

2010-JUN-10

STAFF REPORT

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

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

RE: REPORT OF THE PUBLIC HEARING HELD
THURSDAY, 2010-JUN-03 FOR
BYLAWS NO. 4000.474, 6500.009, 4000.477, 4000.476 AND 4000.475

STAFF'S RECOMMENDATION:

That Council receives the report and the minutes of the Public Hearing held on Thursday, 2010-JUN-03.

EXECUTIVE SUMMARY:

A Public Hearing was held on 2010-JUN-03, the subject of which was five items. Approximately 55 members of the public were in attendance. Minutes of the Public Hearing are attached.

BACKGROUND:

1. BYLAW NO. 4000.474

RA238 – 6090 Hammond Bay Road

This bylaw, if adopted, will rezone the subject property from Single Family Residential Zone (RS-1) to Medium Density Multiple Family Residential (Suburban) Zone (RM-5) in order to facilitate the construction of a multi-family residential development. The subject property is legally described as LOT 1, DISTRICT LOT 25G, WELLINGTON DISTRICT, PLAN 11632, EXCEPT PART IN PLAN VIP58167 AND VIP76693.

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

There were three verbal and no written submissions received for this bylaw.

2. BYLAW NO. 6500.009

OCP55 - Part of 3312 Hammond Bay Road

This bylaw, if adopted, will amend Schedule D (Rocky Point – Hammond Bay – Stephenson Point Neighbourhood Plan) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" by adding policy to allow for a local service centre, including commercial and multiple family residential development, at Hammond Bay Road and Nottingham Drive. The subject property is legally described as part of LOT A, SECTION 15A, WELLINGTON DISTRICT, PLAN 14494.

3. BYLAW NO. 4000.477

RA237 - Part of 3312 Hammond Bay Road

This bylaw, if adopted, will rezone part of the subject property from Steep Slope Residential Zone (RS-7) to Mixed Use Commercial Zone (C-4) in order to facilitate the construction of a mixed use development. The subject property is legally described as part of LOT A, SECTION 15A, WELLINGTON DISTRICT, PLAN 14494.

4. BYLAW NO. 4000.476

RA236 - Part of 3355 Meadow Lane Road, Part of 3312 Hammond Bay Road

This bylaw, if adopted, will rezone the subject property from Steep Slope Residential Zone (RS-7) to Medium Density Multiple Family Residential (Suburban) Zone (RM-5) in order to incorporate additional multi-family development within the proposed comprehensive steep slope development under the RM-5 Zone. The subject properties are legally described as part of LOT A, SECTION 11, WELLINGTON DISTRICT, PLAN VIP82357; and part of LOT A, SECTION 15A, WELLINGTON DISTRICT, PLAN 14494.

5. BYLAW NO. 4000.475

RA235 - 3443 Meadow Lane Road, 3360 and 3370 Hammond Bay Road

This bylaw, if adopted, will rezone the subject properties from Single Family Residential Zone (RS-1) to Steep Slope Residential Zone (RS-7) in order to incorporate the subject properties into a comprehensive steep slope development under the RS-7 Zone. The subject properties are legally described as part of LOT 4, SECTION 11, WELLINGTON DISTRICT, PLAN 12955, EXCEPT PART IN PLAN 41614, 45629 AND 46821; and LOT 2, SECTION 15A, WELLINGTON DISTRICT, PLAN 28920; and LOT 1, SECTION 15A, WELLINGTON DISTRICT, PLAN 28920.

Please Note: Bylaws No. 6500.009, 4000.477, 4000.476 and 4000.475 are in relation to the same comprehensive development involving part of 3312 Hammond Bay Road, part of 3355 Meadow Lane Road, 3443 Meadow Lane Road, and 3360 and 3370 Hammond Bay Road.

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

There were 14 verbal and 12 written submissions received for this bylaw.

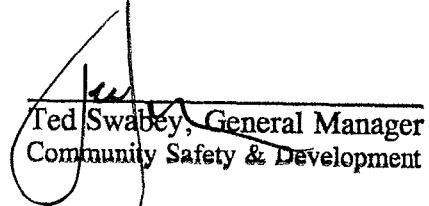
Respectfully submitted,



J. Holm
Manager, Current Planning
Community Safety & Development



A. Tucker
Director of Planning
Community Safety & Development



Ted Swabey, General Manager
Community Safety & Development

**MINUTES OF THE PUBLIC HEARING HELD PURSUANT TO THE
LOCAL GOVERNMENT ACT, VANCOUVER ISLAND CONFERENCE CENTRE,
SHAW AUDITORIUM, 101 GORDON STREET, NANAIMO, BC,
ON THURSDAY, 2010-JUN-03, 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.J. Holdom
Councillor D.K. Johnstone
Councillor J.A. Kipp
Councillor L.D. McNabb
Councillor J.F. Pattje
Councillor L.J. Sherry
Councillor M.W. Unger

REGRETS: Councillor W.L. Bestwick

STAFF: A. Tucker, Director, Community Safety & Development Division
J. Holm, Manager, Planning Section
D. Jensen, Community Planner, Community Planning Section
S. Herrera, Planner, Planning Section
P. Masse, Planning Clerk, Planning Section

PUBLIC: There were approximately 55 members of the public present.

CALL TO ORDER:

Mayor Ruttan called the meeting to order at 7:02 pm. Mr. Holm explained the required procedures in conducting a Public Hearing and the regulations contained within Section 892 of the *Local Government Act*. Mr. Holm read the items as they appeared on the agenda, adding that this is the final opportunity to provide input to Council before consideration of Third Reading of Bylaws No. 4000.474, 6500.009, 4000.477, 4000.476, and 4000.475 at the next regularly scheduled Council meeting of 2010-JUN-21.

1. BYLAW NO. 4000.474

RA238 – 6090 Hammond Bay Road

This bylaw, if adopted, will rezone the subject property from Single Family Residential Zone (RS-1) to Medium Density Multiple Family Residential (Suburban) Zone (RM-5) in order to facilitate the construction of a multi-family residential development. The subject property is legally described as LOT 1, DISTRICT LOT 25G, WELLINGTON DISTRICT, PLAN 11632, EXCEPT PART IN PLAN VIP58167 AND VIP76693.

