

**MINUTES**  
SPECIAL MEETING OF THE COUNCIL OF THE CITY OF NANAIMO  
HELD IN THE SHAW AUDITORIUM, 80 COMMERCIAL STREET, NANAIMO, BC  
ON THURSDAY, 2015-MAR-05 COMMENCING AT 7:00 P.M.

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

Council: Councillor W. L. Bestwick  
Councillor J. Hong  
Councillor J. A. Kipp  
Councillor W. L. Pratt  
Councillor I. W. Thorpe  
Councillor W. M. Yoachim

Regrets: Councillor M. D. Brennan  
Councillor G. W. Fuller

Staff: B. Anderson, Manager, Planning & Design Section, CD  
S. Herrera, Planner, Planning & Design Section, CD  
P. Masse, Planning Clerk, Planning & Design Section, CD

Public: There were 15 members of the public in attendance.

1. CALL THE SPECIAL MEETING OF COUNCIL TO ORDER:

The Special Meeting was called to order at 7:01 pm.

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 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 Bylaws No. 4500.074 and 4500.075 at this evening's Special Council meeting.

(a) Bylaw No. 4500.074– RA000340 – 100 Twelfth Street

This bylaw, if adopted, will rezone the subject property from Single Dwelling Residential (R1) to Community Service One (CS1) in order to permit a personal care facility (memory and complex care).

**Mr. Alvin Bartel, CHP Architects – Applicant / Architect**

- Proposal is at the schematic design stage (renderings are attached as “Attachment A – Submissions for Bylaw No. 4500.074”).
- The main entrance will be on Eleventh Street and will be used for access to the front of the building and for emergency vehicles. Eleventh Street will intersect the subject property and will eventually connect to Junction Avenue.
- A secondary access is proposed off of Twelfth Street. A single family dwelling exists on the adjacent corner and the owners have expressed their concern about possible noise issues; a fence and hedging are proposed as a means of abating those noise concerns.
- A parking lot is proposed along Lawlor Road.

Councillor Yoachim asked for clarification on the proposed Eleventh Street intersection into the subject property.

Mr. Bartel stated that Eleventh Street currently ends at Lawlor Road; the proposal is to push Eleventh Street halfway through the site; eventually it will connect to Junction Avenue.

Councillor Yoachim asked if the proposed facility is intended to treat the elderly.

Mr. Bartel confirmed the proposal is for a congregate care facility and is not intended as an independent living facility. The residents will be in need of a high level of care.

Councillor Pratt asked for more information regarding the existing residential dwelling and the noise concerns the owners have regarding the proposal.

Mr. Bartel noted that an access lane off of Twelfth Avenue will be used primarily for deliveries and garbage pick-up. It would be a sunken access point to the basement. They are prepared to alleviate concerns of the home owners of the existing dwelling by constructing, at their cost, a new fence on both sides of the property, installing mature hedging, and restricting truck access between the hours of 8:00 am and 12:00 pm. All emergency vehicles will be directed to the front entrance. There will likely be one delivery per morning; garbage pick-up would occur 2 to 3 mornings per week and food delivery would occur on Tuesday and Thursday mornings.

Councillor Pratt asked for clarification regarding the undeveloped area on the subject property.

Mr. Bartel confirmed it will remain undeveloped at this time; the client may create a Campus of Care or independent living on that portion of the land in the future.

Councillor Bestwick asked if the proposal is intended to be built in one phase.

Mr. Bartel confirmed the proposal is intended to be built in one phase.

Councillor Bestwick asked for clarification on what the future development might look like on the undeveloped portion of the subject property.

Mr. Bartel noted that there is not any clear direction at this point as to what will be proposed for the undeveloped portion of the subject property; however, it will likely entail residential uses.

Councillor Yoachim asked if the undeveloped portion of the land is owned by the proponents.

Mr. Bartel confirmed that the lot is one property and it is owned by the proponents.



Councillor Yoachim asked Staff if the current zoning on the subject property is intended for single family dwellings.

Ms. Herrera confirmed that the current zoning is R1 and it could be subdivided into single family dwelling lots.

Councillor Kipp asked for clarification regarding the Official Community Plan (OCP) designation on the subject property.

Ms. Herrera noted the OCP designations on the subject property are Corridor and City Commercial Centre.

