

MINUTES OF THE SPECIAL MEETING  
OF THE COUNCIL OF THE CITY OF NANAIMO  
HELD IN THE SHAW AUDITORIUM, 80 COMMERCIAL STREET, NANAIMO, BC  
ON THURSDAY, 2013-NOV-07 COMMENCING AT 7:00 P.M.

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PRESENT: His Worship Mayor J. R. Ruttan, Chair

Members: Councillor M. D. Brennan  
Councillor G. E. Greves  
Councillor D. K. Johnstone  
Councillor J. A. Kipp  
Councillor W. B. McKay  
Councillor J. F. K. Pattje

Regrets: Councillor G. Anderson  
Councillor W. L. Bestwick

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

Public: There were 12 members of the public in attendance.

1. CALL THE SPECIAL MEETING OF COUNCIL TO ORDER:

The Special Meeting was called to order at 7:00 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 Ruttan 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*. He advised that this is the final opportunity to provide input to Council before consideration of Third Reading of Bylaw No. 4500.052 at this evening's Special Council meeting.

(a) Bylaw No. 4500.052 – RA000316 – 5661 Christina Crescent

This bylaw, if adopted, will amend "ZONING BYLAW 2011 NO. 4500" by rezoning the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) in order to permit multiple family residential development.

**Ms. Maureen Pilcher, Maureen Pilcher & Associates Ltd. – Applicant Representative**

- Ms. Pilcher's presentation is attached as "Attachment A – Submissions for Bylaw No. 4500.052".

Councillor Pattje asked for confirmation on how many units are proposed and which units would be stacked.

Ms. Pilcher confirmed the proposal contains 46 units; Lot A would contain 4 townhouse style units (side by side); Lot B would contain 8 units (2 stacked fourplexes); Lot C would contain 14 units (7 duplex buildings); and Lot D would contain 20 units (stacked fourplexes and sixplexes).

Councillor Pattje asked for clarification regarding access and egress for the proposal.

Ms. Pilcher noted that Christina Crescent would be extended into the subject site and would include a turnaround opportunity. Egress options would be to turn left onto the existing Christina Crescent and turn right onto Big Bear Ridge; or to continue down Christina Crescent to Noye Road.

Councillor Kipp noted that the area currently does not offer this mix of housing. Asked for confirmation that a trail would connect to the northeast portion of the subject property.

Ms. Pilcher confirmed the intent is to provide a trail to the northeast corner of the subject property. The contours of the property are challenging; however, pedestrian connectivity is of utmost importance to the developer.

Councillor Kipp noted his appreciation of the proposed roundabout in front of Lot C, adding that the roundabout on Leslie Crescent works very well.

Ms. Pilcher confirmed that all traffic calming and traffic movement opportunities will be explored for the proposal.

Mayor Ruttan asked for clarification regarding the enhancement of the existing two watercourses in the subject area.

Ms. Pilcher confirmed that plans include restoration of the existing watercourses. A detailed biological assessment was conducted on the subject property, which is a remnant piece of property created when the parkway was constructed. The Ministry of Transportation and Infrastructure used the subject property for storage and discarded materials when the parkway was being constructed and serious damage to the watercourses occurred. A covenant would be placed on the property to ensure the watercourses are environmentally restored to a high level of quality. All invasive species will be removed and a creek crossing will be included. Neither watercourse is fish bearing.

Mayor Ruttan asked what concerns were noted at the public information meeting.

Ms. Pilcher noted concerns cited by residents included an increase of traffic, removal of green space, density concerns and a preference for single family dwellings. Four hard copy responses were received at the public information meeting.

Councillor Johnstone noted her appreciation of the green space included in the proposal. Asked for clarification regarding the SPEA and the noise barrier.



Ms. Pilcher noted the Streamside Protection Enhancement Area (SPEA) is in regard to the watercourses and the noise barrier is in regard to the Noise Attenuation report, which indicated that a noise barrier berm and fence would need to be installed along the edge of the property.

Councillor Johnstone asked if the proposed plans require the removal of any significant trees.

Ms. Pilcher noted a Tree Management Plan was conducted on the subject property; one significant tree was identified, which would be retained. The property was originally a farm so there are several fruit trees, the hope is to keep as many of the historic trees as possible. Some trees will need to be removed for development; however, the intent is to retain as much of the natural vegetation as possible and to replace removed natural vegetation with native trees and plants when possible.

Councillor Pattje asked how effective the noise barrier would be.

Ms. Pilcher noted a noise covenant will be placed on the property. Some noise will occur regardless as it is located beside the parkway; however, all recommendations of the Noise Attenuation report will be met, including highly rated windows and correct window placement.

Councillor McKay stated he appreciates the amount of density proposed. Does not believe noise will be a hindrance to the proposed development.

Councillor Brennan asked for clarification regarding pedestrian connections to bus routes.

Ms. Pilcher confirmed that a pedestrian trail would connect to bus routes on Metral Drive.

Councillor Brennan asked for clarification regarding the length of the subject property.

Ms. Pilcher stated the subject property is approximately 0.5 km long.

Councillor Brennan asked why parking requirements were exceeded for the proposal.

Ms. Pilcher noted the developer wanted to achieve as much parking as possible on site to accommodate the layout of the development.

**Ms. Katherine Gillies, 5689 Christina Crescent – Opposed**

- Her property abuts two sides of the subject property; she will be affected by this proposal.
- Would prefer single family dwellings to be constructed on the subject property.
- Believes traffic, noise and pedestrian activity will increase. Concerned that trees which skirt her property will be removed. She does not have a fence to enclose her family pets or aid in noise reduction and she does not want to have to pay for a new fence. Does not know where the existing wildlife will go.

