

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, 2012-AUG-02 COMMENCING AT 7:00 P.M.

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

Members: Councillor W. L. Bestwick
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

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

Public: There were 27 members of the public in attendance.

1. CALL THE SPECIAL MEETING OF COUNCIL TO ORDER:

The Regular 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 Bylaws No. 4500.025, 4500.026, and 4500.027 at this evening's Special Council meeting.

(a) Bylaw No. 4500.025 – RA294 – Part of 380 Fifth Street

This bylaw, if adopted, will rezone part of the subject property from Single Dwelling Residential (R1) to Row House Residential (R7) in order to facilitate construction of eight row houses.

There was one written and no verbal submissions received with regard to Bylaw No. 4500.025. The written submission is attached as "Attachment A – Submission for Bylaw No. 4500.025".

(b) Bylaw No. 4500.026 – RA295 – 2021 Northfield Road

This bylaw, if adopted, will rezone the subject property from Single Dwelling Residential (R1) to Row House Residential (R7) in order to facilitate construction of three row houses.

Mr. Keith Brown, Keith Brown Associates Ltd. – Applicant Representative

- Mr. Brown's presentation is attached as a part of "Attachment B – Submissions for Bylaw No. 4500.026".

Councillor Bestwick asked if the lane would be integral to future development in the area.

Mr. Brown stated the lane access behind the property is 10'-12' wide with a small ditch, if it were cleaned up by the City it would give direction to neighbours for improvements to their properties as the lane is in disrepair.

Councillor Bestwick asked Staff to confirm the lane does not permit any parking given its limited width.

Ms. Herrera confirmed parking will not be permitted in the lane.

Councillor Kipp noted the speaker referenced a good neighbour fence while a neighbour has requested a privacy fence; asked for clarification on the difference between the two.

Mr. Brown stated his definition of a good neighbour fence is a fence that is sufficient and equal in size and height to both neighbouring properties.

Councillor Kipp asked for clarification on why lot numbers are indicated on the proposal plans.

Mr. Brown stated that the City Engineering Department has been working with the applicant to develop the property into fee-simple row-housing, versus strata titles, meaning the housing will be fire-rated along the zero lot lines internally as well as the installation of a manifold system where all water is collected from the three homes into one line connecting to the City property line, likewise for sewer and storm. Trying to create title at smaller parcel sizes and maintaining quality is a trend currently occurring in many municipalities. The lane has allowed the developer to provide parking for each home by backing into the lane.

Councillor Brennan asked for confirmation that no secondary housing would be permitted on the subject lots.

Mr. Brown confirmed that secondary housing would not be permitted as there is not enough room on the lots; the homes would be approximately 1,150ft².

Councillor Pattje noted that lots 1 and 3 have an option of a carport or a garage; who gets to decide that option and when.

Mr. Brown noted the option is for the purchaser to decide, the plan attempts to indicate how it would configure on the property.

Councillor Johnstone asked if the mature trees at the rear of the lot would be retained.

Mr. Brown noted that the development would likely include installing some mature nursery stock onto the property.

Mr. Brent Lyon, 270 Lady Rose Place – Opposed

- Concerned about drainage issues that exist in the neighbourhood; believes they would be exacerbated by the proposed development. Believes the hard-packed surfaces being proposed in the rear of the homes would flood his property as it is lower than the road line.
- Believes the development would be beneficial to the neighbourhood and its future but there is no access for any existing homes other than the lane. There are no foot paths or any alternate routes. Adding extra density into the area will only increase the traffic on the lane; 3 additional homes will increase the traffic by 30%.
- The City advised him not to cut the vegetation at the rear of his property too deeply as it would cause the water from the lane to sit at his property as it does not flood away.

Mayor Ruttan asked the speaker if the water on his property is running water.

Mr. Lyon stated that his property holds water from the second culvert because of the grass line; a scalping effect cannot be installed in the ditch as it is not wide enough. The land has been an ongoing issue for the neighbourhood and the City for a long time.

Mayor Ruttan asked Staff if the flooding issue has been identified by the developer.

Ms. Herrera noted City Engineers did identify that there is no storm service to the lot currently; however, a new service will be installed as part of the development proposal.

Mr. Lyon believes it is not just the storm service, it is the flow-back of water. Anything within the proposal that is unable to let water through will create a flood for his property. The lane is the problem, it needs to be fixed, not just patched up. A speed sign needs to be posted on the lane regardless as it is dangerous to neighbourhood children.

Councillor Brennan asked Staff if the proposed development would exacerbate the existing drainage problems and if so, if it is the developer's responsibility to improve the problem or is the issue so bad that Staff would advise not to continue any development in the area until such time that the drainage issues are corrected.

Mr. Anderson noted the City requires that pre-development flows and drainage issues are not worsened by any proposed development; the City does not make issues worse when development occurs on a site. The City does not require a developer to improve neighbouring conditions, particularly in terms of storm drainage.

Councillor Brennan asked for confirmation that the City acknowledges there is a drainage issue in the neighbourhood but the development will not make the conditions worse.

Mr. Anderson stated that from the perspective of the referral responses received in regard to the proposal it has not been indicated that the conditions are as bad as described tonight, but he deferred to the Engineering Department.

Councillor Bestwick asked Staff what the City's responsibility is to a lane and when it needs to be upgraded to a certain standard.

Mr. Anderson stated the City has a standard that is achieved with lanes. A new subdivision would include lanes that would be built to the standards required by the City. The City would ensure the section affected by a development within an existing and historic lane be improved to a certain standard and as incremental development occurred in the area, the threshold for improving the entire lane could be discussed. For a mid-block, three-unit development the City would not try to achieve an ultimate standard for a lane. It is after all three units and is not a significant development in the context of that lane or the subject street.

Councillor Bestwick asked for confirmation that a new subdivision receives the ultimate standard for a lane but existing lanes do not have a minimum standard to be achieved.

Mr. Anderson noted that new subdivisions must achieve the required road standards. That standard would be difficult to apply throughout the City where development occurred which required different standards at that time.

Councillor Brennan asked Staff to confirm that the likelihood of improving the lane to achieve the current standards increases with development occurring in the area as the threshold of improving the entire lane would be met.

Mr. Anderson confirmed, in a general sense, that the likelihood of improving the lane to current standards could be achieved by development occurring along that lane.

