

2010-JAN-18

STAFF REPORT

REPORT TO: A. TUCKER, DIRECTOR OF PLANNING,
COMMUNITY SAFETY & DEVELOPMENT

FROM: J. HOLM, MANAGER, PLANNING SECTION,
COMMUNITY SAFETY & DEVELOPMENT

RE: REPORT OF THE PUBLIC HEARING HELD THURSDAY, 2011-JAN-06
FOR BYLAWS NO. 4000.492, 4000.493, 4000.494, AND 6500.013

STAFF'S RECOMMENDATION:

That Council receives the report and the minutes of the Public Hearing held on Thursday, 2011-JAN-06.

EXECUTIVE SUMMARY:

A Public Hearing was held on 2011-JAN-06, the subject of which was four items. Approximately 44 members of the public were in attendance. Minutes of the Public Hearing are attached.

BACKGROUND:

1. BYLAW NO. 4000.492:

RA246 – 730 Stirling Avenue

This bylaw, if adopted, will rezone the subject property from Single Family Residential Zone (RS-1a) to Residential Triplex and Quadruplex Zone (RM-2) in order to facilitate construction of two duplexes (four units). The subject property is legally described as LOT C, SECTION 17, RANGE 10, SECTION 1, NANAIMO DISTRICT, PLAN VIP87529.

This application appears before Council this evening for consideration of Third Reading.

There were three verbal submissions and one written submission received for this application.

2. BYLAW NO. 4000.493:

RA255 – 149 Wakesiah Avenue

This bylaw, if adopted, will rezone the subject property from Low Density Multiple Family Residential (Townhouse) Zone (RM-3) to Medium Density Multiple Family Residential (Suburban) Zone (RM-5) in order to facilitate construction of an additional apartment building on the lot. The subject property is legally described as LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 20435.

This application appears before Council this evening for consideration of Third Reading.

There were three verbal submissions and one written submission received for this application.

3. BYLAW NO. 4000.494:

RA257 – 1905 / 1913 / 1917 / 1921 Northfield Road

This bylaw, if adopted, will rezone the subject properties from Single Family Residential Zone (RS-1) to Public Institution Zone (P-2) in order to facilitate construction of a personal care facility (Nanaimo Travellers Lodge). The subject properties are legally described as THAT PART OF LOT 3, SECTION 17, RANGE 8, MOUNTAIN DISTRICT, PLAN 3972, LYING TO THE EAST OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE NORTH AND SOUTH BOUNDARIES OF SAID LOT, EXCEPT PART IN PLAN 22522 (1905 Northfield Road); THAT PART OF LOT 3, SECTION 17, RANGE 8, MOUNTAIN DISTRICT, PLAN 3972, LYING TO THE WEST OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE NORTH AND SOUTH BOUNDARIES OF SAID LOT, EXCEPT THAT PART IN PLAN 22522 (1913 Northfield Road); THE EASTERLY 1/2 OF LOT 2, SECTION 17, RANGE 8, MOUNTAIN DISTRICT, PLAN 3972, EXCEPT PART IN PLAN 22522 (1917 Northfield Road); PARCEL A (DD 3969661) OF LOT 2, SECTION 17, RANGE 8, MOUNTAIN DISTRICT, PLAN 3972, EXCEPT PART IN PLAN 22522 (1921 Northfield Road).

This application appears before Council this evening for consideration of Third Reading.

There were sixteen verbal and four written submissions received for this application.

4. BYLAW NO. 6500.013:

OCP64 – Various addresses

This bylaw, if adopted, will include the following text amendments and update mapping layers in order to increase the effectiveness of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500".

- a) Add an exemption to the Steep Slope Development Permit Area (DPA5), which specifies that a development permit is not required where: no other DPA designations apply to the subject property; the owner is applying for subdivision of the subject lands; and it has been determined by the General Manager of Community Safety and Development that the proposed subdivision has been prepared following the City of Nanaimo Steep Slope Development Permit Guidelines. This exemption does not reduce the requirements for information where steep slope concerns are involved; rather, it increases the efficiency of the process, applying only where a subdivision is being proposed that does not involve the construction of multi-family buildings or other development permit requirements.
- b) Amend Map 1 (Future Land Use Plan) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" to correct mapping inconsistencies and update mapping layers. This includes:
 1. Removing 'Future Park' from the properties known as 1150 Milton Street, as the site is currently subject to a multiple family residential development.
 2. Redesignating properties at 638 Sarum Rise Way from 'Neighbourhood' to 'Parks and Open Space', and properties at 1400 Jingle Pot Road and 340 Poets Trail Drive from 'Parks and Open Space' to 'Neighbourhood', in order to reflect a parks exchange completed in 2005.

This amendment also involves a realignment of the Urban Containment Boundary (UCB) for a portion of 340 Poets Trail Drive, as the subject lands are not part of the Buttertubs Marsh.

3. Redesignating a portion of lands at 1890 Zorkin Road from 'Waterfront' to 'Parks and Open Space', and a portion of lands at 680 Trans Canada Highway from 'Parks and Open Space' to 'Waterfront', to reflect the realignment of the Departure Bay Ferry Terminal and parkland at the Brechin Boat Ramp.
4. Redesignating properties from 'Urban Node' to 'Parks and Open Space'. The subject properties are known as:
741 Third Street
Part of 1610 Townsite Road
5. Redesignating properties from 'Corridor' to 'Parks and Open Space'. The subject properties are known as:
1060 Belford Avenue
713 Bruce Avenue
6021 Hammond Bay Road
6155 McGirr Road
6040 Monashee Way
980 Terminal Avenue N
6. Redesignating properties from 'Light Industrial' to 'Parks and Open Space'. The subject properties are known as:
Part of 2522 Labieux Road
7. Redesignating properties from 'Resource Protection' to 'Parks and Open Space'. The subject properties are known as:
150 Dogwood Road 2450 Northfield Road Nanaimo Estuary Lands
8. Redesignating properties from 'Waterfront' to 'Parks and Open Space'. The subject properties are known as:
Nanaimo Estuary Lands
9. Redesignating properties from 'Parks and Open Space' to 'Neighbourhood'. The subject properties are known as:
4685 Laguna Way 2110 Manchester Lane 5701 Turner Road
10. Redesignating properties from 'Neighbourhood' to 'Parks and Open Space'. The subject properties are known as:

309 Applegreen Avenue	6500 Dover Road	756 Park Avenue
2243 Arbot Road	59 Duke Street	760 Park Avenue
2245 Arbot Road	61 Duke Street	764 Park Avenue
1060 Belford Avenue	63 Duke Street	768 Park Avenue
2440 Black Franks Drive	5445 Dunster Road	Part of 775 Park Avenue
2350 Brackenwood Place	4707 Fairbrook Crescent	1085 Park Avenue
Part of 5740 Brookwood Drive	4901 Fairbrook Crescent	9 Ranchview Drive
859 Brookfield Drive	1813 Flagstone Way	2443 Rosstown Road
380 Cariboo Drive	6061 Garside Road	5305 Rutherford Road
3700 Cavendish Boulevard	Part of 3655 Glen Oaks Drive	5633 Rutherford Road
3742 Cavendish Boulevard	3760 Glen Oaks Drive	4095 Salal Drive
Part of 6074 Clarence Way	2322 Glenford Place	6100 Sealand Road
5527 Cliffside Road	3237 Granite Park Road	351 Seventh Street
5380 Colbourne Drive	5431 Hammond Bay Road	Part of 418 Seventh Street
5388 Colinwood Drive	2043 Healy Road	2784 Sheffield Place

