

**CITY OF NANAIMO**

**MINUTES OF THE MEETING OF THE REZONING ADVISORY COMMITTEE  
HELD ON THURSDAY, 2004-MAY-27, AT 4:45 P.M.  
IN THE COUNCIL CHAMBERS, CITY HALL, 455 WALLACE STREET, NANAIMO, B. C.**

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**PRESENT:**

Councillor McNabb – Chair  
Councillor Brennan  
Chris Erb  
Ralph Meyerhoff  
Bill Forbes

**APPLICANTS:**

Gordon McKinnon  
Will Melville  
Paul Manhas  
Catherine Racioppa  
Foad Rafii  
Doug Brommage  
Doug Beckhouse

**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 4:52 p.m.

**2. ADOPTION OF MINUTES**

MOVED by Mr. Meyerhoff, SECONDED by Mr. Erb that the minutes of the 2004-APR-01 RAC meeting be approved.

**CARRIED**

**3. NEW AND PENDING APPLICATIONS**

**RA000122:** Application from Catherine Racioppa & Gordon McKinnon to permit a 3-unit residential development at 561 Stewart Avenue. The applicants are proposing that the development consist of one 2-unit dwelling and one single-unit dwelling. All access will be off of Stewart Avenue, with parking on-site as well as on Stewart Avenue.

Mr. McKinnon introduced himself, along with his wife, Ms. Racioppa, as the owners of this property adding that a Preliminary Layout Acceptance has been received.

Brechin Hill and Newcastle Neighbourhood Associations were met with as well as a community meeting on 2004-MAR-31. Main topics of concern at these meetings centred around the crosswalk, possible rental units and the suspected impact on view-scapes.

Mr. Mellville noted that the large, open lot currently disrupts the rhythm of houses along Stewart and that this proposal will continue this rhythm with sensitivity to the design context of the area. Moderate slope back to front (16') so the units work with grade and allow a driveway to give level access to the primary living space. Under RM- 2 zoning, no variances will need to be sought, as the project is compliant in terms of parking, floor area ratios, lot coverage and building heights.

Mr. Meyerhoff noted that he was impressed that the applicant got thorough neighbourhood input prior to this meeting.

Mr. Erb MOVED that the application be accepted as presented. SECONDED by Mr. Forbes.

**CARRIED**

**RA000119:** Application from 612316 BC Limited (Paul Manhas), requesting a site specific text amendment to the C-7 zone to permit "Liquor Store" at 2980 Island Highway North (Rock City Centre).

Mr. Lindsay presented the background on this application, pointed out ingress and egress, criteria that has been met and indicated on a map the distances from schools, churches, etc.

Councillor McNabb asked whether or not this property was previously zoned for a LRS and if it meets all criteria.

Mr. Lindsay affirmed that the property up until recently has zoning for a LRS and that the distance criterion is the only issue at this point.

Mr. Paul Manhas (applicant) presented to the group and noted that they are relocating the license from downtown and that he had approached the immediate neighbourhood, obtaining approximately 100 signatures in favour of the rezoning.

Councillor Brennan asked if Mr. Manhas had current approval on a license in the downtown area.

Mr. Lindsay noted that Mr. Manhas has Provincial approval but requires rezoning.

Mr. Meyerhoff stated his opposition to the rezoning; adding that he is specifically opposed to relocating licensing.

Councillor McNabb asked for a motion. **No motion made.**

**RA000120:** Application from Insight Holdings Ltd., to permit a 24 storey (when viewed from Front Street) residential high-rise at 10 & 20 Front Street.



Mr. Lindsay noted that this is the last application being considered today due to RA000123 has been removed from the agenda.

Mr. Lindsay gave background on the application including the air photography that has been done which allows for a demonstrated 3D model. The tower is proposed in the Church and Front Street area in the Downtown reference document. The footprint is approximately 5000 ft<sup>2</sup> (in comparison to 6-7,000 ft<sup>2</sup> for Cameron Island). Access is adjacent to Chapel Street.

Mr. Bromage with Insight presented to the group, noting that this is a special project for the company and they feel privileged to acquire the site and that it deserves a high-quality project, which today's market will warrant. Tried to come up with a concept where the tower is slender and tall, leaving as much of the site as open as possible. Introduced Mr. Raffi and Mr. Backhouse.

Mr. Raffi (Architect) reiterated that the tower is very slim which is highlighted by the results of the shadow and view studies. Public access to the waterfront will be available through the southern portion as well as to parkland. Mr. Raffi went over extensive landscaping plans and noted that the all parking is located underground on three levels.

Mr. Meyerhoff asked if any commercial aspects are planned.

Mr. Raffi stated that no commercial elements are part of the plans.

Councillor Brennan asked if there was any intent to 'go green'.

Mr. Bromage responded that going green is part of the philosophy although the plans at this point are very preliminary.

Mr. Erb asked what the buffer between this property and Tom Brown's property.

Mr. Raffi replied that there is approximately 60' of buffer.

Mr. Meyerhoff if a form of social housing or amenities was being considered with the project.

Mr. Bromage stated that the group has had discussions in regards to community contribution, including a possible walkway concept.

Mr. Backhouse noted that the access could include a park, that would be usable and a part of the waterfront walkway, which could be included within a community contribution as it would have a restorative impact on the site, on Front Street and on the surrounding park.

Councillor Brennan commented that she likes the idea of public art and social housing or amenities.

Mr. Erb asked for clarification on the lane and whether it is the City's property or under lease to Insight.

Mr. Bromage responded that the land is under current lease with Insight Development.

Mr. Meyerhoff noted his concern of traffic, most especially with the bend in the road directly in front of the building.

Mr. Raffi confirmed that a traffic study would be conducted.

Mr. Erb MOVED that the application be accepted as presented. SECONDED by Mr. Meyerhoff.

**CARRIED**

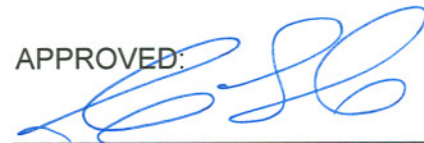
4. **NEW BUSINESS**

5. **ADJOURNMENT**

Mr. Erb MOVED that the meeting be adjourned at 5:35 p.m. SECONDED by Mr. Forbes.

**CARRIED**

APPROVED:



Chair

June 17 / 04

Date

DL/pm

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