Ms. Kathleen Howard, 2025 Northfield Road - Opposed

- Ms. Ledray's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4500.026".
- Daughter of the owner of 2025 Northfield Road, her family is concerned about privacy if the development is approved. Her definition of a privacy fence would be 6' in height.
- Concerned about drainage issues, traffic increase and the current disrepair of the lane. It is primarily area residents that rely on the lane, believes an additional three families using the lane is too big of an increase.

Councillor Bestwick noted that it would seem the condition of the lane is less than desirable whether a development is approved or not. The lane should be useable and functional. Believes those concerns need to be addressed by Council.

Mr. Anderson noted that there are many options for improving lanes throughout the city, including the neighbours entering into a local improvement area and undertaking improvement beyond what the City's list of priorities may be. There are several lanes within the city that may be in similar condition.

Councillor Bestwick asked what would be required by Council to improve the lane up to the minimum standard.

Mr. Anderson noted the process for a review of a lane to be undertaken for improvement would need to be put on a priority list in the context of all the other priorities respecting upgrades to lanes and roads.

Councillor Greves stated the discussion has become sidetracked as this Hearing is in regard to a rezoning; there may be drainage and lane issues that may be addressed by the Engineering Department or Public Works. The issue tonight is rezoning.

Councillor Johnstone asked Staff if any other development applications have been, or will be, received for the subject area.

Mr. Anderson confirmed he is not aware of any additional development applications for the subject area.

Councillor Brennan noted that whether the application is approved or not, the issue of drainage and the disrepair of the lane remain the same. Lane improvements are for Council to consider when it develops its budget.

Councillor Bestwick noted that the Hearing is not only an opportunity for the public to express their opinion regarding a proposal but it is also an opportunity for him to gather information and knowledge.

Councillor Pattje stated that if a rezoning exacerbates an existing problem it is something that Council needs to consider.

Ms. Kathleen Howard, 2025 Northfield Road – Opposed - Redress

- Noted that it is her understanding that the development would depend upon the lane for access to the homes.

Mr. Donald Shandley, 280 Lady Rose Place - Opposed

- Has lived in the subject neighbourhood for 23 years and has dealt with drainage issues all of that time. His property has been flooded many times. The lane is used by many people and there is no lighting installed. Does not believe the lane is 12' to 14' wide. Overgrown vegetation also impacts the width of the lane. The lane has never been upgraded or maintained effectively. Believes three new homes could lead to further development along the lane, which would create too much density for the area.

Mr. Brown noted that Northfield Road is integral to the City's Transportation Plan. When it is upgraded intersections will be upgraded to current City standards as well, including this lane. All dedication requirements would be met for this proposal.

Mr. Brent Lyon, 270 Lady Rose Place – Opposed - Redress

- As a resident of the neighbourhood he does not want his land to be flooded by hard-packed surfaces being installed on the upstream side of his property. Concerned about other properties being developed in this neighbourhood.

Mr. Gur Minhas, 3205 Ridgeview Place – In Favour

- Will be the general contractor if the proposal proceeds. Noted that a report by Newcastle Engineering indicates that pre and post-development water flows were considered for this site. It was determined that no extra rainwater would come off the subject property to the rear ditch, as the water would be caught in a catch basin. Also, new storm connections would be installed off of Northfield Road where perimeter drainage would also be installed. Therefore, less water would be draining off of the subject property if the development were to proceed.
- Stated that a 6-foot privacy fence for both neighbours would be agreeable to the developer.

Mr. Brian Jacobs, 250 Lady Rose – In Favour

- Has lived behind the subject property for one year; that property and two others have had issues with squatters and drug activity. If the properties are not developed, similar tenants might continue to rent there. Any development would be an improvement to what currently exists.

There were two written and six verbal submissions received with regard to Bylaw No. 4500.026. The written submission is attached as "Attachment B – Submission Received for Bylaw No. 4500.025.

(c) **Bylaw No. 4500.027 – RA297 – 2350 Barclay Road**

This bylaw, if adopted, will rezone the subject property from Single Dwelling Residential (R1) to Single Dwelling Residential – Small Lot (R2) in order to facilitate a two-lot subdivision.

Mr. Paul Minhas, 296 Cilaire Drive – Applicant

- Speaking on behalf of his daughter, who purchased the property to subdivide it with the intent to build a home for herself and a second home to sell. He stated that City Staff support the proposal, it follows the recommendations of the Official Community Plan and it is close to many amenities. Each lot would measure 428m². This would add to the city's stock of affordable housing.
- An open house was conducted and all neighbours were invited. Three people attended who were opposed; one was concerned about the development possibly harming the roots of a tree on her property, one was falsely told it was going to be developed as monster houses or a drug rehab facility and one was afraid of losing privacy with "two big homes" going in.

- Has been a developer with a good reputation for almost 40 years in Nanaimo. He does quality work and this proposal makes sense for the location as infill.

Councillor Bestwick asked for confirmation as to where access to the homes would be located.

Mr. Minhas confirmed that a driveway will connect to the garage of each home.

Councillor Brennan asked what the size of a regular lot is.

Mr. Minhas noted that a regular lot size is 500m²; each of the proposed lots would be 428m².

Ms. Judy Nelson, 2356 Barclay Road - Opposed

- Ms. Nelson's presentation is attached as a part of "Attachment C – Submissions for Bylaw No. 4500.027".

Councillor Brennan asked the speaker what she is specifically opposed to in regard to the proposal.

Ms. Nelson stated that one single family dwelling would be more suitable for the neighbourhood; she does not believe two houses on the lot are appropriate. She does not want two-storey homes on the lot as it would affect her privacy.

Mayor Ruttan asked Staff for confirmation on the minimum lot size permitted in the R1 zone.

Ms. Herrera noted that the minimum lot area permitted in the R2 zone is 325m², where no rear lane exists.

Councillor Pattje asked Staff if the proposed homes would be eligible for secondary suites.

Ms. Herrera confirmed that the proposed homes are eligible for secondary suites.

Mr. Travis Patterson, No Address Given - Opposed

- Speaking on behalf of Ms. Jewel Sheets of 2344 Barclay Road. Ms. Sheets' presentation, including a petition signed by 16 people, three of who retracted their opposition, is attached as a part of "Attachment C – Submissions for Bylaw No. 4500.027".

Councillor Johnstone asked Staff if the City Urban Forester had investigated the concerns of a neighbour regarding possible damage to the roots of her trees if the proposal were approved.

Ms. Herrera noted that the City Urban Forester has not attended the neighbouring property.

Mr. Paul Hahto, 1668 Creekside Drive – In Favour

- Believes these types of developments are essential for young professionals to secure affordable housing. This proposal could add to the community in a positive way.