705 Connaught Avenue	3849 Jingle Pot Road	4695 Sheridan Ridge Road
709 Connaught Avenue	4680 Laguna Way	Part of 6051 Sierra Way
713 Connaught Avenue	5310 Laguna Way	60 Sixth Street
717 Connaught Avenue	4361 Lakeview Road	62 Sixth Street
719 Connaught Avenue	4885 Logan's Run	3263 Stephenson Point Road
725 Connaught Avenue	6002 Nelson Road	Part of 2268 Sun Valley Drive
729 Connaught Avenue	221 Ninth Street	Part of 2817 Tamara Drive
733 Connaught Avenue	5651 Norasea Road	980 Terminal Avenue N
737 Connaught Avenue	454 Nottingham Drive	Part of 850 Third Street
741 Connaught Avenue	457 Nottingham Drive	1155 Tralee Road
745 Connaught Avenue	605 Nottingham Drive	5697 Turner Road
749 Connaught Avenue	724 Park Avenue	Part of 4751 Vista View Crescent
753 Connaught Avenue	728 Park Avenue	5901 Waldbank Road
757 Connaught Avenue	732 Park Avenue	364 Wessex Lane
761 Connaught Avenue	736 Park Avenue	284 Westwood Road
765 Connaught Avenue	740 Park Avenue	310 Westwood Road
769 Connaught Avenue	744 Park Avenue	372 Westwood Road
773 Connaught Avenue	748 Park Avenue	1899 White Blossom Way
2449 Crystal Brook Way	752 Park Avenue	

This application appears before Council this evening for consideration of Third Reading.

There were no verbal or written submissions received for this application.

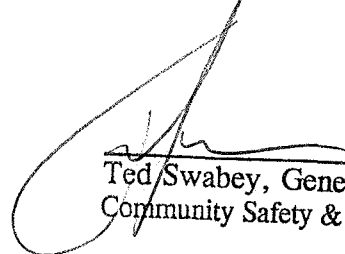
Respectfully submitted,



J. Holm
Manager, Planning Section
Community Safety & Development

A. Tucker
Director of Planning
Community Safety & Development

/pm
Council: 2011-JAN-24
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Ted Swabey, General Manager
Community Safety & Development

**MINUTES OF THE PUBLIC HEARING HELD PURSUANT TO THE
LOCAL GOVERNMENT ACT, IN THE VANCOUVER ISLAND CONFERENCE CENTRE,
SHAW AUDITORIUM, 101 GORDON STREET, NANAIMO, BC,
ON THURSDAY, 2011-JAN-06, TO CONSIDER AMENDMENTS TO
THE CITY OF NANAIMO "ZONING BYLAW 1993 NO. 4000" AND
THE CITY OF NANAIMO "OFFICIAL COMMUNITY PLAN 2008 NO. 6500"**

PRESENT: His Worship Mayor J.R. Ruttan, Chair
Councillor W.L. Bestwick
Councillor W.J. Holdom
Councillor D.K. Johnstone
Councillor J.A. Kipp
Councillor J.F. Pattje
Councillor L.J. Sherry
Councillor M.W. Unger

STAFF: A. Tucker, Director of Planning, Community Safety & Development
B. Anderson, Manager, Community Planning Section
J. Holm, Manager, Planning Section
D. Jensen, Community Development Planner, Community Planning Section
S. Herrera, Planner, Planning Section
C. Hall, Steno, Community Planning Section

PUBLIC: There were approximately 44 members of the public present.

CALL TO ORDER:

Mayor Ruttan called the meeting to order at 7pm 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. Holm explained the required procedures in conducting a Public Hearing and the regulations contained within Section 892 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. 4000.492, 4000.493 and 4000.494; and Third and Final Reading of Bylaw No. 6500.013 at the regular Council meeting of 2011-JAN-24.

1. BYLAW NO. 4000.492:

RA246 – 730 Stirling Avenue

This bylaw, if adopted, will rezone the subject property from Single Family Residential Zone (RS-1a) to Residential Triplex and Quadruplex Zone (RM-2) in order to facilitate construction of two duplexes (four units). The subject property is legally described as LOT C, SECTION 17, RANGE 10, SECTION 1, NANAIMO DISTRICT, PLAN VIP87529.

Mr. Gordon Gonske, 751 Marchmont Road, Duncan – Applicant

- No added cost to the City for services, as the road and services are already in. The development will add to the tax base, thereby helping to maintain those services.
- Each two-level home will have three bedrooms and be approximately 1,300ft² and will provide affordable homes for young families in Nanaimo.
- The design complements the area and the entire property will be nicely landscaped.
- He canvassed the neighbours and got positive feedback, and also contacted the Harewood Neighbourhood Association and believes he has their support.
- This use will be the highest and best use for the property, and is in keeping with the community mosaic.

Mayor Ruttan asked if his immediate neighbours had expressed any concerns or negative feedback.

Mr. Gonske stated there had not been. The sign was up for months, he lived in the neighbourhood part-time, and no one approached him.

Councillor Sherry inquired whether the property would be stratified or used as rental units.

Mr. Gonske advised that he would stratify it and sell to individual investors.

Councillor Pattje asked how far into the neighbourhood Mr. Gonske went to solicit approval.

Mr. Gonske replied that on Carlisle Street he went all the way to Bruce Avenue on both sides of the road, and left information or spoke to everyone at the rental units at 450 Gardasan Way. He spoke to the people or left information from Chase River west along Seventh Avenue and 448 and 777 Stirling Avenue and did not receive any objections.

Mr. Holm noted that staff had received no written submissions with respect to this item.

Ms. Jaye Nilsson, 448 Seventh Street, Nanaimo – Opposed

- Disagrees with the canvassing comments because no one came to their door and they are in direct line of sight to the property. Something was dropped off in their mailbox.
- The plans for the proposed houses do not look like anything in the area.
- People going to visit at the assisted living complex are already parking in front of the houses on the Stirling Avenue side and congestion on the corner is bad especially in the mornings when children go to school. They all use Stirling Avenue and Carlisle Street as their short cut to school.
- There is not room for two cars to go around that curb. If people are parking around it, you are lucky to get one car through there. It is too congested.
- There are already 42 units in the assisted living complex.
- They bought in the area because of the trees and creek. If the trees have to be cut down to build the houses it will not be in line with what is in the neighbourhood.

Mr. Roy Hesser, 430 Seventh Street, Nanaimo – Opposed

- Thinks it is a bit much for the neighbourhood and does not encompass what the neighbourhood is about.

- In the future, if he decides to subdivide his property at 430 Seventh Street and put in his own residences does Mr. Gonske's proposed development increase the number of units to an extent that Mr. Hesser would not be permitted to subdivide his property and put anything on his property?
- Can the rest of neighbourhood pursue this type of development also?

Mr. Tucker advised a rezoning on this site would have no bearing on Mr. Hesser's ability to apply to Council for rezoning and, if approved, develop his own site. Any property owner can apply to City Council for rezoning at any time. This neighbourhood is substantially below the lower threshold of 10 units per hectare so there is plenty of opportunity for infill and redevelopment within the neighbourhood. It is up to Council whether, based on neighbourhood feedback, they would approve or deny the rezoning application, but the ability to apply is certainly not impacted by this particular application.

