

MINUTES
SPECIAL MEETING OF THE COUNCIL OF THE CITY OF NANAIMO
HELD IN THE SHAW AUDITORIUM, 80 COMMERCIAL STREET, NANAIMO, BC
ON THURSDAY, 2015-AUG-06 COMMENCING AT 7:00 P.M.

PRESENT: Acting Mayor J. Hong, Chair

Members: Councillor W. L. Bestwick (by phone at 7:17 p.m.; disconnected at 9:20 p.m.)
Councillor M. D. Brennan
Councillor G. W. Fuller
Councillor J. A. Kipp
Councillor I. W. Thorpe
Councillor W. M. Yoachim (by phone at 7:17 p.m.; disconnected at 10:02 p.m.)

Absent: His Worship Mayor W. B. McKay, Chair
Councillor W. L. Pratt

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

Public: 55

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:

Acting Mayor Hong called the Public Hearing to order at 7:01 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 26 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. 4500.079, 4500.080, 4500.082 and 6500.028 at this evening's Special Council meeting.

(a) Bylaw No. 4500.079 – RA350 – 1099 Bruce Avenue

This bylaw, if adopted, will rezone a portion of the subject property from Steep Slope Residential (R10) to Duplex Residential (R4) in order to permit 11 duplex lots.

Mr. Keith Brown, Keith Brown & Associates Ltd.- Applicant Representative

- Mr. Brown's presentation is attached entitled "Proposed Rezoning from Steepslope Residential (R10) to Duplex Residential (R4) Zone 1099 Bruce Ave., Nanaimo, BC."

Councillor Thorpe asked if it is just one small area that contains endangered *lotus pinnatus*?

Mr. Brown replied yes, the top right hand corner of Lot 38 is the only location.

Mr. David Ray, 1015 Bruce Avenue - Opposed

- Has lived in this property for 25 years.
- Density is too high for small lots, too many trees will need to be removed, does not fit in with existing larger lots surrounding development.
- Increased number of residents will cause traffic safety issues at intersection.

Mr. Michael Bruce, 1077 Bruce Avenue - Opposed

- Density is too high and there will be traffic safety issues as cars drive fast around the corner at Bruce Avenue and Tenth Street.
- Feels this developer has treated residents poorly in the past by leaving an open electrical box and unwanted signs in front of his house.

There was 1 written submission and 3 verbal submissions received with regard to Bylaw No. 4500.079.

(b) Bylaw No. 4500.080 – RA353 – 6003 Nelson Road

This bylaw, if adopted, will rezone a portion of the subject property from Medium Density Residential (R8) to Single Dwelling Residential (R1) in order to permit the subdivision of land on which there is an existing home.

The applicant and property owner, Mr. Song, was in attendance but chose not to speak in regard to Bylaw No. 4500.08. There were no questions from Council or the public and no others came forward to speak.

Councillors Bestwick and Yoachim joined the meeting by phone at 7:19 p.m.

(c) Bylaw No. 4500.082 – RA348 – 306 Hillcrest Avenue, 525 Third Street, and 305, 311 & 321 Watfield Avenue

This bylaw, if adopted, will rezone the subject properties from Single Dwelling Residential (R1) and Duplex Residential (R4) to Mixed Use Corridor (COR2) in order to permit a mixed use development with commercial uses and residential units, including student housing.

Mr. Gunter Yost Universal Estates Mr. Robert Schindelka, Architect, and Mr. Mitchell Jacobsen, Boulevard Transportation, Traffic Engineer- Applicant

Mr. Gunter Yost gave a slideshow presentation regarding the proposed “Third Street Village” development, detailing aspects of the project including:

- COR 2 zoning complies with Harewood Neighbourhood Plan
- Mix of commercial/professional space, medium density residential townhouses, university student housing
- Convenient corridor for transit, pedestrian and bicycle traffic to link from VIU to the downtown core.
- A community contribution for road rebuilding and redesign valued at roughly 2 million dollars is included in the proposal.
- Steps take so far include a Public Open House held April 21, 2015 to which 115 neighbours were invited; presentation at the 2015-MAY-27 Planning and Transportation Advisory Committee meeting
- A transportation study was conducted by Boulevard Transportation Group, represented by Mr. Mitchell Jacobson.

Councillor Thorpe stated that this is an old traditional neighbourhood, can you provide more details on traffic study, does staff have this report? With density that you are adding it is going to be a major impact on traffic flow.

Mr. Jacobsen replied that a traffic study was done. Function of trips on site, 3-5 seconds added to intersections. Most of the traffic issue at Third Street getting on and off, issue which exists now.

Councillor Fuller asked what the setback is from Sperling Road.

Mr. Schindelka answered 7.5m as per COR guidelines, can be adjusted.

Councillor Brennan asked what authority the City has to prescribe any of the design guidelines, do we have any?

Ms. Kronstal replied yes we do have the Harewood Design guidelines which have certain stipulations. After rezoning a development permit would still need to be approved. At that point it would need to go to the Design Advisory Panel and they would be looking at all of those guidelines with both the Official Community Plan and the Harewood Plan.

Ms. Andrea Blakeman, Vancouver Island University, 475 Chestnut Street – In Favour

- Ms. Blakeman’s presentation is attached entitled Vancouver Island University Full-Time Equivalent (FTE) Enrollment Report with submission.
- Outline the general housing needs of international students studying in Nanaimo.
- Overview of annual student numbers and types of programs.
- Housing needs.

Ms. Susan Chadwick – 697 Third Street – Opposed

- Concerned about traffic on Third Street coming off Wakesiah Avenue.
- Worried about property being taken away with road widening.

Councillor Kipp asked Staff if any land was going to be taken next door to this property?

Mr. Anderson stated that no, there will not be property taken from adjacent properties for this application, however road dedication is taken from the applicants property to widen Third Street.

Ms. Laurie Billick – 309 Hillcrest Avenue – Opposed

- Never received notice in April, first heard about this June.
- What office building is being built? Only heard about residential so far.
- Wants safe environment for her children.
- Concerned about appearance.
- Parking issues, where will they park, currently parking on Third Street, Wakesiah Avenue and Hillcrest Avenue.
- Noise level with more sirens on Wakesiah, how will this be accommodated, with more housing it will be much worse.

Ms. Adriane Schroeder – 351 Howard Avenue – Opposed

- Concerned about density with number of units proposed.
- Needs more supportive housing.
- Current vacancy rates, what is the current rate? What is this kind of development going to do to impact the attractiveness of our 1 bedroom suite in our home which is currently being rented out to students.
- Economically very significant development, why is it cookie cutter, how will the work be phased? Is this the first rezoning application for a COR1 or COR2?
- Bruce Avenue is commercial corridor, support correct density of housing, want more SFD Residential.
- What is the sidewalk plan? Would like to see sidewalks on both sides of Third Street. A number of pedestrian and vehicle accidents, what are the number of traffic incidents on the corner of Howard and Third Street? Can staff and the RCMP pull the data out for the neighbourhood association.
- Is this going to Third reading, will this be ruled on tonight? Can you please help with point of process.

Councillor Brennan stated the Third Reading is scheduled for tonight. Council may choose to delay that if more information is required in order to make a decision.

Councillor Kipp also stated that this is the last chance for input tonight. Once the Public Hearing meeting is closed Council is not permitted to accept any more information on this issue.

Ms. Schroeder said, I am heartily asking that you delay your decision on this proposal and require more information from staff on many fronts.

Councillor Thorpe asked that if Council approves rezoning to COR2 tonight what flexibility or say does the City have going forward in terms of density and design on what will transpire on that property?