Councillor Bestwick asked the speaker if he had learned of the proposal via the City website.

Mr. Hahto noted he had learned of the proposal through family friends; he has known the applicant's family for years. However, he is currently looking for affordable housing for himself and these types of developments are needed; had he seen it on the internet he would have investigated further.

Mr. Allan Savage, 2469 Labieux Road – In Favour

- His property, which is not far from the subject property, was rezoned for a multiple family development. Two-storey, three-bedroom, two-bathroom homes with a garage are a great option for young families. The lots are a good size for the proposal and it is ideally situated in the neighbourhood near many amenities.

Ms. Jane Brelsford, Cedar Resident – Opposed

- Owns property at 2364 Mandalik Place. Concerned about the amount of traffic coming from a no-through road onto Labieux Road. Would be in favour of a single home on the lot; believes two homes on the lot are too much for the area.
- If the homes were to have secondary suites it would be far too much density. Concerned that other property in the area could develop in the same way if this proposal were to set a precedent.
- Searched long and hard for a small lot for her home, so many lots within the city are too large.

Councillor Brennan asked the speaker for clarification on her opposition to the proposal; it was stated she purchased her property because it is a small lot. Why then is she opposed to creating two small lots within the subject neighbourhood?

Ms. Brelsford stated she does not believe two lots are appropriate in the subject neighbourhood, especially if they were to contain secondary suites.

Councillor Greves asked Staff for clarification regarding if secondary suites are permitted in the R2 zone.

Ms. Herrera confirmed that the subject property would be permitted to create secondary suites under the R2 zone. A secondary suite is not permitted on a property if it is smaller than 370m²; the proposed lots are 438m².

There were six written and six verbal submissions received with regard to Bylaw No. 4500.027. The written submission is attached as "Attachment B – Submissions Received for Bylaw No. 4500.027.

The Public Hearing was adjourned at 8:28 p.m.

4. BYLAWS:

- (a) "ZONING AMENDMENT BYLAW 2012 NO. 4500.025" (RA294 – Part of 380 Fifth Street – to rezone part of the subject property from Single Dwelling Residential (R1) to Row House Residential (R7) in order to facilitate construction of eight row houses).

It was moved and seconded that "ZONING AMENDMENT BYLAW 2012 NO. 4500.025" pass third reading. The motion carried unanimously.

- (b) "ZONING AMENDMENT BYLAW 2012 NO. 4500.026" (RA295 – 2021 Northfield Road – to rezone the subject property from Single Dwelling Residential (R1) to Row House Residential (R7) in order to facilitate construction of three row houses).

It was moved and seconded that "ZONING AMENDMENT BYLAW 2012 NO. 4500.026" be deferred. The motion carried.

Opposed: Councillors Greves and McKay

- (c) "ZONING AMENDMENT BYLAW 2012 NO. 4500.027" (RA297 – 2350 Barclay Road – to rezone the subject property from Single Dwelling Residential (R1) to Single Dwelling Residential – Small Lot (R2) in order to facilitate a two-lot subdivision).

It was moved and seconded that "ZONING AMENDMENT BYLAW 2012 NO. 4500.027" be deferred. The motion carried.

Opposed: Councillor McKay

5. ADJOURNMENT:

36612 It was moved and seconded at 8:47 pm. that the meeting terminate. The motion carried unanimously.

MAYOR

CERTIFIED CORRECT:

CORPORATE OFFICER

Attachment A

Submission

For

Bylaw No. 4500.025

(RA294 - Part of 380 Fifth Street)

Penny Masse

From: Susan Moretto
Sent: Thursday, August 02, 2012 2:22 PM
To: Penny Masse
Subject: RA294 Bylaw 4500-025 Part of 380 Fifth Street

To: Mayor and Council

Re: Rezoning Application RA294 Bylaw 4500-025 Part of 380 Fifth Street

My name is Susan Moretto currently residing at 27 Albion Street, Nanaimo BC and although I am unable to attend this evening's meeting I would like to put these comments forward regarding the above noted rezoning application from not only myself but my neighbour Mr. Gordon Cornish (owner of 484 Stirling Avenue). I am the former owner of 488 Stirling Avenue where I lived from 1986 until 1992. This address is directly across from the portion of property that is proposed for rezoning (Part of 380 Fifth Street) to construct "Row Housing" with a total of 8 units. This property once subdivided will be equivalent in size to the 3 properties on the opposite side of the street (484, 488, 494 Stirling Avenue), which includes a total of only 3 single family dwellings.

Although Mr. Cornish and I can appreciate the value of using vacant parcels of land in our community to increase densification in neighbourhoods, we also must question the need of constructing 8 units versus 6 units in this particular application. Since densification is the main goal would not constructing a total of 6 units instead of the proposed 8 still not meet the end goal of densification, as it would still double the residential usage on the land space in question when compared to the 3 properties across the street (484, 488, 494).

Our second point is to question whether or not a Traffic Study has been done on Stirling Avenue since this application was put forward for approval. The reason we ask is because this densification is, from our point of view, a safety hazard. Mayor and Council would not be aware of the volume and speeds of traffic that traverse this road (Stirling Avenue) on a daily basis unless they have either lived on this street or had a traffic study done. Having lived at 488 Stirling (next door to Mr. Cornish at 484), I as well as Mr. Cornish can attest to the difficulty involved in backing out of driveways onto this section of roadway. The road slopes downward (north to south direction) in front of 484 & 488 Stirling and creates a blind hill effect to traffic coming down Stirling Avenue from Fourth Street. It also creates the same blind effect when heading up Stirling Avenue from Fifth Street towards Fourth Street. During the years I lived at 488 Stirling I regularly had difficulty backing out of my driveway because of this blind spot. During the winter time, because of frequent inclement weather and icy road conditions and this hill, the problem only increased. It was extremely difficult to back out of my driveway and head towards Fourth Street if there was any type of ice or snow on the road surface. I could only get up the street if I had some sort of running start from closer to Fifth Street, otherwise I would end up in the ditch sideways.

I currently reside at 27 Albion Street (at Stirling) and my kitchen windows face onto the Albion and Stirling intersection. I have spent 20 years watching daily the extremely high speeds at which cars traverse up and down Stirling Avenue between Fourth and Fifth Streets. Stirling Avenue is being used a lot of times as a secondary access from Fourth to Fifth Street instead of Bruce Avenue. As time has gone by speeds and traffic have increased which makes the problems more of a concern. The driveways from the proposed row housing units will have to back onto Stirling Avenue as egress from their garages. Anyone travelling along Stirling Avenue at these higher speeds would not be aware of this and there is a good chance of a collision because of the blind hill effect.

