

**MINUTES OF THE MEETING OF THE DOWNTOWN NANAIMO PARTNERSHIP
HELD TUESDAY, 2003-APR-01, IN THE BOARD ROOM, CITY HALL**

Present: Diane Brennan, Acting Chair
Nancy Mitchell
Blake McGuffie
Sandra Thomson

Tom Krall
Kristo Zorkin
Carol de Beeld

Regrets: Ron Cantelon
Bob Moss

Jerry Pink
Jim Whiteaker

Staff: George Hanson, Partnership Managing Director
Shelley Russell, Partnership Administrator
Sharon Fletcher, Manager, Community Planning
Cindy Hall, Recording Secretary

Guests: Dr. Brian Andrews, Dental Clinic, 450 Franklyn Street
Greg Simmons, Medical Arts Centre, 350 Albert Street
Doug Backhouse, Lanarc Consultants Ltd., 375 Franklyn Street

1. CALL TO ORDER

The meeting was called to order at 5:15 p.m. by Acting Chair Diane Brennan.

2. APPROVAL OF AGENDA

MOVED by T. Krall, SECONDED by B. McGuffie that the agenda be approved. CARRIED.

3. ADOPTION OF MINUTES

MOVED by T. Krall, SECONDED by N. Mitchell that the Minutes of 2003-Mar-04 be adopted. CARRIED.

4. DELEGATIONS

Dr. Brian Andrews spoke against the proposed rezoning at 437 Wesley Street. The following were some of his comments:

- his dental office has been located at its present location on Wesley Street for 14 years and was happily associated with the Wesley Street improvements
- thinks it would be counter-productive to introduce such a project so close to the improvements
- concerned that this project would attract a transient group to the area and that negative activities such as drug use and the presence of hookers would increase
- realizes there is a need for such a project in the community
- the dental office will not move if the project proceeds
- important for the business community to learn more about the project

MOVED by T. Krall, SECONDED by N. Mitchell that the presentation be received.
CARRIED.

Greg Simmons spoke against the proposed rezoning at 437 Wesley Street. The following were some of his comments:

- his medical clinic has been located Downtown for 70 years – 41 at the present location
- they cater to a wide variety of people, including transients, seniors, professionals and families

- the clinic has been vandalized on several occasions, cars in the parking lot have been broken into, and the problems appear to be getting progressively worse. Staff are afraid to leave the clinic at night.
- the parking lot will be a route to the proposed shelter
- the parking lot is private property and could be blocked off, but having one entrance/exit off of Albert Street could be a problem since ambulances that get called to the clinic, block the access. Also it would be costly to build a fence if the parking lot were blocked off.
- neighbours of the Salvation Army's Nicol Street location said they had many break-ins
- attracting new doctors to the clinic will be more difficult if the proposed shelter proceeds
- has never seen the doctors at the clinic so concerned about a proposal before

MOVED by B. McGuffie, SECONDED by T. Krall that the presentation be received.
CARRIED.

Doug Backhouse spoke against the proposed rezoning at 437 Wesley Street. The following were some of his comments:

- the issue comes down to whether the proposed project contributes to the area
- in the Downtown Plan, Quennell lands are for multi-use development - Must look at how this project moves us towards or away from that vision.
- there is a sense of a positive environment right now – Would putting in the proposed project take away some of this momentum?
- the Salvation Army might be more successful selling the property now than before – it is a new era
- hopeful that alternatives can be considered, and that the Salvation Army are told they are not on the right path, as they think they are
- the public process is being restricted by the applicant's financing timeline

MOVED by S. Thomson, SECONDED by N. Mitchell that the presentation be received.
CARRIED.

The following are Committee comments on the issue:

- important for the Salvation Army and the business owners in the area to get together to discuss the matter
- the Salvation Army are unable to look for other sites because of the tight time-frame to receive funding from the Federal Government
- the Salvation Army own the property – that is their contribution to the project. They would need to acquire land at another site at no cost.
- the project meets criteria identified in the Community Plan on Homelessness. City staff provided a letter of support for the project when they applied for the SCPI funding
- wouldn't the clinic's vandalism problems be assisted by having resident eyes over the parking lot?

