

MINUTES
SPECIAL MEETING OF THE COUNCIL OF THE CITY OF NANAIMO
HELD IN THE SHAW AUDITORIUM, 80 COMMERCIAL STREET, NANAIMO, BC
ON THURSDAY, 2016-JUN-02 COMMENCING AT 7:00 P.M.

PRESENT: Acting Chair: Councillor W. M. Yoachim

Members: Councillor G. W. Fuller
Councillor J. A. Kipp
Councillor W. L. Bestwick
Councillor I. W. Thorpe

Absent: Mayor W. B. McKay
Councillor M.D. Brennan
Councillor W. Pratt
Councillor J. Hong

Staff: B. Anderson, Manager, Planning & Design Section, CD
D. Stewart, Planner
K. Kronstal, Planner
S. Matthewman, Steno Planning

Public: 15

1. CALL THE SPECIAL MEETING OF COUNCIL TO ORDER:

The Special Meeting was called to order at 7:00 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3. CALL THE PUBLIC HEARING TO ORDER:

Councillor Yoachim called the Public Hearing to order at 7:00 p.m. and advised that members of City Council, as established by Provincial case law, cannot accept any further submissions or comments from the public following the close of a Public Hearing. Mr. Anderson explained the required procedures in conducting a Public Hearing and the regulations contained within Part 14 of the *Local Government Act*. Mr. Anderson advised this is the final opportunity to provide input to Council prior to consideration of further Readings of Covenant Amendment Application CA000004, and Bylaw Nos. 4500.094 and 4500.098 at this evening's Special Council meeting.

- (a) Covenant Amendment Application No. CA000004 – 1406 Bowen Road - was introduced by Ms. Karin Kronstal, Planner, Planning & Design Section.

The covenant amendment, if approved, will remove the covenant (CA2050042) registered on title of the municipally-owned property located at 1406 Bowen Road in order to facilitate the disposition of this property to the Nanaimo Aboriginal Centre for the purpose of constructing affordable housing.

Sheila Martin - 1535 White Street - In Favour

Ms. Martin was concerned whether removing the covenant was going to allow for the construction of supportive housing, and she would like clarification on this.

Ms. Kronstal explained that this is the last condition before disposing of land to the Nanaimo Aboriginal Centre for affordable housing, not supportive housing. The condition needs to be removed in order to do this.

Cindy Shillington - 1481 White Street - Opposed

Ms. Shillington is concerned about height of the buildings, privacy concerns, noise, increased parking issues, and fencing.

Ms. Kronstal stated that this is the covenant amendment process, details have not been discussed.

Ms. Shillington asked once the covenant amendment has been removed, can these issues be addressed after that?

Ms. Kronstal said these concerns can be discussed at the development permit process stage.

There were no written and 2 verbal submissions received with regard to Covenant Amendment Application CA000004.

- (b) Bylaw No. 4500.094 – RA000346 – 3801 & 3789 Shenton Road – was introduced by Mr. Dave Stewart, Planner, Planning & Design Section.

This bylaw, if adopted, will rezone the subject property from Single Dwelling Residential (R1) to Mixed Use Corridor (COR2) in order to permit a mixed use multiple family/office development.

Mr. Glenn Hill, de Hoog & Kierulf Architects – Applicant

Mr. Hill's presentation is attached as a part of "Attachment A – Submissions for Bylaw 4500.094".

Councillor Fuller asked Mr. Hill if there was going to be any parking variances for this project.

Mr. Hill stated the proposed development includes all required parking spaces, but they may have to address some items regarding height at the development permit stage.

Councillor Kipp asked if there was going to be any improvements on the walkway or City park land.

Mr. Hill stated that a remediation of the property will need to be done.

Fred Taylor - 204 Emery Way - Opposed

Mr. Taylor is against closing public access to Diver Lake at this location. He would like the developer to provide an alternative public access to the same body of water.

Brian Senini - 3056 Waterstone Way - In Favour

Mr. Senini stated that he was the lawyer for the owners of this project. In December 2015 this matter came before council regarding the road closure and the land exchange. As a result of that a report was commissioned by the City from Aquaparian Consulting. Several lakes in Nanaimo have single access only. A land swap between the two lots should be considered a net gain for the City. The dedicated area will be approximately 1,000m² which is greater than the area of road to be closed.

Fred Taylor – 204 Emery Way - Redirect

Mr. Taylor redirected to Council in regard to Mr. Senini's comments as he did not agree with them.

