

CITY OF NANAIMO

MINUTES OF THE MEETING OF THE REZONING ADVISORY COMMITTEE HELD ON THURSDAY, 2005-MAY-05, AT 4:45 P.M. IN THE BOARD ROOM, CITY HALL, 455 WALLACE STREET, NANAIMO, BC

PRESENT: Bill Forbes
Chris Erb
Ralph Meyerhoff

APPLICANT(S): Paul Manhas
Sheldon Scott
Colin Murry
Ralph Ten Have

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

1. CALL TO ORDER

The meeting was called to order at 4:47 p.m.

2. ADOPTION OF MINUTES

MOVED by Mr. Meyerhoff, SECONDED by Mr. Forbes that the minutes of the 2005-MAR-17 and 2005-MAY-05 Rezoning Advisory Committee meetings be adopted.

CARRIED

3. NEW AND PENDING APPLICATIONS

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. Lindsay advised the Committee that this application has been removed from this evening's agenda as the applicant did not fulfill the Notification Requirements.

Mr. Lindsay advised the Committee that representatives from Harewood Investments Ltd. (owners of the subject property) have however come from Vancouver and have requested an opportunity to speak to the Committee.

Mr. Lindsay gave a brief overview of the application:

- The subject property is located in Harewood Mall.
- Mr. Manhas is requesting a site-specific amendment to the C-7 Zone to permit a Liquor Store.
- Council criteria for reviewing Liquor Store applications are included in the agenda package along with maps indicating the proximity to schools and day-care facilities.

Mr. Scott gave a brief presentation of the project:

- Property owners fully intend to redevelop the Harewood Mall.
- Presently securing tenants.
- Proposed Liquor Store ties in and compliments the existing Mall uses and will be integral part of the mall redevelopment.

Mr. Murray gave a brief presentation of the project:

- Oversees the management of the Harewood Mall.
- Rick Jones hired to redesign the Mall.
- Has had discussions with the Staff concerning the redevelopment, however, no formal application has been submitted.

Mr. Meyerhoff inquired as to whether or not the Liquor Store would be operating prior to the mall redevelopment.

Mr. Manhas stated that there would not be a Liquor Store until the redevelopment of Harewood Mall is complete.

Mr. Meyerhoff asked about the timeline for mall redevelopment.

Mr. Scott noted that they hope to apply for the required permits by the end of this summer, adding that it depends on London Drugs.

Mr. Meyerhoff stated that the Committee would wait for a formal presentation prior to making a recommendation.

RA000149: Ralph and Louise Ten Have have submitted a rezoning application to rezone 4850 Jordon Avenue from RS-1 to I-2 in order to expand the use of the property to allow for a tow truck dispatch and storage yard.

Mr. Lindsay gave a brief presentation on the proposed plan:

- Rezoning from RS-1 to I-2 in order to support the expansion of a tow-truck business.

- The property is presently occupied by a single-family development, which would be used as a caretaker's dwelling unit.
- Adjacent to Slegg Lumber to the north and Mid-Island Towing to the west. The property to the south is under an active rezoning to Light Industrial.
- Access concerns under review by the City's Engineering Department.
- Property designated as Service Industrial Enterprise Area in the OCP.

Mr. Meyerhoff inquired about the zoning of the property located at 4801 Goodwin.

Mr. Lindsay stated that the property is zoned A-2 but governed by a Land Use Contract which permits Service Industrial uses.

Mr. Meyerhoff inquired about the extent of the Service Industrial Enterprise Area designation and whether it was clearly defined in the OCP.

Mr. Lindsay stated that Schedule 'A' of the OCP clearly defines the designation boundaries, adding that at the present time there is a wide mix of Zoning within the area.

Mr. Meyerhoff inquired whether this rezoning was to support the expansion of Mid-Island Towing.

Mr. Ten Have stated that Mid-Island Towing would expand onto the property and that he will live in the house to provide security. He added that the current access will only be used for personal use and that there will be a common access between his two adjacent properties for business uses.

Mr. Forbes MOVED that the application be accepted as presented. Seconded by Mr. Meyerhoff.

CARRIED

4. NEW BUSINESS

5. ADJOURNMENT

Mr. Meyerhoff MOVED that the meeting be adjourned at 5:05 p.m. SECONDED by Mr. Forbes.

CARRIED

APPROVED:

Chair

Date