Discussion on this item continued under 8(c).

5. CORRESPONDENCE RECEIVED AND REQUIRING ACTION

- a) For the Committee's information, G. Hanson advised that a letter had been received from V. Grady of the Coast Bastion Inn asking that the City increase police patrols because of a sudden increase in vandalism at the Harbourfront Parkade.

6. PARTNER REPORTS

- a) OCQ – No report.

- b) NCCA – Minutes of 2003-Mar-17 were considered. MOVED by N. Mitchell, SECONDED by B. McGuffie that the NCCA alternate member on DNP be changed to Leonard Krog. CARRIED.
- c) City – No report.

7. SUB-COMMITTEE REPORTS

- a) Arts, Culture & Entertainment – A written report was considered. S. Thomson highlighted the upcoming Hungry Soup Bowl and Buskers Showcase to be held on April 4th at the Harbourfront Plaza. She also noted that a forum is being planned to enable the community's cultural sector to do long-term planning. The new Street Entertainment Bylaw will be brought forward by City staff to the Economic Development Committee at their next meeting.
- b) Business Development – N. Mitchell advised that the Business Development Sub-committee had made a motion "recommending that the DNP support the City in their position not to consider incorporating the Jeff's property, or any other property, at this time based on the recommendations contained in the Mainstreet Report." D. Brennan advised that Council had changed their position on this issue. Council will still need to consider a rezoning in the future. T. Krall advised that the proponents are putting forward London Drugs, a furniture store and a restaurant as business generators at the property. Nancy reiterated that it is still adding retail property and that the NCCA is not supportive.
- c) Housing, Design & Development – A written report was considered. MOVED by B. McGuffie, SECONDED by S. Thomson to recommend the motion made by the Housing, Design & Development Sub-committee as follows: "To apply whatever resources are required from past, present and future Downtown capital funds to do streetscape improvements on the Fitzwilliam Street corridor from Milton Street to the waterfront, in a timely fashion."

G. Hanson noted that as the property owners on Fitzwilliam St. have made it clear that they are not willing to invest in upgrading Fitzwilliam Street as proposed in the Local Area Improvement process, that the Partnership should recognize that this project will not proceed in the immediate-term, and that focus should now be put on the Bastion Street corridor/bridge issue (from Front St to Wallace St) for which there is \$80,000 allocated and another \$100,000 which had been earmarked for Fitzwilliam St. A visual enhancement is needed to attract people through the Front Street to Wallace Street corridor and over the bridge.

MOVED by T. Krall, SECONDED by N. Mitchell that this matter be referred back to the Housing, Design & Development Sub-committee for their meeting to be held on April 2nd. CARRIED.

The Committee directed that the Sub-committee be realistic, and that they come back to DNP with a plan and specific budget.

MOVED by B. McGuffie, SECONDED by N. Mitchell to recommend the motion made by the Housing, Design & Development Sub-committee as follows: "To explore having Annita Stenning give a presentation on the Winnipeg model of a development corporation at a public meeting with a cost up to \$1,500."

G. Hanson noted that the Committee might be better served if the meeting with Ms. Stenning was not a public meeting, but a think-tank workshop with key people instead,

as a large public presentation might be more confusing than helpful at this time. It was additionally expressed that a smaller, private meeting might cost significantly less and fit within the existing Housing and Design Committee budget for 'meetings and expenses.'

A friendly amendment was made to the motion to remove the word "public".

The motion CARRIED with the amendment.

- d) Promotions – A written report was considered.
G. Hanson highlighted that the new shopping and dining guide will be going to the printers on April 11th, and he'll bring a copy to the next DNP meeting. If anyone wants to see the draft, they can contact Barbara at the Partnership office.
- e) Budget – The budget was considered. They asked why the OCQ figure was below the budgeted amount, Carol stated that she will look into it, and if there is a problem, she will contact George. K. Zorkin added that monies may not have been requisitioned yet.
- f) Personnel – George introduced Shelley Russell who will be replacing Heather as the Administrator at the Partnership office. The Committee welcomed Shelley and wished her good luck.