It should be noted that of the residents that are in the notification zone for this rezoning application (494 is owned by a 94 yr old gentleman and is suffering from early signs of dementia, 488 is a rental house (2 units) and currently for sale and 484 is owned by Mr. Cornish, 86 yrs. who has built and lived in his family home for 40+ years).

Mr. Cornish and I both have concerns about these safety and densification issues and would ask Mayor and Council to re-assess their decision of support of this application before all the concerns are addressed and make changes or adjustments to the application if possible.

We thank you for your time and consideration of our concerns.

Sincerely,

Susan Moretto
27 Albion Street
Nanaimo BC

Gordon Cornish
484 Stirling Avenue
Nanaimo BC

Attachment B

Submissions

For

Bylaw No. 4500.026

(RA295 – 2021 Northfield Road)

KEITH BROWN ASSOCIATES LTD.
5102 Somerset Drive Nanaimo, BC V9T 2K6
Tel. 250-758-6033 Cel. 250-741-4776 Fax 250-758-9961
keithbrown@shaw.ca

August 2, 2012

File No. 902.12

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

Attention: Mayor Ruttan & City Councillors

**SUBJECT: LOT 12, BLOCK 3, SECTION 17, RANGE 7,
MOUNTAIN DISTRICT, PLAN 526;
2021 NORTHFIELD ROAD, NANAIMO, BC.
ZONING AMENDMENT BYLAW NO. 4500.026.**

For the consideration of City Council the subject property is designated 'Corridor' under the City's OCP. This designation encourage mixed commercial uses and higher densities of residential use within the Northfield Road corridor.

The Rezoning Application represents three single family row houses which requires rezoning from Single Dwelling Residential (R1) to Row House Residential (R7). The R7 Zone provides for street oriented attached medium density row housing dwelling units. The proposed rezoning application represents affordable housing with each of the 3 row houses comprising approximately 1,130 sq. ft. in area (see drawing attached PR2 Main and Upper Floor Plan).

The property fronts onto Northfield Road which is designated an Arterial Road under the City's OCP. This requires an additional road widening dedication of 4.29 m. fronting the subject property and Northfield Road. Gaining access to the arterial road is limited causing utilization of the lane as the primary access. Construction upgrades will be required to the lane opposite the property with additional 0.75 m. lane dedication being required (see drawing PR1 Site Plan).

The owner commits to a community contribution being provided of \$1,000. per unit (door) for the perceived increase in value through the uplift in the rezoning process. Therefore, the community contribution represents \$3,000. It is proposed that the contribution be provided in support of social programs.

All utility services are readily available to service the property. Northfield Road is on the Regional Transit System and serves the surrounding neighbourhoods (200 m. to bus stop). Forest Park Elementary school is less than 1 block from the site via the lane access. Beban Park lands are located directly across Northfield Road and are a short walking distance to grocery stores, bakery, coffee shops, etc.

From a planning perspective the proposed development represents an enhancement for the area overall and will give guidance for other applications in the future (see drawing PR3 Northfield Road elevation).

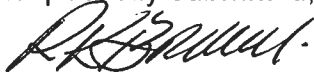
We understand an e-mail was provided to the City from the family at 2025 Northfield Road which is the abutting home along the west property boundary of the subject rezoning. Reference was made to a "destroyed/damaged privacy fence" when demolishing of the out buildings were being carried out some months ago on the subject site (see pictures from archive files). Respectfully, we advise the applicant/owner, Kenco Enterprises Ltd., purchased the property after the demolition of the out buildings. The owner is in agreement with the construction of a "good neighbour" privacy fence along the common property line which will be part of the development plans.

The adjacent property on the eastside of the subject rezoning is now listed for sale. In addition there are a couple of properties on the southside of the lane that are rentals and one resident is in the process of moving. We also have been advised the complainant's family home is being cleaned up for either rental or sale.

We are of the opinion that the proposal being presented will enhance the area and lead the way for future improvements in the neighbourhood.

Thank you for your consideration and we seek Council's support for the rezoning application.

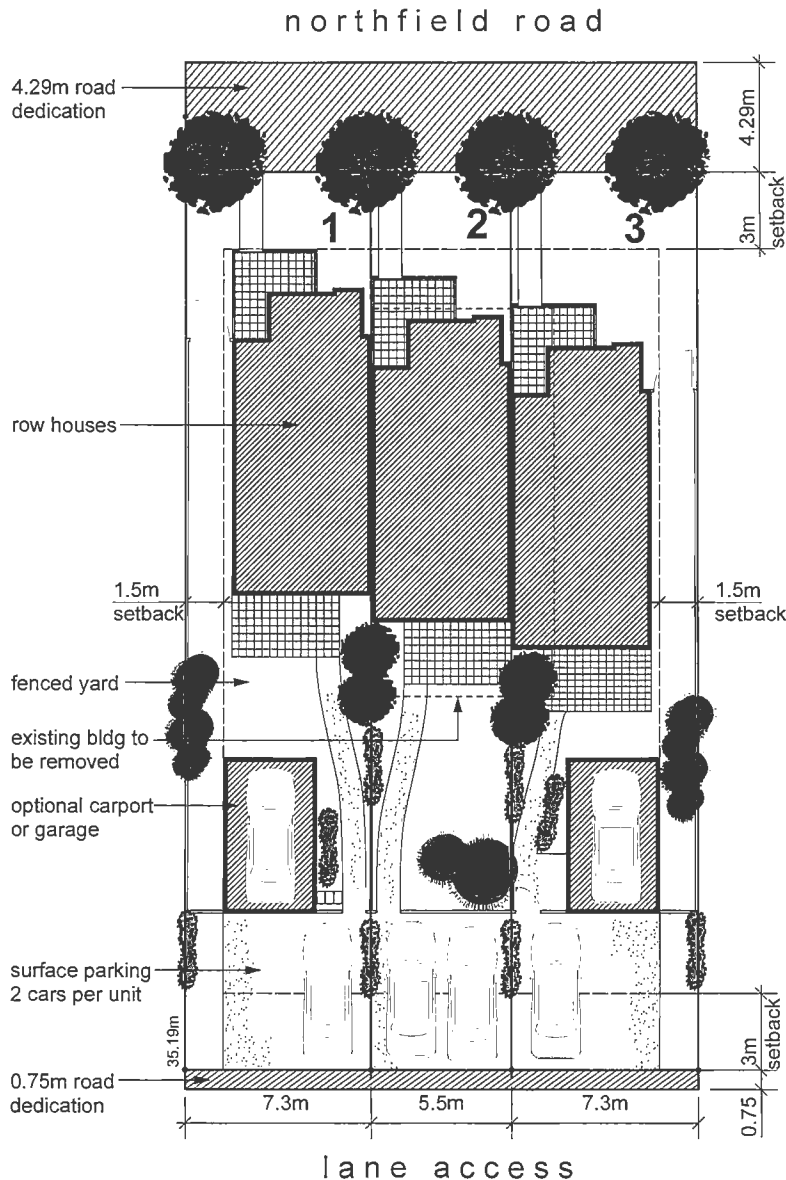
Respectfully submitted,



R.K. Brown,
Consultant Planner

Enc.

