

CITY OF NANAIMO

MINUTES OF THE MEETING OF THE REZONING ADVISORY COMMITTEE HELD ON THURSDAY, 2004-FEB-05, AT 4:45 P.M. BOARD ROOM, CITY HALL, 455 WALLACE STREET, NANAIMO, B. C.

PRESENT: Councillor Ron Cantelon - Chair
Ralph Meyerhoff
Chris Erb
Bill Forbes

APPLICANTS: Keith Brown
Dave Hammond
Derek Crawford (Architect)

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. NEW AND PENDING APPLICATIONS

RA000112: Application from McRobb Holdings Ltd., requesting rezoning of property at 6566/6596 Applecross Road and 6350 McRobb Avenue to a Comprehensive Development Zone that includes Low Density, Medium Density and High Density Multiple Family Residential developments and a Mixed Use Commercial development.

Mr. Lindsay gave an overview of the past zoning and traffic congestion issues for Applecross Road.

Mr. Meyerhoff asked if the property is contained within the Town Centre.

Mr. Lindsay confirmed that it is.

Mr. Crawford stated that the developers have tried to be sensitive to the form and scale of the developments along the surrounding streets and have let the tower grow out of the centre away from the road. Mr. Crawford added that plans are to have two levels of underground parking and that the trail network and landscape theme from the adjacent seniors' village will be adhered to and continued.

Councillor Cantelon asked how many units the development will entail.

Mr. Crawford responded that the development would hold approximately 500 units.

Mr. Meyerhoff MOVED that the application be approved as presented.
SECONDED by Mr. Forbes.

CARRIED

RA000113: Application from Keith Brown Associates Ltd., on behalf of Rutherford Village Properties Ltd., requesting rezoning of property at 6201 Oliver Road to Medium Density Multiple Family Residential (Suburban) Zone (RM-5), and Mixed Use Commercial Zone (C-4), in order to develop a commercial / multi-family development consisting of two multiple family buildings (100 units) and a medical/dental/professional office building.

Mr. Lindsay gave an overview of the application history including development in the surrounding area. Additional access to Rutherford Mall off of Oliver has been identified. The RM-5 development will be approximately 4 storeys with the C-4 development consisting of 6000 square feet of professional office space is.

Mr. Brown noted that the development conforms to the OCP. Mr. Brown added that the TMPA is critical in keeping with the buffering from the highway and Longwood. He has met with Longwood and will be adhering to their request to keep the buildings 50 feet from the Longwood development. The townhouses are wedding cake style with a parking ratio of 2/3 underground, 1/3 of surface.

Councillor Cantelon noted that there is a stand of fir trees currently on the site.

Mr. Brown confirmed that there is a stand of fir and arbutus trees currently on the site. The width of the swath of trees between the development and the highway will be 75 feet.

Mr. Meyerhoff noted his concern with the commercial property on the corner and access through to Longwood. He added that he is concerned that people would be parking on Uplands Drive.

Mr. Brown responded that once the curb and gutter go in there will be no parking on major roads.

Mr. Meyerhoff stated that he will be voting against this development unless access to Longwood is provided.

Mr. Brown replied that he will be taking this concern up with the developer Engineer, the City Engineer and Longwood, but feels there is no need for it.

Councillor Cantelon asked if Staff had reviewed the file as of yet.

Mr. Lindsay noted that Staff are currently reviewing the file.

Mr. Erb asked how many units can be built at Longwood, they have one access.

Mr. Lindsay responded that between 400 and 500 units could be built at Longwood.

Mr. Meyerhoff MOVED that the application be revisited once access issues have been addressed.

Mr. Erb disagreed, wanting instead to debate the application and noted that the City will not pass the application if they are not happy with the access.

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

CARRIED

Mr. Brown noted that he will be bringing the fire lane issue and concerns to the City Engineer.

Mr. Meyerhoff acknowledged this and noted his appreciation. He agrees that fire access is a major issue.

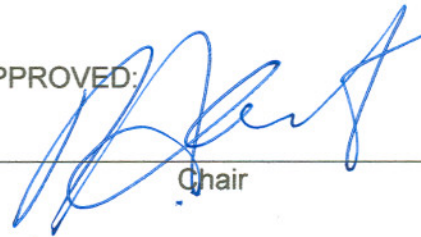
4. **NEW BUSINESS**

5. **ADJOURNMENT**

Mr. Forbes MOVED that the meeting be adjourned at 5.35 p.m. SECONDED by Mr. Erb.

CARRIED

APPROVED:



Chair

Date