Mr. Hesser continued:

- All the houses in this neighbourhood are on larger properties.
- There are two parking spots proposed for each house. Are these cars going to be parking on the street?
- There is already a fair amount of traffic from the 42 existing units. If there are cars going in and out constantly this could create a problem.
- The units have small yards. If children were to live there, they would probably play on the street, which would add to congestion and the possibility of a child being hurt.
- The developer is maximizing this and trying to shoehorn it all together.
- Regarding the canvassing, this was the first he heard about it. His neighbours were surprised too. No one is in favour of the development.
- Agrees that this property should be developed, but for the size of property, and the amount of units already at that corner, thinks it would be best for the community if it were a duplex with ample parking.
- Also thought it would be nice to see the large trees stay on the property.

Councillor Pattje advised Mr. Hesser that, hypothetically, if he subdivided 430 Seventh Street it could end up with two single family homes, which feasibly could have a secondary suite in each, which would end up having the same densification that Mr. Gonske is applying for.

Mr. Hesser stated that if he does pursue developing his property in the future he would not cram four units on it. He noted that many of his neighbours that could not attend the Public Hearing signed letters stating they do not want to see this development proceed.

Mayor Ruttan reiterated that after tonight there is to be no further contact with Council, so if there are people in attendance that want to add their signatures they can do so and leave the letters with staff. Mr. Hesser's submission (17 signatures) is attached as "Attachment A – Submissions for Bylaw No. 4000.492".

There were three verbal and one written submission (with 17 signatures) received for this application (attached as "Attachment A – Submissions for Bylaw No. 4000.492"). No further submissions were received for this application.

2. BYLAW NO. 4000.493:

RA255 – 149 Wakesiah Avenue

This bylaw, if adopted, will rezone the subject property from Low Density Multiple Family Residential (Townhouse) Zone (RM-3) to Medium Density Multiple Family Residential (Suburban) Zone (RM-5) in order to facilitate construction of an additional apartment building on the lot. The subject property is legally described as LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 20435.

Ms. Kelly Cooper, 343 Mt. Benson Street, Nanaimo – Applicant Representative

- She is the Nanaimo representative for Northern Property Real Estate Investment Trust, also known as Island Apartments BC Ltd.
- The company owns and manages all of their own buildings so there will be no stratification of the proposed building.
- As the university corridor, Wakesiah Avenue is a great area to expand. They currently have four buildings on Wakesiah with a 0% vacancy rate 90% of the year; providing another apartment building in that area will help the students as the university grows.
- The apartments will have five appliances and a multitude of storage.
- There will be an elevator and the building will be fully wheelchair accessible.
- Eight of the apartments will have fenced yards and four of them will have street presence onto Wakesiah, which will improve that area.
- For continuity, they plan to use the Hawthorn development colour scheme for the building.
- There is a need for new rental accommodation in Nanaimo.

Councillor Bestwick asked what the size of the units will be and whether the buildings will be primarily for students or mixed-use.

Ms. Cooper advised that there would be one 1-bedroom because of the location of the elevator. The remainder would be 2-bedroom units between 875ft² and 920ft². The building would be for families, singles, seniors, and students, which is currently the mix they have in the remainder of Tudor Gardens.

Councillor Holdom inquired, as a case of personal privilege, whether Northern Property Real Estate Investment Trust is publicly traded and whether the company is involved in any ETF exchange traded funds or a collection of REITs.

Ms. Cooper advised that the company was not, and as of 2011-JAN-01, are now NPR Ltd. Partnership.

Mayor Ruttan asked where the company's headquarters is.

Ms. Cooper replied that the head office is in Calgary, with Nanaimo being their newest region.

Councillor Johnstone inquired whether a landscaping plan had been presented to the City.

Ms. Cooper advised that it had. Consideration was given to the existing shrubs and trees and what should be done to limit what is removed from the property.

Mr. Holm noted that staff received no written submissions with respect to this item.

Ms. Susan Keen, 124 Wakesiah Avenue, Nanaimo – Opposed

- Ms. Keen's presentation is attached as "Attachment B – Submission for Bylaw No. 4000.493".

Ms. Carrie Neubauer, 124 Wakesiah Avenue, Nanaimo – Opposed

- The developer is proposing to build where all of the existing trees are so there is no way a majority of those trees could be retained and she will look right into someone's window.

There were three verbal and one written submission received for this application (attached as "Attachment B – Submission for Bylaw No. 4000.493"). No further submissions were received for this application.

3. BYLAW NO. 4000.494:

RA257 – 1905 / 1913 / 1917 / 1921 Northfield Road

This bylaw, if adopted, will rezone the subject properties from Single Family Residential Zone (RS-1) to Public Institution Zone (P-2) in order to facilitate construction of a personal care facility (Nanaimo Travellers Lodge). The subject properties are legally described as THAT PART OF LOT 3, SECTION 17, RANGE 8, MOUNTAIN DISTRICT, PLAN 3972, LYING TO THE EAST OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE NORTH AND SOUTH BOUNDARIES OF SAID LOT, EXCEPT PART IN PLAN 22522 (1905 Northfield Road); THAT PART OF LOT 3, SECTION 17, RANGE 8, MOUNTAIN DISTRICT, PLAN 3972, LYING TO THE WEST OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE NORTH AND SOUTH BOUNDARIES OF SAID LOT, EXCEPT THAT PART IN PLAN 22522 (1913 Northfield Road); THE EASTERLY 1/2 OF LOT 2, SECTION 17, RANGE 8, MOUNTAIN DISTRICT, PLAN 3972, EXCEPT PART IN PLAN 22522 (1917 Northfield Road); PARCEL A (DD 396966I) OF LOT 2, SECTION 17, RANGE 8, MOUNTAIN DISTRICT, PLAN 3972, EXCEPT PART IN PLAN 22522 (1921 Northfield Road).

Mr. Jackson Low, 1551 Broadmead Avenue, Victoria – Applicant Representative

- The intention of the Nanaimo Travellers Lodge Society is to amalgamate the four existing properties into a single lot and build a new dementia care facility. The four existing residences will be deconstructed.
- The new facility would be based on the 'Eden' philosophy of care. The intention is to improve the quality of life for the residents by introducing plants, animals, and children to counter loneliness, helplessness and boredom.
- The property faces onto Northfield Road. The Official Community Plan has designated Northfield Road as an arterial corridor and they believe that the proposed development complies with the OCP.
- The existing care facility, which was built in 1973, cannot meet VIHA's current care provision requirements or the philosophy of care that they are intending to provide.
- In 2008, Nanaimo Travellers Lodge Society met with City planners who advised that the rezoning would be appropriate and the best use for the four properties.

- Corridor guidelines include land use change from single family to care facility with community-oriented uses and that is the intention of this facility. The proposed facility will not only be a dementia care facility but will also have community uses within it.
- There will be road dedication to increase the width of Northfield Road in order to accommodate the specific engineering requirements for the arterial road corridor.
- Access and egress to and from the facility would be from Northfield Road. Begonia Way will have an emergency vehicle egress only and a turnaround at the end of it.
- The intention is not to increase the traffic on Begonia Way but to maintain traffic on Northfield Road.
- Parking has been tucked on the side and not placed in the front, where it would take over the whole street frontage. The area along Northfield Road would be landscaped. The parking area would be set back from the adjacent properties and would be landscaped and screened to respect the adjacent neighbours.
- The City's design guidelines call for higher density residential along its corridors. As mixed land use is a positive, the facility will have residential, an adult day care, a children's day care, community personal lease spaces, a cafeteria, chapel, meeting rooms, and potentially a community therapy pool.
- The design is proposed to be of human, pedestrian scale with street-front animation. It would be a two-storey scale with a west coast theme to it.
- Consideration has been given to achieving a building that is sustainable and eco-friendly, such as with the use of natural ventilation in the residential areas and geo-thermal ground source heat pumps.
- Nanaimo Travellers Lodge Society plan to own and operate this facility for a long time.