Mr. Anderson said this rezoning would provide a COR2 zone on the property which sets density maximums. In terms of opportunity in order to craft the design; this can be done through the Development Permit process.

Mr. Jonn Asdal – 564 Sperling Road – Opposed

- High density.
- Traffic issues on Third Street.
- Parking problem on Watfield Avenue
- Pedestrian & cyclists increase traffic on Watfield Avenue & Sperling Road
- No greenspace left in Harewood.
- Will look unattractive.
- Property values will decrease.
- This belongs on University campus not residential street.

Ms. Phyllis Sunga – 352 Watfield Avenue – Opposed

- Third Street Connector traffic congestion.
- Neighbourhood value decrease.

Austriclinio Borges Da Silva Neto, VIU Student from Brazil – In Favour

- Working towards Masters degree at VIU, brought family from large city in Brazil.
- Difficulty finding rental property, main obstacle no references.
- Wants peaceful and safe environment for his family.

Mr. Harbhey Sunga – 352 Watfield Avenue – Opposed

- Long time resident, purchased in 1966.
- Four Storey Buildings will block view.
- Traffic congestion on Third Street.
- Winter driving conditions dangerous when icy & slippery.
- Heard Third Street will become four lanes.

Mr. Dave Shillabeer – #701 – 38 Front Street – In Favour

- First heard of development.
- Can developers sell after rezoning?
- Looks fantastic with student housing close to University.
- Traffic congestion.

(return to podium) Ms. Phyllis Sunga – 352 Watfield Avenue – Opposed

- Was not informed that the bylaw had received first two readings.

Councillor Hong asked Staff to respond.

Mr. Anderson explained the process of notification to surrounding neighbours. In terms of being notified directly from the City of Nanaimo, notices were sent out prior to tonight's Public Hearing.

Mr. Adrian Boulter and Ms. Melissa Boulter – 360 Watfield Avenue – Opposed

- High density, 300 units too big does not fit neighbourhood.
- Traffic issues.
- Road steep and icy in winter.

- Chose to live on Street due to quiet small community.
- Worried about crime.
- Does not want to live there with huge development.

Ilona Baan – 350 Watfield Avenue – Opposed

- Traffic issues.
- Winter road is dangerous when icy & slippery.
- Doesn't like look of new apartments.
- Worries about development property when students leave.

Mr. Jim Basnett – 431 Third Street – In Favour

- Land Owner and Landlord.
- We need to accept this as a University City.
- Students need a managed area to feel safe in.
- Nice improvements for Third Street, ditch in-fills and sidewalks.
- Revision of modernization will be appreciated.

Ms. Norma Gauld – 561 Sperling Road – Opposed

- Went to meeting in April.
- Not opposed to change, opposed to number of units.
- Lives on small cul-de-sac will be engulfed by huge buildings, view blocked.
- Property value decrease.
- Wrote letter to Mayor & Council.
- City needs to work with residents as a community.
- Student housing should be on University property.

(return to podium) Mr. Harbhey Sunga – 352 Watfield Avenue – Opposed

- Was an environmental study ever done on this property?

Councillor Hong said at this point we are at rezoning stage, if an environmental study is done and they find contamination, remediation will need to occur.

Mr. Anderson advised that an environmental review has been completed. At rezoning stage the City asks for a site profile to be submitted with identification of previous uses which typically flags whether or not further study needs to be done as it moves through the process. All the approvals needed respecting the Ministry of Environment will be required prior to a Building Permit being issued for the project.

There were 7 written and 13 verbal submissions received with regard to Bylaw No. 4500.082.

(d) **Bylaw No. 6500.028 – OCP81 – Linley Valley Drive**

This bylaw, if adopted, will remove a portion of Linley Valley Drive as part of the major road network from the Official Community Plan.

Mr. Patrick Brown – 5803 Vanderneuk Road – Opposed

- Lived here for 7 years.
- Developer promised Linley Valley Drive would go thru to alleviate current traffic congestion.

- Why remove the road?
- Talk of lights at corner of Vanderneuk and Rutherford.
- Traffic congestion.

Mr. Anderson stated on behalf of the City they are looking at an alternative route. Direction was given from Council to Staff to remove this alignment from the OCP.

Councillor Thorpe reiterated that this was a decision from Council not City staff.

Councillor Hong said when the City purchased Linley Valley there was no road ever going to go through the park.

Councillor Kipp discussed the road connection that will be put in when the condo development will be built, expensive area to put a road in due to blasting.

Ms. Catherine Power – 5690 Vanderneuk Road – Opposed

- Where will alternative road be?
- Will this have to go thru the Bylaw Process again?
- Worried about increased traffic near school route.
- Reduced Property Value.
- Traffic congestion.
- Safety issues for children.

Ms. Amanda Oram – 6181 Washington Way – Opposed

- Helped to gather 6000 signatures to save Linley Valley
- Any other option that is environmentally friendly?

Councillor Brennan stated that there is no proposal to put the road through the park which was shown on the map.

Councillor Kipp said connector road would have cost approximately \$10 million dollars to construct as it was designed.. Council has a motion for Staff to come back with an alternate route.

There were no written and 3 verbal submissions received with regard to Bylaw No. 6500.028.

Councillor Yoachim disconnected from the meeting by phone at 9:20 p.m.

It was moved and seconded at 9:24 p.m. that the Public Hearing terminate. The motion carried unanimously.

4. **BYLAWS:**

- (a) **“ZONING AMENDMENT BYLAW 2015 NO. 4500.079”** (RA000350 - to amend “ZONING BYLAW 2011 NO. 4500,” by rezoning a portion of the subject property from Steep Slope Residential (R10) to Duplex Residential (R4) to permit 11 duplex lots) pass Third Reading.

It was moved and seconded that "ZONING AMENDMENT BYLAW 2015 NO. 4500.079" pass third reading. The motion carried.
Opposed: Councillors Bestwick, Brennan and Hong

It was moved and seconded that "ZONING AMENDMENT BYLAW 2015 NO. 4500.079" be adopted. The motion carried unanimously.

- (b) "ZONING AMENDMENT BYLAW 2015 NO. 4500.080" (RA000353 - to amend "ZONING BYLAW 2011 NO. 4500," by rezoning a portion of the subject property from Medium Density Residential (R8) to Single Dwelling Residential (R1) in order to permit the subdivision of land on which there is an existing home) pass Third Reading.

It was moved and seconded that "ZONING AMENDMENT BYLAW 2015 NO. 4500.080" pass third reading. The motion carried unanimously.

It was moved and seconded that "ZONING AMENDMENT BYLAW 2015 NO. 4500.080" be adopted. The motion carried unanimously.

- (c) "ZONING AMENDMENT BYLAW 2015 NO. 4500.082" (RA000348 - to amend "ZONING BYLAW 2011 NO. 4500," by rezoning a portion of the subject property from Single Dwelling Residential (R1) and Duplex Residential (R4) to Mixed Use Corridor (COR2) in order to permit a mixed use development with commercial uses and residential units, including student housing pass Third Reading.

It was moved and seconded that "ZONING AMENDMENT BYLAW 2015 NO. 4500.082" pass third reading. The motion was unanimously defeated.

- (d) "OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 2015 NO. 6500.028" (OCP00081 - to amend "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" by removing a portion of Linley Valley Drive as part of the major road network) pass Third Reading.

It was moved and seconded that "OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 2015 NO. 6500.028" pass third reading. The motion carried.
Opposed: Councillors Brennan and Thorpe

It was moved and seconded that "OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 2015 NO. 6500.028" be adopted. The motion carried unanimously.

It was moved and seconded at 9:48 p.m. that the Special Open Meeting terminate. The motion carried.