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

- Ms. Pilcher's presentation is attached as "Schedule A – Submission for Bylaw No. 4000.474".

Mr. Dennis Stjepanovic, 6119 McGirr Road – In Favour

- Lives beside the subject property and attended the neighbourhood meeting where he voiced his concerns regarding loss of privacy and possible trespassing on his property from the proposed playground. Asked for reassurance that a mechanical fence or barrier will be installed on the property line.
- Concerned about the safety of existing trees on the property and the possibility of their falling as a result of construction.

Mr. Gord Fuller, 604 Nicol Street – Neither Opposed nor In Favour

- Asked for the definition of "economically attainable homes".

Ms. Maureen Pilcher, Maureen Pilcher & Associates Ltd. – Redress

- Reassured Mr. Stjepanovic and Council that the applicant will work with him and the neighbourhood regarding the safety of trees that will be left on the subject property and the installation of a fence or barrier. Noted that the applicant is willing to rearrange the location of the proposed playground so that it affects Mr. Stjepanovic as little as possible.
- Noted that the proposal will offer economically attainable homes in the north end of the city, adding they are expected to sell in the \$250,000 range, which is affordable for a two-bedroom and den home in the north end at this time.

2. BYLAW NO. 6500.009*OCP55 - Part of 3312 Hammond Bay Road*

This bylaw, if adopted, will amend Schedule D (Rocky Point – Hammond Bay – Stephenson Point Neighbourhood Plan) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" by adding policy to allow for a local service centre, including commercial and multiple family residential development, at Hammond Bay Road and Nottingham Drive. The subject property is legally described as part of LOT A, SECTION 15A, WELLINGTON DISTRICT, PLAN 14494.

3. BYLAW NO. 4000.477*RA237 - Part of 3312 Hammond Bay Road*

This bylaw, if adopted, will rezone part of the subject property from Steep Slope Residential Zone (RS-7) to Mixed Use Commercial Zone (C-4) in order to facilitate the construction of a mixed use development. The subject property is legally described as part of LOT A, SECTION 15A, WELLINGTON DISTRICT, PLAN 14494.

4. BYLAW NO. 4000.476

RA236 - Part of 3355 Meadow Lane Road, Part of 3312 Hammond Bay Road

This bylaw, if adopted, will rezone the subject property from Steep Slope Residential Zone (RS-7) to Medium Density Multiple Family Residential (Suburban) Zone (RM-5) in order to incorporate additional multi-family development within the proposed comprehensive steep slope development under the RM-5 Zone. The subject properties are legally described as part of LOT A, SECTION 11, WELLINGTON DISTRICT, PLAN VIP82357; and part of LOT A, SECTION 15A, WELLINGTON DISTRICT, PLAN 14494.

5. BYLAW NO. 4000.475

RA235 - 3443 Meadow Lane Road, 3360 and 3370 Hammond Bay Road

This bylaw, if adopted, will rezone the subject properties from Single Family Residential Zone (RS-1) to Steep Slope Residential Zone (RS-7) in order to incorporate the subject properties into a comprehensive steep slope development under the RS-7 Zone. The subject properties are legally described as part of LOT 4, SECTION 11, WELLINGTON DISTRICT, PLAN 12955, EXCEPT PART IN PLAN 41614, 45629 AND 46821; and LOT 2, SECTION 15A, WELLINGTON DISTRICT, PLAN 28920; and LOT 1, SECTION 15A, WELLINGTON DISTRICT, PLAN 28920.

Please Note: Bylaws No. 6500.009, 4000.477, 4000.476 and 4000.475 are in relation to the same comprehensive development involving part of 3312 Hammond Bay Road, part of 3355 Meadow Lane Road, 3443 Meadow Lane Road, and 3360 and 3370 Hammond Bay Road.

Mr. Peter Dandyk, Peter Dandyk Architect Inc. – Applicant Representative

- Mr. Dandyk's presentation is attached as a part of "Schedule B – Submissions for Bylaws No. 6500.009, 4000.477, 4000.476 and 4000.475".

Mayor Ruttan asked if the applicant had notified and consulted with the neighbourhood regarding the proposal.

Mr. Dandyk noted that two public information sessions were held and that there have been ongoing discussions with the Stephenson Point Neighbourhood Association, adding that many previous concerns had been taken into consideration and been incorporated into the current design of the development. Neighbours have been contacted individually, and the applicant is always willing to understand concerns and incorporate appropriate changes to the proposal.

Councillor Pattje asked for clarification regarding the community contribution proposal.

Mr. Dandyk stated that the proposed community contribution includes the extensive green space and preservation of the natural features as well as enhancements to the existing trail system including interpretive signs and \$60,000 towards a playground, which was a specific request from the Neighbourhood Association. Additionally, traffic mitigation issues will be addressed and funded as part of the community contribution but the exact content and extent of those improvements has not yet been decided in consultation with City Staff. Added that Century Group is a committed developer who will build this project to LEED gold standards and will enhance the existing habitat. The landscaping envisioned will minimize the impact of the housing to the greatest extent possible.

Councillor Pattje asked for clarification regarding traffic concerns this proposal will generate on Hammond Bay Road and how that affected the master plan.

Mr. Dandyk noted that two detailed and extensive traffic studies have been conducted in relation to this project and the impacts of the development are relatively minor based on the opinions of the transportation engineers. One traffic mitigation suggestion considered was with the Nottingham Drive connection. The access to the development was completely realigned to aid possible traffic concerns on to the site. Road standards within the development have been modified and narrower parking pockets have been included. Knows of the on-going traffic concerns regarding Hammond Bay Road, which have existed for years.

Councillor Pattje asked for clarification regarding the commercial portion of the development and the possibility of a pub use being included.

Mr. Dandyk stated that pub use was originally permitted for the property, but due to mixed reaction from the community the use was stricken from the proposal and will not be included.

Councillor Pattje asked if the townhouses and apartment buildings would be located opposite from the property known as Miller's farm.

Mr. Dave Hammond, Re/Max of Nanaimo – In Favour

- Noted that the property located opposite of the subject property is the property known as Miller's Farm, part of which has been acquired by the City for a future Fire Hall.

