

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-JAN-03 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 W.L. Bestwick  
Councillor G. Anderson

Staff: B. Anderson, Manager, Planning & Design Section, CSD  
J. Collinson, Planning Assistant, Planning & Design Section, CSD  
R. Tubbs, Steno, Community Planning Section, CSD

Public: There were 13 members of the public in attendance.

1. CALL THE SPECIAL MEETING OF COUNCIL TO ORDER:

The Special Meeting was called to order at 7:05 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 7:06 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. 4500.034 at this evening's Special Council meeting.

(a) Bylaw No. 4500.034 – RA304 – 1621 Dufferin Crescent

This bylaw, if adopted, will rezone the subject property from Medium Density Residential (R8) to Hospital Urban Centre (CC5) in order to facilitate development of a Medical/Dental Office and Retail building.

**Ms. Donna Hais, Canadian Cache Development Corporation – Applicant**

- The building will be three storeys in height and will accommodate medical/dental office and retail space. Parking will be located in a two-storey parkade at the rear of the building. The applicant noted that the development will be an appropriate use of the site for many reasons, including:
  - The area is recognized by VIHA as a regional health area.
  - The facility will complement and provide support to the new emergency ward at the hospital.
  - They limited the building height to three storeys to ensure cohesion with the surrounding neighbourhood.
  - The building frontage will be pulled back on the corner of Dufferin & Boundary Crescents, creating a public urban plaza that will include access to the pedestrian intersection.
  - The applicant currently owns three other medical facilities that are located in the area, making them familiar with the neighbourhood's traffic and pedestrian patterns

Mayor Ruttan asked if the urban plaza space would be open to the public.

Ms. Hais explained that yes, the urban plaza space would be open to the public.

Councillor Pattje asked if there would be a relationship between the development and the low-barrier housing located next door.

Ms. Hais responded yes – the two groups have been working alongside each other to ensure construction and operation runs smoothly. Blueprints and design team members have been shared amongst the groups and efforts will be made in terms of facade finishes, materials, etc. to ensure a cohesive look.

Councillor McKay asked the applicant if they have given any consideration to installing electric vehicle charging stations.

Ms. Hais responded yes – there will be a couple of parking spots with electric vehicle charging capabilities.

Councillor Johnstone asked if there would be any amenities located in the building that may be accessed by the residents of the low-barrier housing next door.

Ms. Hais explained that the main floor will include a pharmacy and hopefully a small cafe.

**Mr. Fred Taylor, 204 Emery Way – Neither Opposed Nor in Favour**

- Mr. Taylor's presentation is attached as Attachment B – Submissions for Bylaw No. 4500.034"

There was one (1) written submission and two (2) verbal submissions received with regard to Bylaw No. 4500.034. The written submission is attached as "Attachment A - Submission for Bylaw No. 4500.034".

The Public Hearing was closed at 7:23 pm.

4. BYLAWS:

- (a) "ZONING AMENDMENT BYLAW 2012 NO. 4500.034" (RA304 – 1621 Dufferin Crescent – to rezone the subject property from Medium Density Residential (R8) to Hospital Urban Centre (CC5) in order to facilitate development of a Medical/Dental Office and Retail building).

It was moved and seconded that "ZONING AMENDMENT BYLAW 2012 NO. 4500.034" pass third reading. The motion carried unanimously.

5. ADJOURNMENT:

36612 It was moved and seconded at 7:24 pm that the meeting terminate. The motion carried unanimously.

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MAYOR

CERTIFIED CORRECT:

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CORPORATE OFFICER





# ATTACHMENT A

## SUBMISSION FOR BYLAW NO. 4500.034

206 – 1633 Dufferin Crescent  
Nanaimo, BC  
V9S 5T4

January 3, 2013

The City of Nanaimo,  
Community Safety & Development Division  
City Hall Annex Building  
238 Franklyn Street  
Nanaimo, BC  
V9R 5J6

Dear Community Safety & Development Division:

Re: Bylaw No. 4500.034

First, I am sending this letter instead of attending due to concern of personal safety issues to attend a meeting downtown after dark.

The concerns with Bylaw No. 4500.034:

- The Beaufort Center has three vacancies that have very good road frontage exposure and would do nicely for medical office space and dental office space as well as retail too.
- The Beaufort Center should be renovated before yet more new construction.
- There are other business space vacancies in the surrounding area.
- The road access to both Dufferin and Boundary at 1621 Dufferin are poor. i.e. The intersection is busy and ambulances frequently use that intersection, hospital employees and others use that block of Dufferin to park, and drivers turn across the double line to enter and exit the Beaufort Center.
- The 1631 and 1633 Dufferin Crescent condominium owners enjoy the buffer space of the vacant lot at 1621 Dufferin Crescent.
- Development of 1621 Dufferin Crescent would necessitate another cost of continuing the fence between 1631 and 1621 Dufferin Crescent to between 1633 Dufferin and 1597 Boundary (development of 1621 would remove the natural underbrush and tree barrier).
- The vacant properties around 1631 and 1633 Dufferin Crescent, including the currently vacant 1621, are habitat for deer, quails, many other bird species, and raccoons. Hawks, including a red-tailed hawk, and an eagle have also been sighted.
- Developing 1621 Dufferin into yet another condominium would be a hard sell because of that location and condominium leaking problems.

Duly noted the monies payable to the City of Nanaimo from R.W. Wall Ltd. could purchase the cardiac monitors needed at NRGH and for a cement meridian in front of 1588 Boundary Crescent. However, it would not be enough for a new BC hospital for children, additional surgical rooms for NRGH, or a NRGH employee car park.

Sincerely,

Linda Richards

Linda Richards, BSc



Mrs. L. Richards  
206-1633 Dufferin Crescent  
Nanaimo, BC  
V9S 5T4

The City of Nanaimo  
Community Safety & Development Division  
City Hall Annex Building  
238 Franklin Street  
Nanaimo BC  
V9R 5S6

**ATTACHMENT B**  
**SUBMISSION FOR BYLAW NO. 4500.034**

**Fred H.J. Taylor**  
204 Emery Way  
Nanaimo, B.C.  
Canada V9R 5Z8  
Tel 250-754-6917  
Fax 250-753-8124  
[fhjtaylor@telus.net](mailto:fhjtaylor@telus.net)

January 3, 2013

City of Nanaimo  
455 Wallace Street  
Nanaimo, B.C.

Mayor Ruttan & Council Members:

John Horn (City of Nanaimo), Randy Churchill (City of Nanaimo), R.C.M.P. and VIHA all promoted a supportive housing project for the site at a Public Meeting on June 17, 2010.

The Provincial Government was also promoted into release of cemetery statues of the land for a supportive housing project including an amendment to an Order in Council issued in 1994.

I do understand the proposed contractor for the supportive housing has had a copy of this idea of selling a portion of the cemetery land to private ownership and private use in hand for considerable time.

Why, in my opinion has there been a false / misleading promotion to the Public of the use of cemetery land?

I do not believe the Elder Chinese Community donated the land to be turned into cash.

I understand the intention of the City is to sell the land for use other than the present zoning, therefore, the City has an obligation to rezone to support the sale.

I remain of the opinion the Council as a group is in conflict with the direction of this Public Hearing and I remind you of my opinion, an underhanded way of disposal of cemetery land.

I do not agree the city taxpayer will provide and pay for 'works and services' for the property.

*I wish to protect my  
burial grounds!*

Your truly,

*F Taylor*

Fred Taylor