Mayor Ruttan inquired what the third storey at the back is for, whether no-posts would be used on Begonia Way to restrict it to emergency users, and if VIHA will operate this facility.

Mr. Low advised that it is not actually a third floor; it is an open atrium space. There will be no-posts keyed off with the Fire Department having access. VIHA will provide funding for residences but it will be run by the Nanaimo Travellers Lodge Society.

Councillor Johnstone stated that she was glad the egress from Begonia Way would be restricted, because it was a concern of some of the neighbours. She asked whether the old growth fruit trees, shrubbery and other evergreens would be saved. Mr. Low replied that the intent is to maintain as many of the trees as possible. A tree management plan has been done by an arborist and the trees have been tagged and listed as to which ones are worth keeping or not.

Councillor Sherry noted that the facility would have 70 parking spaces when the bylaw requires 54. This will be great when they get up and running but hopefully during construction, the developer will find other areas for their contractors to park so that they do not park on Begonia Way. He inquired what the number of staff will be for the building and how many per shift. Mr. Low stated that he would have to defer that question to Mr. Greg Gaudaur, the administrator for the facility.

Mr. Greg Gaudaur, 360 Wessex Lane, Nanaimo – Applicant Representative

- The present Nanaimo Travellers Lodge currently operates 90 beds.
- Their peak daytime staffing level is 37, in the evening they have about 15, and overnight they have 5.
- The proposed facility is for 120 beds, so staffing will be a scale of that.

Councillor Sherry advised that the concern of the neighbourhood is staff parking, the parking requirements for friends and relatives, and for any medical assistance that will be required.

Mr. Gaudaur replied that access to and from the site will be off Northfield Road and their experience suggests that 70 spaces is more than adequate to accommodate the needs of staff and visitors.

Mr. Low added that the whole reason for going beyond the zoning requirements for parking is based on historical usage of this type of building. If they had only provided parking as per the zoning requirement, staff usage would leave very few for other uses. They are trying to shift it so that they can have enough parking on-site for staff and visitors and mitigate parking on the street.

Councillor Holdom inquired what is meant by "street-front animation" and whether the facility will be a "lock up" in terms of the well-being and safety of the residents in that they are not allowed out except with a caregiver.

Mr. Low replied that it means providing a variation in the façade. Regarding "lock up", the Eden philosophy is to enhance the resident's lifestyle by allowing them access to certain activities more so than in a normal dementia care facility where, in essence, they are locked up for their safety. The residents will, however, only be able to go out into the community with a caregiver.

Mr. Gaudaur added that under the *Community Living Assisted Living Act*, they are licensed under what is called the Residential Care Regulations. The primary focus of the regulations ensure that they maintain the health and safety of the individuals who reside with them. In order to do that, it will be a secure facility.

Councillor Bestwick complimented the architect and society for their consideration of geothermal and solar components in the plan. He asked staff whether the engineering requirements would include a boulevard and sidewalks along Northfield Road and with regard to access and egress, is left out and left in being considered or right in and right out?

Mr. Holm advised that the long-term plan is for Northfield Road to be a five lane cross-section. The City has over time through development acquired dedication along Northfield to accomplish that. It is a Development Cost Charge project to ultimately develop it out. Road dedication will be required and fronting the property there will be a curb, gutter and sidewalk. The road widening will be determined when a detailed engineering review is done at the Building Permit stage. Ultimate build-out would anticipate sidewalks on both sides. The developer's traffic engineer has indicated, and City engineering Staff have concurred, that there is no need for protected left turn of movements from Northfield Road at this point. It would be full access from Northfield Road and the ultimate design of Northfield Road will have a centre turning lane.

Councillor Pattje asked why the development would require three loading bays and that he has concern about possible future use of access and egress on and off Begonia Way.

Mr. Low replied that what they are trying to accommodate is for the peak delivery times. They cannot control when the delivery trucks are going to be delivering to the site so they are providing ample room for enough vehicles to make their deliveries rather than idling on the road.

Councillor Pattje also inquired whether there would be two sections depending on the degree of dementia.

Mr. Gaudaur replied that each of the living units would be secure.

Councillor Pattje also asked how frequently there would be ambulances and sirens.

Mr. Gaudaur stated that statistics from June indicated five ambulances coming to their present facility each month, all without sirens. It may be marginally more than that for the new facility.

Councillor Unger advised that with respect to sirens, he believes the policy is that they only be used when they are in traffic. During the night they are not used in residential areas, unless it is necessary to get other vehicles out of the way.

Mr. Al Hurst, 1858 Begonia Way, Nanaimo – Opposed

- He is a member of the Northfield Residents Association.
- Thanked Councillors for coming to see the property.
- Was under the impression that this Public Hearing was only about a proposed zoning change.

Mr. Holm clarified that the rezoning application being considered is for a change in land use. Rezoning the proposed property would facilitate the development of the facility being discussed, which would also require a development permit process and a design review of the facility. The plans being shown tonight are a representative of the facility and not necessarily the final product.

Mr. Hurst continued:

- He has collected petitions from residents, whose properties border the three sides of the property being considered for rezoning, and all are opposed to the proposed change, their main concern is regarding traffic on Northfield Road.
- The definition for 'corridor' is "that they will be characterized by a mix of residential, commercial, professional and service uses." He listed present uses on Northfield Road, and noted that residential use is "getting thumped out of there" which causes nothing but traffic on a road that is not adequate for it.
- The only access into the proposed development is off Northfield Road, believes that any future upgrading of Northfield Road is "pie in the sky" because upgrading of Bowen Road is not even finished.
- The intersections at Bowen and Northfield Roads and Boundary Crescent and Northfield Road are the two worst accident zones in Nanaimo, according to ICBC stats. You can five-lane Northfield Road but what are you going to do at those two intersections?
- The hospital emergency ward is tripling and BC Ferries is continually growing. Traffic from up-Island knows that the quickest way to the ferries and hospital is via Northfield Road.
- When ambulances exit the bypass at 3 am, their sirens are on.

Councillor Holdom inquired whether the traffic study had addressed the impact on the intersections at the two ends of Northfield Road.

Mr. Holm advised that specifically he could not answer the questions about the Bowen Road and Boundary Crescent intersections without reviewing the study, but it definitely identified that there is a problem with some intersections on Northfield Road and that the proposed development would not further deteriorate that level of service.

Councillor Holdom asked Mr. Hurst if he thought the City should consider traffic and the road system in the same way they considered water and sewer, i.e, that if a property did not have adequate water or sewer capacities for a development then it could not be approved.

Mr. Hurst replied that they are not against development of that property but they are opposed to something that adds absolutely nothing to their neighbourhood. All it will be adding to their neighbourhood is traffic. Also, they have been advised by the fire department that there is no need for a fire entrance on Begonia Way because they will be able to access from Northfield Road.

Councillor Sherry stated that if the developer does develop the property, one would hope that they would follow their design that they presented here tonight because in other examples the developer will show pretty pictures at the Public Hearing and then you'll get a chicken coop when it's built.

Mr. Hurst reiterated that when they received the notice from City it was with regard to changing the zoning of the subject property from RS1 to P2, so they did not think they needed 200 people to attend. They did not think it had anything to do with the building itself. Also, they've seen three different plans for the building so don't know if the one presented tonight is the final one or not.

