

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – Application – 820 Cabell Street (Z-9196)

- Councillor Cassidy: Thank you Mr. Parker. Any technical questions for Mr. Parker? Seeing none, is the applicant here? Would the applicant - ?
- Councillor van Holst: Madam Chair?
- Councillor Cassidy: I'm sorry Councillor van Holst. I did not see your virtual hand. Go ahead.
- Councillor van Holst: Thank you Madam Chair. I had a couple questions, through staff, this is a fairly large building 3,000 square meters. I wanted to ask that if that is large for an L1 or and now I'm wondering LI2.
- Councillor Cassidy: Mr. Parker?
- Chuck Parker, Senior Planner: LI1 and LI2 zones can apply to a wide range in sizes of industrial buildings. It depends on the uses that are in them. As I said they are 17 different uses allowed in the LI1 zone, an additional 6 uses in the LI2 so the property can be small, it can be large there's a wide range, there's no minimum size on either of those zones.
- Councillor van Holst: Okay thanks. I asked that because we do have a maximum of 100 square meters which is about a 10 by 10 area for ancillary retail space. Now I'm going to ask how you arrived at the conclusion that it was 25 percent or 40 percent was too big and we're sticking with the 10 because this is a place where they've had some interest by manufacturers and in 3,000 square feet or 3,000 square meters you can build some very large things but you wouldn't be able to show them in a 10 by 10 meter room for instance it'd be a great place for building furniture; however, the show room would be completely inadequate at this new maximum.
- Councillor Cassidy: We're doing technical questions Councillor.
- Councillor van Holst: Okay then so have we in the past been able to drop the maximum for ancillary space and lift it to the say the 25 percent because of a bigger space.
- Councillor Cassidy: Mr. Parker.
- Chuck Parker, Senior Planner: Not aware of any cases where that has occurred. Typically when we have retail outlets associated with an industrial use they're quite large. I can't think of a specific example where that has been the case where we waived the 100 square meters. That 10 by 10 meter space is actually 35 feet by 35 feet which is somewhat large depending on the industrial use you have and the goods you sell so it may be adequate for selling furniture but I can't give you a specific example of where we've allowed that to change.
- Councillor van Holst: Okay thank you Madam Chair. I'll be asking for change like that; however, that would be part of the debate so I don't know that I have further technical question. Thank you.
- Councillor Cassidy: Thank you Councillor. And just lower your virtual hand so I'll know next time when you're asking because I did miss it but I'll keep an eye now. Is the applicant here and would the applicant care to address the Committee? Go ahead sir. State your name and you'll have five minutes.

- Thank you Madam Chair and members of Council. My name is Bruce Sworik. I'm the owner of the building and have owned this building for over 30 years and it's a, it was a Heavy Industrial 1 Zone when I first purchased the building and then the City de-zoned it to an LI1. My request for an LI2, I'm happy with that. it just gets compliance. My main issue with this is, in the 30 years that I've owned those building I have had a lot of leasing issues because of the small amount of ancillary retail space that would be allowed and the 10 percent even though Mr. Parker has commented is it is a decent size room it's not when you can compare it to a hundred meters is very little out of a 3,000 square foot meter building. I would ask the Council maybe if they could just for clarification in my zoning proposal maybe if the maximum from 100 square meters was raised to I think I could live with a 300 to 400 square meters and drop the 25 to 40 percent. Again I've lost a number of large manufacturing type tenants that require 5,000 to 15,000 square feet but the ability for them to show them off to the members of the general public who are interested of the process or manufacturer of purchasing that good they just all walked away and said you know what you don't have enough space for us. So I only ask the Council to change the, I could live with dropping the 25 to 40 percent right out of it and just change the maximum from 100 square meters to say maybe 300 to 400 square meters and I could live with that and be able to, I've been suffering with some bad vacancies because of this and I don't have divisions, there's four divisions in that building and none are less than 5,000 feet so it makes it very difficult to you know to rent it to the appropriate type of manufacturer which would also create some more business and some more jobs. I rest my case on that.
- Councillor Cassidy: Thank you Mr. Sworik. Are there any members of the public who are here to speak to this item? In any of the committee rooms that I see on screen, I'm looking for members of the public would like to comment on this application. And there's nobody in the gallery. I see none so I will look for a motion to close the public participation meeting.