p.c. Mr. Ken Riddell, President
Kenco Enterprises (1982) Ltd.



site plan

scale: 1/16"=1'-0"

PROJECT DATA:

LEGAL DESCRIPTION:

LOT 12, BLOCK 3, RANGE 7, MOUNTAIN DISTRICT, PLAN 526

CIVIC ADDRESS:

2021 NORTHFIELD ROAD

LOT AREA:

LOT 1 +/-256.887 SQ.M.
 LOT 2 +/-193.545 SQ.M.
 LOT 3 +/-256.887 SQ.M.
 TOTAL +/-707.319 SQ.M.

EXISTING LAND USE:

SINGLE FAMILY RESIDENTIAL

EXISTING ZONING:

R1 - SINGLE DWELLING RESIDENTIAL

PROPOSED ZONING:

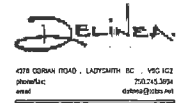
R7 - ROW HOUSE RESIDENTIAL

LOT COVERAGE (MAX 70%)

LOT 1 24.52%
 LOT 2 32.55%
 LOT 3 24.52%
 TOTAL 81.59%

F.A.R. (MAX 1 DWELLING UNIT)

LOT 1 .42
 LOT 2 .56
 LOT 3 .42



proposed rezoning
 2021 northfield road
 nanaimo b.c.

DRAWING TITLE:

site plan

SCALE:
 as noted

DRAWN BY:
 B.M. / C.M.

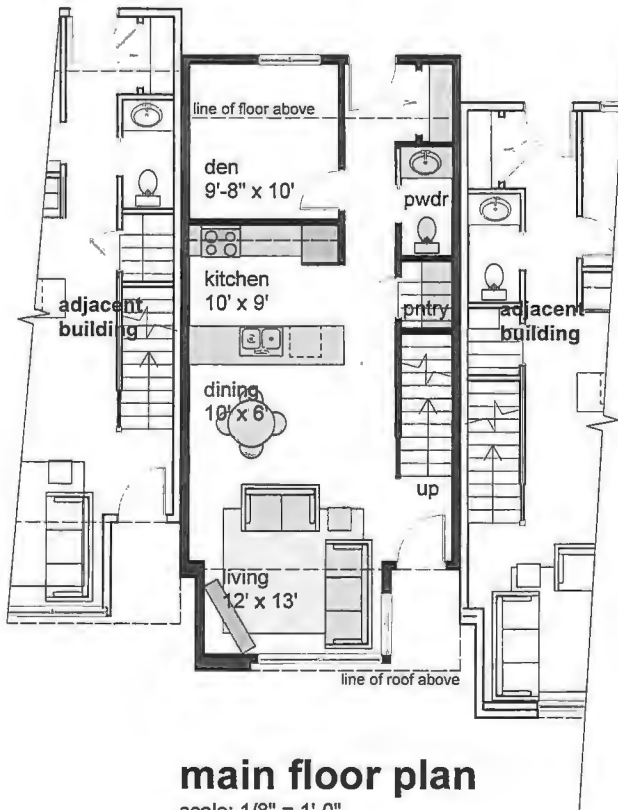
NUMBER:
 d1251.00.12

ISSUED:
 for rezoning 13 APR. 2012
 revised 06 JUNE 2012

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING OR STRUCTURE, AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. ALSO REPORT TO BE DONE IN ACCORDANCE WITH THE R.E. BUILDING DEPT. CONSTRUCTION ACT AND ALL LOCAL BUILDING BYLAWS. CONTRACTOR SHALL MAINTAIN PLANS AND THE PROPERTY OF THE CITY OF NANAIMO. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES ON THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES ON THE SITE.

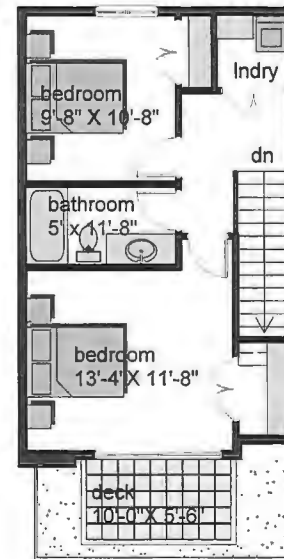
PAGE NO.

PR1



main floor plan

scale: 1/8" = 1'-0"
area: 671 sq.ft.



upper floor plan

scale: 1/8" = 1'-0"
area: 491 sq.ft.

proposed row housing
2021 Northfield Road
Nanaimo, B.C.

client:

