

MINUTES
DOWNTOWN NANAIMO PARTNERSHIP
TUESDAY, 2005-MAY-03, CITY HALL BOARD ROOM

Present Tom Krall, Acting Chair Blake McGuffie
 Bob Moss Dee Klein
 Eileen Harakas Camela Tang
 Jerry Pink

Staff: George Hanson, Partnership Managing Director
 Ted Swabey, Director, Planning & Development
 Andrew Tucker, Manager, Community Planning
 Randy Churchill, Manager, Bylaw Services
 Cindy Hall, Recording Secretary

Others: Sam Yehia, The Cambie
 Darcy Olsen, The Cambie

Regrets Ron Cantelon Diane Brennan
 Doug Backhouse Jim Whiteaker
 Kathy Torhjelm

1. **CALL TO ORDER**

The meeting was called to order at 5:16 p.m.

2. **APPROVAL OF AGENDA**

The Agenda was approved with the following additions:

- Theatrical Lighting – G. Hanson
- DNP Award – G. Hanson
- Celebration – B. McGuffie

3. **ADOPTION OF MINUTES**

MOVED by J. Pink, SECONDED by C. Tang that the Minutes from 2005-Apr-11 be adopted.
CARRIED.

4. **DELEGATIONS**

Sam Yehia from The Cambie gave a presentation on the difficulties they are facing in their location on Victoria Crescent, and proposed changes to their operation to try to succeed:

- Purchased the hotel in 1994 and invested \$500,000 into the property.
- Had been successful with converting old hotels into hostels in other locations, but are finding challenging anomalies in Nanaimo: i.e. summer, which should be the high season, has been their low season; and they are not drawing the locals as they are afraid to walk through that part of Victoria Crescent.
- The proposed New Nanaimo Centre has given them hope to continue.
- Their new plan includes:
 - Converting their general store and bakery into a specialty beer and wine store that features local products, to cater to tourists. All products will be behind a counter, and there will be no hard liquor for sale.
 - Installing new store-front windows on their neighbourhood pub.

- Installing additional lighting and surveillance cameras around the building.
- Replacing the Red & White Store with a non-alcoholic food operation. They are searching for a branded operation who might have more success in this location.
- Unless the social problems are addressed and people perceive the area to be safe, their investment will be lost.

On completion of the presentation, Mr. Yehia and Ms. Olsen left the meeting.

5. CORRESPONDENCE

None.

6. PARTNER REPORTS

- a) OCQA – Minutes from 2005-Apr-20 were considered.
MOVED by J. Pink, SECONDED by B. Moss to receive the OCQA Minutes from 2005-Apr-20. CARRIED.
- b) NCCA – Minutes from 2005-Apr-18 were considered.
MOVED by J. Pink, SECONDED by B Moss to receive the NCCA Minutes from 2005-Apr-18. CARRIED.
- c) City – No report.

7. SUB-COMMITTEE REPORTS

- a) Arts, Culture & Entertainment – C. Tang gave a verbal report advising:
 - Have been discussing the 2010 Live Site proposal for the Harbourfront Plaza in length. The Parks, Recreation & Culture Commission are preparing the required application that must be submitted asap.
 - Have been studying feedback from Arts groups regarding the Caprice Theatre performing arts proposal. G. Hanson has had preliminary discussions with the Parks, Recreation & Culture Commission Chair on how to move the proposal forward, and a business plan is being prepared.
 - Have received a \$15,000 grant from Arts Now towards a 2006 Spring Break Festival.

MOVED by C. Tang, SECONDED by B. McGuffie to receive the verbal ACE report.
CARRIED.

- b) Business Development – Meeting Notes from 2005-Apr-21 were considered.
B. Moss drew the Committee's attention to a motion in the BDC Minutes regarding signage in the empty store fronts. G. Hanson advised that he had spoken to Gord Horth and new window-size signs will be produced showing the proposed design for the NNC.

MOVED by B. Moss, SECONDED by B. McGuffie to receive the BDC Meeting Notes from 2005-Apr-21. CARRIED.

- c) Housing, Design & Development – Draft Minutes from 2005-Apr-20 were considered.
G. Hanson brought to the Committee's attention a motion in the HDD Minutes regarding the Front Street Comprehensive Design Project.