Mr. Fraser King, Chair, Stephenson Point Neighbourhood Association – Neither Opposed nor in Favour

- Noted that City Staff interpreted the letter submitted to the City from the Stephenson Point Neighbourhood Association as being in favour of the proposal, which is incorrect. If the Association had their preference there would be no development; however, they recognize the applicant has considered neighbourhood concerns during the process and has adapted the design to those concerns. The Association knows that the applicant is a responsible developer; therefore, the Association views what they are proposing as favourable.
- Has concerns regarding the impact of the development on Hammond Bay Road. Understands that the traffic studies conducted to date suggest that the development will not adversely affect the amount of traffic on Hammond Bay Road; however, the neighbourhood residents disagree. Pedestrian crosswalks are extremely dangerous due to aggressive drivers on Hammond Bay Road.
- Strongly urged Council to look into traffic mitigation solutions for Hammond Bay Road, regardless of this or other development proposals.
- Concerned that traffic to and from the subject site will be diverted onto neighbourhood streets. Believes a roundabout would be a more effective design.

Mayor Ruttan asked the speaker how extensive pedestrian traffic is along Hammond Bay Road.

Mr. King agreed that there is not a heavy amount of pedestrian traffic on Hammond Bay Road, although there are cyclists, adding that he does not have any specific data regarding this issue.

Councillor Unger asked the speaker to, in the future, mark down the license plate numbers of the aggressive drivers on Hammond Bay Road.

Councillor Kipp noted that crosswalk locations are sited in close proximity to bus stops.

Mayor Ruttan noted that a pedestrian activated flashing light might be one way of slowing down aggressive drivers on Hammond Bay Road; however, they are expensive.

Mr. King added the traffic issues on Hammond Bay Road are not only caused by the volume of traffic but also the speed of traffic and sight lines.

Ms. Robin Quigg, 3473 Meadow Lane Road – In Favour

- Agrees that a flashing light would be very helpful at Meadow Lane Road and Hammond Bay Road as sightlines are bad at that crosswalk.
- Believes Meadow Lane Road will be used by residents of the proposed development, which would make a dangerous situation worse as the road is already used by many people for access to other roads. Sight lines are bad and sidewalks are narrow.
- Believes the design of the roads within the proposed development is well done, hopes that the access points will be examined closely and perhaps a roundabout installed. Meadow Lane Road should be maintained as a cul-de-sac.
- Asked for clarification regarding the community contribution proposal regarding traffic calming measures on Hammond Bay Road and whether or not those monies could be used for other roads in the city.

Mayor Ruttan noted that the community contribution is negotiated with the developer and is subject to discussion; adding that Council would certainly suggest that traffic calming measures occur on Hammond Bay Road as part of the community contribution.

Ms. Quigg reiterated that the roads surrounding the subject property and Hammond Bay Road are very dangerous.

Ms. Joyce Hedges, 103 Berkeley Place – Opposed

- Ms. Hedges' presentation is attached as a part of "Schedule B – Submissions for Bylaws No. 6500.009, 4000.477, 4000.476 and 4000.475".

Mr. Robert Fuller, 3350 Hammond Bay Road – Opposed

- Believes the proposal will create a lot of additional traffic on Hammond Bay Road and that there will be a blind spot located in front of the commercial part of the proposal. Speeding is an ongoing problem.
- Questioned how the wetland is going to be preserved on the subject site and has concerns about possible flooding of the lands if it were improperly developed.
- There are many very mature trees in the area, which could be dangerous during construction.
- Believes his quality of life will be greatly disturbed by the proposed development.

Mr. Larry Polnick, 3404 Hammond Bay Road – Opposed

- Noted that the traffic issues on Hammond Bay Road are very serious and need to be addressed. Bought his property due to the single family zoning in the neighbourhood, although he understands that there is room for multiple family development.

- Has concerns about the existing wetland on the subject property.
- Noted that the 3400 block of Hammond Bay Road is extremely dangerous already, believes the added traffic of the proposed development will only add to the problems, including speeding.
- Purchased his property with the assurance that the easement behind his property contained sewer services, which would make it very difficult to develop; would like Council to take its time and carefully assess the proposal.
- Questioned why this development is being proposed in a residential, single family neighbourhood and does not believe it fits.

Mr. Bill Hedges, 103 Berkeley Place – In Favour

- Noted that one of the subject properties, 3312 Hammond Bay Road, went through an application process six years ago which was not approved to develop six dwellings because Council of the day was concerned about additional traffic on Hammond Bay Road. Questioned what the City has done to mitigate the traffic problems since that application was denied. Traffic on Hammond Bay Road is very dangerous. Believes the City should address the existing traffic concerns immediately.

Councillor Pattje asked the speaker what would be an appropriate buffer zone between his property and 3312 Hammond Bay Road.

Mr. Hedges noted that he is concerned about the proposed condominiums, which would back onto his property. He would like as much of a buffer as possible and would prefer the buffer to be natural.

Ms. Marion Greaves, 3464 Planta Road – Opposed

- Loves the area but is concerned that Planta Road will take on additional traffic from the proposed development. Believes the left-hand turn off Hammond Bay Road onto Planta Road is already dangerous, increased traffic will only make this worse.

Mr. Gord Fuller, 605 Nicol Street – Neither in Favour nor Opposed

- Believes part of the ongoing deer population problems in the city is due to developments destroying their habitats. Believes this proposal will also do this.
- Questioned whether the City has approached the developer with a community contribution proposal that would entail the donation of some of the lots and / or a significant monetary donation to go toward affordable social housing or Habitat for Humanity.

Mr. Keith McKenzie, 3477 Osprey Lookout –

- Moved to Nanaimo from Calgary three years ago, chose Stephenson Point after a lot of research and due to the steep slope, single-family zoning behind him. Does not understand why the zoning could be changed. Does not believe the park-like setting should be altered and the existing trees should be kept.

Mr. Cezer Fador, 3450 Hammond Bay Road - Opposed

- Believes this single-family community is one of the last “gems” of the city.
- Traffic is horrendous on Hammond Bay Road and it will only get worse with this development. Speeds can reach 140 km/h. Safety on Hammond Bay Road needs to be addressed.
- Animal habitats would be disturbed by the proposed development.
- Does not want to see any high multiple family buildings.