5. PUBLIC MEETING

Council reconvened for a Public Meeting at 9:48 p.m.

Acting Mayor Hong vacated the Chair and the meeting at 9:48 p.m. declaring a potential conflict of interest as he owns liquor establishments in the downtown area.

Councillor Thorpe assumed the Chair.

(a) Liquor License Application No. 117 (LA117)- 75 Front Street

Application to transfer the liquor-primary licence from 489 Wallace Street (Tandoori Junction) to 75 Front Street (The Nanaimo Bar).

Two written letters of support were handed over at the meeting by the applicant, Ms. Sonia Komen.

Ms. Sonia Komen – 655 Franklyn Street – Applicant

- Proposing to open liquor establishment at 75 Front Street
- Small intimate venue 50-60 people.
- Live music at moderate listening level to enjoy music and converse.
- Aware of outside noise with the Globe & Pacifica, will have security.
- Positive impact on Community.
- Will work with downtown businesses.
- Showcasing local artists to support creative local community.
- Loyal clientele.
- Wants business to succeed as family to support with financial freedom.

Councillor Brennan asked what steps have been taken to meet with the residents as Council has received correspondence from residents of Pacifica.

Ms. Komen said she will be meeting with the strata council who will then report to the residents of Pacifica.

D. Stewart advised that Council can receive information until the 2015-AUG-17 Council Meeting.

Councillor Thorpe stated that no decision will be made tonight, this is for information only.

Councillor Bestwick disconnected from the meeting by phone at 9:53 p.m.

The following residents indicated they are in favour of the application:

- Ms. Stephanie Sharmack - 2018 Leader Crescent, Courtenay
- Ms. Lauren Semple - 130 Rosehill Street
- Mr. Dave Shillabeer – #701 – 38 Front Street
- Mr. Terry Atherton - 319 Black Diamond Drive
- Ms. Shari Berry - #711 – 38 Front Street
- Mr. Mark O'Neill - 560 Pythian Lane
- Ms. Amanda Oram – 6181 Washington Way

6. ADJOURNMENT:

It was moved and seconded at 10:14 p.m. that the meeting terminate. The motion carried unanimously.

MAYOR

CERTIFIED CORRECT:

CORPORATE OFFICER

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ATTACHMENT A

Submissions

For

Bylaw No. 4500.079

(RA000350 – 1099 Bruce Avenue)

Shelley Matthewman

From: Shelley
Sent: Thursday, August 06, 2015 3:59 PM
To: Public Hearing
Subject: Rezoning application-RA000350

Importance: High

I am unable to attend tonights meeting but want it to be noted that my name is Heather Steves I live at 1077 Bruce Ave and I am opposed to this rezoning very much.I fear it will only make the investment I have in my own house go down.Plus I feel that these duplexes will hold mostly renters which can be a problem in itself.We are all home owners on this street and feel a bunch of renters living in duplexes will not be a welcomed addition.Thank you for listening to my concerns.

Yours Truly,
Heather Steves

**PROPOSED REZONING FROM
STEEPSLOPE RESIDENTIAL (R10)
TO DUPLEX RESIDENTIAL (R4) ZONE
1099 BRUCE AVE., NANAIMO, BC**

OWNER:

**Alan Steeves
0948423 BC Ltd.
6203 Parktree Court
Surrey, BC V3X 1Z7
Tel: 1-604-724-8005
e-mail: alansteeves@gmail.com**

AGENT:

**KEITH BROWN ASSOCIATES LTD.
Land Planning and
Development Consultants
5102 Somerset Drive
Nanaimo, BC V9T 2K6
Tel: 250-758-6033
e-mail: keithbrown@shaw.ca**

DATE:

August 6, 2015

KEITH BROWN ASSOCIATES LTD.
5102 Somerset Drive Nanaimo, BC V9T 2K6
Tel. (250)758-6033 Cel. (250)741-4776

August 6, 2015

File No. 949.15

City of Nanaimo
411 Dunsmuir Street
Nanaimo, BC V9R 0E4

Attention: Mayor and City Councilors

**SUBJECT: PROPOSED REZONING APPLICATION NO. RA350-1099 BRUCE AVENUE
FROM STEEPSLOPE RESIDENTIAL (R10) TO DUPLEX RESIDENTIAL (R4) ZONE.**

This application being presented represents the rezoning of 11 separate subdivision lots within a larger phased subdivision of 75 lots. This first phase of subdivision is approved under City File SUB00997.

The City's Official Community Plan encourages a range of housing options. The subject lands (6.46 ha.) provide an opportunity for mixed residential uses within the overall development. The rezoning creates a minimal increase in density through the introduction of duplexes while providing diversity and affordability in housing. The enclosed 11" x 17" Subdivision Layout Plan references the duplex lots highlighted in yellow.

The client's registered professional biologist, Steven Toth of Toth & Associates Environmental Services, has identified Lot 38 as containing an environmentally sensitive area "**Rare Plant Occurrence: Bog bird's-foot lotus (*Lotus pinnatus*)**" (see enclosed page 3, 12 & 13 of Biologist's report).

In-keeping with the recommendations of the Biologist and the City Planning Department, the owner agrees with the following:

1. Acknowledges that a restrictive covenant be registered on Title of Lot 38 referencing the Biologist's report applicable to Lot 38.
2. Future building plans to be submitted and reviewed by the City's Planning Department to ensure the requirements of the biologist's report are implemented.

The second enclosed 11" x 17" plan references the original lands located on the southside of the 'Parkway' now designated as part of the "Character Protection Zone" (20 m.) and the "Tree Protection Zone" (30 m.). These lands are substantive now set aside through the overall subdivision review process.

Pursuant to Council's policies the owner commits to the provision of \$1,000. for each unit zoned R4 (duplex). This contribution of \$22,000. is provided for the perceived increase in value through the rezoning process. Payment to the City will be provided prior to final adoption of the Zoning Amendment Bylaw.

We thank you for your consideration of the foregoing and would be pleased to respond to questions.