8. OUTSTANDING ISSUES

- a) 2003 Planning Matrix – The matrix was distributed and George advised of the consolidation that was done to it. S. Fletcher noted that the matrix is intended to be a guide and record of actions that people feel are important to Downtown revitalization.
- b) Fitzwilliam Street Update – Was discussed in Item 7(c).
- c) Wiseman House Rezoning - Discussion continued from Item 4:
- the rezoning bylaw will be going to Council for 1st and 2nd reading on April 14th
 - at a previous meeting, DNP supported the project in principle
 - the project might give the wrong concept of what the area is trying to be, which is a destination area
 - the problems the clinic has been having are nothing to do with the proposed project
 - the proposed safety audit could address many of these issues
 - a grant for \$10,000 has been received for a safety audit to be done in the Downtown. It will not be done in time, however, to address this issue.
 - if Council could announce that a safety audit is going to be done in the Downtown at the same time this rezoning is considered, they would be considered pro-active
 - concerned about the rhetoric regarding the people that use the Salvation Army's meal program
 - an owner of a building near the present Salvation Army building never suffered any vandalism – the people attending the Salvation Army programs are not causing any difficulties to the neighbouring buildings
 - a less obvious location than Nicol Street would be a preferred location
 - the OCQ has received many calls and e-mails concerned about the proposal
 - as there already is a huge perception problem in the Downtown, it would be asking a lot of the long-time businesses to accept the proposal
 - the living room component of the project would get the people off of business' doorsteps
 - it is a very nice building that is proposed and would be out of sight at the proposed location

- the trick will be to find a new location in a timely fashion so that the federal funding is not lost
- concerned about what 'could' happen
- will get more services that go along with this type of facility
- losing this prime area for development would be a larger jeopardy than the Salvation Army losing their funding for the project

MOVED by N. Mitchell, SECONDED by K. Zorkin that the DNP recommend that Council not support the Salvation Army rezoning application on Wesley Street:

- while the DNP agrees that there is need for the facility, they do not believe that the proposed location is appropriate since it does not fit with the proposed, comprehensive commercial/residential development of the Quennell Square precinct which in turn represents the best future opportunity for Downtown
- the DNP is prepared to work with the applicant and other stakeholders to find a more satisfactory location.

Discussion on the motion followed:

- when Legal Aid was located next door to the Medical Arts Centre, they worked with approximately 4,000 people of this same demographic per year. Since they have been gone, the doctors have noticed no difference.
- perception is not reality
- there is no evidence that homelessness brings criminal activity
- the proposed project has a living room where people could wait inside for the food program, rather than out on the street
- why is it perceived as bad when poor people line up to eat, but good when paying customers line up?
- this facility is needed in Nanaimo and the site they are proposing for it is a good one

The motion CARRIED.

- d) Street Entertainment Bylaw – Was discussed in Item 7(a).
- e) Signage Plan Update – S. Fletcher advised that design concepts will be reviewed by the Downtown Signage Review Committee on April 23rd.
- f) Liquor Control Strategy Stakeholders – DNP Appointment – G. Hanson will e-mail out a request for names of interested parties for such an appointment. He will bring the names to the next meeting to ratify an appointment.
- g) BIA Renewal and DNP Organizational Structure – S. Fletcher will report on this at the next meeting.

9. NEW BUSINESS

a) 25 Cavan St. Rezoning

MOVED by N. Mitchell, SECONDED by B. McGuffie that the DNP recommend that Council not support the Nanaimo 7-10 Club rezoning application on Cavan Street as they do agree that there is a need for such a facility, but do not believe that the proposed location is appropriate. CARRIED.

- b) Invitation to Mr. Podmore of Concert Properties – G. Hanson will contact Mr. Podmore.

10. FOR INFORMATION ONLY

- a) CASA Minutes of 2003-Feb-26.

11. NEXT MEETING

The next meeting will be held on Tuesday, May 6th at 5:15 p.m. in the Board Room, City Hall.

12. ADJOURNMENT

The meeting adjourned at 7:25 p.m.

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