Mr. Barry Fairbank, 3307 Wavecrest Drive – In Favour

- His property abuts the subject property.
- Believes the traffic concerns are valid and need to be considered.
- Believes the amount of green space in the design of the proposal and the dedication of land being saved is of great benefit to the community. Up to this point Stephenson Point has been developed with secondary vegetation. This proposal is more fitting to the community than a single-family development spread out over the lands.

Mr. Eric Kuehnel, 3278 Cordova Bay – In Favour

- Is in favour of the proposal but has serious concerns about traffic on Hammond Bay Road and does not believe the issues have been properly addressed in advance of this development proposal. Believes the traffic issues need to be taken care of before moving forward with the proposal.

Moved by Councillor Sherry, SECONDED by Councillor McNabb, that the meeting be adjourned at 8:17 pm.

CARRIED

Certified Correct:



Jeremy Holm
Manager, Current Planning
Community Safety & Development



Andrew Tucker
Director of Planning
Community Safety & Development

Schedule A

Submission

For

Bylaw No. 4000.474

(RA238 – 6090 Hammond Bay Road)

Re: Rezoning Application for 6090 Hammond Bay Road – RA238
Public Hearing Presentation
Maureen Pilcher

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

My name is Maureen Pilcher and I am a Land Use Consultant in the Central Vancouver Island area. Thank you for giving me the opportunity to discuss this exciting new project with you, which is being developed by longtime Nanaimo resident and businessman Ira Lewis.

This one acre parcel is located close to the intersection of Hammond Bay and McGirr Roads and is designated “Corridor” in planNanaimo. The OCP indicates support for increasing the residential densities and the mix of land uses in the Corridor designation, and encourages a broad social mix and access to adequate housing at all income levels. Greater densities create more viable transit routes and encourage “walkable” communities, while reducing reliance on the automobile.

This site is centrally located, close to many commercial services, transportation corridors, schools, parks and other amenities. We recognized immediately that this location is ideal for a relatively small scale multiple family project that can provide varied living options for the community and offer economically attainable homes. With an eye to affordability, the building format is duplex and fourplex housing with surface parking. Two bedroom and two bedroom plus den units will appeal to a broad range of purchasers – young families, downsizing seniors and young urban professionals who want to live in North Nanaimo, will make these townhouses their homes.

We have considered the architecture, scale and density of the surrounding area, and feel that these 18 townhomes will complement the neighbourhood and enhance the streetscape. Each of the units has a well-defined entrance area, private patio, or deck and access to an attractive amenity area. The McGirr Road remainder, which will soon be renamed, provides a quiet and convenient access to the development, allowing us to maintain a residential feel along the Hammond Bay frontage. Full transit services along Hammond Bay and McGirr Roads will make transit a viable transportation option for those living here and the close proximity of Oliver Woods Community Centre and the McGirr Playing fields will definitely meet the recreational needs of the residents. With Dover Bay School across the road and McGirr Elementary just a block away - this a perfect location for affordable townhouse style homes.

We have completed a Tree Management Plan for the site, and will be submitting a detailed landscape plan through the Development Permit process. We were able to save two significant trees on the property, which will be incorporated into that landscape plan. We have every intention of working closely with City Staff to ensure that the future landscaping includes mature plantings and shrubbery as well as drought tolerant plants. It is our intention to provide privacy fencing and large plantings along the eastern edge in order to retain good separation between the multi-family development and the existing single family homes.

We met with the owners of the adjacent homes and discussed this proposal with them at length, and have assured them that fencing will be installed to meet their requirements. We also held a Public Information Meeting on March 18th at the Oliver Woods Community Centre to discuss this project with the neighbourhood. We know that it is important to include the community and utilize their input to accurately reflect concerns for the neighbourhood. Five people attended our open house and one feedback sheet, in favour of the project, was submitted. We also appeared before the Plan Nanaimo Advisory Committee and received a favourable recommendation.

Good environmental quality depends not just on good design – but on key activities during construction, and once the buildings are occupied. It is expected that these buildings will utilize innovative design and energy conscious construction methods. We have worked with the Engineering Department, and will work with the Building Inspection Department, to ensure that water use reduction strategies and energy saving features are utilized – including rain water management and oil/water separators

We have closely studied the objectives and policies of the Corridor designation, and feel that this project will not only comply with the OCP, but will build on the unique characteristics of the community and enhance the area with a housing form that meets the needs and demands of a broad demographic in a growing city. We intend on producing a project that is not only an asset to the community, but will be viewed as an excellent example of sensitive townhouse development in this area. This location, in close proximity to schools, parks and commercial areas, is ideal for a small scale multiple family project that will add to the diversity of housing choices for the community, and will offer economically attainable homes geared to young families who wish to live in north Nanaimo.

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

Schedule B

Submissions

For

**Bylaws No. 6500.009, 4000.477,
4000.476 and 4000.475**

*(Part of 3312 Hammond Bay Road, Part of 3355
Meadow Lane Road, 3443 Meadow Lane Road,
3360 and 3370 Hammond Bay Road)*







Stephenson Point Development

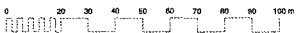
STEPHENSON POINT

PUBLIC HEARING
JUNE 3, 2010



DRAWING LEGEND

-  105 APARTMENT UNITS
-  39 TRIPLEX UNITS
-  20 DOUBLE UNITS
-  23 TOWNHOMES
-  44 SINGLE FAMILY LOTS
w/ BUILDABLE ENVELOPE
-  PARK ACCESS TRAILS



Stephenson Point Community

APRIL | 2010



Peter J. Dandy & Associates
2400 14th Street
Vancouver, BC V6L 1A1
(604) 714-1231



**English Manor Style*

The housing style of the Stephenson Point community has deep roots in the rural garden manors of England and Normandy. The English Arts & Craft movement of the 19th century expressed a merging of philosophies of architecture and landscape design. These houses had sweeping heavy roofs over a solid base solidly anchored in flower and garden beds and used projecting bays to provide scale.

The Stephenson Point homes reflect this tradition of architecture that meets the land, referencing strong west coast traditions in materials and detailing. While porches are employed, projecting window bays to let in the limited light on coastal winter days. Sweeping roofs tie the structures to the grounds and gardens, which reflect the English approach to integrating natural garden beds and surrounding natural vegetation.