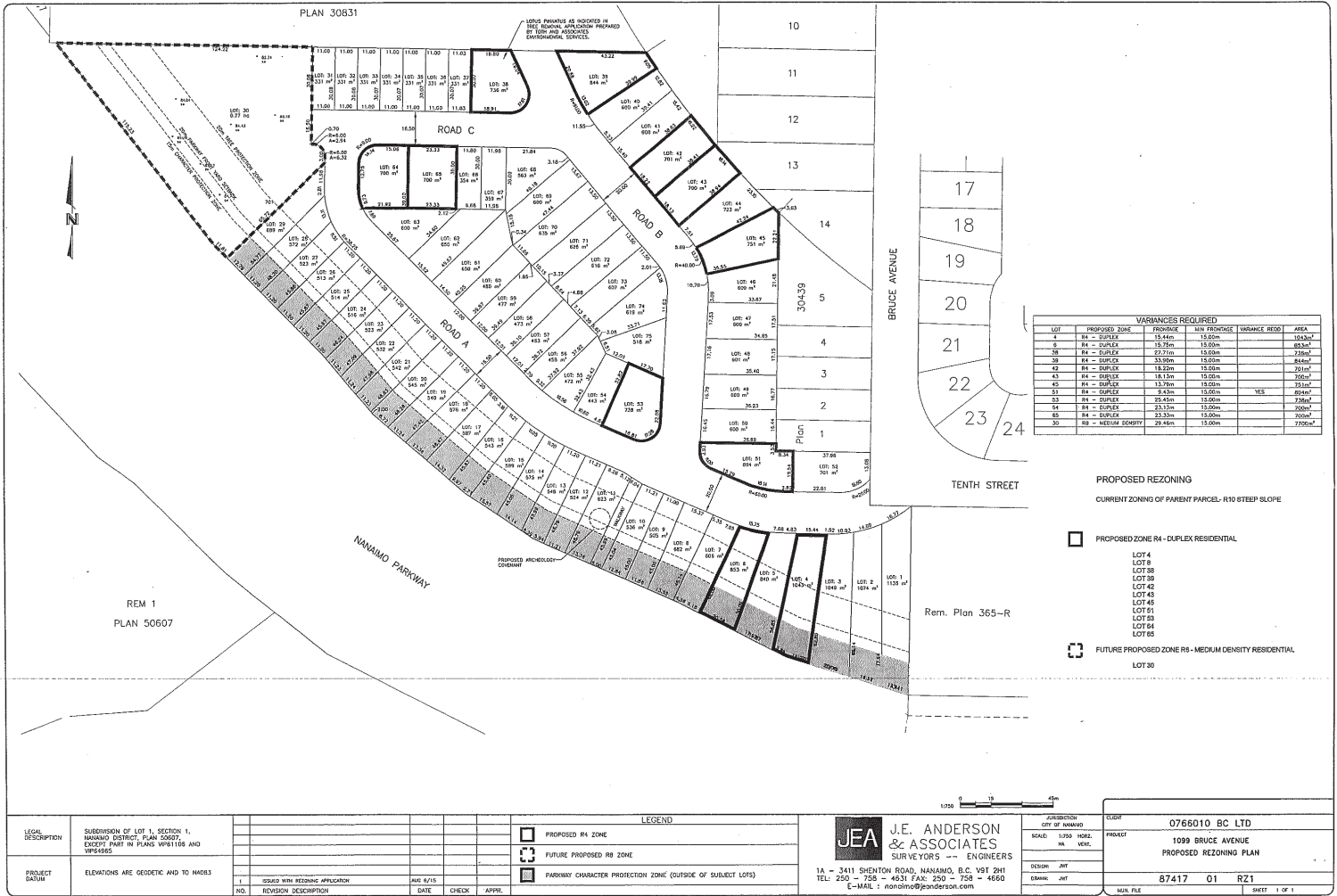
Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'R.K. Brown', written in a cursive style.

R.K. Brown,
Consultant Planner

Enc.

cc. Alan Steeves
6203 Parktree Court
Surrey, BC V3X 1Z7



grasses. Introduced and invasive plant species on the property included Himalayan blackberry (*Rubus discolor*), common hawthorn (*Crataegus monogyna*), domestic cherry (*Prunus sp.*) and spurge-laurel (*Daphne laureola*).

Rare Plant Occurrence: Bog bird's-foot lotus (*Lotus pinnatus*)

During the June 22, 2015 bird survey an occurrence of bog bird's-foot lotus (*Lotus pinnatus*) was documented. Bog bird's-foot lotus is considered a threatened / endangered species at both the provincial and federal level. In Canada, bog bird's-foot lotus is known only from seven populations within a small area of the Harewood Plains, Woodley Range Ecological Reserve near Ladysmith, and Gabriola Island. This site (10 U 430535 m E 5443232 m N) **does not** appear to be one of the seven documented occurrences. The occurrence (Figure 1) consists of approximately 10 - 20 plants (Photograph 1) spread over a 5m L x 2m W disturbed vernal seepage site on the north edge of proposed Lot 38.

Meetings have been held with the City of Nanaimo to discuss preservation and management of bog-bird's-foot lotus at the site. Currently the proposed tree management plan includes the bog bird's-foot lotus site within a 7.5m wide tree preservation area. A portion of the apparent surface drainage course (based on City of Nanaimo LIDAR contours) that sustains the rare plant occurrence site will be protected within the tree preservation area. Road "B", adjacent to the east end of the occurrence will be a fill area which will be designed to ensure that the elevation of the downstream (east) end of the vernal seepage feature does not change as a result of road construction. This potentially could involve the installation of a road scupper drain with the invert elevation placed to match the vernal pool outlet elevation. On Lot 38 a covenant will be registered to protect vegetation within the tree preservation area and a fence will be installed along the east and south sides of the tree preservation area.

Currently there is no hydrologic information for the drainage course (i.e. flow rates, periodicity), but based on the LIDAR contours it appears that a portion of the surface water supply draining northeast from Road C to the vernal pool will be disrupted by development. Potentially this surface water could be compensated for by directing rooftop run-off from Lots 36 – 38 north to the tree preservation area via infiltration fields / rain gardens. Some baseline hydrologic calculations are needed to ensure that the post-construction hydrology will match the hydrologic regime that currently sustains the bog bird's-foot lotus site.

Figure 1. Bog-bird's-foot lotus location on proposed Lot 38 and drainage patterns





Photograph 1. View of Bog bird's-foot lotus in seepage site on Lot 38.



Photograph 2. View of mature western redcedar on proposed lots 27-29.



Photograph 3. View of typical open exposed rock and scrublands on lots 70-73.



Photograph 4. View of seepage site supporting bog bird's-foot lotus.



ATTACHMENT B

Submissions

For

Bylaw No. 4500.082

(RA000348 – 306 Hillcrest Avenue. 525
Third Street, and 305, 311 & 321 Watfield
Avenue)

Shelley Matthewman

From: Mark Garrett
Sent: Thursday, August 06, 2015 1:18 PM
To: Public Hearing
Subject: RA000348

I would like to show support for this for this Third Street project. Third Street is a very important gateway to are city and this project will enhance this. It meets all the Official Community Plan guidelines. It provides decent and safe student housing that will enhance the image of are university and city. It provides affordable housing for the direct area. It will substantially increase property values in the area. It provides both immediate and long term jobs. It resolves safety issues with the remediation of Third Street. Closer commercial amenities for this neighborhood, and better tax base for the City,

A very win win for the interest of the City of Nanaimo.

Sincerely: Mark Garrett

275 Nicol St.
Nanaimo

Shelley Matthewman

From: James Keeler
Sent: Sunday, August 02, 2015 9:20 AM
To: Public Hearing
Subject: Bylaw No. 4500.82

I live at 305 Hillcrest, across from the proposed zoning change. This change will increase noise and congestion on Hillcrest. It will also reduce my properties access to winter sunlight. For these reasons I oppose any change in zoning.

Shelley Matthewman

From: Jim Basnett
Sent: Thursday, August 06, 2015 6:36 PM
To: Public Hearing
Subject: RA000348

August 2, 2015

To the Mayor Mr. Bill McKay and members of the Council

Regarding : RA000348 - 306 HILLCREST AVENUE / 525 THIRD STREET / 305, 311 & 321 WATFIELD AVENUE

I am writing in support of the proposed development of student housing, residential and commercial in the Third Street neighborhood. I own rental property along Third Street and have over twenty years as a Nanaimo landlord.

Nanaimo is becoming a university city and has to provide appropriate accommodation for university students. Students require secure intermittent or short term housing, often furnished. The housing is required to look after inexperienced renters who require an easily established element of trust from the landlord. Student housing systems are able to look after these unique needs of their clients. I have often interviewed students, rented to students, and, many times, have been unable to help them because my rentals require secured long term renters who have their own furniture. The proposed student housing will also meet the unique needs of students by providing an onsite manager, communal space, and bicycle storage.

This development includes consideration of those who require townhome and commercial property. The university will continue to attract employees and the related services required in the proximity of their housing. This type of development will contribute to the needs and lifestyle of all of the people who like to live, study and work in the downtown core. The development meets the mixed use criteria of the Official Community Plan and is preceded by nearby approved projects.

