

MINUTES
SPECIAL MEETING OF THE COUNCIL OF THE CITY OF NANAIMO
HELD IN THE SHAW AUDITORIUM, 80 COMMERCIAL STREET, NANAIMO, BC
ON THURSDAY, 2016-NOV-03 COMMENCING AT 7:00 P.M.

PRESENT: His Worship Mayor W. B. McKay, Chair

Members: Councillor W. L. Bestwick
Councillor M. D. Brennan
Councillor G. W. Fuller
Councillor J. A. Kipp
Councillor I. W. Thorpe
Councillor W. M. Yoachim
Councillor J. Hong

Absent: Councillor W. Pratt

Staff: Lainya Rowett, Manager, Current Planning & Subdivision
Bruce Anderson, Manager, Community & Cultural Planning
Karin Kronstal, Planner
Shelley Matthewman, Steno Planning

Public: 23

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:

Mayor McKay called the Public Hearing to order at 7:00 pm 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 Bylaw Nos. 6500.032 and 4500.102 at this evening's Special Council meeting.

Regular Council Meeting
2016-NOV-21

- a) Bylaw No. 6500.032 – OCP00066 – 2560 Bowen Road and Parts of 2020 Labieux Road (1900 and 2200 Labieux)

This bylaw, if adopted, will amend the land use designation of the OCP designations of 2560 Bowen Road and parts of 2020 Labieux Road (1900 and 2200 Labieux Road) from Light Industrial to Corridor.

- b) Bylaw No. 4500.102 – RA000288 – 2560 Bowen Road and Parts of 2020 Labieux Road (1900 and 2200 Labieux)

This bylaw, if adopted, will rezone the subject property from High Tech Industrial (I3) to Community Corridor (COR3) with a site-specific use permitting on a portion of the property, Automobile Sales, Service and Rental, to facilitate commercial and residential development.

These bylaws were introduced by Ms. Karin Kronstal, Planner, Community & Cultural Planning.

Doug Backhouse, Island West Coast Developments - Applicant representative on behalf of Bowen Road Developments and the City of Nanaimo

Mr. Backhouse's presentation is attached as "Attachment A – Submissions for Bylaw 6500.032 and 4500.102".

Councillor Kipp was concerned with the intersection by Rock City Road, and if there was any consideration for a pedestrian bridge or something like that in this development?

Mr. Backhouse replied that it was not part of this proposal, and they had discussed it with City staff and transportation planners. This was not part of or required by the current application, it has been thought through and contemplated.

Councillor Brennan asked if the neighbourhood across the highway was included in the notification process?

Mr. Backhouse replied that they did not go door to door on other side of the highway.

There was 1 written and no verbal submissions received with regard to Bylaws 6500.032 and No. 4500.102.

4. ADJOURNMENT OF THE PUBLIC HEARING

5.. BYLAWS:

- a) That "OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 2016 NO.6500.032" (OCP66) - to amend "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" by amending the land use designation within the Official Community Plan from Light Industrial to Corridor pass Third Reading.

It was moved and seconded that “OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 2016 NO. 6500.032 pass Third Reading. The motion carried unanimously.

- b) That “ZONING AMENDMENT BYLAW 2016 NO. 4500.102” (RA288) – to amend “ZONING BYLAW 2011 NO. 4500,” by rezoning the subject properties from High Tech Industrial (I3) to Community Corridor (COR3), with a portion of the property zoned with a site-specific use permitting Automobile Sales, Service and Rental, as shown on Schedule A pass Third Reading.

Councillor Thorpe was concerned with traffic and lack of a light at Rock City Road. Was this part of any discussion or deliberations?

Ms. Kronstal commented that this has been identified as a project of interest to the community; however, it was not warranted by the traffic impact assessment for this proposal.

Mr. Anderson commented that it is on the Development Cost Charge Capital Plan in the next 7-10 year time frame.

Councillor Brennan questioned how the amount of the community contribution of \$191,569 was calculated.

Ms. Kronstal explained it was council policy of \$1000 per door, the commercial space calculated on square meter basis, and the proposed senior’s development was calculated at \$500 per door as they are smaller units.

Councillor Bestwick commented that Council will be reviewing the community contributions in 2017. This property is not raw land, investment is required to make this clean, environmental issues may arise as well. It will be a massive undertaking just to get the property in buildable condition.

Councillor Hong asked staff how much would we get from DCC’s from this project. Is there any way we can expediate the 7-10 year time frame to put in a southbound turn lane on Rock City Road?

Ms. Kronstal replied that we have not looked into extra issues as part of this application.

Councillor Brennan wanted to know if there were changes to the existing application, who would be responsible for approving them? Could it include a traffic light on the highway?

Mr. Anderson said any changes would be reviewed at a staff level. Basically, uses proposed in the traffic study require certain level of improvements, a covenant is a legal document to require that this is done. It could potentially include the traffic light if a new use introduced sufficient traffic to warrant this.

Councillor Thorpe said he likes the community contribution suggestion towards Beban Park, which ties into the Beban Park Master Plan.

Councillor Brennan mentioned the traffic impact study discusses ways of mitigating traffic and parking by giving away free bus passes.

Ms. Kronstal advised we do not have the authority to require this, the proposal was directed to future tenants of the site.

It was moved and seconded that “ZONING AMENDMENT BYLAW 2016 NO. 4500.102” pass Third Reading. The motion carried unanimously.

6. ADJOURNMENT:

It was moved and seconded at 7:18 p.m. that the meeting terminate. The motion carried unanimously.

M A Y O R

CERTIFIED CORRECT:

CORPORATE OFFICER