OCP AMMENDMENT

3312 HAMMOND BAY ROAD

- ✿ English Manor Style - Old world Quality & Charm
- ✿ Local Store & Services - walkable community
- ✿ C-4 Zoning with 'limited' & appropriate uses
- ✿ Linked to Pedestrian Network - Trail System
- ✿ Residential uses over shops - 'live/work' opportunities
- ✿ Sustainability and Safety

LOT B - MIXED USE (C-4)

Lot area: 2485 sqm.

Land Use: Mixed Use - Retail/
commercial & Residential

Zoning: C-4

Gross Fir Area: 1,700 m2 Total
CRU #1 - 250 m2
CRU #2 - 250 m2
CRU #3 - 240 m2 = 740m2
Residential 8 units x 120 sqm= 960m2

F.A.R.: 0.69

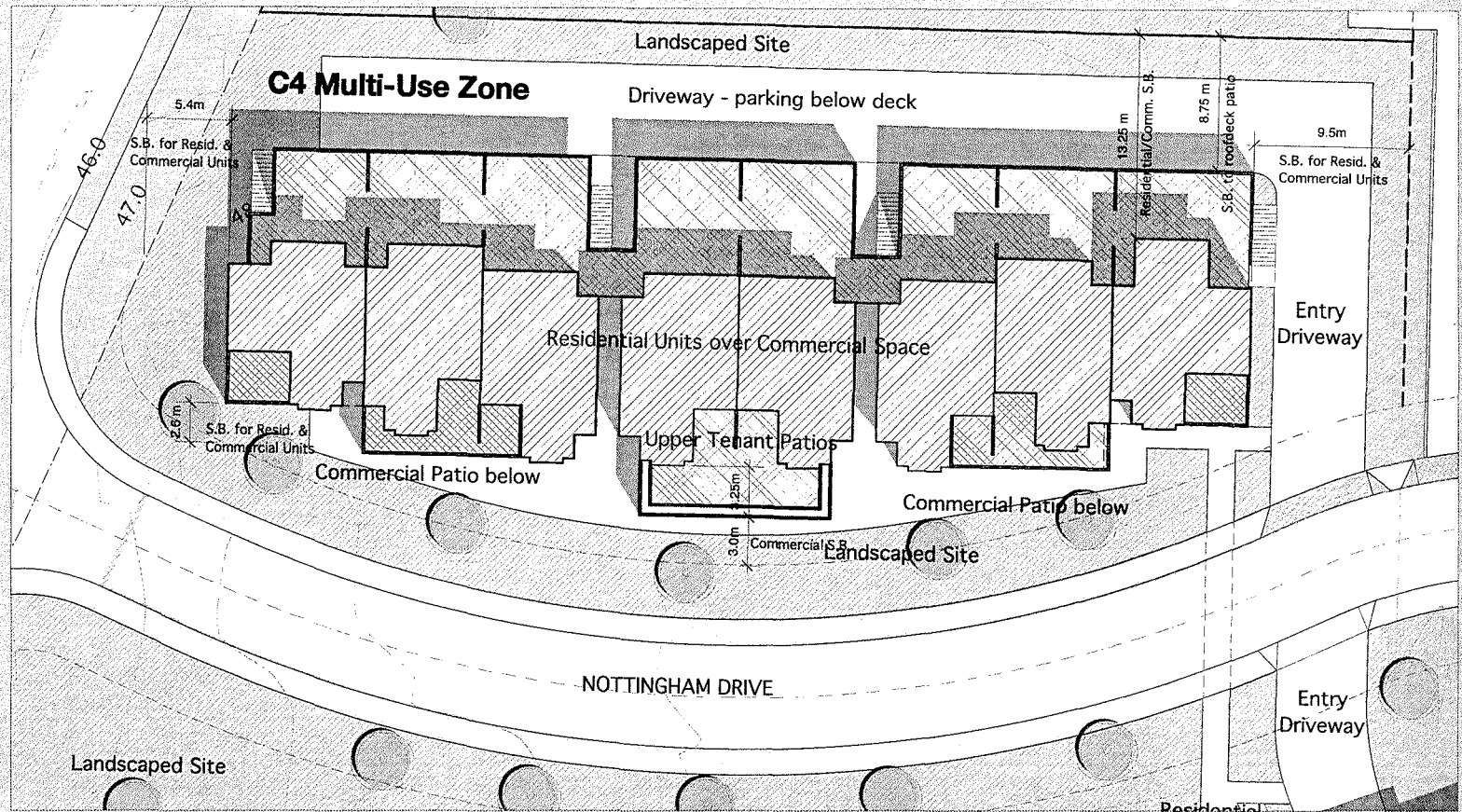
Amenity: 125 m2 (5%)