The revision and modernization of this section of Third Street would be most appreciated. The reduction of the hill and the cleaning up of the drainage ditches along Third Street will contribute to both safety and aesthetics of the neighborhood.

I am in favour of this project and the positive effect it will have on our community.

Regards,

Jim Basnett

Owner: 431 Third Street
Nanaimo, BC

Shelley Matthewman

From: Ian Douglas
Sent: Thursday, August 06, 2015 10:27 AM
To: Public Hearing
Subject: 306 Hillcrest Ave. Rezoning application RA 000348

To whom it may concern,

I am pledging my support for the rezoning proposal to build student housing close to existing amenities for future students of VIU. VIU is a growing educational institution and demand for student housing will likely increase over the next 5 to 10 years.

I have been a Nanaimo resident since 1961, a resident of the University district since 1989, and am an Alumnus of Malaspina College. The Harewood and College Heights neighbourhoods have greatly benefited from the growth of VIU, and the students and VIU employees have added diversity and economic benefits to all of Nanaimo.

The proposed student housing should be a terrific asset for the neighbourhood and I hope that the rezoning is approved.

Yours Truly,

IAN DOUGLAS
206 Concordia Place
Nanaimo BC
V9R 6A9

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Shelley Matthewman

From: Brent Wetmore
Sent: Thursday, August 06, 2015 10:06 AM
To: Public Hearing
Subject: rezoning bylaw no. 4500.82

good morning,

I am writing this letter to express our opinion on this proposed by-law change to a property in our neighbourhood that can effect and or benefit the whole area quite dramatically. Our concerns are in regards to traffic flow, parking, and population density. What is indeed going into said property #306? Can Hillcrest ave. handle the traffic flow of a commercial/residential developement to be able to empty on to Third st. Our area could be greatly effected by this as we are right on the back end of #306. This property has more or less laid dormant for the last 8 years that we have owned in the area so this impact can be quite dramatic mark my words. I feel it is already very difficult to get on to third st. from watfield ave. at anytime let alone 8:00am to 930am. As the university population grows I feel our road/traffic light upgrades have not kept up with the demand to this whole area and I feel this is also a safety issue for all users of this area. If this bylaw change is to go through what is the building/use plan in detail going to be. these are my concerns and I do apologise for not attending tonight's meeting as I am out of town. Please keep me up on the details .

Regards,
Brent and Heather Wetmore
owners 591 Sperling Rd.

3711 Shenton Road
Nanaimo, B.C.
Canada V9T 2H1

Telephone: 250 758 3411
Facsimile: 250 758 0917
www.windleycontracting.com



Nanaimo City Hall
455 Wallace Street
Nanaimo, BC
V9R 5J6

August 6, 2015

Mayor Bill McKay and Councillors:

Re: 306 Hillcrest Avenue

I write this letter in support of the rezoning application for 306 Hillcrest Avenue.

As a lifelong resident of Nanaimo and local business owner I recognize the need for affordable housing close to the university for Canadian and international students. In addition, there is a large demand for affordable public housing to purchase or rent.

The development of commercial space, townhouses and student housing is necessary for Harewood's sustainability. 306 Hillcrest Avenue is close to the downtown corridor, public transportation, and amenities including shopping, aquatic and ice centres and parks.

Mixed use development is outlined in Harewood's Neighbourhood Plan which supports a wider range of amenities and services that can be found within a convenient distance and encourages the use of alternative modes of transportation other than automobiles. Approving the rezoning of 306 Hillcrest Avenue from Single Dwelling Residential and Duplex Residential to Mixed Use Corridor to permit mixed use development achieves this goal.

Yours truly,


Rick Windley
President
Windley Contracting Ltd.

Performance and Strength



RE/MAX
OF NANAIMO
Independently Owned and Operated
Independently Owned and Operated

April 11, 2015

To Whom It May Concern

I have been made aware of a proposed development of a commercial and residential project near the intersection of 3rd Street and Hillcrest Avenue in the City of Nanaimo.

The project was brought to my attention by the Developers representative Gunter Yost who was confirming whether or not there would be a demand for residential rental units in the development.

I am familiar with the subject property and I have reviewed the materials supplied by Mr. Yost. (Architect drawings of what the complex would look like, Site plan, elevations floor plans etc.) and believe that this project will be e benefit to the area.

The residential portion of the project should attract residents readily, due to the size of the units, the location being walking distance to both downtown Nanaimo and the university and the attractiveness of the appearance of the project as shown in the artist's drawings. I would not expect difficulty in placing good middle class tenants in these units of townhomes and apartments.

If further opinion or clarification is required, please contact me at the numbers on this letterhead.

Yours truly,

Guy Litton

phone 250.751.1223 fax 250.751.1300 web remax-nanaimo-bc.com

1-5140 Metral Drive, Nanaimo, BC V9T 2K8

Jay Cousins, B.Comm.

1-5140 Metral Drive

Nanaimo, B.C., V9T 2K8

Tel: (250) 751-1223

Fax: (250) 751-3592

Toll free: 1-877-335-4380

e-mail: jay@jaycousins.com

www.jaycousins.com

RE/MAX

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COMMERCIAL

April 10, 2015

Universal Estates
1683 Sanctuary Drive
NanOOSE, BC V9P 9C6

Attention: Gunter Yost

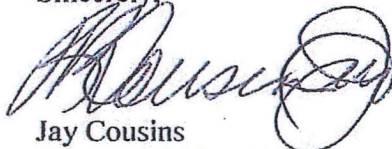
Dear Gunter

Thank you for the opportunity to review the plans and feasibility of Village on Third at 306 Third Street in Nanaimo. I am pleased to report the following observations and opinion.

I found both the concept and the potential amenities to be offered exciting and do-able. A residential housing concept of this nature will not only take some pressure off the high demand for student residences, but it will offer the surrounding community some desirable services currently not available in the area. 21,000 Sq. Ft. of commercial space will enhance the attractiveness of the overall project. In my opinion, the leasability of that space is high. Not only will the density of the residential spaces within the project create a demand for service and retail oriented businesses, but the fact that Third Street is a corridor for access from the highway to downtown will add to the desirability of the commercial spaces. It will have visibility on a relatively high traffic road.

In my opinion, The Village on Third is an exciting concept with much upside. I would be happy to be a part of its occupancy process.

Sincerely,



Jay Cousins
Commercial Specialist

To Universal Estates B.C. Ltd.

Regarding your Village on 3rd Street development.

Expression of Interest.

First I would like to introduce myself, I own Eat Fresh Urban Markets Ltd. We currently operate an urban downtown market in Parksville, B.C. with a focus on fresh and prepared food products complete with produce, meats, baked goods, seafood, and chef prepared products. Our concept would work well in the area of your development and we would like to discuss the possibilities with your organization. It is our intention to open more markets on Vancouver Island under this banner. We would require a space of 6000 square feet or larger, and would consider leasing, although our preference is to purchase. I look forward to discussing this further.

Sincerely

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a horizontal line extending to the right.

Clayton Baker

President

Eat Fresh Urban Markets Ltd.

From: Andrea Blakeman <Andrea.Blakeman@viu.ca>
Sent: April 17, 2015 4:13 PM
To: universalbc
Cc: Annick Corbeil
Subject: re: student housing

Good day Gunter Yost,

I am writing this email to outline what we have discussed on many occasions - the need of VIU students for appropriate, affordable housing located close to Vancouver Island University.