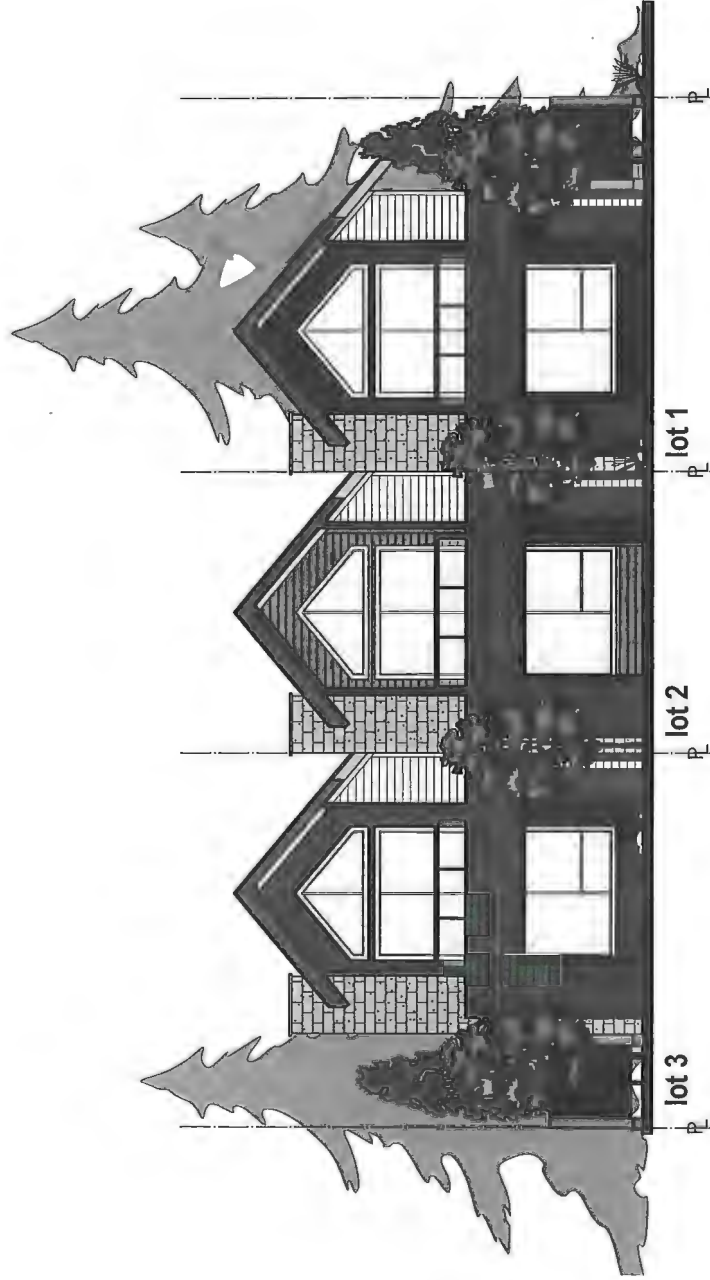
DRAWING TITLE:	
proposed floor plans	
SCALE:	
as noted	
DRAWN BY:	
B.M.	
NUMBER:	
d1251.16.12	
ISSUED:	
client review	22 MAR/12
for rezoning	13 APR/12

CONTRACTOR TO VERIFY ALL LINES, LEVELS, DIMENSIONS, ELEVATIONS, LOCATION OF BUILDING, ON SITE INDICATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ACT, REGULATION, CURRENT CODES AND ALL LOCAL BUILDING BYLAWS. CONTRACTOR TO VERIFY ALL LINES, LEVELS, DIMENSIONS, ELEVATIONS, LOCATION OF BUILDING, ON SITE INDICATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ACT, REGULATION, CURRENT CODES AND ALL LOCAL BUILDING BYLAWS. CONTRACTOR TO VERIFY ALL LINES, LEVELS, DIMENSIONS, ELEVATIONS, LOCATION OF BUILDING, ON SITE INDICATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ACT, REGULATION, CURRENT CODES AND ALL LOCAL BUILDING BYLAWS.

PAGE NO.

proposed row housing
2021 Northfield Road
Nanaimo, B.C.

client:



northfield road elevation
scale: 1/8" = 1'-0"

DRAWING TITLE	proposed elevation
SCALE	as noted
DRAWN BY	B.M.
CHECKED BY	B.M.
DATE	4/22/16
PROJECT	2021 Northfield Road
CLIENT	Client review for rezoning
DATE	22 MAR 2016
BY	13 APR 2016









**NEWCASTLE
ENGINEERING LTD.**

#4-3179 BARONS ROAD, NANAIMO, B.C. V9T 5W5

PHONE: (250) 756-9553 FAX: (250) 756-9503

L117-06

March 26, 2012

Kenco Enterprises Ltd.,
Attn.: Mr. Ken Riddell,
c/o Satgur Developments,
3205 Ridgeview Place,
Nanaimo, B.C., V9R 7C7

Dear Sir:

**Re: Proposed Row Housing Development,
 2021 Northfield Road, Nanaimo, B.C.,
 Servicing Review**

We understand that, as a condition of your pending application to rezone 2021 Northfield Road from R1 (Single Family Residential) to R7 (Row House Residential) to facilitate the construction of 3-units of row housing on the property, the City of Nanaimo requires that you submit a servicing review for the subject property. Our comments regarding the servicing of the subject property are detailed below.

Existing Conditions

There are currently a house and a number of out-buildings on the property.

The property is currently accessed by a driveway off Northfield Road at its north-westerly corner. There is a lane along the rear (southerly) boundary of the property.

Proposed Construction

The preliminary site plan (subject to rezoning) indicates construction of a 3-unit row house at 2021 Northfield Road accessed off the lane, including onsite parking and associated landscaping.

Servicing Review

We have broken down the servicing study by category of service as detailed below.

Water

There is a 200Ø PVC watermain in Northfield Road fronting 2021 Northfield Road. Our review of the City of Nanaimo as-constructed drawing for the watermain in Northfield Road indicates that the property currently has a 200Ø water service located approximately 5m to the west of the north-easterly property corner. The existing service would not be adequate to provide water service to the proposed building.

There is a fire hydrant located within 25 m of the north-westerly property corner, which is appropriately located to meet the maximum permissible distance requirement between the building and the nearest fire hydrant.

The City of Nanaimo have confirmed that the maximum available fire flow from the existing fire hydrant nearest to the site on Northfield Road (Hydrant No. 694) is 200 l/s (2,640 IGPM). Our preliminary fire flow calculations indicate that the fireflow for the proposed building is expected to be approximately 1,033 IGPM (subject to final building design). The size of the required water service will be confirmed during preparation of detailed design drawings.

Assuming that no changes are made to the building design which increase the theoretical fire flow then the existing watermain network has adequate capacity to supply the theoretical fire flow to the site.

Sanitary Sewer

There is a 250Ø PVC sanitary sewer in Northfield Road which provides service to the subject property. City of Nanaimo as-constructed drawing for the sanitary sewer indicates that the property has 2-100Ø PVC sanitary sewer service connections located approximately 5.5m off both the north-westerly and north-easterly property corners. Although a 100Ø sanitary sewer service does not comply with City of Nanaimo specifications for the proposed zoning it may have adequate capacity to serve the proposed building. If this is not the case we expect that one of the existing sanitary sewer services will have to be upgraded to 150Ø. Given the City of Nanaimo policy that each property should have only one service connection, the redundant sewer service will be disconnected by City of Nanaimo forces at the developer's cost.

Storm Sewer

There is a 750Ø concrete storm sewer along the north side of Northfield Road fronting the subject property. The City of Nanaimo as-constructed drawing for the storm sewer in Northfield Road does not show a storm sewer service to the subject property.

