

CITY OF NANAIMO

MINUTES OF THE MEETING OF THE REZONING ADVISORY COMMITTEE HELD ON THURSDAY, 2004-MAR-18, AT 4:45 P.M. BOARD ROOM, CITY HALL, 455 WALLACE STREET, NANAIMO, B. C.

PRESENT: Chris Erb - Chair
Ralph Meyerhoff
Wayne Anderson
Bill Forbes

APPLICANTS: Gary Shepp
Wayne Smith
Paul Minhas
Paul Manhas

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 4:50 p.m.

2. **ADOPTION OF MINUTES**

MOVED by Mr. Forbes, SECONDED by Mr. Anderson that the minutes of the 2004-FEB-05 RAC meeting be approved.

CARRIED

3. **NEW AND PENDING APPLICATIONS**

RA000115: Application from the Queens Hotel Ltd. (Wayne Smith), requesting a site specific text amendment to the C-17 zone to include "Liquor Store". The applicant is proposing a 2 storey building with a 1500 square foot liquor store on the main floor and 1 residential unit on the second floor.

Mr. Lindsay gave an overview of the current / previous LRS applications that have gone before Council (Foundry and Balmoral – received Third Reading / Jolly Miner – on hold / Northgate Motor Inn – going for Third Reading on 2004-MAR-22). Mr. Lindsay presented to the group how the application meets separation criteria from P. Haarer School.

Mr. Meyerhoff asked the applicant if he had yet met with the Neighbourhood Associations.

Mr. Smith responded in the negative and added that the Neighbourhood groups had been contacted with no response to date, although a resident that lives across the street from the Queens has responded in opposition.

Mr. Forbes inquired if the liquor license is for the Occidental Pub or the Queens.

Mr. Smith responded that the license is for the Occidental Pub.

Mr. Forbes noted his concern that the neighbourhood groups had not had any input into this application. Mr. Meyerhoff concurred.

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

Mr. Forbes MOVED that the application not be considered until the neighbourhood groups have been heard from. Mr. Meyerhoff SECONDED.

Motion **defeated** on a tie vote.

RA000116: The applicant, Meena Holdings Limited (Paul Manhas) is requesting a site specific text amendment to the C-13 zone to include "Liquor Store". The applicant is proposing to include a 2500 square foot liquor store within an existing CRU.

Mr. Lindsay introduced this proposal for a 2500 square foot LRS in an existing CRU and noted that the proposal does meet the spatial separation criteria from Chase River Elementary.

Mr. Shepp presented to the group noting that the C-13 zoning was seen as suitable at the time that the property was purchased, but, no longer seems to meet all of the resident's needs. The Chase River Community Association supports the application as of a year ago and a petition with 1,000 supporting signatures is also available. Mr. Shepp noted that they have met with 20 members from the CRCA and that a letter of support is expected in the near future.

Mr. Meyerhoff asked if this application is where Buckerfield's currently is located.

Mr. Shepp responded in the negative, noting the exact location has not yet been determined but that it will be less than 2500 square feet.

Mr. Meyerhoff asked if the application met the parking requirements.

Mr. Lindsay noted that there was a variance at the time of the development but that liquor store parking is provided at the same retail rate so the net effect will be that the parking requirement is the same.

Mr. Meyerhoff inquired as to where the license is coming from.

Mr. Manhas replied that the pub will be a new license that the LRS will be connected to the Palace Hotel.

Mr. Meyerhoff noted his opposition to the transference of licenses.

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

CARRIED

4. NEW BUSINESS

5. ADJOURNMENT

Mr. Forbes MOVED that the meeting be adjourned at 5:20 p.m. SECONDED by Mr. Meyerhoff.

CARRIED

APPROVED:



Chair

Date

DL/pm

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