Councillor Pattje stated that when he visited the property he came away with the distinct impression that Mr. Hesser's main concern was that the development might cause increased parking next to his property.

Mr. Hurst clarified that he has two concerns: one being the parking issue that he explained to Councillor Pattje when he came to look at the property and the other regarding the amount of traffic on Northfield Road. The reason they brought up the Northfield Road traffic issue tonight is strictly because of the zoning change, but they've always had the two issues.

Councillor Kipp asked Mr Hurst whether he thought more people, had they seen this design, would have shown up in opposition.

Mr. Hurst concurred.

Councillor Holdom explained that all that was being considered at this Public Hearing is the zone governing the land use, but that they had encouraged developers for years to give a visual impression of what build-out would look like under that zone, in order for them to get an idea what the impact would be physically on the neighbourhood and surrounding area. The developer at this stage is not bound to the visuals, but if there is something crucial in the presentation that sways Council's opinion, a covenant can be put on the rezoning so that the developer has to develop the way they showed it at the Public Hearing.

Mr. Mike Dawes, 2209 Michigan Way, Nanaimo – In Favour

- His father is a resident of Travellers Lodge, a native son of Nanaimo, and a veteran of WW2.
- It is very important to remember who they are talking about when discussing these facilities. It seems like these people are forgotten and have no voice, so somebody should be speaking for them.
- He spends a lot of time with his father and some of the elders that are in the lodge. They deserve the best care that we can give them and hopefully this new facility will provide that.
- Nanaimo is a beautiful city and many people will retire here from all across Canada. On 2011-JAN-01, the baby boomers started turning 65.

- We will need places that specialize in dementia and Alzheimer related diseases; it is important to have the facilities ready. There are many waiting lists for the government-run facilities because of the cost of private care homes.
- It is rather ironic because his father was born on Northfield Road so he will, in fact, be returning home.
- Would like Council to remember the people who are usually forgotten and be their voice as well.

Ms. Karen Morgan, 2172 Lancashire Avenue, Nanaimo - Opposed

- If the new facility is not VIHA supported, it might not be up to the highest standards of care living, with respect to staffing levels. Currently they have a staffing level of 1-1/2 patients to one staff member. With 120 beds, they will require 170-180 staff members, and she does not think they have that many.
- She brought up issues of parking three years ago and asked why they don't use their own property for staff parking.
- They need to bring in some revenue, but how much is a non-profit society allowed before its status changes? The facility they are currently in is government subsidized, but does not think they will be in the non-profit category with the new facility.
- Everybody that lives on nearby streets will ask the City to put up resident only parking signs in front of their houses.
- This facility is not going to have enough parking for their staff let alone for all of their programs.
- The facilities daycare faces Northfield Road. She would not let her kids play on Northfield Road even if there was a fence.
- Why is there space for a dog run and 10 kennels in the proposed plans when they say they occasionally have a dog?
- If they are going to have a secure facility why not have secure grounds with walkways inside their own property? There is a huge green space at the back for them to do that.
- There are "safe school for kids" trails from Boundary Avenue to Bowen Road that children use to get to either high school or elementary school. This facility wants to take advantage of using them to connect to the community, but she does not see any connection between them and her community. They are not adding anything.
- She received a letter in 1984 from the City stating they planned to four-lane Northfield Road and that when the four lanes were put in the City would make sure you could only turn right off of Northfield Road onto Lancashire Avenue and exit right onto Northfield Road from Lancashire Avenue. This has not been done and that was 27 years ago. Four lanes are needed to accommodate the extra traffic that this facility is going to generate and the City has no money to do the work.
- No one on Lancashire Avenue received a Public Hearing notice.

Mr. Ron Blank, 6176 Garside Road, Nanaimo – In Favour

- He is a board member of Nanaimo Travellers Lodge and a third generation Nanaimoite and a "boomer".
- The existing Travellers Lodge is aging and no longer complies with the space requirements for caring for elders. They need to replace it.
- Boomers are going to increase dramatically the need for elder care and accommodations.
- Travellers Lodge is a VIHA-funded facility now and will be in the future.
- Their society wants to improve the facility and provide better care for our elders.

- They will comply with what the City needs.
- They are neither a polluter nor industrial complex. They will be adding more employees, and providing good paying jobs and benefits.

Mr. Gary Maitland, 1851 Begonia Way, Nanaimo – Opposed

- If he does not get onto Northfield Road at just the right time in the morning he hits all the traffic and can sit there for 10 minutes. If this facility is added to the area there will be that much more traffic and he will have to wait 15-20 minutes.
- Very quiet neighbourhood with an informal Neighbourhood Watch. They know whose vehicles don't belong there. Consequently, they do not have many break-ins.
- If this development proceeds, facility staff or visitors might start parking in front of his house on Begonia Way because they will not want to pay their parking fee.
- Fire trucks come off Spencer so they will not need the access/egress as planned for Begonia Way.
- Trucks idling at the three proposed loading bays at all hours of the day and night will affect shift worker's sleep.
- The facility will take away some of the area's green space.

Councillor Holdom clarified that road rights-of-way in this community are public property. They are not privately owned by the people who have houses beside them.

Mr. Maitland added that the extra parking would change the dynamics of his neighbourhood. He was also worried about what might happen when it snows and snowploughs do not come for three days.

Ms. Janeane Coutu, 1825 Argyle Avenue, Nanaimo – In Favour

- Is a board member and volunteer with Nanaimo Travellers Lodge Society.
- They are a non-profit organization who for 30 years have provided an excellent standard of care for seniors from the current location at 1298 Nelson Street.
- They are an accredited specialized home for 90 people living with dementia. They provide day programs to 130 families and they are the only facility in central Vancouver Island that specialize exclusively in dementia care.
- They are asking for rezoning so that they can build a new facility dedicated for dementia care. It would provide separate personal living spaces and communal space much like you would have in your own home.
- Dementia is on the rise in Canada. In BC alone 70,000 people currently live with dementia and by 2038 that number is expected to double.
- They plan to expand from their current 90 beds to 120 beds to meet the need in their own community.
- Their vision is to build the flagship care facility for dementia care in BC.
- The building project itself will have great economic impact to the City, both during construction and once they are operational, adding an additional 30 full-time equivalent positions with up to 40 additional people employed.
- The society has sent two letters to the neighbours. They addressed some of the concerns expressed, and then held an open house where they showed some of the conceptual drawings seen tonight.
- Those drawings were made available, and they were identified in the letter sent out in June. If people could not attend the open house they were invited to phone and make an appointment to come and see the drawings.

- Everyone involved with Travellers Lodge Society consider the residents valued members of our community and they would hope that the neighbours would see these people in the same way.

Mr. Doug Shearer, 1864 Begonia Way, Nanaimo – Opposed

- The development will change the dynamics of the nice quiet neighbourhood.
- He has traffic concerns regarding the Boundary Crescent and Northfield Road intersection and is worried someone would get killed at that intersection if traffic continues increasing.
- Is difficult getting onto Lancashire Avenue from Begonia Way and onto Northfield Road.
- In the area there are two schools, a hospital and the ambulance that goes by with its siren on.