Councillor Pattje asked how many single family dwellings with secondary suites could be constructed on the subject property.

Ms. Herrera confirmed that approximately 20 single family dwelling lots could be proposed on the subject property, if they all included secondary suites a total of 40 units could be constructed.

Ms. Gillies reiterated she has no problem with single family dwellings being proposed as it would cause less impact to the area.

Councillor Pattje reiterated that 20 single family dwellings with secondary suites would result in 40 units; this proposal includes only 6 more units with a total of 46 units.

Ms. Gillies agreed and noted her regret at the loss of her peaceful and quiet neighbourhood.

Ms. Pilcher confirmed that she and the developer would be more than happy to meet with Ms. Gillies to discuss erecting a fence on her property to protect her privacy and to aid in any noise abatement.

Mayor Ruttan appreciated the offer of erecting a fence for Ms. Gillies.

Councillor Johnstone asked if the trees skirting Ms. Gillies' property could be retained.

Ms. Pilcher confirmed that as many trees as possible will be retained on the subject property; the development permit will include a full landscape plan.

There were two verbal and one written submission received with regard to Bylaw No. 6500.052.

The Public Hearing was adjourned at 7:31 pm.

4. BYLAWS:

- (a) "ZONING AMENDMENT BYLAW 2013 NO. 4500.052" (RA000316 – to amend "ZONING BYLAW 2011 NO. 4500" by rezoning the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) in order to permit multiple family residential development).

It was moved and seconded that "ZONING BYLAW 2013 NO. 4500.052" pass third reading. The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:33 p.m. 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. 4500.0052**

*(RA000316 – 5661 Christina Crescent)*



# Maureen Pilcher & Associates

## Land Use Consultants

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Public Hearing Presentation re 5661 Christina Crescent  
2013-November-07

Good Evening Your Worship Mayor Ruttan, Members of Council, Members of Staff,  
Ladies and Gentlemen:

My name is Maureen Pilcher and I am a Land Use Consultant in the Central Vancouver Island area – and I am pleased to have the opportunity to present a new and exciting multi-family project to you, planned for 5661 Christina Crescent.

Each city neighbourhood has a unique character – a combination of history, housing style, physical setting, location and people. Neighbourhoods are the building blocks of the city and their diversity and identity contribute to Nanaimo's vitality. The City of Nanaimo Official Community Plan encourages the development of different housing styles in order to maintain the viability, livability and affordability of these neighbourhoods.

The Pleasant Valley neighbourhood, south of Metral Drive, has seen some changes with new single family homes and duplexes being developed, however there have been few multiple family developments to add that all important housing mix to the neighbourhood. We recognized immediately that this location is ideal for a well planned project that can incorporate housing choices and add to the sense of community while accommodating residential growth and change. This development will supply alternatives to living in conventional single-family homes, townhouses or apartments and will provide enhanced pedestrian connectivity and park space for the neighbourhood to enjoy.

We also recognized that there would be physical challenges to develop this property – the site is severely constrained by the Nanaimo Parkway to the west, the E&N Railway to the east and established housing to the north. The site is also heavily vegetated by invasive species – blackberries etc. – has a number of contour changes, and is impacted by two watercourses. We worked closely with the Planning Department while developing a Tree Management Plan, Environmental Report, Geotechnical Report and a Sound Attenuation plan – all to ensure that a residential development here will be another pleasant place to live in Pleasant Valley.

The neighbourhood designation of the OCP supports residential densities from 10 to 50 units per hectare – we propose a density of 15 units per hectare, recognizing that limiting the density on the site ensures protection and enhancement of the two watercourses, as well as provide additional greenspace for the residents and community.

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# Maureen Pilcher & Associates

## Land Use Consultants

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The development proposes four distinct sites – each responding to their unique site characteristics and constraints. All of the sites will be developed with consideration for protection of the watercourses, tree retention and the proximity of the Nanaimo Parkway. Will Melville from Delinea Design has worked within the many challenges of this property to complete a well thought out and organized phased development that will add positively to the livability of the area. The first phase will contain 4 side by side units; Site B will contain 8 stacked units, Site C – 14 2 storey duplex units, and Site D – on the other side of the creek – will contain 20 units. All required parking will be accommodated on site. Sidewalk and pathways will provide pedestrian connectivity and access to adjacent parks and natural amenities, and the northeast portion will be dedicated as parkland to add to the open space created by the housing development to the north. We will be submitting a more detailed landscape plan as this project proceeds through Development Permit, but want to assure Council that streamside protection and enhancement and maintaining open space for the residents will be very high priorities in the development of this site.

We know that it is important to include the community and utilize their input to accurately reflect concerns for their neighbourhood. We invited over 50 surrounding households to a Public Information Open House on Wednesday, September 25<sup>th</sup> and approximately 12 interested neighbours attended. Some expressed concerns regarding increased traffic in the neighbourhood, but most were supportive of the overall concept plan.

We have closely studied the objectives and policies of the Neighbourhood designation, and feel that this project will not only comply with the OCP, but will invigorate this neighbourhood in a sensitive manner. This development will utilize innovative design techniques and energy conscious construction methods with a high degree of design and function. It will build on the unique characteristics of the community, and will enhance the area with a different form of housing to meet the needs and demands of a growing city. We intend on producing a project that is not only an asset to the community, but will be viewed as an excellent example of sensitive multi-family development in Nanaimo.

Thank you for your attention. Will and I will be pleased to answer any questions you may have.