MOVED by B. McGuffie, SECONDED by C. Tang to endorse the motion by the Housing, Design & Development Sub-committee that it be recommended that City Council

approve the Front Street Comprehensive Design in principle; and that City staff report back to the Housing, Design & Development Sub-committee regarding implementation of the Design. CARRIED.

MOVED by B. Moss, SECONDED by J. Pink to receive the Housing, Design & Development Sub-committee Minutes from 2005-Apr-20. CARRIED.

d) Promotions – No report.

e) Personnel – G. Hanson reported that Angela Kent has been hired as 'Project Assistant and Information Liaison' and will start on 2005-May-09. He also advised that the BDC has been pursuing the hiring of a 'Business Facilitator', and are hoping to make a decision on that position within a week.

MOVED by J. Pink, SECONDED BY E. Harakas to receive the verbal Personnel report. CARRIED.

f) Financial – G. Hanson advised that he has received the draft Audit and will examine it this week with Jim Whiteaker. He added that the DNP is well within budget this year.

MOVED by E. Harakas, SECONDED by D. Klein to receive the verbal Financial report. CARRIED.

8. OUTSTANDING ISSUES

a) Creation of a Security Task Force – B. Moss advised that Downtown security has been an issue with the BDC for a long time. Recently there have been increasing concerns around the Victoria Crescent area. The BDC and NCCA agree that it would be appropriate to create a Downtown Security Task Force if the right parties could be involved and if finite objectives were proposed. The Task Force would have to have representatives from Downtown property owners, the RCMP, and City Bylaw staff to be effective.

T. Krall advised that the number of break-ins and acts of vandalism to cars in the parkades has increased in the past months, and that the Parking Advisory Committee is working on options to improve parkade security.

MOVED by C. Tang, SECONDED by B. McGuffie that the DNP Managing Director and the BDC chair produce a report related to the creation of a Security Task Force for the DNP's consideration. CARRIED.

It was clarified that the intention of the motion was to endorse the formation of a Downtown Security Task Force, and that the requested report would set out how this could be accomplished.

b) DNP Capital Projects Budget Projections – 2005-2009 – G. Hanson advised that the HDD, BDC and ACE Sub-committees had considered the Capital Budget Projections and had concurred with them.

MOVED by B. Moss, SECONDED by J. Pink to approve the DNP Capital Projects Budget Projections 2005-2009 in principle. CARRIED.

T. Krall advised that \$200,000 has been included in the City's 2005 Budget for DNP Capital Projects.

In response to a question from D. Klein, G. Hanson advised that benches for the OCQ are included in the projections.

- c) Sub-committee Terms of Reference – G. Hanson advised that the Terms of Reference had been considered at the March DNP meeting and the Committee had adopted them as regulations under the Partnership Agreement subject to the approval of the three Partners. When asked if the Partners had had a chance to review them, D. Klein advised that the OCQA would be reviewing them on 2005-May-18. B. Moss advised that the NCCA had reviewed them and thought they were too onerous, as they do not want to discourage new members in any way. The NCCA had subsequently made a motion asking the DNP to instead send brief directions to the chairs of the sub-committees.

This item was deferred until after the OCQA considers it and reports back.

MOVED by J. Pink, SECONDED by E. Harakas to receive the Managing Director's verbal report. CARRIED.

- d) Howard Johnson Design Charette – G. Hanson reported that he and Doug Backhouse had met with Dan Brady about the Howard Johnson's redevelopment plans. They were advised that they are interested in redeveloping sometime in the future, but will wait to see what is proposed for the Foundry site and for the progress on other downtown development sites. George and Doug will follow up with Mr. Brady in late 2005 / early 2006.

D. Klein enquired whether the RDN had considered the Howard Johnson's offer for their site to be used for the Downtown transit exchange. T. Krall advised that he was not aware of that offer, nor did he believe was Transit. He will, however, ask Mr. Brady about it and report back to the DNP.

MOVED by J. Pink, SECONDED by B. McGuffie to receive the Managing Director's verbal report. CARRIED.