Ms. Linda Van de Mosselaer, 1863 Begonia Way, Nanaimo – Opposed

- She has no doubt that the facility will provide a good service but, does not think the location is appropriate for reasons such as parking, traffic on Northfield, and the fact that she would see a parking lot from her back yard. Presently there are trees, bushes, and lots of wildlife where the facility is proposed to be built.
- They attended the open house and viewed the previous design. Many comments were made by the neighbours and most of them were discounted. They were made to feel that their opinion did not matter.
- As it stands now, the entrance and the docking bays are facing Begonia Way so all of the additional noise will be filtered into Begonia Way.
- A building of this size will take one to two years to build so there will be mud, dust, dirt and noise for that period of time.
- Rats from one of the properties being rezoned are coming over to her property. If Travellers Lodge is not even able to maintain their property as it stands now, what is to make her believe that they will be able to maintain it when they have a facility?

Mr. Dave Connolly, 3418 Ross Road, Nanaimo – In Favour

- He is the board chair at Nanaimo Travellers Lodge.
- Understands the concerns of the neighbourhood. A change like this is probably a very difficult thing for most people to understand.
- He honestly believes however, that their facility is a very benign facility and really does not think that the things that are predicted to come to pass are going to happen at all.
- Approximately \$10,000 was spent on a traffic study. His understanding was that the conclusion was that there was going to be little, if any, affect on traffic on Northfield Road from their facility because it will have a very minimal amount of traffic movement.
- They are prepared to work closely with the neighbours to address their concerns in order to make the process as easy as they possibly can on them.

Councillor Unger asked for clarification on the number of residents that will reside in the new facility.

Mr. Connolly advised that there will be 120 residents. The present facility has 90 and VIHA has asked them to expand to 120 beds.

Ms. Brigitte Von Battenburg, 3026 Persimmon Place, Nanaimo – In Favour

- She works at the Nanaimo Travellers Lodge and always thought that the lodge was already part of this community and is saddened that people in the community do not. Thinks they need to work on that to let people know they are there.
- She believes the lodge can enrich the environment in that area. Their elders deserve to be part of this community, seen and valued, even though they are old and have dementia and can't speak for themselves anymore.
- The present lodge is already using the roads in the area. There will only be a slight increase in traffic, because of the slight increase in staff that will be required.
- The staff of the facility are very environmentally friendly. About 20% of the staff bike or walk to work and that number will increase. They all want this community to stay alive and not damage it.
- There has been no discussion regarding staff being charged for parking, like the hospital staff are.
- She thinks the Society is trying very hard to listen to the community and be a good part of it.

Mr. Brad Redgate, 1868 Latimer Road, Nanaimo – Opposed

- He is concerned that the City is requiring the facility to add the walkway and pedestrian connectors in order to approve this amendment.
- The lodge stated the facility would be a locked, closed community. That appears to have changed. They are now proposing a walkway access through Begonia Way backyards, over to Lady Rose and out to the front. That allows instant opportunity for crime.
- If the development proceeds and they put a parking lot at the back of the facility what lighting will they have? Will they light the walkway? Are we going to light the backyards of our entire neighbourhood at night?
- Parking will increase in front of all the houses.
- It raises a grave security issue in the area.
- He does not believe the facility will augment the community.

Ms. Mary Beth Wells, 507 Ninth Street, Nanaimo – In Favour

- She works at Nanaimo Travellers Lodge.
- We have to remember we are here for the rezoning and to her that means, does our community need a facility such as this? Feels the answer to that is yes.
- The increasing number of people in our community with dementia would be the reason for the facility.
- The current facility is no longer equipped.
- Management have included staff in every decision. They have been asked all along what they feel would make this new facility better, so that they could better provide for the people in the community. She believes they are willing to work with the residents of the area to make it what it needs to be.
- There will be ample parking if there are 70 parking stalls in the back of the facility, does not think it will cause any parking issues in the area.
- The facility will be lit so that it is safe and would not affect the area residents adversely.
- They will have safe, secure garden areas for their residents to walk in safely and do a turnabout walk and come back inside.

- She is sure the daycare area will be well-fenced so that the children will be unable to go onto the roadway.

Councillor Unger asked staff if the walkway is part of this development.

Mr. Holm advised that it is. The walkways connecting the existing lots on Latimer and Spencer Roads are going to be incorporated into a trail network within the property and the City will have a right-of-way over the trails allowing public use. If the properties were to develop under existing zoning as single family residential, the City would be looking at securing through subdivision, an extension of those walkways as well; the idea being they are neighbourhood connector trails. So they will be provided for public access and they are being incorporated into the development plan as a public access opportunity.

Council Unger asked if the trails are something that Travellers Lodge wants to use or if it is something that the City is trying to incorporate.

Mr. Holm replied that the City has initiated it. Travellers Lodge has complied and would like to use them but they are open to the public.

Mr. Bob Wall, 6040 Hammond Bay Road, Nanaimo – In Favour

- He has been awarded the contract to build the new Nanaimo Travellers Lodge.
- He has never worked for a group more committed to such a wonderful cause than the Society.
- Complaints came up three years ago regarding trees that would be required to be removed for the development, inadequate parking, and the same things you are hearing tonight. Since then, the Society raised enough money to buy another property and the design has been upgraded to leave the trees at the back and to add more parking. This is all a result of how the neighbours felt about this project a couple of years ago.
- Regarding parking, they will have considerably more than they definitely need. Almost anything that he would build on this site would need more parking.
- The streets in the area are full but not because of people working at or coming to Travellers Lodge.
- With regard to the issue of people using the walkways, the developer was asked by the City to make sure there was access down to the E&N trail for residents of the other side of it. They have worked with the City to do that. The residents of the facility will not be out wandering the trails on their own. There are secure courtyards and a rooftop garden and other areas where they can go.
- The front of the building has been redesigned to leave a Garry Oak tree there.
- He is overwhelmed by the amount of time and effort, and care and love that this organization and this group of people show in taking care of a certain group of our residents, our elders.
- Knows this is a residential area, but these people are residents too. They are not looking at putting a business there with all sorts of traffic, but homes for people who cannot manage a home on their own anymore.
- He thinks a lot of the issues are highly overstated and, as the chairman of the board has pointed out, this organization has bent over backwards to be open to constructive criticism and anything that they can do to become a good neighbour in the neighbourhood where they want to live.

Mayor Ruttan inquired about the period of construction when vehicles could potentially block the roads.

Mr. Wall replied the construction time would be 1.5 to 2 years but before they bring machines onsite, they will construct a security fence around the site, as they are responsible for safety during the construction period. There will no doubt be some noise and dust, but that happens in every neighbourhood in the city when projects are built.

Mr. Doug Shearer, 1864 Begonia Way, Nanaimo - Redress

- Many people who spoke tonight do not live in our neighbourhood. It's the residents of the neighbourhood that are going to be affected. The other people get to go home at night when they finish their work. Those people have a vested interest – they work there.

Mr. Tucker advised that this application will go before Council for Third Reading on 2011-JAN-24 at 7pm in the Shaw Auditorium.

There were sixteen verbal and four written submissions received for this application (attached as "Attachment C – Submission for Bylaw No. 4000.494"). No further submissions were received for this application.

4. BYLAW NO. 6500.013:

OCP64 – Various addresses

This bylaw, if adopted, will include the following text amendments and update mapping layers in order to increase the effectiveness of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500".