**Ms. Janice Oakford, 98 Twelfth Street – Opposed**

- Lives in the existing single family dwelling which is located beside the proposed location for the delivery access lane. Is opposed to the proposal due to this lane.
- Parking is proposed to the rear of her property.
- Believes the noise from emergency vehicles and trucks backing in and out of the lane is inappropriate for a small neighbourhood.
- Delivery trucks already pass her home starting at 5:00 am on their way to Country Grocer, six days a week. They had said they would be using the highway exit; however, they are using Lawlor Road.
- Questioned why Eleventh Street will be pushed through to Junction Avenue when the property spans over 4 acres. Believes the access lane would be more appropriate off of Eleventh Street.
- Believes the zoning application is premature and questioned whether or not the appropriate Committee had approved the proposal and when. Questioned the timing of Committee meeting minutes being posted to the City website.
- Does not believe the developer has canvassed the tax-paying residents of the neighbourhood; they deserve to have their opinions heard.
- Questioned where drainage from the property would occur and how many phases would occur for the proposal.
- Having an access lane directly beside her property would result in a decreased value for her property.

Mayor McKay asked Ms. Oakford if any conversations between herself and the proponents had taken place.

Ms. Oakford noted she took the initiative to contact the proponent.

Councillor Thorpe thanked the speaker for her well-thought out presentation and asked if she would be opposed to the proposal if the loading bay were to be located elsewhere.

Ms. Oakford agreed she would not be opposed to the proposal if the loading bay were to be relocated.

Councillor Hong noted his belief that there would be two phases for the development of the subject property as one portion is to be developed in the future.

Councillor Hong noted that if the loading bay were to be relocated it could result in the front entrance being placed beside her property; asked if she would prefer a busy front entrance beside her property. The proponent has stated there would be only one delivery per day.

Ms. Oakford noted the property is 4 acres in size, questioned why the access road could be located off of Junction Drive.

Councillor Hong noted most access roads are placed less intrusively on a property, not bisecting it. Believes the proponent has done a good job with lot layout and they have suggested some noise abatement solutions.

Councillor Kipp noted that the proposal does not have an urban streetscape; parking lots should not be in front of a proposal. Asked Staff why this is this design is atypical for the adopted design guidelines for the Corridor designation.

Mr. Anderson noted that the OCP designation on the Lawlor Road frontage is City Commercial Centre and it has a Mainstreet designation in the Chase River Neighbourhood Plan. Staff's intent would be to see Mainstreet features on Lawlor Road. The concept and scale of this proposal limits opportunities to bring the frontage of the building to Lawlor Road as there would not be enough room. Rezoning is at the concept stage. Another alternative to address the street treatment would be to increase the landscape edge to correspond to the vegetation on the other side of the street and create a green section; as opposed to the Mainstreet building design. Eleventh Street could be considered to achieve some of the Mainstreet objectives of the design guidelines.

Councillor Pratt asked if the access road could come in from Eleventh Street as opposed to Twelfth Street.

Mr. Anderson noted that in concept it could be possible to locate the access road from Eleventh Street; however, there may be design implications or existing site conditions which may not permit that.

Councillor Thorpe asked if it would be feasible to move the building towards the parking lot and flip the access lane onto the opposite side of the building.

Mr. Bartel confirmed that different design options could be looked at in principle with City Planning staff. This is schematic at this stage; the landscape design has not yet begun and will include extensive landscaping on Lawlor Road with sidewalks and bioswales and a myriad of other things that will help to beautify the area. Eleventh Street is becoming the "front yard", and can become the Mainstreet, that is why the building is placed where it is. Lawlor Road does not contain entrances to building; they are all facing the other way. The access would drop one storey to help to reduce the amount of noise and visual impact. In theory it could be flipped to the other side of the building; Planning would need to give its approval for deliveries off of Eleventh or Twelfth Streets.

Councillor Kipp noted he would be in support of the lane flipping to the other side of the building; however, the building should be moved to ensure that the two-storey building does not look down on a residential area.

Mr. Bartel stated their thinking was if they keep the mass of the building back from any residential dwellings it does not impact shadow effects and sightlines.

Councillor Thorpe asked for clarification on whether or not Council can approve a rezoning in principle prior to approving a design layout.