9. NEW BUSINESS

- a) Report from Housing, Design & Development Sub-committee Working Group re Streetlighting Priorities for Downtown – B. McGuffie gave a presentation on the working group's recommendations. He advised that the findings were mostly those of D. Backhouse who had the expertise on this subject. The recommendations (abbreviated) were:
- Pursue all necessary repairs to existing lighting in the Downtown to alleviate current lighting deficiencies.
 - Give first priority for streetlight renovations to Victoria Crescent.
 - Use only black or darkly coloured fixtures for future installations.
 - Consider fixtures that more completely shield stray light.
 - Consider using High Pressure Sodium rather than Metal Halide (white) light.
 - Encourage building mounted lighting.

MOVED by B. McGuffie, SECONDED by C. Tang that the streetlighting recommendations be approved in principle with a referral to the City's Engineering Department for their consideration and response. CARRIED.

MOVED by B. McGuffie, SECONDED by C. Tang that Victoria Crescent be the first priority for streetlight renovations. CARRIED.

D. Klein requested that the Housing, Design & Development Sub-committee give consideration to the placement of trees and streetlights on Selby Street.

10. OUTSTANDING ISSUES (cont.)

- e) New Nanaimo Centre Update – Ted Swabey, Director, Planning & Development gave the Committee an update on the proposed New Nanaimo Centre and showed conceptual drawings. Some of his comments were:
- Consists of 3 components: conference centre; Foundry/Civic Arena site; and new arena.
 - Many design concepts were considered prior to D'ambrosia Architects doing an urban design exercise with Triarc which resulted in a design that the City and Triarc are both happy with.
 - Conference centre and new hotel will now be 2 separate buildings.
 - The 3 main areas of the NNC are the heritage character of Commercial Street, the Terminal Avenue area, and the Gordon Street area.
 - Considerable time has been spent on the functionality of the building.
 - As the space needs increased, Terminal Avenue frontage decreased.
 - The size of the Terminal Avenue sidewalk will remain the same, but the size of the Commercial Street sidewalk will double.
 - Museum Way will have retail on the corner.
 - All parking will be under the conference centre; there will be none under the hotel or under the condos.
 - There will be approximately 16,000 sq. ft. of retail.
 - In order to increase commercial, shifting of the entire plan would be required.
 - Plan to get the DP application underway this week.
 - Regarding the Foundry/Civic Arena site, there are many issues that need to be addressed before the City can turn over by the end of June, developable land required for 360,000 sq. ft. of residential.
 - Development of that site must start by 2007.
 - Are weighing the pros and cons of what can be saved from the Foundry.
 - The proposed 2 towers will be approximately 24 stories and will be split on the site with parking in between.
 - Triarc are not interested in having any commercial on that site.

On completion of his presentation, Mr. Swabey left the meeting.

11. NEW BUSINESS (cont.)

- b) Theatrical Lighting – G. Hanson advised that the legal fees to complete the user agreement for the theatrical lighting were \$1,200. and asked if they could be considered a capital expense.

MOVED by B. McGuffie, SECONDED by B. Moss to approve the expenditure of \$1,200. as a capital expense to pay the legal fees for completion of the user agreement for the theatrical lighting. CARRIED.

- c) Bastion/Fitzwilliam District Banners – G. Hanson reported that he has been working with the City's Sign Shop on a plan to create vinyl banners that would identify the Old City Quarter and Arts District when coming down Fitzwilliam and Bastion Streets from Selby Street to Front Street. The proposal is to have the banners be the same character and colour as the Signage Plan, and that the cost of approximately \$3,000 be allocated from the signage budget.

D. Klein advised that the OCQ already has a design in place for banners, and invited George to re-examine it.

B. McGuffie noted that considerable time and money was spent on developing a standardized branding, so using a past design may not be the best option.

MOVED by B. McGuffie, SECONDED by B. Moss to approve the expenditure of \$3,000 from the existing signage budget to produce district-approved vinyl banners. CARRIED.

- d) DNP Award – G. Hanson announced that Mal-U and the DNP were jointly awarded the BC Centre for International Education's Internationalization Innovation Award for their joint initiatives undertaken to enhance the international reputation of Nanaimo.
- e) Celebration – B. McGuffie suggested that a celebration be organized Downtown to recognize the long-time business owners. It was decided that the DNP office will arrange the celebration timed to coincide with the actual deconstruction/construction schedule for the NNC.

12. NEXT MEETING

The next regular meeting date is Tuesday, 2005-Jun-07 at 5:15 p.m. in the Board Room, City Hall.

13. ADJOURNMENT

The meeting adjourned at 7:20 p.m.