- a) Add an exemption to the Steep Slope Development Permit Area (DPA5), which specifies that a development permit is not required where: no other DPA designations apply to the subject property; the owner is applying for subdivision of the subject lands; and it has been determined by the General Manager of Community Safety and Development that the proposed subdivision has been prepared following the City of Nanaimo Steep Slope Development Permit Guidelines. This exemption does not reduce the requirements for information where steep slope concerns are involved; rather, it increases the efficiency of the process, applying only where a subdivision is being proposed that does not involve the construction of multi-family buildings or other development permit requirements.
- b) Amend Map 1 (Future Land Use Plan) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" to correct mapping inconsistencies and update mapping layers. This includes:
 1. Removing 'Future Park' from the properties known as 1150 Milton Street, as the site is currently subject to a multiple family residential development.
 2. Redesignating properties at 638 Sarum Rise Way from 'Neighbourhood' to 'Parks and Open Space', and properties at 1400 Jingle Pot Road and 340 Poets Trail Drive from 'Parks and Open Space' to 'Neighbourhood', in order to reflect a parks exchange completed in 2005. This amendment also involves a realignment of the Urban Containment Boundary (UCB) for a portion of 340 Poets Trail Drive as the subject lands are not part of the Buttertubs Marsh.
 3. Redesignating a portion of lands at 1890 Zorkin Road from 'Waterfront' to 'Parks and Open Space', and a portion of lands at 680 Trans Canada Highway from 'Parks and Open Space' to 'Waterfront', to reflect the realignment of the Departure Bay Ferry Terminal and parkland at the Brechin Boat Ramp.

4. Redesignating properties from 'Urban Node' to 'Parks and Open Space'. The subject properties are known as:
741 Third Street
Part of 1610 Townsite Road
5. Redesignating properties from 'Corridor' to 'Parks and Open Space'. The subject properties are known as:
1060 Belford Avenue
713 Bruce Avenue
6021 Hammond Bay Rd
6155 McGirr Road
6040 Monashee Way
980 Terminal Avenue N
6. Redesignating properties from 'Light Industrial' to 'Parks and Open Space'. The subject properties are known as:
Part of 2522 Labieux Road
7. Redesignating properties from 'Resource Protection' to 'Parks and Open Space'. The subject properties are known as:
150 Dogwood Road 2450 Northfield Road Nanaimo Estuary Lands
8. Redesignating properties from 'Waterfront' to 'Parks and Open Space'. The subject properties are known as:
Nanaimo Estuary Lands
9. Redesignating properties from 'Parks and Open Space' to 'Neighbourhood'. The subject properties are known as:
4685 Laguna Way 2110 Manchester Lane 5701 Turner Road
10. Redesignating properties from 'Neighbourhood' to 'Parks and Open Space'. The subject properties are known as:

309 Applegreen Avenue	6500 Dover Road	756 Park Avenue
2243 Arbot Road	59 Duke Street	760 Park Avenue
2245 Arbot Road	61 Duke Street	764 Park Avenue
1060 Belford Avenue	63 Duke Street	768 Park Avenue
2440 Black Franks Drive	5445 Dunster Road	Part of 775 Park Avenue
2350 Brackenwood Place	4707 Fairbrook Crescent	1085 Park Avenue
Part of 5740 Brookwood Drive	4901 Fairbrook Crescent	9 Ranchview Drive
859 Brookfield Drive	1813 Flagstone Way	2443 Rosstown Road
380 Cariboo Drive	6061 Garside Road	5305 Rutherford Road
3700 Cavendish Boulevard	Part of 3655 Glen Oaks Dr	5633 Rutherford Road
3742 Cavendish Boulevard	3760 Glen Oaks Drive	4095 Salal Drive
Part of 6074 Clarence Way	2322 Glenford Place	6100 Sealand Road
5527 Cliffside Road	3237 Granite Park Road	351 Seventh Street
5380 Colbourne Drive	5431 Hammond Bay Rd	Part of 418 Seventh Street
5388 Colinwood Drive	2043 Healy Road	2784 Sheffield Place
705 Connaught Avenue	3849 Jingle Pot Road	4695 Sheridan Ridge Road
709 Connaught Avenue	4680 Laguna Way	Part of 6051 Sierra Way
713 Connaught Avenue	5310 Laguna Way	60 Sixth Street
717 Connaught Avenue	4361 Lakeview Road	62 Sixth Street
719 Connaught Avenue	4885 Logan's Run	3263 Stephenson Point Road

725 Connaught Avenue	6002 Nelson Road	Part of 2268 Sun Valley Drive
729 Connaught Avenue	221 Ninth Street	Part of 2817 Tamara Drive
733 Connaught Avenue	5651 Norasea Road	980 Terminal Avenue N
737 Connaught Avenue	454 Nottingham Drive	Part of 850 Third Street
741 Connaught Avenue	457 Nottingham Drive	1155 Tralee Road
745 Connaught Avenue	605 Nottingham Drive	5697 Turner Road
749 Connaught Avenue	724 Park Avenue	Part of 4751 Vista View Crescent
753 Connaught Avenue	728 Park Avenue	5901 Waldbank Road
757 Connaught Avenue	732 Park Avenue	364 Wessex Lane
761 Connaught Avenue	736 Park Avenue	284 Westwood Road
765 Connaught Avenue	740 Park Avenue	310 Westwood Road
769 Connaught Avenue	744 Park Avenue	372 Westwood Road
773 Connaught Avenue	748 Park Avenue	1899 White Blossom Way
2449 Crystal Brook Way	752 Park Avenue	

A. Tucker advised that this application is primarily a text and mapping amendment related to the parks zoning and to bring the Official Community Plan into consistency with the Zoning Bylaw, which is already adopted.

There were no verbal or written submissions received for this application.

MOVED by Councillor Sherry, SECONDED by Councillor Holdom that the meeting adjourn at 9:25 pm.

CARRIED

Certified Correct:



Jeremy Holm
Manager, Planning
Community Safety & Development

Bruce Anderson
Manager, Community Planning
Community Safety & Development

Attachment A

Submissions

For

Bylaw No. 4000.492

(RA246 – 730 Stirling Avenue)

To the City of Nanaimo Community Safety and Development Division

In regards to bylaw # 4000.492 Location: 730 Stirling Ave.

Let it be know that I Laura+John of 461 Carlisle St.
Graham

Do not want this bylaw to pass, as this type of development is not what we have envisioned in our neighbourhood.

Thank you.

Graham

John Graham

17 names in total



To the City of Nanaimo Community Safety and Development Division

In regards to bylaw # 4000.492 Location: 730 Stirling Ave.

Let it be know that I Ceilidh Wilson of 430 Seventh St.
Bryan Peake

Do not want this bylaw to pass, as this type of development is not what we have envisioned in our neighbourhood.

Thank you.

To the City of Nanaimo Community Safety and Development Division

In regards to bylaw # 4000.492 Location: 730 Stirling Ave.

Let it be know that I *A.M. Smith* of *434-7th ST.*
JOHN R. SMITH

Do not want this bylaw to pass, as this type of development is not what we have envisioned in our neighbourhood.

Thank you.

A.M. Smith
J. R. Smith

To the City of Nanaimo Community Safety and Development Division

In regards to bylaw # 4000.492 Location: 730 Stirling Ave.

Let it be know that I *L. BILTON* of *458 CARLISLE ST*
THOMAS R. BILTON

Do not want this bylaw to pass, as this type of development is not what we have envisioned in our neighbourhood.

Thank you.

Mrs. Janore Bilton
L. Bilton

Jaye Nilsson
448 - 7th St
Jaye Nilsson

Michael Linden
448 - 7th St
Michael Linden

Doreen Nohr
459 Carlisle St
D. L. Mohr

Marlene Koch
452 - 7th St
M. Koch

Roy Hesser
430 7th St.
Roy Hesser

To the City of Nanaimo Community Safety and Development Division

In regards to bylaw # 4000.492 Location: 730 Stirling Ave.

