

TOWN OF SMITHERS

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD IN COUNCIL CHAMBERS, 1027 ALDOUS STREET, SMITHERS, B.C. ON MONDAY, JUNE 27, 2011, AT 6:00 PM.

Council Present:

Cress Farrow, Mayor
Norm Adomeit, Councillor
Mark Bandstra, Councillor
Lorne Benson, Councillor
Jo Ann Groves, Councillor
Charlie Northrup, Councillor
Frank Wray, Councillor.

Staff Present:

Deborah Sargent, Chief Administrative Officer
Mark Allen, Director of Development Services
Alison Walker, Planner
Janice McKay, Recording Secretary.

Staff Excused:

Susan Bassett, Director of Corporate Services
Leslie Ford, Director of Finance
Andrew Hillaby, Director of Recreation, Parks and Culture
Keith Stecko, Fire Chief
Rob Blackburn, Airport Manager
Wilf Taekema, Director of Works and Operations.

1. CALL TO ORDER

Mayor Farrow called the meeting to order (6:01 p.m.). Shane Doodson, Owner, McDonald's Restaurant, Smithers, was present to observe the meeting.

APPROVAL OF AGENDA

Benson/
THAT the agenda be approved.

CARRIED UNANIMOUSLY.

2. CORRESPONDENCE / REPORTS

2.1 PARKING REGULATIONS FOR RESTAURANTS

Report DEV 11-63 dated June 22, 2011, from A. Walker, Planner, regarding parking regulations for restaurants (5480-01).

A. Walker gave a verbal summary of her report.

Bandstra/

THAT Council amend the parking space requirements for restaurants with drive-through services to more reflect the average of other municipalities, as indicated in the research shown in Report DEV 11-63 dated June 22, 2011, from A. Walker, Planner;

AND THAT Staff report back to Council with a recommended formula for Council's consideration, which excludes stacking lanes.

OPPOSED: COUNCILLORS ADOMEIT, BENSON, GROVES, AND NORTHRUP. DEFEATED.

Northrup/

THAT the Town's formula for the number of parking spaces required for regular restaurants remain as one parking space per ten seats in the downtown (C-1 and C-1A zones) and one parking space per six seats in the C-4 zone.

CARRIED UNANIMOUSLY.

Northrup/

THAT the Smithers' ratio of one parking space per 6.5 square metres of gross floor area, for restaurants with drive-through services, remain as is, and stacking lanes continue to be excluded.

OPPOSED: MAYOR FARROW AND COUNCILLORS BANDSTRA, GROVES, AND WRAY. DEFEATED.

Northrup/

THAT Council consider implementing the City of Nanaimo's formula of one parking space per every three seats, plus fifteen spaces, for restaurants with drive-through services.

OPPOSED: MAYOR FARROW AND COUNCILLORS BANDSTRA, GROVES, AND WRAY. DEFEATED.

Wray/

THAT Council amend the ratio of one parking space per 6.5 square metres of gross floor area, for restaurants with drive-through services, to one parking space for every 10 square metres of gross floor area.

OPPOSED: COUNCILLORS ADOMEIT, BENSON, GROVES, AND NORTHRUP. DEFEATED.

Groves/

THAT Council amend the ratio of one parking space per 6.5 square metres of gross floor area, for restaurants with drive-through services, to one parking space for every four seats, plus fifteen.

OPPOSED: COUNCILLORS ADOMEIT, BANDSTRA, BENSON, AND NORTHRUP. DEFEATED.

Groves/

THAT Staff report back to Council with a report providing variations on parking ratios for restaurants offering drive-through services and the report also be referred to the Advisory Planning Commission.

CARRIED UNANIMOUSLY.

2.2 PROPOSED CHANGES TO PARKING REGULATIONS

Adomeit/

THAT Report DEV 11-64 dated June 22, 2011, from A. Walker, Planner, regarding proposed changes to the parking regulations, be received (5480-01).

CARRIED UNANIMOUSLY.

Council reviewed all of the proposed changes to date, to *Section 2.9 - Parking* of the Zoning Bylaw, shown in red and strike-through text in Report DEV 11-64. Council agreed to all of the proposed changes, with one amendment to Number 2.9.6 (g) (ii) Cash in lieu.

Groves/

THAT the amount for cash in lieu, per parking space, be amended from \$11,000 to \$9,500, so that Number 2.9.6 (g) (ii) Cash in lieu reads, "The owner or occupier may remit a cash payment to the Town in the amount of \$9,500 per parking space in lieu of providing the required parking space(s), to a maximum of fifteen (15) parking spaces."

OPPOSED: COUNCILLORS BANDSTRA AND WRAY. CARRIED.

There was discussion regarding the concept of Shared Parking.

Northrup/

THAT the staff report regarding parking requirements for restaurants offering drive-through services, to be prepared for Council's consideration and to be provided to the Advisory Planning Commission (as per the previous motion under Item 2.1) also address shared parking.

OPPOSED: COUNCILLOR WRAY. CARRIED.

Benson/

THAT the option of freeing up covenanted parking spaces, at \$5,500 per parking space, be available until December 31, 2011.

CARRIED UNANIMOUSLY.

2.3 INFORMATION PKG.

Adomeit/

THAT the information package from past Parking meetings, be received.

CARRIED UNANIMOUSLY.

3. OTHER BUSINESS / NEW BUSINESS

D. Sargent advised that she will set up an on-site meeting for Council to tour Innovation Foods.

4. ADJOURNMENT

Adomeit/

THAT the meeting be adjourned (9:20 p.m.).

CARRIED UNANIMOUSLY.

Deborah Sargent
Corporate Administrator/CAO

Cress Farrow
Mayor

Certified a True and Correct Copy of the minutes of the Committee of the Whole meeting held Monday, June 27, 2011, at 6:00 p.m. in Council Chambers, 1027 Aldous Street, Smithers, B.C.

Deborah Sargent
Corporate Administrator