Lot Coverage: 35%

Density: 20 unit/ha & 3 CRUs

Parking Req. 53 standard & 2 HC

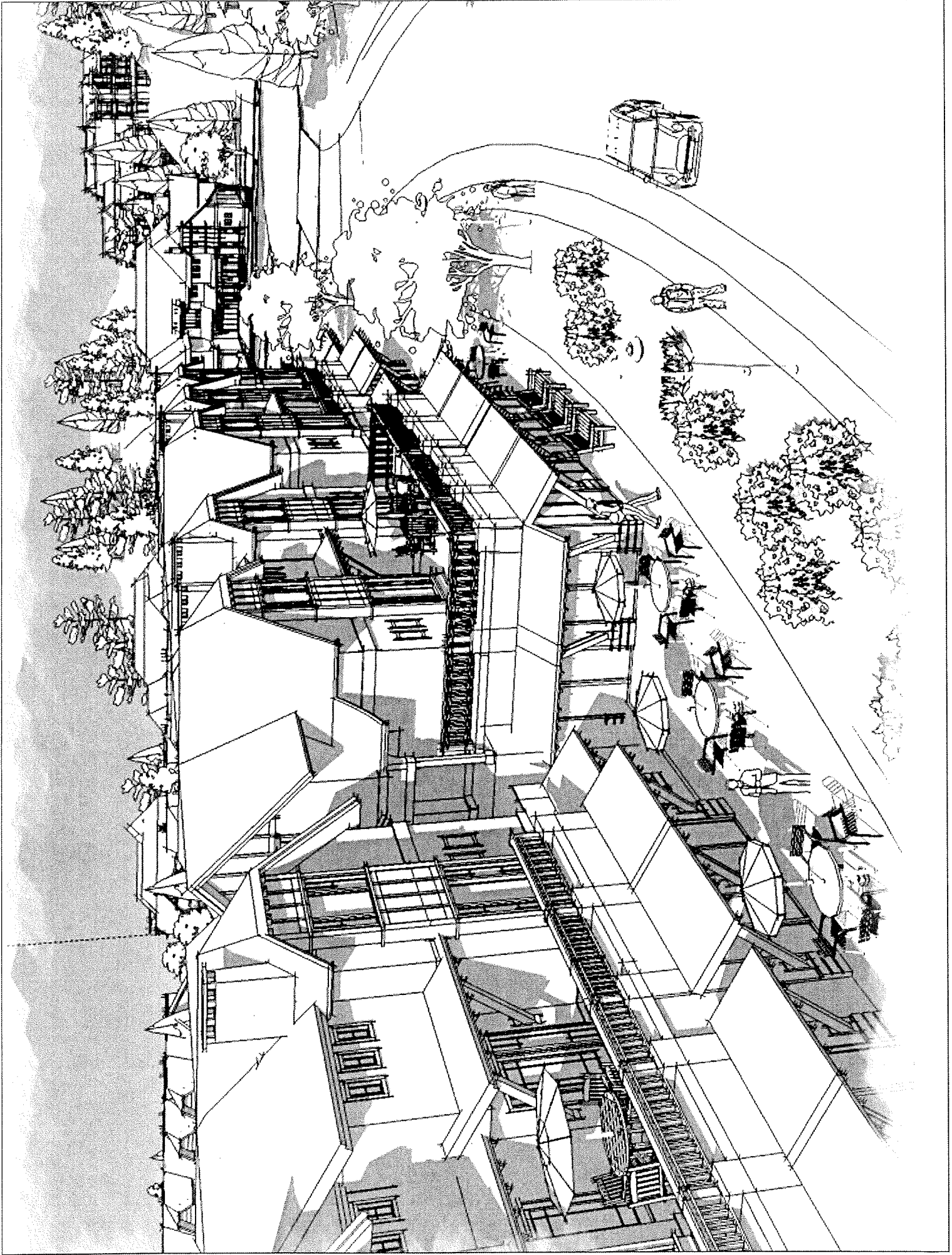
Parking Prov.: 53 standard & 2 HC -
visitor/CRU parking at grade/
balance underground



Stephenson Point Community

MAY 4 | 2010













REZONING

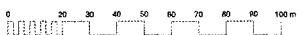
STEEP SLOPES (RS-7) TO RM-5

- ✿ Comprehensive Master Plan consolidates properties
- ✿ Range of Housing Types from Single Family to Apartments
- ✿ Alternative to Suburban Sprawl - Maximizes open space
- ✿ Extensive Parks & Trail Network - preservation of Trees
- ✿ Seniors can 'age in place'
- ✿ Affordability & choice



DRAWING LEGEND

-  105 APARTMENT UNITS
-  39 TRIPLEX UNITS
-  20 DOUBLE UNITS
-  23 TOWNHOMES
-  44 SINGLE FAMILY LOTS
/w BUILDABLE ENVELOPE
-  PARK ACCESS TRAILS