Let it be know that I *EVELYN LOFMAN* of *1-777 STERLING AVE*
TONY WABISCA *NANAIMO BC*
UQR-4E3

Do not want this bylaw to pass, as this type of development is not what we have envisioned in our neighbourhood.

Thank you.

Evelyn Lofman
A. Wabisca

NIKKI Patrickson
434 7th ST

Nikki Patrickson

Gary Patrickson
434 7th ST

G. Patrickson

Attachment B

Submission

For

Bylaw No. 4000.493

(RA255 – 149 Wakesiah Avenue)

My name is Susan Keen.

I am co-owner with my daughter Carrie Neubauer of 124 Wakesiah ave.

We are directly across from the proposed construction site.

I do not support the change in the bylaw to rezone my neighborhood from low density to medium density.

The proposed project will downgrade the appearance of the neighborhood.

My house will be facing apartment windows instead of a green space.

I will no longer have any privacy.

I will no longer have green space to enjoy anymore.

The neighborhood urban density that is now occurring is inappropriate for this area.

The neighborhood was originally single-family dwellings and has recently already been changed to allow for townhouse construction.

The area is also a sensitive ecosystem as it neighbors Buttertubs Marsh.

The noise from construction and increased traffic and dust will affect my son in law and daughter who work shift work, and myself as I often sleep in the afternoon due to a chronic illness.

The increased traffic due to recent townhouse construction has already made Wakesiah ave very busy and it is now very difficult to get out of my driveway.

This recent construction has changed traffic patterns.

The area has gone from a more rural street to a major thoroughfare.

I am requesting that an urban planner be consulted due to this traffic issue.

I have been planning on selling my home in the near future. It is obvious that nobody will buy my house due to this proposed construction.

Last but far from least is that my property value will drop. I deserve to be fairly financially compensated for this.

My real wish is for this bylaw and Any construction in this particular area not to be permitted to go through.

In summary, it is not fair that I will be losing property value, sleep, and enjoyment of my surroundings due to someone else's business interests.

This is not what my daughter and I signed up for when we bought our peaceful Vancouver Island home.

We are responsible taxpaying citizens; please do not allow this bylaw proposal to go through.

Attachment C

Submissions

For

Bylaw No. 4000.494

(RA257 – 1905, 1913, 1917 & 1921 Northfield Road)

Deborah Jensen

From: mark hayden [hayden254@hotmail.com]
Sent: Monday, January 03, 2011 12:48 PM
To: Public Hearing
Subject: bylaw no. 4000.494 file no RA 257

Dear Sir or Madam

Please note that I would like to formally object to the above proposed bylaw change. My family and I live at 1857 Begonia Way and we feel that there would be a number of issues to consider with the development on its current proposed format.

When the Traveler's Lodge held an "open house" for those to be affected by this proposed development they displayed plans that showed a loading dock directly to the side of our homes. We feel that there would be a constant noise nuisance from reversing trucks to what is now a quiet family neighbourhood. There would also be a car lot directly to the side of our home which would again provide significant noise, car and light pollution 24 hours per day seven days per week. The number of parking spaces proposers are quoting for the facility does not in our opinion take into account the shift rotation pattern of nursing and allied staff as well as the significant numbers of visitors which would attend and this would lead to our quiet family street becoming an overflow car lot for this industrial sized facility.

This is a close knit, quiet, family neighborhood where children still play in the street. We feel that this current plan has been ill conceived and does not take into account the composition of the neighborhood or the 24 hour per day seven days a week impact that the facility would have on us.

I would like to urge the council to refuse this by law change proposal in its current format as it brings NOTHING but negatives to our community.

Thank you for your consideration

Mark Hayden

Deborah Jensen

From: Cindy Hall
Sent: Thursday, January 06, 2011 10:44 AM
To: Deborah Jensen
Subject: FW: From Jack Patten

From: Fred Pattje
Sent: Thursday, January 06, 2011 10:39 AM
To: Jack Patten
Cc: Jeremy Holm; Penny Masse; Cindy Hall
Subject: RE: From Jack Patten

Thank you Jack.

Will, by cc , pass this on to Staff so that your concurrence will be part of the record.

Regards,

Fred P.

From: Jack Patten [c-s-r@shaw.ca]
Sent: Thursday, January 06, 2011 10:37 AM
To: Fred Pattje
Subject: From Jack Patten

Hello Fred, I have no objection to the proposed construction opposite my store on Northfield Road. (#'s 1905 - 1921Northfiled).

Jack

Deborah Jensen

From: Linda Mosselaer [lmosselaer@shaw.ca]
Sent: Thursday, January 06, 2011 3:17 PM
To: Public Hearing
Cc: Ed; B.Hurst; Leslie Shearer
Subject: Bylaw No.4000.494

This is in response to the Notice of Public Hearing for the proposed rezoning of 1905, 1913, 1917, and 1921 Northfield Road from single family residential zone (RS-1) to public institution zone (P-2) in order to facilitate construction of a personal care facility (Nanaimo Traveller's Lodge).

The following are issues that, in our opinion, should be considered:

1. Additional traffic on Northfield Road which is already congested : This facility will have approximately 120 beds, 76 parking spaces, support staff, a daycare, etc. which will lead to a significant increase in traffic that cannot be supported by Northfield Road as is.
2. Construction phase: A construction period of approximately 1 to 2 years will cause major traffic back-ups on Northfield Road. Trucks, cranes, and other muddy and dirty vehicles will be constantly accessing this location. Will these vehicles expect access through the quiet and clean residential area of Begonia Way? Additionally, the noise of this construction phase will be highly disruptive to this quiet neighbourhood.
3. Parking and access through Begonia Way: There has been discussion of access through Begonia Way to the facility. Will there be staff and visitors parking on Begonia Way? Will there be access to the facility through Begonia Way? This would have a serious impact on our neighbourhood at all hours during this 24/7 proposed care facility through traffic, additional parked cars, staff changes, visitors, etc. .Will there be deliveries occurring at all hours? This facility is proposing 3 loading bays facing directly onto Begonia Way.
4. Noise of sirens due to frequent ambulance calls to the facility at all hours. This will occur adjacent (within feet) of our property as the proposed facility plan shows the main entrance facing onto Begonia Way.

These are just some of our concerns . It seems that this large facility would cause major traffic issues on Northfield and destroy the quality of life in this wonderful quiet neighbourhood.

We believe there are no added benefits of this proposed change in rezoning and we believe this will ruin our neighbourhood.

The residents of 1863 Begonia Way,
Ed Dorman and
Linda Van de Mosselaer, P.Eng.

Deborah Jensen

From: Webmaster
Sent: Thursday, January 06, 2011 3:57 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Brad V. Redgate has sent a Public Hearing Submission Online.

Address: 1868 Latimer RD

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 4000.494

Comments My concern is with the Latimer Rd pedestrian connection, which runs adjacent to 1868 Latimer rd. should this right of way be used It creates a security issue. Not only for my property but the community as a whole. With the recent pipe bomb and fires that occurred at Latimer Rd Park. Should this occur within the proposed park area, the connector will provide multiple exit points for the criminal element or a wayward patient. This a great concern. I am also concerned about the mature trees that lie adjacent to and within the right of way that provide privacy.

What Barrier and fencing would be used to replace the security perimeter of Black berry bushes that currently exist and what light pollution will be created?

I am also concerned with the valuation of my property. It is known that a developed walkway lowers the property values. Should this proposal be adopted I request a privacy fence be installed and reassessment of taxation.

Sincerely Brad Redgate