Mr. Anderson confirmed a rezoning revolves around permitted uses and conditions of use; the next step in the process is a development permit where design issues are addressed. If there are significant variances, the application would come back to Council, if not it would proceed through the development permit process. Council would not approve a rezoning in principal subject to design; Council approves a rezoning in order to allow the next steps to occur in terms of design and approval.

Mayor McKay asked if it would be possible to dissect the parking lot for easier access.

Mr. Bartel noted a couple of parking stalls would be lost in that scenario and that proposal was not what City Planning staff wanted to see.

Mayor McKay noted that delivery vehicles going into a rear entrance where no friction with pedestrians would be more desirable than if it were relocated where there may be more friction between people coming and going from the facility as well as truck traffic.

Mr. Bartel noted the attempt to separate movements from truck delivery and people coming and going from the facility was in mind when deciding on lot layout. The parking lot will be used by staff and doctors, they would enter off of Eleventh Street, which would be separate from deliveries; it is safer to separate the two uses.

Mayor McKay asked for clarification on whether or not delivery times or restrictions to delivery times can be covenanted.

Ms. Herrera noted that a Section 219 covenant is very specific to land development and subdivision; perhaps a different legal tool could be used, but likely not via a 219 covenant.

Mayor McKay asked if the OCP designations on the property were decided during the OCP review in 2008 or prior to that.

Mr. Anderson confirmed that the OCP designations would have been applied to the subject property during the OCP review in 2008.

Mayor McKay asked if a neighbouring resident could have a clear idea of the commercial aspect of future developments in the area.

Mr. Anderson confirmed that neighbouring properties could be aware of the commercial aspect of future development in the area; the Chase River Neighbourhood Plan predates the OCP and it also contemplated the area to a higher level of development than single family.

There was one written and two verbal submissions received with regard to Bylaw No. 4500.074.

(b) Bylaw No. 4500.075 – RA000341 – 4295 Jingle Pot Road

This bylaw, if adopted, will rezone part of the subject property from Single Dwelling Residential (R1) to Duplex Residential (R4) in order to permit two duplex lots within a four-lot subdivision.

**Mr. Allan Herle, 646 Langford Street, Victoria, BC, AHLT Holdings Ltd. - Applicant**

**Ms. Barbara Thomas, 2221 Sun Valley Drive, AHLT Holdings Ltd. - Applicant**

- Mr. Herle's and Ms. Thomas' presentation is attached as a part of "Attachment B – Submissions for Bylaw No. 4500.075".

Councillor Yoachim asked if the subdivision were to go ahead under current zoning if there would be several driveways that would access Jingle Pot Road versus the access road proposed to service all units.

Mr. Herle noted the existing house accesses from Jingle Pot Road; adding that the proposed access lane would be required with or without the rezoning application.

Councillor Yoachim asked for confirmation on feedback from the residents who were contacted about the proposal.

Mr. Herle confirmed that out of 80 residents who were contacted they received two emails.

Councillor Pratt asked for confirmation that the duplex units would include four separate units.

Mr. Herle confirmed the duplex units are separate units, totalling four units. The existing house could contain a suite; however, the duplex units could not contain a secondary unit.

Councillor Bestwick asked if the access lane would be a right-in / right-out configuration.

Mr. Herle noted there is no restriction currently on the access lane; however, if problems occur it may then be restricted to right-in / right-out.

Councillor Bestwick noted his belief that a left-in configuration will create problems. Asked for confirmation on who would maintain the access lane.

Mr. Herle confirmed that the access lane maintenance would be covered by a shared and private covenant between all owners.

Councillor Bestwick asked if the access lane is wide enough for street or guest parking.

Mr. Herle stated that parking on the access lane would be strictly prohibited.

Councillor Bestwick asked for clarification on how an emergency vehicle would make a turn at the end of the access lane if it needed to.

Mr. Herle noted that a fire truck would likely not use the lane and instead would fight fire from Jingle Pot Road or pull into the first part of the lane. The lane is not long enough to require a fire truck turn-around under City requirements. An ambulance or police car would need to turn around in someone's driveway. The lane is big enough for a fire truck to get in; if the Fire Department did decide to drive to the end of the lane they would need to back out, which is a common practice for a development of this size.

Councillor Bestwick asked Staff where a fire hydrant would be located on the access lane.

Mr. Herle noted he is unsure where the fire hydrant would be place on the access lane; however, it

is approximately 150 feet from Jingle Pot Road to the front door of the duplexes, which is considered a reasonable distance for firefighting purposes.