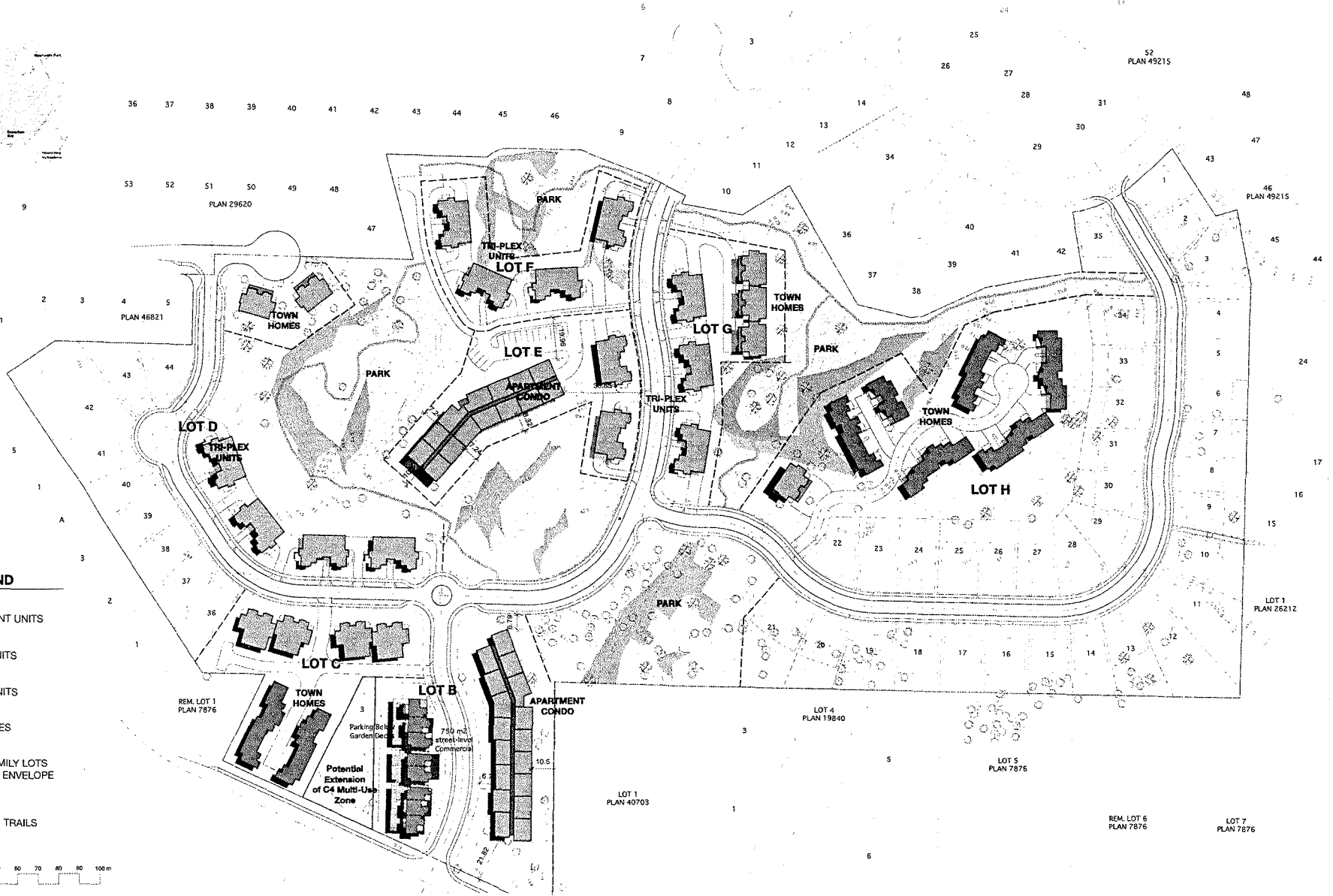


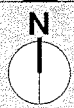
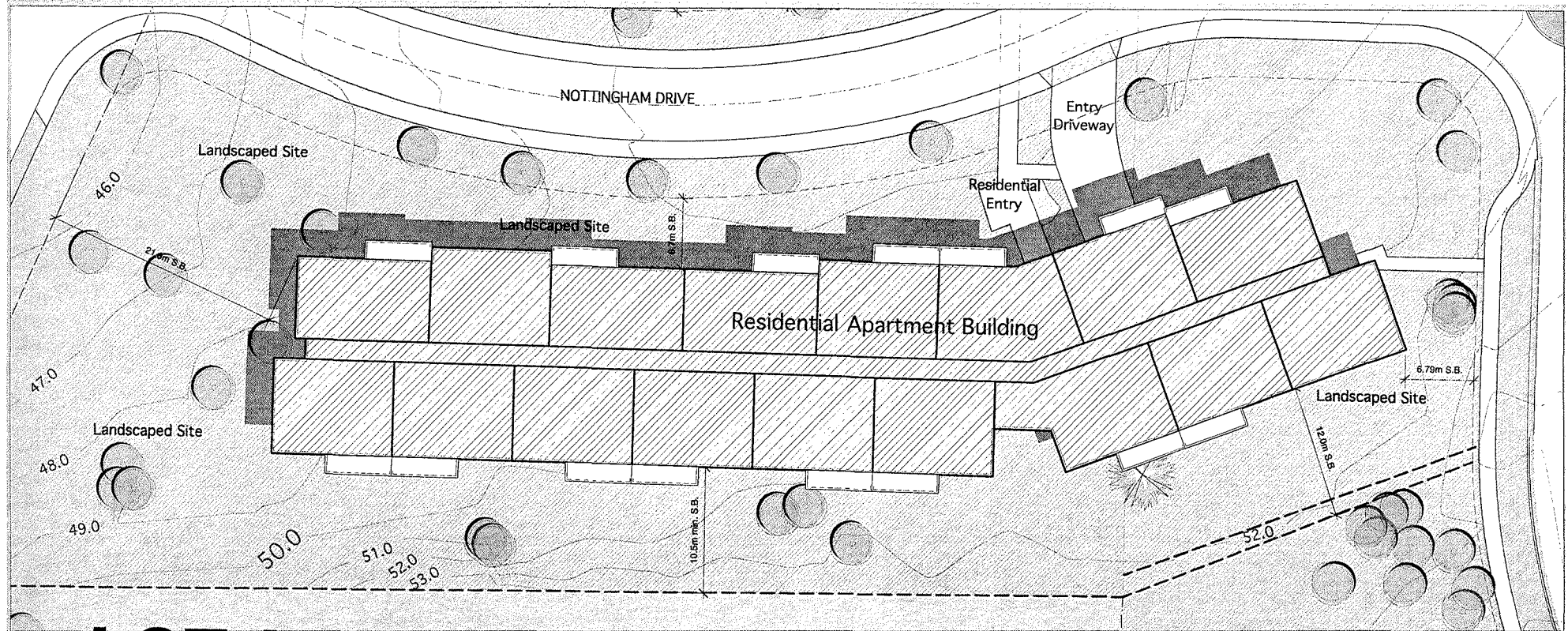
Stephenson Point Community

APRIL | 2010



Peter J Dandyk Architect Inc.
1200 - 10th Avenue
Vancouver, BC V6J 1A1
604.681.1111





LOT A - RESIDENTIAL (RM-5)

Lot area: 5334 m2
Land Use: Multi-Family Residential - 60 units
Zoning: RM-5
Gross Fir Area: 6,600 m2 Total
F.A.R. 1.24