In order to meet City of Nanaimo standards, an appropriately sized storm sewer service will be required. This service will be installed by City of Nanaimo forces at Bylaw Rate, during construction of site services for the proposed building. Based upon the lot area we expect that a 100Ø storm sewer service will be adequate to provide service to the proposed development.

We expect that the drainage system for the proposed development will be required to detain sufficient volume on site so that post development runoff rate from the site does not exceed that which currently occurs. Depending upon ground conditions, this will be achieved through one or more of the following measures:

- Rain gardens to permit cleansing/infiltration of surface runoff;
- Rock pit and/or dry well to permit infiltration of roof and parking area drainage;
- Underground detention of runoff to absorb the increase in rate of runoff attributable to development, and release it at the pre-development rate.

At design stage, an investigation of the infiltration capabilities of the on-site soils will be conducted by the Geotechnical Consultant, in order to confirm the most feasible option(s) for maintenance of post-development rate of runoff at pre-development levels.

Access

As noted above the current access to the site is located off Northfield Road.

The preliminary site plan which we have received from our Client indicates that future access to the site will be off the lane at the rear (south) of the site. This is in compliance with the City of Nanaimo's requirement to minimize direct driveway access to Northfield Road, due to the status of Northfield Road.

The City of Nanaimo Works and Services Bylaw would typically require that Northfield Road (northerly frontage of site) and the lane (southerly frontage of site) be constructed to their respective ultimate standards within the limits of the site frontages on each.

It is our understanding that upgrading of Northfield Road is a Development Cost Charge project, therefore any upgrading of Northfield Road is expected to be delayed until such time as the Development Cost Charge project proceeds.

A Benkelman Beam test will be required along the pavement on the lane fronting the site in order to confirm the bearing capacity of the existing road structure. Should the existing road structure fail to meet the required bearing capacity, reconstruction of the lane out to centreline of the road right of way will be required.

B.C. Hydro/Telus/Shaw Cable/Fortis B.C. Gas

There is overhead B.C. Hydro, service along the near (south) side of Northfield Road and Telus, and Shaw Cable service along the far north) side of Northfield Road fronting the subject property.

The existing dwelling is serviced overhead. We expect that the proposed building will be serviced by B.C. Hydro, Telus, and Shaw Cable off one of the existing poles on Northfield Road.

Our correspondence with Fortis B.C. Gas and our review of an as-constructed drawing provided by their office indicates that there is a 60Ø PE gas main located in the lane along the southerly boundary of the subject property. The as-constructed information does not indicate the presence of a gas service to the subject property, however it is readily available if required.

Please contact the undersigned if you require any additional information in order to complete your review of the foregoing.

Yours truly,
Newcastle Engineering Ltd.

A handwritten signature in dark ink, appearing to read 'Mark Warbrick', with a long horizontal flourish extending to the right.

Mark Warbrick, P.Eng.

Penny Masse

From: Webmaster
Sent: Thursday, July 26, 2012 11:07 PM
To: Public Hearing
Cc: webmaster@nanaimo.ca
Subject: Send a Submission Online

Kathleen Ledray Howard has sent a Public Hearing Submission Online.

Address: 2025 Northfield Rd.

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: RA000295/2021 Northfield Rd.

Comments: My mother owns the property at 2025 Northfield Rd. It has been in our family for 30 years. It is directly adjacent to the property to be rezoned. Although we are not exactly thrilled at having a higher density development next door, we understand this is the nature of progress. At this time we are respectfully requesting the developer be made to construct a privacy fence the complete length of our mutual property line, as he destroyed/damaged our existing fence when he demolished his outbuildings some months ago. As well, we are very much anticipating this development process and subsequent higher density housing to be a major and permanent compromise to our privacy, and the overall character and enjoyment of our yard. Thank you.

Attachment C

Submissions

For

Bylaw No. 4500.027

(RA297 – 2350 Barclay Road)

AUG. 2, 2012

TO WHOM IT MAY CONCERN,

WE CURRENTLY LIVE AT 2350 BARCLAY RD.,
NANAIMO, & WE ARE IN FAVOUR OF THE SUB-DIVISION
REQUEST FOR SAID LOCATION.

RESIDENTS: DAVID & MEGHAN THOMSON.

SINCERELY,

Aug. 2/2012

I signed the petition against the subdivision of 2350 Barclay Rd. because I was told they would build rehab facilities for drug + alcohol abuse. I now understand this was false information and have no objection to the subdivision.

My name is Olga Welychka

My address is 2396 Barclay Rd.

Olga Welychka
2396 Barclay Rd.

COURT GUYANE I SINE A PETITION
TO STOP SUBDIVISION BECAUSE I WAS
TOLD IT WAS LARGE HOMES TO BE BUILT
ON IT. I NOW APPROVE IT, AS LONG ITS
NOT LARGE HOMES COURT Guyane Aug 2 2012ND
AT 2369 BARCLAY RD.

Statement for Council

My name is Judy Nelson and I live at 2356 Barclay Rd. My home is next door to 2350 Barclay Rd. and I'm opposed to the proposal to divide the property into 2 city lots.

On Barclay Rd. we all live in mobile homes on our own property. We have regular sized city lots. Since I moved onto the street in 1985 I haven't known of any new home added to the street. This means the homes are all at least 25 years old. People look after their homes and don't really expect to replace them.

Mr Minhas held a meeting to tell the neighbours what he was planning to do with the property. He told us his daughter had bought the property and trailer and was planning on building 2 houses; one for her to live in and one to sell to pay for her house. She didn't attend this meeting to defend her proposal, making us wonder if she owns it in name only.

The new proposal is to build 2 houses on the property that had 1 trailer on it. These houses are 3 bedroom , possibly 2 floor homes. He couldn't give us a design plan for the homes; just how much room would be taken up with the buildings. I have been told the distance from my property line would be 1 1/2 meters. I would have no privacy in my back yard.

What will be the dynamics of the families living there ? What if the family consists of 2 teenagers. Mom & Dad have their cars and the kids need theirs; but there is only room to park 2 cars at each house. Parking at our end of the road is at a premium, and with a 12 home strata being built on the other side of me, this will add to parking problems.

Mr. Minhas told us the City is trying to encourage denser accommodations. Even though, when his property is divided between 2 homes he will only have 428 sq. meters per home and the City requires 500 sq. meters per home, the City will accommodate him with his project. Maybe the city will, but my neighbours and I won't.