Councillor Pratt asked for clarification on how wide the access lane is.

Mr. Herle noted the access lane will be wider at the throat of the lane versus the back of the lane to ensure no bottleneck can occur at the entrance. The width of the lane would be 4.6m, which is just wide enough for two cars to pass each other.

Councillor Kipp asked if driveways would be hard surfaced.

Mr. Herle confirmed that all driveways would be hard surfaced.

Councillor Kipp noted his belief that a fire truck would enter to the rear of the access lane to fight a fire. Asked for clarification on the traffic study vehicle numbers; 3 vehicles coming off of Labieux Road are expected to cross through over 200 vehicles.

Ms. Thomas confirmed the quoted vehicle numbers as correct.

**Mr. Norm Jones, 4311 Jingle Pot Road – Opposed**

- Believes the mine shafts under the subject property are unsafe for development and the proper engineering study may not have been undertaken.
- A left turn off of Jingle Pot Road into the property would be very difficult during rush hour.
- A watercourse runs through the two adjoining properties to the subject property which funnels to Beaver Creek; questioned what setbacks would be required due to the watercourse.

Councillor Kipp asked if the speaker recalled previous development on Sloan Road which uncovered sink holes in the area.

Mr. Jones noted that the area and road has been subject to mine shafts and sink holes in the past. Does not believe enough parking has been provided for the development.

Councillor Yoachim asked who would be responsible for costs associated with a possible sink hole or mine shaft disturbance that occurred through this proposal.

Ms. Herrera noted that due diligence with geotechnical issues were addressed at the subdivision stage, which has received Preliminary Layout Acceptance; therefore, requirements will need to be met prior to development. The onus is on the developer to create a suitable and safe lot to build on.

Councillor Bestwick asked for clarification on setback requirements for the watercourse that exists near the subject property.

Ms. Herrera confirmed there is no identified watercourse that affects the subject property. Drainage concerns were addressed at the subdivision stage.

Councillor Thorpe asked for confirmation that the current zoning would allow the developer to build four units on the subject property.

Ms. Herrera confirmed that existing zoning would allow for four lots; the corner lot (Lot 1) under the



R1 zoning is permitted to have two dwellings; therefore, five units are permitted under existing zoning. This rezoning is proposing one additional unit.

Councillor Bestwick noted his belief that a rounded corner (Lot 1) is not a corner lot.

Ms. Herrera confirmed that the interpretation for this proposal does identify Lot 1 as a corner lot as there is a junction of two streets meeting.

Mayor McKay asked Staff for confirmation that the Fire Department was referred to for this proposal and they had no concerns regarding accessibility or road width.

Ms. Herrera confirmed the Fire Department was asked to comment on the proposal and they cited no concerns.

Councillor Hong asked for clarification on how vehicles are going to exit their driveways.

Mr. Herle noted the driveways would have enough width that two vehicles can park side by side; owners would back out onto the common access lane and then leave the property.

Councillor Hong noted his belief that exiting could be impossible if neighbours had guests visiting and parking on the access lane.

Mr. Herle reiterated that the common access easement has to be kept clear and it would be a requirement of all residents. If vehicles are parked in front of each other on the driveway they would exit the same way they do in any subdivision.

Councillor Hong noted that other subdivisions have wider local roads than the common access lane. Does not believe the access lane is wide enough to handle the possible influx of vehicles; which he estimated as a possible three cars per unit.

Mr. Herle asked how many other developments are required to provide four off-street parking spaces. Applying that standard to this subdivision when it is not applied to other subdivisions is not fair. The existing house on Lot 2 is approximately 1,000 ft<sup>2</sup>, a typical garage is approximately 400ft<sup>2</sup>; it would take a third of the lot to park two full-sized vehicles. It would be up to the owner as to how much of their lot they want to devote to parking and how much they want to devote to grass.

Councillor Pratt asked for clarification on the size of the parking stalls at the rear of the proposed duplexes.

Mr. Herle stated the parking stalls at the rear of the proposed duplexes would be 12-14 feet wide, which is just under the required width to park two vehicles side by side; however, if the owner wanted to make it wide enough for side by side parking they could do that.

Councillor Hong asked if the garages for the duplexes are single or double garages.

Mr. Herle confirmed that the duplexes would have single garages.

