

## CITY OF NANAIMO

### MINUTES OF THE MEETING OF THE REZONING ADVISORY COMMITTEE HELD ON THURSDAY, 2004-SEP-16, AT 4:30 P.M. IN COUNCIL CHAMBERS, CITY HALL, 455 WALLACE STREET, NANAIMO, BC

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PRESENT:

Councillor Cantelon – Chair  
Ralph Meyerhoff  
Bill Forbes  
Ken Tully  
Chris Erb

APPLICANT:

David Poiron  
Doug Sackett

STAFF:

Dale Lindsay, Manager of Planning, Planning Division, DSD  
Jeremy Holm, Planner, Planning Division, DSD

1. CALL TO ORDER

The meeting was called to order at 4:35 p.m.

2. ADOPTION OF MINUTES

MOVED by Mr. Tully, SECONDED by Mr. Forbes that the minutes of the 2004-JUL-22 Rezoning Advisory Committee meeting be adopted.

**CARRIED**

3. NEW AND PENDING APPLICATIONS

**RA000126:** Application from David Poiron Architecture Incorporated, on behalf of Douglas Sackett, to rezone properties located at 4700/4720 Hammond Bay Road, from RS-1 to C-4, with a site specific zoning amendment to permit a liquor store and a neighbourhood pub.

Mr. Poiron provided background information on the application:

- The RDN purchased Piper's site for the expansion of a wastewater treatment facility.
- The OCP designates the site as a Local Service Centre.
- The applicant is proposing a relocation of the pub along with the addition of a grocery store, an LRS and 2 additional CRU's.

- A trail connection exists at the rear of the property, adjacent to the creek. The property slopes from Hammond Bay towards the creek.
- The development is proposed to be one storey at Hammond Bay and two storeys in the rear.

Mr. Erb wanted clarification on the OCP limiting the uses at Local Service Centres to pubs and grocery stores.

Mr. Lindsay responded that the Rocky Point, Stephenson Point, Hammond Bay Neighbourhood Plan anticipates the relocation of Piper's Pub and Lagoon Grocery to the LSC.

Mr. Meyerhoff asked if the location of the LSC was originally further down Hammond Bay Road.

Mr. Lindsay responded the originally proposed location of the LSC was further down Hammond Bay Road, but had been revised to its current location prior to adoption of the plan.

Mr. Meyerhoff asked if the pub is currently profitable without the liquor store.

Mr. Poiron responded that the pub is profitable and that the zoning is in place for the LRS and off-sales are currently sold, noting that the application was approved at the SPAC meeting held 2004-SEP-08.

Mr. Meyerhoff stated that he was present at that SPAC meeting and noted that the one neighbourhood resident that attended spoke against the LRS.

Mr. Erb MOVED that the application be accepted as presented.

Mr. Meyerhoff stated that he is in favour of the pub and grocery store but feels that an LRS does not belong in a residential neighbourhood.

Mr. Meyerhoff MOVED to amend the motion on the floor to accept the application if the application is amended to exclude the LRS. Seconded by Mr. Forbes.

In Favour of amended Motion:

- Mr. Forbes
- Mr. Meyerhoff

Opposed to amended Motion:

- Mr. Erb
- Mr. Tully
- Councillor Cantelon

Amended Motion fails.

Mr. Meyerhoff stated that the site currently has a problem with on-street parking.

Mr. Sackett responded that there are 27 at the current location. 122 stalls are proposed in the plans for the development, which is sufficient for the needs of the site.

Mr. Meyerhoff noted that the City would be responsible for posting No Parking signs on Hammond Bay Road.

Mr. Tully noted that since beer and wine is currently sold on-site a LRS is not a great departure from that.

Mr. Meyerhoff responded that if the pub was relocated without the LRS off sales could still take place.

Vote on Motion on floor:

In favour:

- Mr. Erb
- Mr. Tully
- Mr. Forbes
- Councillor Cantelon

Opposed:

- Mr. Meyerhoff

**CARRIED**

**4. NEW BUSINESS**

**5. ADJOURNMENT**

Mr. Meyerhoff MOVED that the meeting be adjourned at 5:25 p.m. **SECONDED** by Mr. Forbes.

**CARRIED**

APPROVED:

  
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Chair

  
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Date