On Labieux Rd. there are 3 strata type projects . On the corner of Labieux and Shenton Rd. is a low cost Native housing unit; at 2458 Labieux there is

a 32 unit Senior strata; and at 2400 Labieux there are 14 strata units, with more being built at this site, with no age restrictions. Also there is a 12 home strata waiting to be built from Barclay and York down to Labieux.

Barclay Rd. is zoned for single family residences and I don't feel this should be changed. At 2350 Barclay Rd. there is a fine trailer at this site and if the present owner doesn't want to live in it, they could rent it out, or build one family home but not subdivide this property. When ~~the~~ Mr. Minhas was planning this proposal, was he truly thinking of the greater need for the community, or his greater greed.

For now, I urge Council to keep the Community Plan as it is designed.

Statement for Council

My name is Jewel Sheets and I live at 2344 Barclay Road. My home is next door to 2350 Barclay Rd. and I am opposed to the proposal to permit the use of the land for a two lot residential subdivision.

35 On Barclay Road we all live in mobile homes on our own property. I have lived in the community for over 25 years. This is my home and am I proud of it. I care deeply about the quiet privacy and the mutual respect resident's share with one another. The quality of life I have grown accustomed to depends on this privacy and the shade and the tranquility my property and the arrangement of the neighborhood gives.

We all live in single homes on single city lots. This is essential to the character of the community and all we ask is for our new neighbors to respect this and to abide by the same city bylaws we follow. I have no problem with Mr. or Ms. Minhas building a new house on the property; that is their right. However, I cannot stand for the added noise, traffic, congestion and density that it will take to build, maintain and inhabit two new, likely three-bedroom, houses next door to my lot. This would diminish my quality of life and take away the privacy and tranquility that are essential to me and to my happiness.

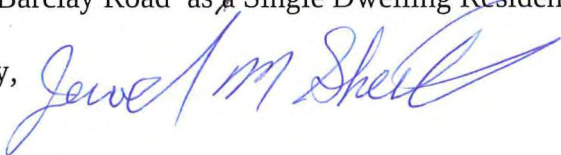
Besides loss of privacy and declining quality of life, I fear two homes next door will threaten the extensive root systems of the three very large, old trees growing on that side of my property. Two homes on the property will mean only 428 square meters per home, significantly less than the 500 square meters the city requires of regular home owners. Mr. Minhas informed a group of concerned neighbors that the houses would be built only 1.5 meters from the property line. I am certain that the tree roots extend at least that far into his property and that, therefore, they would be damaged, perhaps even killing my trees. Losing these trees would be devastating, both sentimentally and in terms of lost privacy.

I am also concerned with the excessive pressure two new three-bedroom homes will have on parking in the area. There will not be enough room on the property itself, meaning some residents will need to park on the road. However, we already have problems managing access to parking on the road. Any new construction would put new pressure on already limited space. Additionally, any increase in housing will put pressure on parking needs, which will necessarily increase traffic, noise and the likelihood of accidents and traffic disputes. All of this would occur right in front of my property, which is at the end of the Barclay cul-de-sac.

Finally I worry that two new, large, three-bedroom and possibly two-story homes right beside my one-story trailer will not look good to the eye nor will it fit in with the lifestyle our small neighborhood has respected for decades. Would they have to cut down their trees and bushes? Would the houses and yard respect the subtle, natural and green landscaping all of us have maintained and value in our community? If not, if the look of the property is altered extensively to make room for two large, brand new homes that would take up most of the area and leave little room for trees, bushes, shade and natural colour then then my neighbors property would be an eye sore, juxtaposed to the surrounding lots.

New developments such as these tend to forget that the quality of life of one member of a neighborhood relies on shared vision and shared values. I am very, very afraid that two new houses on 2350 would be destructive to my quality of life, my privacy, the value of my home, and my sense of well-being in a neighborhood I have helped to build and maintain for ^{over} nearly three decades. For all of the preceding reasons I implore the council to consider my position and those of my neighbors and to maintain the current zoning of 2350 Barclay Road as a Single Dwelling Residential.

Sincerely,



2344 Barclay Rd

Jewel Sheets

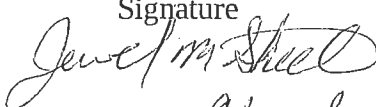
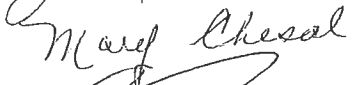


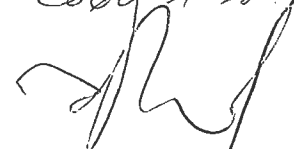
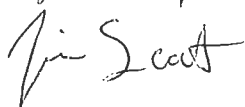


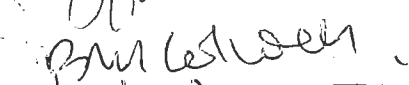
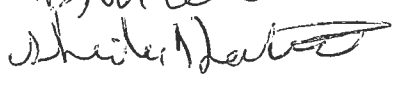
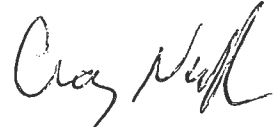
Petition Against the Rezoning of 2350 Barclay Road

The signatures on this page are of residents of Barclay Road, Nanaimo B.C. and attest to their opposition to the rezoning of 2350 Barclay Road under,


BYLAW NO. 4500.027 "To permit the use of land for a two lot residential subdivision."

File No.: Rezoning Application – RA000297

This bylaw, if adopted, will rezone the subject property from Single Dwelling Residential (R1) to Single Dwelling Residential – Small Lot (R2) in order to facilitate a two lot residential subdivision.

Name (Printed)	Signature	Address
JEWEL, M. SHEETS		2344 Barclay Rd
MARY Chesal		2345 Barclay Rd.
Chase Jensen		2351 Barclay Rd
Doreen Gilmour		2369 Barclay Rd
R Cisen		2380 Barclay Rd
Jim Scott		2380 2381 Barclay Rd.
SYLVIA PELLERIN		2387 BARCLAY RD.
JUDITH NELSON		2356 BARCLAY RD.
Brian M Colway		2363 Barclay Rd
Sherita Hotvedt		2368 Barclay rd.
Craig Noshkin		2374 Barclay Road

SP. CHARTIER




2375 BARCLAY

Mike Bellomy MB

2384 Barclay

Kathy McKay

#2397 Barclay

 Stu Velthuis Koorze

2399 Barclay Rd

Olga Welychko

~~611-2766~~

2394 Barclay Rd.