

AGENDA FOR THE 2004-JUL-12 MEETING  
OF THE ECONOMIC DEVELOPMENT STANDING COMMITTEE,  
TO BE HELD IN THE BOARD ROOM, CITY HALL, COMMENCING AT 10:30 A.M.

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1. ADOPTION OF MINUTES:

Minutes of the 2004-JUN-21 Meeting of the Economic Development Standing Committee held in the Board Room, City Hall at 10:08 a.m.

2. INTRODUCTION OF LATE ITEMS:

3. RECEIVING OF DELEGATIONS: *(green)* (10 MINUTES)

4. REPORTS OF ADVISORY BODIES: *(tan)*

5. CITY MANAGER'S REPORT: *(blue)*

As attached.

6. INFORMATION ONLY ITEMS: *(white)*

7. CORRESPONDENCE: *(pink)*

8. NOTICE OF MOTION:

9. CONSIDERATION OF LATE ITEMS / OTHER BUSINESS:

10. QUESTION PERIOD: *(Agenda Items Only)*

11. ADJOURNMENT:

**ECONOMIC DEVELOPMENT STANDING COMMITTEE**

**2004 JUL 12**

**TO: The Members of the Committee**

**(5) CITY MANAGER'S REPORT:**

**DEVELOPMENT SERVICES:**

**COMMUNITY PLANNING:**

- (1) Approval of Re-Allocation of DNP Capital Funds to Façade Grant Program and for LED Lights
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The Downtown Nanaimo Partnership (DNP) has a five-year capital plan in place but Council's approval is required for any expenditure in excess of \$5,000.

At its Regular Meeting held 2004-JUL-06, the Downtown Nanaimo Partnership passed the following motions:

1. to recommend that Council approve the re-allocation of \$20,000. from the 2002 Residential Conversion Tax Reserve Fund to the Heritage Façade Grant Program for 2004; and,
2. to recommend that Council approve the expenditure of \$25,000. from the 2004 DNP Capital Budget for LED lights to be placed on trees on Front Street and other appropriate Downtown sites.

**Heritage Façade Improvement Program**

Response to the Partnership's Heritage Façade Improvement Grant Program has been strong since its creation in the spring of 2003. Over the past year five heritage façade grant contributions, based on a 50 percent cost-sharing arrangement, and totalling \$28,036. have been made.

Due to high demand and diminishing funds, the most recent heritage façade grants were based on a 25 percent cost-sharing arrangement as the DNP sought to stretch their limited funds to assist the greatest number of projects. Three grants totalling \$16,500. were made.

Two of the grant recipients who received 25 percent grants have expressed disappointment over the reduced funding and are considering phasing their projects over two years in order to qualify for additional funds in 2005. In addition, the DNP has had preliminary discussions with four property owners who are considering applying under the Program.

Recognizing the popularity of the grant program and the program's dwindling resources, the Partnership requested and received Council's approval on 2004-APR-19 to increase the annual budget of the program by \$10,000. for 2004.



The Partnership is now requesting an additional \$20,000. to be transferred from the Downtown Residential Conversion tax reserve budget, bringing the total funding of the Heritage Façade Improvement Program for 2004 to \$50,000. and lowering the remaining tax reserve fund to \$100,000.

#### Christmas Decorations

The other motion related to the Capital Budget which was passed by the DNP on 2004-JUL-06, is in relation to Christmas decorations. The DNP Capital Budget identifies \$25,000. to be spent on Christmas decorations in 2004. The DNP has reviewed various approaches to Christmas lighting and are recommending that the funds be used for LED lights in trees Downtown. This has three advantages:

- The lights may be used 365 days.
- The lights are more appropriate to a multicultural society.
- The lights will improve the overall level of lighting Downtown.

The DNP is requesting Council authorization to use the Christmas Decoration funds identified in the 2004 Capital Budget as noted in the recommendation.

Recommendations: That the Economic Development Standing Committee recommend that Council approve:

1. the re-allocation of \$20,000. from the 2002 Residential Conversion Tax Reserve Fund to the Heritage Façade Grant Program for 2004; and,
2. the expenditure of \$25,000. from the 2004 Downtown Nanaimo Partnership Capital Budget for LED lights to be placed on trees on Front Street and other appropriate Downtown sites.

#### (2) Rezoning Applications for 20 Front Street (Insight) and 38 Front Street (CAPE)

At its Regular Meeting of 2004-JUL-06, the Downtown Nanaimo Partnership considered the rezoning applications for 20 Front Street (Insight) and 38 Front Street (Cape).

#### 20 Front Street

The DNP reviewed the proposed design of the building as shown on two renderings of the project. Staff noted that the proposal is for a 24-storey building of up to 84 dwelling units. The building which is entirely residential (no commercial space) will have a narrow profile due to a small building footprint (approximately 5,000 square feet). This will minimize the impact on views.

The DNP passed the following motion:

“MOVED by B. McGuffie, SECONDED by J. Pink to support in principle the land use concept and density of the proposed residential tower at 20 Front Street. CARRIED. (D. Backhouse abstained from voting.)”

### 38 Front Street

The DNP reviewed the building elevation drawing, cross-section and site plan. It was noted that the townhouses along the waterfront walkway will total four storeys in height (two units, each two storeys high). The tower will be 13 storeys when viewed from Front Street. There was discussion about setting the upper townhouse units back to reduce the impact of the street-face on the pedestrian walkway.

There was considerable discussion about the green space between the townhouses and the waterfront walkway. This area is leased from the Port Authority and is private space for residents of the building. The committee felt that although it is private, it should be accessible to the public. Instead of fencing it off from the walkway, it was suggested that grade separation and landscaping was more suitable. One committee member expressed the concern that making the terrace area public would diminish the value of the units on the waterfront.

The committee also discussed the density of the project in relation to public amenities. The committee felt the developer should provide a public access through the site to allow a connection between the waterfront walkway and Front Street.

The DNP passed the following motion:

“MOVED by D. Brennan, SECONDED by C. Tang that the proposed project at 38 Front Street be supported in principle with the following provisions:

- that landscaping and not a fence, be used to differentiate the private and public space in front of the townhouses (e.g. Cameron Island);
- that a civic amenity of a connection between Front Street and the seawall be provided; and,
- that the upper two storeys of the stacked townhouses be set back. CARRIED.”

Recommendation: Council's direction is sought.

Respectfully Submitted,

G. D. Berry  
CITY MANAGER