Councillor Hong noted he is not aware of anyone with a single garage that has a width of 12-14 feet; that seems big to him.

There were two verbal and seven written submissions received with regard to Bylaw No. 4500.075.

The Public Hearing was adjourned at 8:21 pm.

4. **BYLAWS:**

- (a) “ZONING AMENDMENT BYLAW 2015 NO. 4500.074” (RA000340 – to amend “ZONING BYLAW 2011 NO. 4500” by rezoning the subject property from Single Dwelling Residential (R1) to Community Service One (CS1) in order to permit a personal care facility) pass Third Reading.

It was moved and seconded that “ZONING AMENDMENT BYLAW 2015 NO. 4500.074” pass Third Reading. The motion carried unanimously.

- (b) “ZONING AMENDMENT BYLAW 2015 NO. 4500.075” (RA000341 – to amend “ZONING BYLAW 2011 NO. 4500” by rezoning part of the subject property from Single Dwelling Residential (R1) to Duplex Residential (R4) in order to permit two duplex lots within a four-lot subdivision) pass Third Reading.

It was moved and seconded that “ZONING BYLAW 2015 NO. 4500.075” pass Third Reading. The motion carried.

*Opposed: Councillors Bestwick, Hong and Kipp*

5. **ADJOURNMENT:**

It was moved and seconded at 8:32 pm that the meeting terminate. The motion carried unanimously.

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MAYOR

CERTIFIED CORRECT:

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CORPORATE OFFICER

**Attachment A**

**Submissions**

**For**

**Bylaw No. 4500.074**

*(RA000340 – 100 Twelfth Street)*





12th STREET

LAWLOR ROAD

11th STREET EXTENSION

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**Attachment B**

**Submissions**

**For**

**Bylaw No. 4500.075**

*(RA000341 – 4295 Jingle Pot Road)*

## Penny Masse

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**From:** Webmaster  
**Sent:** Sunday, January 18, 2015 7:48 PM  
**To:** Public Hearing  
**Cc:** webmaster@nanaimo.ca  
**Subject:** Send a Submission Online

Maureen Davidson has sent a Public Hearing Submission Online.

Address: 236 Ardoon Place

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 4295 Jingle Pot Road, Nanaimo B.C.

Comments: I strongly object to the changing of the zoning of the above property. It is currently zoned for single family dwellings.

The proposed change will affect our interest in our property. The many ways are too numerous to detail in a comment. I will do my best to attend the public hearing. Thank you

## Penny Masse

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**From:** Webmaster  
**Sent:** Tuesday, February 10, 2015 2:56 PM  
**To:** Public Hearing  
**Cc:** webmaster@nanaimo.ca  
**Subject:** Send a Submission Online

mr and Mrs Albert Gasper has sent a Public Hearing Submission Online.

Address: 230 Ardoon Place

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 4295 Jingle Pot Rd Nanaimo BC

Comments: As residents of the area of 4295 Jingle Pot Rd. and the proposed rezoning of same from single family zoning to multiple zoning we are strongly opposed.

a) This change would create opportunity to begin urban density...apartment buildings, low cost housing, as well as change in assessment of existing properties surrounding the 4295 Jingle Pot area.

Safety factors must be considered by city traffic regarding number of vehicles exiting and entering Labieaux from single driveway on that property with traffic entering from right turn from Jingle Pot to Labieaux and southbound traffic on Labieaux. 2 duplexes =4 to 8 vehicles...3 free standing homes on the property =3 to 6 vehicles which will all use Labieaux exit ..thank you for your consideration in advance. Mr & Mrs A. Gasper.



## Penny Masse

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**From:** Sharon Harris [mailto:sharon.harris@nanaimo.ca]  
**Sent:** Friday, February 20, 2015 3:48 PM  
**To:** n  
**Cc:** Sheila Herrera; Public Hearing  
**Subject:** Rezoning Application for 4295 Jingle Pot Road, Nanaimo, BC (File No. RA000341)

We would like to respond to the pamphlet that we received in regards to AHLT Holding Ltd's request to rezone the property at the corner of Jinglepot and Labieux Road: (4295 Jingle Pot Road).

This pamphlet does not address whether these six homes would be part of a strata development or whether they would be purchase units or rental units.