It is estimated that this Nanaimo campus has an annual student body of 10,000+ students, attending both full and part time programs. The past years have seen in excess of 1500 international students per year attending VIU programs – be they ESL, academic or masters level programs, short or longer term. 100% of international students require housing. These students come from more than 85 countries from around the globe with an incredible array of different backgrounds, cultural and social needs. Many students are single young people, others are part of a couple while still other students travel from their home countries with their families that often include children. Their skills and abilities in a new country are often limited by both the lack of cultural understanding and English language ability which makes finding housing from their home countries extremely difficult.

Over the past 8+ years our institution has grown quite significantly, in both numbers and diversity of students. VIU residences on campus have had the capacity to house approximately 384 students, which is the type of accommodation many students prefer because of location. Saying this, almost all of these on-campus residences house exclusively individual students. There is no capacity at all for anyone with a child/children. Sadly, with the numbers of incoming international students each year, we are very short of appropriate and affordable housing for a very large percentage of both international and domestic student close to campus.

While the above is simply the briefest glimpse of housing needed for VIU students, I am happy to meet with you further to discuss this topic. Please do let me know in what ways I am able to further support you in your project.

Sincerely,

Andrea Blakeman
Manager, International Education
Off-Campus Housing & Homestay Programs
250.740.6320
Office 250.740.6320 Fax 250.740.6471
viu.ca/international 900 Fifth Street, Nanaimo BC V9R 5S5 Canada

August 6, 2015.

Dear Nanaimo City Council Members,



On behalf of International Education at Vancouver Island University (VIU), I am here to outline the general housing needs of international students studying here in Nanaimo.

Overview of annual VIU student numbers and programs.

VIU currently enrolls approximately 1,900 international students from more than 80 countries. The 2014-2015 year saw 1375 full-time students enrolled in a wide variety of programs ranging from Masters programs (264), Post Degree programs (60), Bachelor degree programs (558), diploma programs (113), certificate programs (7), and developmental programs like ESL (372). This total of 1375 full time students does not take into account the 300-500 international students attending short-term programs each year.

Domestic full-time students was estimated at 5885 which again, does not include those taking part-time programs (1-2 courses).

Housing.

Domestic students who require housing generally have access to options international students do not as they may have family or friends with whom they may stay. International students, 100% of whom require housing, often have significant challenges with language and culture, as well navigating housing options advertised on-line or in local print. Housing providers are unlikely to grant tenancy to those not able to provide local references or references in the English language, adding to international student challenges.

At present, students often arrive to temporary hotels or other accommodation choices and then search for more permanent housing. This can be both extremely difficult and stressful. At times students come to Canada with family that may include children. Should they arrive when the largest intake occurs (late August/early September), the likelihood of locating appropriate housing is slim at best.

There is no one-size fits all for student housing. Student requests are generally the following as it pertains to housing:

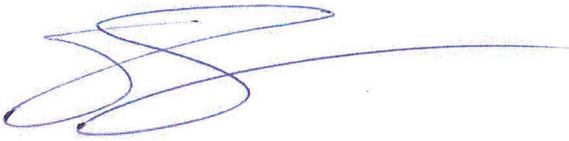
- Fully or partially furnished spaces with private bathrooms
- Includes utilities
- Close to VIU
- Close to amenities (food shopping, pharmacy, recreation, etc.)
- Close to public transportation (few international students own cars)

International students commonly live in the Nanaimo community for 1 to several (4 or 5) years. Some of these students eventually make Nanaimo their permanent home adding diversity, vibrancy and an infusion of new skills to our community.

It is our hope that more housing providers and builders take into account the significant numbers of international students, and in fact all our VIU students, as our community evolves over the coming years.

Sincerely,

Andrea Blakeman

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Vancouver Island University
Full-Time Equivalent (FTE) Enrolment Report
For the Year Ended March 31, 2015

Type	Reporting Category	Credential Type	Program	Fiscal Year	
				2013-14	2014-15
Domestic	AVED	Master	Master of Arts in Sustainable Leisure Management	7	5
			Master of Business Administration	41	33
			Master of Education in Educational Leadership	45	93
			Master of Education in Special Education	50	42
			Total	143	172
		Post-Degree	Business Studies (Post-Degree Diploma)	8	9
			Fisheries and Aquaculture (Post-Degree Diploma)	4	6
			Forensic Accounting and Fraud Investigation	16	12
			Geographic Information Systems (Advanced Diploma)	34	34
			Languages and Culture (Romance Languages)		1
			Online Learning and Teaching (Graduate Diploma)	22	26
			Special Education Teacher Specialty (Post-Degree Diploma)	56	45
			Teacher Leadership (Graduate Diploma)	16	
			Total	157	132
		Bachelor	Bachelor of Arts	1,480	1,369
			Bachelor of Arts in Child and Youth Care	62	69
			Bachelor of Business Administration	373	350
			Bachelor of Education & Bachelor of Education (Post-Bac)	337	328
			Bachelor of Hospitality Management	14	13
			Bachelor of Interior Design	75	68
			Bachelor of Music in Jazz Studies	33	16
			Bachelor of Natural Resource Protection	32	33
			Bachelor of Science	411	358
			Bachelor of Science in Fisheries and Aquaculture	20	15
			Bachelor of Science in Nursing	258	266
			Bachelor of Social Work	25	46
			Bachelor of Tourism Management	91	72
			Bachelor's Degree Unclassified	74	176
			Total	3,286	3,179
		Diploma	Child and Youth Care	44	41
			Criminology Diploma	101	93
			Culinary Arts Diploma	11	6
			Dental Hygiene	20	20
			Disability Studies Diploma	2	1
			Early Childhood Education and Care Diploma	34	29
			Fisheries and Aquaculture	35	31
			Forest Research Technician	46	54
			Hospitality Management Diploma	26	20
			Information Technology and Applied Systems	32	37
			Jazz Studies Diploma	41	44

Vancouver Island University
Full-Time Equivalent (FTE) Enrolment Report
For the Year Ended March 31, 2015

Type	Reporting Category	Credential Type	Program	Fiscal Year	
				2013-14	2014-15
Domestic	AVED	Diploma	Practical Nursing	53	81
			Recreation and Sport Management	29	30
			Resource Management Officer Technology	51	46
			Social Services Diploma	49	51
			Theatre Diploma	22	27
			Tourism Studies Diploma	20	17
			Visual Art Diploma	18	16
			Total	634	642
	Apprenticeship		Culinary Arts Apprenticeship	1	2
			Total	1	2
	Certificate		Aboriginal University Bridging	4	3
			Activity Assistant	0	
			Animal Care Aide	6	7
			Applied Business Technology	105	94
			Business Fundamentals for Aboriginal Communities		16
			Business Management	8	6
			Carpentry/Framer Technician	7	
			Community Mental Health Care Worker	26	22
			Cook Training	7	
			Dental Assistant	33	30
			Desktop and Web Publishing Workshops	0	
			Early Childhood Education and Care Diploma	2	
			Electrician		14
			Essential Skills for the Workplace	51	42
			Event Management	15	14
			First Nations Housing Manager	3	3
			Fundamentals of Engineering Certificate Program		29
			Health Care Assistant	78	82
			Heavy Equipment Operator	9	19
			Hospital Unit Clerk	8	9
			Inboard/Outboard Marine and Small Engine	5	5
			Introductory Medical Office Assistant	12	7
			Management Skills for Supervisors	4	6
			Medical Device Reprocessing Technician	20	20
			Power Engineering/Process Operator	45	16
			Professional Baking and Pastry Arts	18	
			Professional Development and Training	3	
			Professional Esthetics	15	13
			Road Building and Heavy Construction Equipment Operator	0	5
			School and Community Support Worker	43	31

Vancouver Island University
Full-Time Equivalent (FTE) Enrolment Report
For the Year Ended March 31, 2015