There was 1 written and 2 verbal submissions received with regard to Bylaw No. 4500.094.

- (c) Bylaw No. 4500.098 – RA000365 – 1515 Dufferin Crescent / 69 Lorne Place – was introduced by Mr. Dave Stewart, Planner, Planning & Design Section.

This bylaw, if adopted, will rezone a portion of the subject properties from Parks, Recreation and Culture Two (PRC2) to Hospital Urban Centre (CC5) and a separate portion from Hospital Urban Centre (CC5) to Parks, Recreation and Culture Two (PRC2) in order to facilitate a land exchange and construct a parking garage.

Donna Hais, Canadian Cache Development Corporation - Applicant

This application is to rezone a small portion of parkland that is subject of a land exchange at 1515 Dufferin Crescent and Beaufort Park. The purpose of the land exchange was to square up the property to allow for the development of a medical building and adjacent parkade structure. The community contribution component of this project is the development of a new trail connection to Beaufort Park and the construction of the parkade itself. The Hospital area is in desperate need of additional parking and this development proposes some solutions to that problem.

There was 1 written and no verbal submissions received with regard to Bylaw No. 4500.094.

4. ADJOURNMENT OF THE PUBLIC HEARING

It was moved and seconded that the Public Hearing adjourn. The motion carried unanimously at 7:34 p.m.

5. BYLAWS:

- (a) That “COVENANT AMENDMENT APPLICATION” (CA004) - to remove Covenant CA2050042 currently registered on title for 1406 Bowen Road be approved.

It was moved and seconded that Covenant Amendment Application CA000004 be approved. The motion carried unanimously.

- (b) That “ZONING AMENDMENT BYLAW 2015 NO. 4500.094” (RA346) - to amend “ZONING BYLAW 2011 NO. 4500,” by rezoning the subject property from Single Dwelling Residential (R1) to Mixed Use Corridor (COR2) in order to permit a mixed use development pass Third Reading.

It was moved and seconded that Rezoning Application RA000346 pass Third Reading. The motion carried unanimously.

- (c) That “ZONING AMENDMENT BYLAW 2015 NO. 4500.098” (RA365) - to amend “ZONING BYLAW 2011 NO. 4500,” by rezoning a portion of the subject properties from Parks, Recreation and Culture Two (PRC2) to Hospital Urban Centre (CC5) and a separate portion from Hospital Urban Centre (CC5) to Parks, Recreation and Culture Two (PRC2) in order to facilitate a land exchange and construct a parking garage pass Third Reading.

It was moved and seconded that Rezoning Application RA000365 pass Third Reading. The motion carried unanimously.

6. PUBLIC MEETING:

Council reconvened for a Public Meeting at 7:35 p.m.

- (a) Liquor License Application No. 120 (LA120) - 1890 Boxwood Road – was introduced by Mr. Dave Stewart, Planner, Planning & Design.

Application to permit a 30 person manufacturer's lounge within the existing Arbutus Distillery building located at 1890 Boxwood Road.

Michael Pizzitelli, Arbutus Distilleries Inc. – Applicant

Mr. Pizzitelli's presentation is attached as “Attachment C – Submission for Liquor License Application LA120”.

Councillor Bestwick asked if Vancouver Island Health Authority (VIHA) will be involved, and if the food truck vendors have been considered. This would be a good way to promote the food trucks in Nanaimo.

Mr. Pizzitelli said they will be providing pre-packaged catered food, which consists of snacks purchased from various restaurants in Nanaimo, so they would not require VIHA

involvement. The Provincial Government requires that you offer food, and Mr. Pizzitelli agreed that food trucks would be a viable option.

Councillor Bestwick said he was concerned about increased traffic in the area. When we look at all new applications we need to think about this, especially related to pedestrian traffic. There is a youth dance studio across the street which could be a concern with increased traffic from the distillery.

Councillor Fuller asked staff what the next step in the process is.

Mr. Stewart said this proposal will go to the scheduled June 20th Council Meeting, We are not seeking recommendation at this time. Mr. Stewart said we have not received any negative comments.

Councillor Yoachim is concerned with the traffic, and speed limit on Boxwood Road.

7. ADJOURNMENT:

It was moved and seconded at 7:57 p.m. that the meeting terminate. The motion carried unanimously.

M A Y O R

CERTIFIED CORRECT:

CORPORATE OFFICER