As property owners and neighbours who have lived in this area for many years we have seen a lot of changes and growth, most of it has been good for the most part. Although with the completion of the Parkway in 1997 of which Labieux Road is a main feeder road in either direction, and the later closing of the local public school in our neighbourhood, we have seen a great increase in traffic, with much of the focus being on this 3 way corner -- especially at peak hours when people are going to and from school and work.

The proposed rezoning of the stated lot, 2295 Jinglepot Road, is a pie shaped lot of less than an acre that was not designed for multi family dwellings directly on that corner. The only entrance and exit is directly on the 3 way corner and the only safe turn from that property being is a right hand turn - so as not to disrupt the flow of traffic. To change the zoning of this property now puts a hardship on the neighbouring properties both in their daily commutes and regarding the neighbouring property values. Several of people in this immediate area have already had to remove their lawns in their front yard to adjust their driveways so that they do not have to back out of their properties and can safely drive out onto this very busy 3 way corner and section of Labieux Road.

With six houses on this parcel of land, we could see the possibility of there being a total of twelve additional vehicles if two people from the same residence are working or need to transport children to and from school, the closest school being Coal Tyee - which is a long walk for small children on this busy street. It does not seem reasonable to ask the neighbours to make this zoning change for the monetary gain of one property owner. This would also set a precedent for the neighbouring properties 4285 Jinglepot Road and 2550 Sloan Road.

Also, there are 14 acres at the corner of Jinglepot and Slope Place just a few blocks from this corner which is already zoned for multi family housing and that will already increase the traffic on this road more than enough for this neighbourhood.

We are very much opposed to the rezoning of this property.

**Sharon and Guy Harris 2739 Labieux Road, Nanaimo, BC**

**Hilda and Bob Banerd 2735 Labieux Road, Nanaimo, BC**

## Penny Masse

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**From:** Darren Lee [n]  
**Sent:** Friday, February 20, 2015 5:28 PM  
**To:** Public Hearing  
**Subject:** Rezoning application RA000341


Hello, I am writing regarding the rezoning of NO.4500.075 application RA000341. I am opposed to this change from a single dwelling to a duplex residential. This change will increase the already high volume of traffic through Labieux and Jingle Pot rds seriously affecting the safety of many children who use this area to, and from school/home. Also affecting the ambulance services that use this road to, and from the hospital. This area is made up of majority single dwelling homes, a duplex community in a small area lot will have no benefits to the majority living in this area. The only benefit will be for the owner of the property, not the rest of the community.

Thank you  
Mr. Darren Lee

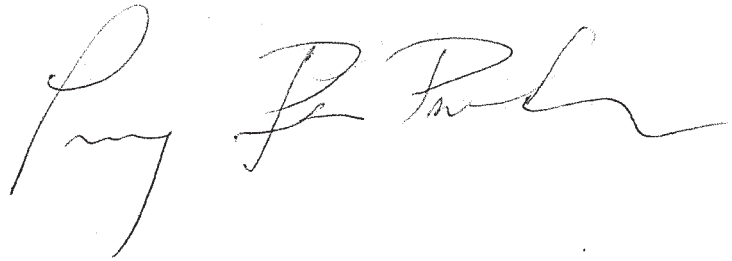
February 28, 2015

Re: Rezoning of ~~4~~295 Jingle Pot Road, Nanlmo, BC

I would like to say that I am opposed to the property rezoning at ~~4~~295 Jingle Pot Road to include six homes on this corner lot. I feel that this is too much housing on this busy corner.



Nancy Des Rochers  
4321 Jingle Pot Road



## Penny Masse

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**From:** Webmaster  
**Sent:** Saturday, February 28, 2015 6:08 PM  
**To:** Public Hearing  
**Cc:** webmaster@nanaimo.ca  
**Subject:** Send a Submission Online

Debra Paradis has sent a Public Hearing Submission Online.

Address: 241 Ardoon Place, Nanaimo BC

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 4295 Jingle Pot Road, Nanaimo BC

Comments: I have lived in this area for 35 years, and would like to keep it a single family area. I understand they are proposing one driveway only for multiple houses. The area in question is on a very busy road making it a traffic hazard.

