OCT-03 for amendment to Service Industrial Enterprise Area designation to support auto sales service and rental dealerships for group of properties within the Bowen Road / Island Highway Service Industrial corridor. Subject property is located within this group.
- It is Staff's opinion that the application meets the intent of the OCP.
- The proposed development will consist of a building of approximately 41,500 ft² and will include a new and used car showroom, service shop and drive-through carwash.
- Development meets all setbacks of the IS-1a Zone.
- The development will require signalization of Bowen Road / Kenworth Road intersection.
- Project will consolidate existing accesses off of Bowen Road to one single access.

Mr. Raymond De Beeld gave a brief presentation of the project:

- The building design is a prototypical style of most GM dealerships in Canada.
- Property will interact with adjacent properties to create an "Auto Mall".
- The development will compliment the existing adjacent dealerships.

Mr Meyerhoff asked if the developer would be required to install the signalization at the Bowen / Kenworth Road intersection.

Mr. Carvalho confirmed that the signalization would be a requirement by the applicant as a condition of rezoning.

Mr. Meyerhoff inquired as to what new businesses would move into the existing Tom Harris site once the applicant relocates.

Mr. De Beeld stated that it is unknown to him at this time but he believes it will be another automotive dealership.

RA000155: Windley Contracting Ltd., on behalf of Windley Holdings Ltd., has submitted an application to rezone 3721 Shenton Road from RS-1 to C-15 in order to construct an office building.

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

- The property is approximately 0.41 acres in area.
- The property abuts Divers Lake in the rear.
- The applicant's intention is to construct an office development similar in design, size and scale to the adjacent office development, constructed by the applicant last year.
- OCP amendment was approved by Council on 2005-APR-04 to support "Office" use on those properties designated "Neighbourhood" and located between 3679 and 3709 Shenton Road.
- The subject property is located within this group.

Mr. Trevor Johnson gave a brief presentation of the project:

- The building would replicate the adjacent, award-winning office development.
- Access to the property via adjacent property.
- The development would enhance the riparian area in the rear of the property.

Mr. Meyerhoff asked for clarification on whether or not a trail would be secured through the property.

Mr. Johnson stated that a 3-metre trail would be constructed and links the secured trails on both adjacent properties.

Mr. Meyerhoff inquired whether the applicant's had any intentions to continue with office developments on any of the other adjacent properties.

Mr. Johnson stated not at the present time.

Mr. Carvalho confirmed that there are two remaining adjacent residential parcels which the OCP would support "office" use on (3789 and 3679 Shenton Road).

Mr. Meyerhoff stated that he applauds the Plan Nanaimo Advisory Committee for recognizing this group of properties as a suitable area for office development.

4. NEW BUSINESS

5. ADJOURNMENT

Mr. Forbes MOVED that the meeting be adjourned at 5:14 p.m. SECONDED by Mr. Meyerhoff.

CARRIED

APPROVED:


Chair

12/01/05
Date

/pm

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