

CITY OF NANAIMO

**MINUTES OF THE MEETING OF THE REZONING ADVISORY COMMITTEE
HELD ON THURSDAY, 2004-JUL-22, AT 4:45 P.M.
IN COUNCIL CHAMBERS, CITY HALL, 455 WALLACE STREET, NANAIMO, B. C.**

PRESENT:

Councillor Cantelon – Chair
Ralph Meyerhoff
Bill Forbes
Ken Tully

APPLICANT:

Randy Cockrill

STAFF:

Ted Swabey, Senior Manager, Planning & Development, DSD
Jeremy Holm, Planner, Planning Division, DSD
Penny Masse, Planning Clerk, Planning Division, DSD

1. CALL TO ORDER

The meeting was called to order at 4:45 p.m.

2. ADOPTION OF MINUTES

MOVED by Mr. Meyerhoff, SECONDED by Mr. Tully that the minutes of the 2004-JUN-17 RAC meeting be approved as amended (Mr. Forbes chaired the meeting and Mr. Tully attended).

CARRIED

3. NEW AND PENDING APPLICATIONS

RA000127: Application from Summit Quest Properties Inc., to rezone properties located at 4169, 4171 and 4181 Wellington Road, from RS-1 and RM-1 to C-13, in order to expand an existing automotive dealership (Jim Pattison Hyundai).

Mr. Holm provided background information on the rezoning applications, noting that it was recently presented at PNAC (approved as presented) and that an OCP amendment was also needed to redesignate the properties from Neighbourhood to Service Industrial. Mr. Holm added that the OCP amendments would be proceeding to Council in September for First and Second Reading and would be going to Public Hearing in October.

Mr. Holm noted that there are 3 properties involved in the rezoning application with a fourth property (4191 Wellington Road) being considered for OCP amendment, adding that the owners of that property now have a letter of interest for 4191 Wellington Road. Mr. Holm reported that Jim Pattison Hyundai currently owns 2 of the properties under consideration for rezoning and has an approved offer, subject to rezoning on the third property.

Mr. Holm noted that the properties in question are adjacent to Mount Benson Elementary School and 4151 Wellington Road, which was previously rezoned in 1999 from RS-1 to C-13, adding that a covenant was registered at that time that restricted the use of the property and restricted properties from being sold separately. Mr. Holm added that a road dedication would be required.

Mr. Meyerhoff asked if Service Industrial is C-13 compatible. Mr. Holm responded that Service Industrial is compatible with the use proposed in the C-13 zone.

Mr. Cockrill introduced himself as the Planning Consultant for Summit Quest and his client is the Jim Pattison Auto Group. Mr. Cockrill noted that the reasoning behind this application is due to there not being enough space for display areas or sufficient customer parking. The first redevelopment would address these issues with the long-term plans involving an additional building and satellite dealership, showroom and sales area.

Mr. Cockrill confirmed that the existing retaining wall and buffer would be extended through a covenant and that a concept landscape plan would be looked at. He added that landscaping on the E&N Trail at Jingle Pot was being considered as part of the community contribution, which Parks & Recreation are in full support of. Mr. Cockrill suggested something could be included for the school as well.

Mr. Meyerhoff suggested that Mr. Cockrill approach the school on how the properties could be enhanced, adding that this discussion could go a long way towards a positive outcome for all involved.

Mr. Tully asked that Mr. Cockrill elaborate on the landscaping plans for the E&N Trail.

Mr. Cockrill responded that the plans for the Trail are not too detailed at this point, but noted that it would likely go to Mostar and would involve some additional trees and trail identifiers.

Councillor Cantelon agreed with Mr. Meyerhoff that it would be very beneficial to speak to the school about landscaping / buffering ideas, adding that identifiers on the Trail are an excellent idea as it is dangerous without them.

Mr. Cockrill confirmed that he would approach the school about a possible meeting.

Mr. Forbes agreed that speaking to the school would be an excellent idea, noting that some parents might not like the idea of a car lot on the property – a pre-emptive discussion could be extremely beneficial to all.

Mr. Meyerhoff MOVED that the application be accepted as presented with a covenant being registered for the landscaping buffer and E&N Trail conditions. SECONDED by Mr. Tully.

CARRIED

Councillor Cantelon reiterated that he would be looking forward to hearing solid plans for the landscaping, the school and the E&N Trail.

4. **NEW BUSINESS**

5. **ADJOURNMENT**

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

CARRIED

APPROVED:



Chair



Date