## Penny Masse

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**From:** Sheila Herrera  
**Sent:** Tuesday, March 03, 2015 12:40 PM  
**To:** Penny Masse  
**Subject:** FW: Jingle Pot Road Re-Zoning

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**From:** Jeanne Fahlman  
**Sent:** Monday, February 23, 2015 8:21 AM  
**To:** Sheila Herrera  
**Cc:**  
**Subject:** Jingle Pot Road Re-Zoning

Good morning Sheila,

I am writing with several concerns about the rezoning of a piece of property across the street from our residence. We are advised that the one lot will be divided up into five ADDITIONAL lots.

My concern is about the already heavy traffic on Labieux Road as it handles all the traffic making it's way from the new and heavy development across the Parkway onto Mostar then up Labieux on it's way to either Island Highway or Bowen Road. I realize that we are the anomaly as we sit directly in front of the "T" section, but there are days when I count over 35 cars coming from those three directions making it not only dangerous but a frustrating exercise. Adding five new families could be an increase of ten additional vehicles added to the mix.

I would not have felt the need to write this letter if one or even two additional homes were to be put on that lot but six is really extreme. This area is full of lovely sized lots with lots of green area and trees. My personal feeling is that high density housing isn't a good fit for the neighbourhood.

Thank you for asking for our input, I appreciate being able to tell you how I feel.

Respectfully submitted,  
Jeanne Fahlman  
2743 Labieux Road  
Nanaimo, BC



## Penny Masse

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**From:** Webmaster  
**Sent:** Wednesday, March 04, 2015 6:15 PM  
**To:** Public Hearing  
**Cc:** webmaster@nanaimo.ca  
**Subject:** Send a Submission Online

jane burkitt has sent a Public Hearing Submission Online.

Address: 249 Ardoon Place

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 4295  
Jingle Pot Road

Comments: This would be a driving nightmare. The Road is already too busy and congested and the additional traffic would make it worse.

## Penny Masse

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**From:** Webmaster  
**Sent:** Wednesday, March 04, 2015 6:26 PM  
**To:** Public Hearing  
**Cc:** webmaster@nanaimo.ca  
**Subject:** Send a Submission Online

Terry Burkitt has sent a Public Hearing Submission Online.

Address: 249 Ardoon Plc

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 4295  
Jingle Pot Rd, Nanaimo

Comments: Traffic Jungle.....entering onto Jingle Pot ( dangerous ) Too many residences for  
one piece of property (will degrade surrounding property ) No to very possible slum /  
overcrowding !

## Penny Masse

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**From:** Webmaster  
**Sent:** Wednesday, March 04, 2015 7:12 PM  
**To:** Public Hearing  
**Cc:** webmaster@nanaimo.ca  
**Subject:** Send a Submission Online

Deanna Riddoch has sent a Public Hearing Submission Online.

Address: 266 Ardoon place

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 4295 Jingle Pot Road, Nanaim B.C

Comments: This will decrease the property value of my home of which my late husband and I worked so hard to own and maintain since 1988. It would also create a traffic hazard and subsequently a safety hazard. I would like this zoning to remain single family, unchanged.

Thank you for your time and attention

Regards

Deanna Riddoch

## Penny Masse

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**From:** Webmaster  
**Sent:** Thursday, March 05, 2015 7:49 AM  
**To:** Public Hearing  
**Cc:** webmaster@nanaimo.ca  
**Subject:** Send a Submission Online

Colleen Sanford has sent a Public Hearing Submission Online.

Address: 236 Ardoon Pl Nanaimo, BC V9T4V9 Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 4295 Jingle Pot Road, Nanaimo B.C.

Comments: Concerns about the additional homes on the property. Entry and exit on Jungle Pot will be hazardous with the divider right at the entrance to the property. If it is not a Strata or have any regulations regarding how many cars and people will be residing. Who takes care of general property.? Where will the excess cars park? There is no on street parking anywhere near the property. It seems to be a safety issue.

# 4295 Jingle Pot Road

Application for Rezoning to  
Allow 2 Duplex Lots

By AHLT Holdings Ltd.