Type	Reporting Category	Credential Type	Program	Fiscal Year		
				2013-14	2014-15	
Domestic	AVED	Certificate	Technical Communications	1	1	
			Welding Fitter		26	
			Welding Levels A, B, C	15	45	
			Wine Business	2	1	
			Total	547	564	
		Developmental	Aboriginal University Bridging	20	25	
			Adult Basic Education	649	667	
			Adult Special Education	59	69	
			English as a Second Language	29	24	
			Total	757	784	
		Non-Credential	Applied Business Technology	0		
			Bachelor's Degree Unclassified		0	
			Heavy Equipment Operator		3	
			Non-Credential - Academic Courses	15	16	
			Professional Development and Training	328	356	
			Welding Fitter	3		
			Total	346	380	
			Total	5,872	5,855	
		ITA	Apprenticeship	Automotive Service Technician Apprenticeship	59	67
	Baking Apprenticeship			25	28	
	Carpentry Apprenticeship			113	125	
	Culinary Arts Apprenticeship			17	6	
	Domestic/Commercial Gas Fitter			9		
	Electrician Apprenticeship			93	109	
	Heavy Duty Mechanics Apprenticeship			141	156	
	Power Sports and Marine Technician			26	15	
	Refrigeration Apprenticeship			7	14	
	Welding			3	17	
	Total			493	537	
	Certificate			Aboriginal Construction	13	14
				Automotive Service Technician	32	52
			Carpentry/Framer Technician	41	44	
			Cook Training	91	93	
			Electrician	27	41	
			First Nations Housing Manager		2	
			Hairdressing	94	89	
			Heating, Ventilation, and Air conditioning/Refrigeration	24	15	
Heavy Duty Commercial Transport Mechanic			54	68		
Heavy Equipment Operator			7			
Horticulture Technician			26	20		

Vancouver Island University
Full-Time Equivalent (FTE) Enrolment Report
For the Year Ended March 31, 2015

				Fiscal Year	
Type	Reporting Category	Credential Type	Program	2013-14	2014-15
Domestic	ITA	Certificate	Inboard/Outboard Marine and Small Engine	12	14
			Professional Baking and Pastry Arts	17	29
			Residential Building Maintenance Worker	4	11
			Road Building and Heavy Construction Equipment Operator	14	14
			Welding Fitter	12	
			Welding Levels A, B, C	134	100
			Total	603	605
Total				1,096	1,142
International	AVED	Master	Master of Arts in Sustainable Leisure Management	13	17
			Master of Business Administration	215	233
			Master of Education in Educational Leadership	13	14
			Total	240	264
		Post-Degree	Business Studies (Post-Degree Diploma)	41	58
			Fisheries and Aquaculture (Post-Degree Diploma)	1	2
			Geographic Information Systems (Advanced Diploma)	2	
			Languages and Culture (Romance Languages)		0
			Total	44	60
		Bachelor	Bachelor of Arts	103	123
			Bachelor of Business Administration	288	303
			Bachelor of Education & Bachelor of Education (Post-Bac)	7	9
			Bachelor of Hospitality Management	15	11
			Bachelor of Interior Design	9	5
			Bachelor of Music in Jazz Studies	3	1
			Bachelor of Science	73	73
			Bachelor of Science in Fisheries and Aquaculture	1	2
			Bachelor of Science in Nursing	0	
			Bachelor of Social Work		1
			Bachelor of Tourism Management	13	21
			Bachelor's Degree Unclassified	1	9
			Total	514	558
		Diploma	Child and Youth Care	1	1
			Criminology Diploma		1
			Culinary Arts Diploma	6	11
			Dental Hygiene	1	1
			Disability Studies Diploma	1	1
			Early Childhood Education and Care Diploma	3	5
			Fisheries and Aquaculture	1	
			Forest Research Technician	2	1
			Hospitality Management Diploma	38	70
			Information Technology and Applied Systems	2	2

Office of University Planning and Analysis, VIU

Vancouver Island University
Full-Time Equivalent (FTE) Enrolment Report
For the Year Ended March 31, 2015

				Fiscal Year	
Type	Reporting Category	Credential Type	Program	2013-14	2014-15
International	AVED	Diploma	Jazz Studies Diploma	2	3
			Recreation and Sport Management	3	5
			Resource Management Officer Technology		1
			Social Services Diploma	1	1
			Theatre Diploma	3	1
			Tourism Studies Diploma	9	9
			Visual Art Diploma	2	1
			Total	74	113
		Certificate	Business Management		2
			Event Management		0
			Fundamentals of Engineering Certificate Program		5
			Health Care Assistant	0	
			Technical Communications	0	
			Wine Business	1	
			Total	1	7
	Developmental		Adult Basic Education	12	14
			English as a Second Language	456	359
			Total	468	372
	Non-Credential		Professional Development and Training	1	2
			Total	1	2
	Total			1,342	1,375
ITA	Apprenticeship		Carpentry Apprenticeship		1
			Total		1
	Certificate		Cook Training	15	15
			Electrician	1	2
			Horticulture Technician	1	1
			Total	16	17
	Total			16	18
Grand Total			8,326	8,391	

Office of University Planning and Analysis, VIU

head count ≠ FTE #s

2014 ~ 2000 int'l students.

~ 300 + 500+ s/term. Semester/less int'l ESL students Short-term contract programs.



Left
Chief Shawn (A-in-chut)
Atleo, Chancellor

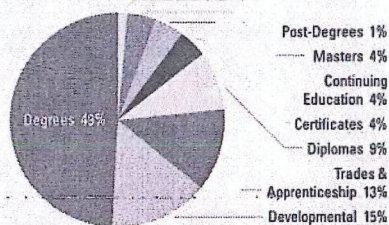


Student Enrolment: 2011/12 Fiscal Year

FTE: 1 full-time student in 1 program in 1 year.

	Headcount	FTEs
Credential Programs	11,833	7,809
Non-credential Programs	5,543	339
Total	17,376	8,148
Domestic students	15,841	7,109
International students	1,535	1,039
Total	17,376	8,148

Types of Programs by FTEs



Student Demographics: 2011/12 Fiscal Year

Aboriginal students: 2,046 (12% of total students)

International students: 1,535 (9% of total students) from over 70 different countries

Top 10 countries and number of students

China	522	South Korea	65
Japan	190	Nigeria	45
Saudi Arabia	151	Taiwan	26
Germany	148	Russian Federation	22
India	105	Mexico	21

Student age	Average	Most Frequent
All students	32	19
Credential Programs	27	19
Non-Credential Programs	44	48

Student Gender	Male	Female
All students	44%	56%

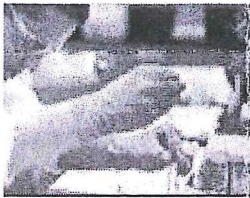


Student Awards

Every year, thanks to the generous support of our donors, more than 750 VIU students are awarded financial support through VIU's scholarship, awards and bursary program. This financial support is available to students in every program and plays an important role in helping them realize their educational aspirations.

Economic Impact

VIU employs more than 2,300 people in our Nanaimo, Cowichan and Powell River campuses, the Parksville/Qualicum Centre and other facilities such as the Deep Bay Marine Field Station and Milner Gardens and Woodland. Approximately 70 per cent of the university's annual budget of \$124 million goes toward salaries.



on undergraduate research
our three national funding
Sciences and Engineering
Canada (NSERC), The Canadian
Research Council (CIHR) and the Social
Sciences Research Council (SSHRC).

