

CITY OF NANAIMO

MINUTES OF THE SPECIAL MEETING OF THE REZONING ADVISORY COMMITTEE
HELD ON WEDNESDAY, 2004-JUN-30, AT 4:45 P.M.
IN THE BOARDROOM, CITY HALL, 455 WALLACE STREET, NANAIMO, B. C.

PRESENT:

Bill Forbes - Chair
Ralph Meyerhoff
Ken Tully

APPLICANTS:

Bill Wright
Edward Calb

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 5:05 p.m.

2. ADOPTION OF MINUTES

MOVED by Mr. Tully, SECONDED by Mr. Meyerhoff that the minutes of the 2004-JUN-17 RAC meeting be approved.

CARRIED

3. NEW AND PENDING APPLICATIONS

RA000123: Application from CAPE Development Corporation, to permit a 13 storey (when viewed from Front Street) residential high-rise and 4 storeys of residential water front townhouses at 38 Front Street (the Malaspina Hotel site).

Mr. Lindsay provided background information on the application; the property fronts onto Front Street, has a significant presence on the seawall and is accessed by Anchor Way.

Mr. Lindsay gave an overview of the viewscape analysis. The existing structure has seven stories off of Front Street with the application proposing 13 storeys, including 4 storeys of stacked 2-storey units off of the waterfront walkway.

Mr. Meyerhoff asked what the impact to the private residential views would be.

Mr. Lindsay stated that some views would be impacted, particularly some private residences in the north of the Old City bowl, adding that some residences already view the top floor or more of the current building. The views that would be blocked are most likely sky views.

Mr. Calb stated that Insight Developments sees a great opportunity in Nanaimo, adding that this project has a dual personality by facing both the seawall and Front Street. The concept was to provide another opportunity along the seawall that offered residential living with landscaping as well as public open space. There is a strong market for town housing along the seawall and this will reduce the impact of the high-rise to a pedestrian scale. The townhouse units will be accessed through the courtyard. A landscaping buffer with seating area along the seawall is planned, which would be leased from the Port Authority and access to the units from the seawall will be via an internal, private walkway. The tower will have access to the seawall via a stairway from the courtyard. The community will benefit from the seating along the edge of the seawall walkway and the widening of a portion of the seawall walkway at the centre of the proposed development, in addition to the 20' on the seawall. On Front Street we will provide a 9' green area and ocean views. A cross-section of people living in the development is expected, including live / work studio's on Front Street. The terrace off the seawall will be for the communal use of the residents.

Mr. Meyerhoff asked what sort of percentage was being considered for social housing and what price ranges were being considered for the residential units.

Mr. Calb noted that approximately \$200.00 per square foot was being considered for the lower cost units, and that a small residential unit (600–650 ft²) could be approximately \$135,000.00.

Mr. Meyerhoff asked about the 850 ft² being proposed for recreational use and asked for more detail on the views of the ocean from Front Street.

Mr. Calb stated that the views on Front Street will be provided by the transparency of the lobby level.

Mr. Meyerhoff asked if there was any opportunity for public access to the seawall from Front Street.

Mr. Calb stated that there would be no access to the seawall from Front Street as the liability and grade separation are issues that needed to be considered.

Mr. Meyerhoff asked if the terrace landscaped area along the seawall would be private.

Mr. Calb confirmed that the landscaped area along the seawall would be private.

Mr. Meyerhoff asked if the parking plans meet requirements.

Mr. Lindsay confirmed that the downtown requirements were revised from 1.25 to 0.5 per 1 bedroom and 1 per 2 bedrooms.

Mr. Meyerhoff asked if there was any opportunity to provide a delivery bay on Front Street.

Mr. Calb noted that the space would not permit a delivery bay on Front Street, but that they would check with the City on this issue.

Mr. Tully noted that visitors will likely enter through the front door and will likely require parking.

Mr. Calb added that if you were visiting you could enter through the garage.

Mr. Forbes asked if guest parking had been allotted for in the garage.

Mr. Calb confirmed that guest parking is planned but the amount still needs to be determined.

Mr. Lindsay stated that the Downtown Parking Committee would need to consider the removal of on-street parking to permit a delivery bay.

Mr. Meyerhoff asked if any variances were required for this project.

Mr. Calb responded that the height and density will be addressed through amendments to the C-11 zones.

Mr. Meyerhoff MOVED that the application be approved subject to discussion with Staff regarding the loading bay. SECONDED by Mr. Tully.

CARRIED

4. NEW BUSINESS

5. ADJOURNMENT


Mr. Meyerhoff MOVED that the meeting be adjourned at 6:05 p.m. SECONDED by Mr. Tully.

CARRIED

APPROVED:



Chair



Date

DL/pm

Files: 0360-20-R01-03 / RA000123

g:\devplan\files\admin\0360\20\R01\03\2004JUN30.doc