## 4 Lot Subdivision

- Existing house to remain
- 1 additional single family lot
- 2 duplex lots



## Project Location



## Current State



One house on 0.7 acre parcel

## Proposed Project



## Representative Look of Detached Duplex Units



Lot 3 Unit  
(Facing Jingle Pot, Garage in back)



Lot 4 Unit  
(Set back from Jingle Pot)

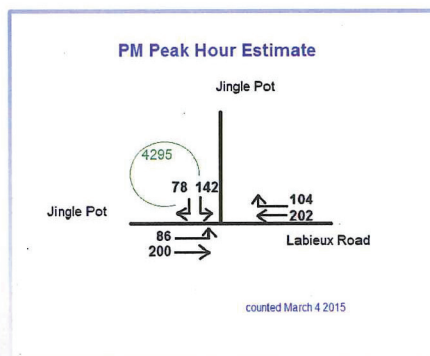
## Community Outreach



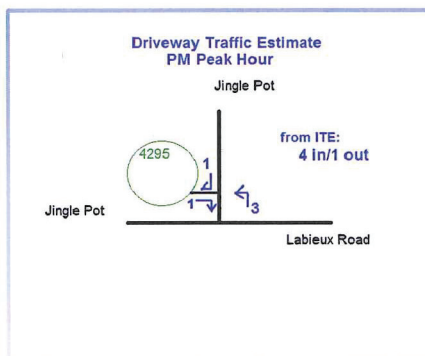
Flyers Hand Delivered to These Homes

## Traffic Impacts

### Current Traffic Levels



### Additional Traffic From This Development





### Traffic Impacts (Cont'd)

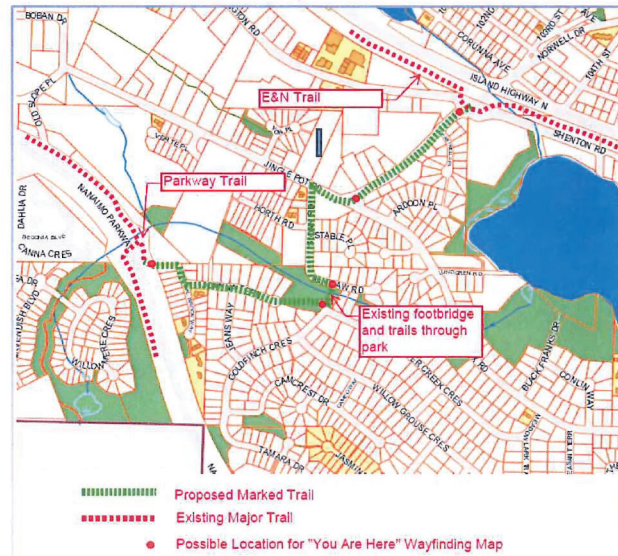
- Insignificant increase in traffic
- Only 6 units total
  - 5 extra trips per hour in peak hour
  - That's 1 vehicle entering or leaving the site every 12 minutes.
- City staff confirm that there are no issues with the intersection
- Driveway sight lines are very good



### Conformance with Plan Nanaimo

- Neighbourhood designation calls for:
  - Residential Use
  - Mix of Housing Types
  - Density of 10 to 50 Units/Hectare
- This Development Provides
  - ✓ Residential Use
  - ✓ Mix of Housing Types
  - ✓ 6 Units on 0.28 ha = 21 Units/Hectare

## Community Contribution



Improved Markings and Wayfinding Signage for Walk/Cycle Path Between E&N Trail and Parkway Trail

## City Monetary Benefits From This Project

- Infrastructure Improvements
  - Sidewalks
  - Road Improvements
  - Improvements to Water, Sewer, Drainage, Street Lighting, and Other Utilities
  - Value Approximately \$160,000
- Additional Cash Contributions
  - Development Cost Charges: \$80,300
  - Park Cash In Lieu: \$19,000
  - Community Contribution: \$4,000
- Ongoing Annual Benefits
  - Estimated Property Taxes: \$15,000 per Year
- Total City Benefit:
  - \$263,300 in cash and infrastructure
  - Plus \$15,000 taxes per year



## Social Benefits From This Project

- New and Improved Infrastructure
  - New sidewalks improve pedestrian safety
  - Improved street lighting benefits motorists and pedestrians
  - Replaced watermainns improve reliability
  - Improved drainage removes stagnant water
  - Rainwater infiltration pits recharge aquifers
- Multiple Transportation Options for Residents
  - Easy access to walking/cycling routes
  - On a bus route
  - Short commute North End, Central Nanaimo, or Downtown
- Direct Community Contribution
  - Funding to improve walking/cycling routes
  - Funding for improved park facilities

## Thank You

To All of You

Mayor McKay  
Councillors  
Staff  
Neighbours

We appreciate your time and consideration