ERC Undergraduate Student
two CIHR Health Professional
ships available to our top
students. Each year, VIU also receives
scholarship allocations to nominate
students to compete for research
Canada Graduate Scholarship

than \$130,000 (\$50,000 more
awarded to VIU undergraduate
from the national funding

VIU is home to the winning Mariners!

For the sixth consecutive year, VIU Mariners won the PACWEST Aggregate title. The Aggregate Champion is the BC institution with the most accumulated points by each of the teams it fields over the course of the competitive season.

Other Mariners highlights:

- 23 National Scholar Athletes, 6 CCAA Academic All-Canadians
- 39 named to the Mariners Academic Excellence list
- 17 Mariners receive PACWEST Academic Excellence Award
- Women's Volleyball – Provincial and National Champions
- Men's Soccer – Provincial Champions, National Bronze
- Provincial Silver Medals in Men's Volleyball, Men's and Women's Basketball



Purpose

As a leader in providing high quality learning, Vancouver Island University supports the well being of the people of Vancouver Island and coastal British Columbia by promoting a high quality of life for their communities through commitment to student success, community engagement, and associated scholarship.

Visionary Goal

Through the promotion of excellence in learning, we inspire our students and the people of Vancouver Island and coastal British Columbia as a trusted educational partner in the search for sustainable cultural, economic, environmental, and social prosperity.

<http://www.viu.ca/strategicplan/implementation/assess.asp>



Minifacts 2012



ATTACHMENT C

Submissions

For

(LA000117 – 75 Front Street)



The Transfer Studio

250.327.3200 craig@thetransferstudio.com 34-3200 Island Hwy Nanaimo BC V9T 1W1

August 6, 2015

To whom it may concern,

I have known Sonia Malek Komen for over eight years and in that time have had the pleasure of getting to know her both personally and professionally. Sonia is an energetic, enthusiastic person who takes her profession very seriously. I am confident in her proposal to open her own establishment and as a Nanaimo business owner and patron give her my full endorsement.

Sincerely yours,

Craig Burdes

Owner - The Transfer Studio
www.thetransferstudio.com

Helen McInnes & Ron Helwing,
239 Pine Street,
Nanaimo, BC
V9R 2B5

To the members of Nanaimo City Council,

Re: Sonia Malek

I met Sonia 7 years ago when she was managing the Corner Lounge. She made my friend & I feel like we had walked into her living room, & it became one of our favourite places to drop by for a drink. Every time we went there she made us feel so welcome, always greeting us and serving us promptly with delicious drinks. If you googled the Corner Lounge on the internet during her years there, the comments on all the review sites were always about Sonia, her amazing service, her sparkling personality & her skill as a bartender. The place has not been the same since she left, we were overjoyed to find her working at the Oxy pub, and have visited her there, a few times.

I moved into the old town in 2012 in order to be able to walk downtown with my dog, go shopping, eat at the restaurant or just pop downtown for a drink. My partner & I are retired and in our sixties and we find there are very few 'neighbourhood' bars or lounges, that are geared towards a range of ages, although there are so many cabaret, discos & noisy bars downtown for the young. With an increase of retired couples moving into the old town, there is a definite demand for a new lounge which would be age friendly. We used to really enjoy the Red Room on Front Street and so were overjoyed to hear that Sonia might open a new business in that same location. I could not think of a better person to open a new bar/lounge downtown, she is very honest, capable, responsible & hard working and certainly has all the skills necessary to run her own business. She will also be a wonderful ambassador for our town with her sparkling personality, warmth to her guests & ability to mix and serve great drinks responsibly. We both urge you to approve her application. Thank you for taking the time to read our letter.
Helen McInnes & Ron Helwing.

Shelley Matthewman

From: Rose-Marie Requena
Sent: Thursday, August 06, 2015 11:48 AM
To: David Stewart; Public Hearing
Cc: Gilbert Requena; Rose-Marie Requena
Subject: The Nanaimo Bar, 75 Front Street

Nanaimo is trying to revitalize its downtown. This is not going to happen if the city allows a bar to open across the street from 169 families and in close proximity to at least two other residential condos. Who would want to live next to a venue that would be open until 1:30am, seven days a week? Pacifica residents will no longer be able to keep their windows or patio doors open in the evening or at night. It is our hope that the city would not allow a business with those hours to operate in such close proximity to so many residents.

In the past there was a bistro/bar in that same location. The noise from the music or from people either visiting outside, smoking or entering and leaving the premises in the late evening or at closing was sometimes disruptive. People would often visit up to an hour outside after closing. You could clearly hear them returning to their vehicles , whether they were rowdy or not, as sound carries so well especially near the water.

We strongly urge City Council to not approve a bar at 75 Front Street. This would disrupt the peace and quiet of hundreds of families. Thank you for your consideration.

Gilbert and Rose-Marie Requena
1701-38 Front Street
Nanaimo, BC

Sent from my iPad

Shelley Matthewman

From: David Berry
Sent: Thursday, August 06, 2015 10:02 AM
To: Public Hearing
Subject: Fwd: Nanaimo Bar Restaurant

----- Forwarded message -----

From: David Berry <david.berry@nanaimo.ca>
Date: Thu, Aug 6, 2015 at 9:43 AM
Subject: Nanaimo Bar Restaurant
To: david.stewart@nanaimo.ca, sylvie desjardins <sylvie.desjardins@nanaimo.ca>, Gilbert Requena <gilbert.requena@nanaimo.ca>, Rose-Marie Requena <rose-marie.requena@nanaimo.ca>, David Inkster <david.inkster@nanaimo.ca>

It has come to my attention that a Bar is applying to open across the street from the Pacifica. My wife and I are owners of a condo in the Pacifica and enjoy a balcony view from our unit as well as having windows that open for air circulation. My understanding is that when restaurants/bars/outdoor seating is open directly across the street from the Pacifica, specifically with late opening hours and drunk noisy patrons exiting late into the night that this is very disruptive to the quiet enjoyment of residents at Pacifica. We would love to enjoy our balcony and sleep with windows open but do not wish to put up with noise from an establishment directly opposite.

Perhaps you are familiar with Whyte Avenue in Edmonton? This area has seen closing of businesses and people moving out of their homes in the area because bars with noisy patrons spilling out on to the street late at night (early in the mornings) urinating in public, vandalizing, fighting, and of course making unnecessary noise has ruined the neighborhood.

Is a bar necessary in this area of Nanaimo at all?

Are late drinking hours necessary?

We STRONGLY oppose any approval of an establishment that would stop us from enjoying our rights to peaceful enjoyment of our home.

Regards,
Dr. David Berry and Sylvie Desjardins
#1501 Pacifica
38 Front Street
Nanaimo

1701-38 Front Street
Nanaimo, BC V9R 0B8
August 5, 2015

Regarding The Nanaimo Bar
75 Front Street, Nanaimo, BC

Nanaimo is trying to revitalize its downtown. This is not going to happen if the city allows a bar to open across the road from 169 families and in very close proximity to at least 2 other residential condos. Who will want to live across the street from a venue that would be open until 1:30, seven days a week? Pacifica residents will no longer be able to open their windows or patio doors in the evening or at night. Why would the city want to allow a business with those hours to operate right in in such close proximity to so many residents?

In the past there were tenants operating either a bar and or bistro in that same location. The noise from the music or from people either visiting outside, smoking or entering and leaving the premises in the late evening or at closing was sometimes very disruptive. People would often visit up to an hour outside the business after closing. You could clearly hear them returning to their vehicles late at night, whether they were rowdy or not, as sound carries so well especially near water!

We clearly urge City Council not to approve a bar at 75 Front Street. This would disrupt the peace and quiet of hundreds of families. Thank you for your consideration.

Gilbert and Rose-Marie Requenaf