

## CITY OF NANAIMO

### MINUTES OF THE MEETING OF THE REZONING ADVISORY COMMITTEE HELD ON THURSDAY, 2004-JAN-15, AT 4:45 P.M. BOARD ROOM, CITY HALL, 455 WALLACE STREET, NANAIMO, B. C.

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PRESENT: Councillor Ron Cantelon - Chair  
Ralph Meyerhoff  
Wayne Anderson  
Bill Forbes

APPLICANTS: Sam Yehia  
Trevor Magee  
Ken Grewel

STAFF: Ted Swabey, Senior Manager, Planning & Development, 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

**RA000106:** Application from The Cambie Hotel (Trevor Magee), requesting a site specific text amendment to the Core Area Commercial Zone (C-11), to include "Liquor Store". The proposed liquor store is to be located in an existing retail store, immediately adjacent to the existing coffee shop, with access off Victoria Crescent and loading facilities to the rear of the store.

Mr. Magee gave a brief presentation on the proposed LRS at the Cambie Hotel noting that all deliveries would be facilitated through the rear of the building and that the front half of the Red and White building would house the LRS.

Mr. Yehia added that the concept of the LRS would be a speciality beer and wine store with a general store heritage retail concept.

Mr. Meyerhoff asked how the store would be defined as "speciality".

Mr. Magee noted that the word "liquor" would not be used in any of the signage and that a focus will be on Island crafts. Mr. Magee noted that he is willing to covenant that liquor will not be used in signage for the LRS.

Mr. Meyerhoff questioned why they are pursuing a LRS when they currently have beer and wine off-sales capabilities and asked whether or not the wine and beer off sales met the LRS criteria.

Mr. Swabey reminded Mr. Meyerhoff that Staff put the criteria of each application to Council for their decision and each is handled in their own right.

Mr. Meyerhoff noted that the Cambie location on Victoria Crescent is in close proximity to the Queen's Hotel, the Library and an existing liquor store at the Port Place Mall. Mr. Meyerhoff also had concern with the applicants definition of "speciality store" and whether or not this would be supported by the Downtown Nanaimo Partnership.

Mr. Yehia responded that the Cambie is only in close proximity to the Queen's which opens at 11:00 a.m. as opposed to 7:00 p.m., as nightclubs would be.

Mr. Meyerhoff asked which businesses are still able to apply for an LRS in the downtown.

Mr. Swabey noted all of the current LRS applications in the downtown area.

Mr. Forbes suggested that beer and wine sales *only* would constitute a "speciality store".

Mr. Meyerhoff MOVED that the application be approved pending the Downtown Nanaimo Partnership approval on this application. There was no Secoder for this Motion.

Mr. Forbes asked what would be registered as a covenant if the motion were to go through.

Mr. Yehia noted that he would covenant that the percentage of liquor sold would be limited to 25% as well as a covenant on the signage not containing the word "liquor".

Mr. Forbes asked for clarification on the limitations on store hours.

Mr. Magee noted that the store would close at 11:00 p.m.

Mr. Swabey noted that enforcing the percentage of liquor sold would be difficult.

Mr. Magee stated that they would be willing to covenant that they would not relocate the license.

Mr. Meyerhoff asked if it would be possible to limit the square footage of liquor by covenant.

Mr. Magee answered that the LRS must provide monthly sales figures to the Province, which could be monitored as a percentage of sales.



Mr. Meyerhoff reiterated that this application does not meet the proposed criteria, specifically that the "proposed LRS must not be located adjacent, or in close proximity, to a nightclub".

Mr. Swabey confirmed that it is exactly that issue that Staff struggles with – if the application does not meet certain criteria how does it weigh against criteria that they do meet or exceed?

Councillor Cantelon reminded the committee that the Downtown Nanaimo Partnership does not want any additional LRS locations in the downtown.

Mr. Meyerhoff MOVED that the application be received as information only as the committee does not have enough criteria met to make a decision. **SECONDED** by Mr. Forbes.

**CARRIED**

**RA000107:** Application from KSG Consulting Ltd., on behalf of the registered owner (Mr. I. Plavetic) requesting a rezoning from Single Family Residential Large Lot Zone (RS-2) to Mixed Use Commercial Zone (C-4), with a site specific text amendment to permit a Neighbourhood Gas Station (2 pumps), in order to construct a commercial development.

Mr. Grewel presented his application to the Committee noting that the property is approximately 1 acre in size and they would like to subdivide the property to create a separate lot for the existing home.

Mr. Grewel noted that the Community Association was unconcerned with the commercial aspect of the building but they did note concern regarding traffic speed and the safety of children crossing.

Mr. Meyerhoff noted that he has spoken with friends at the southend who were not informed by the CRCA. This friend was concerned with the hours of operation, which has been addressed in the presentation. Mr. Meyerhoff wanted to extend his appreciation for the applicant's meeting the criteria for the OCP design and mixed use.

Mr. Grewel noted that they would be canvassing the neighbours to see if they have concerns.

Councillor Cantelon asked that the lighting be detailed.

Mr. Grewel noted that the building would have light-packs and low lighting.

Mr. Meyerhoff MOVED that the application be approved subject to the hours being restricted to 11:00 p.m. and subject to the community contribution being a safe pedestrian crossing on Extension Road. **SECONDED** by Mr. Forbes.

**CARRIED**



4. NEW BUSINESS

5. ADJOURNMENT

Mr. Meyerhoff MOVED that the meeting be adjourned. SECONDED by  
Mr. Anderson.

**CARRIED**

APPROVED:

  
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Chair  
  
\_\_\_\_\_  
Date

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