

Notes from Meeting in Council Chambers July 12, 2012 – Cow Bay Merchants

Present: Charmayne Carlson, Gina Garon, Sharon Rothwell, Dan Harris, Ken Veldman, Glen Saunders, Marc Garon, Andrew Hamilton, David Smook, Corrine Hindson Terry Hodam, Kristi Farrell, John Marogna, Robert Grodecki, Candice Campbell Ryoko Parks, Zeno Krekic

These notes include comments without editing and are not in any order of priority:

- Zoning in Cow Bay should be changed back to the old Zoning.
- Do not want industrial in C-5 – wants basically the same as now.
- No definition for industrial use.
- Limit square footage in C-5 (Zeno called it performance zoning).
- There was discussion/clarification of “colours” in CowBay Development Guidelines and really what the acceptable colours could be, other than just primary colours. “Vibrant” was the word that was tossed about quite often. Also that perhaps “mullions” are not necessarily needed and that maybe we could amend the CowBay Development Guidelines a bit.
- One businessman stated that he wanted to locate his business in CowBay specifically because of the rules that were in place.
- In comparison to Gastown/Vancouver area – do not get rid of all light industrial in an area wanting to keep things looking “real” and not so “Disneyland” – ish.
- Parking was discussed – some thought there was not enough parking. There was talk of Lot 9 being developed for additional parking.
- End parcels to the East (Pattison Group) should be left at M-3?
- It would be great to see residential on Lot 9.
- Big on C-5, and let it grow as much as possible. We don’t want more industrial, increase commercial businesses in the area.
- What is the definition of an industrial area? Mixed use is good for the economy. Some industries have a negative impact but light industries can be an enhancement of the area.
- Make sure that we stay in the spirit of “Cow Bay”.
- Likes the basic idea of direction and likes how its going and where it’s going.
- The design guidelines that we have are good – invite personal opinions. Industrial businesses will never go into CowBay because of the restrictions and/or because they just can’t physically be there.
- Can’t be open to industrial businesses. Discussed fish processing and how that would fit in.
- Rezoning is driven by specific proposal. Talked about Port Developments and what are the parking requirements. What are the building heights and how Eagle B&B is limited. If it’s three stories high, does that mean 11 feet? How do you define 8 feet? A mixture of industrial and commercial. If it was left a C-5, everyone will almost fit. Dolly’s is covered under this.
- Granville Island industry is slowly being pushed out and commercial business is taking over. Granville Island – Concrete factory will eventually be pushed out.
- Industrial be defined. Keep some grittiness. Some light industry okay. Better definitions.