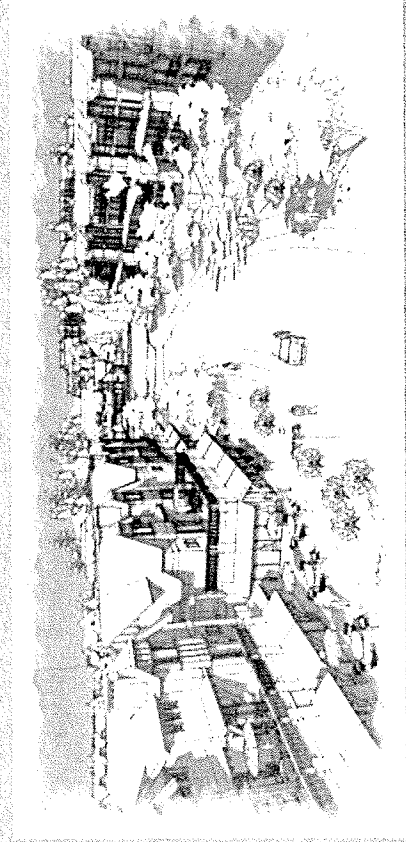
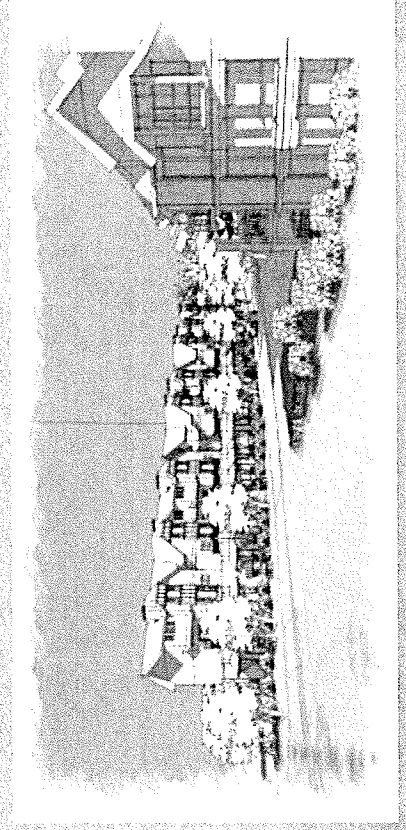
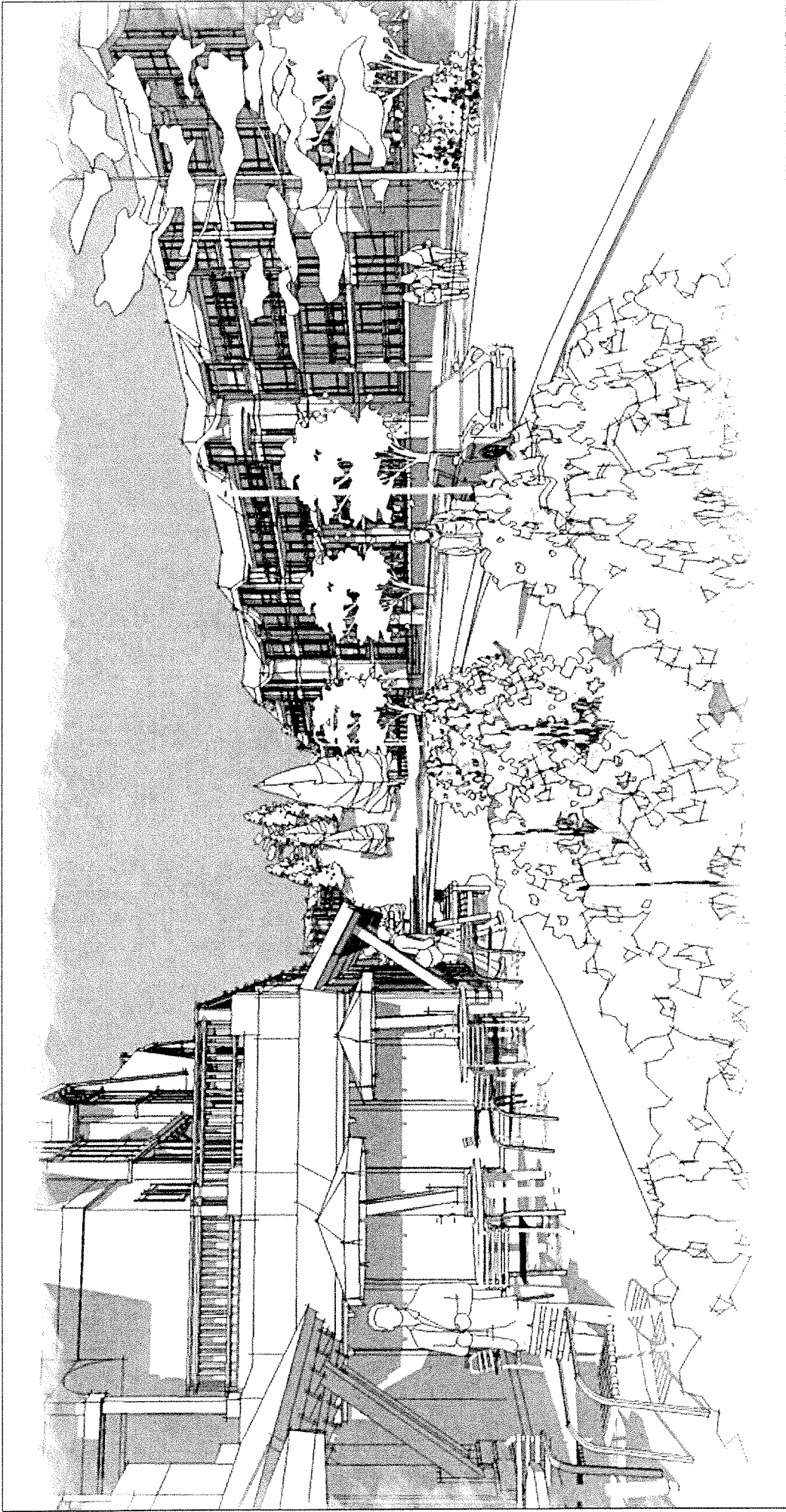
Amenity: 550 sqm (10.3%)
Lot Coverage: (1850 sqm) 35%
Density: 112 units/ha
Parking Req. 98 standard & 2 HC
Parking Prov.: 98 standard & 2 HC -
 visitor parking at grade and
 balance underground

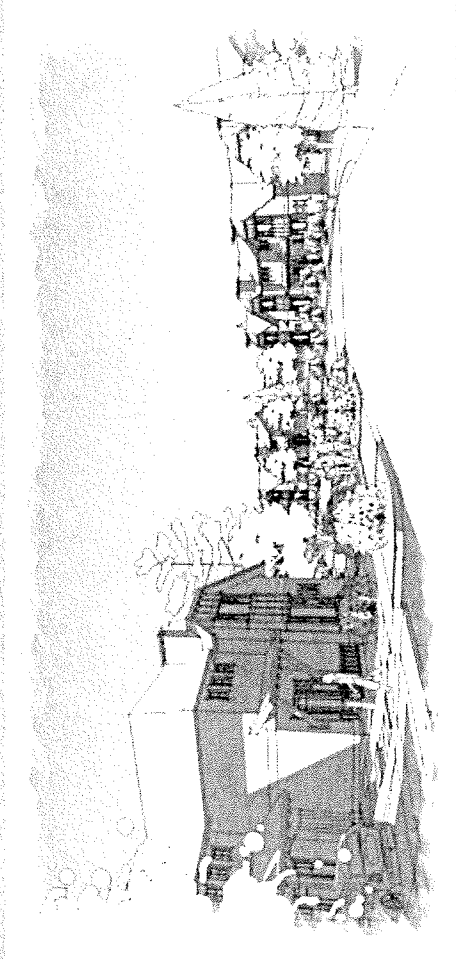
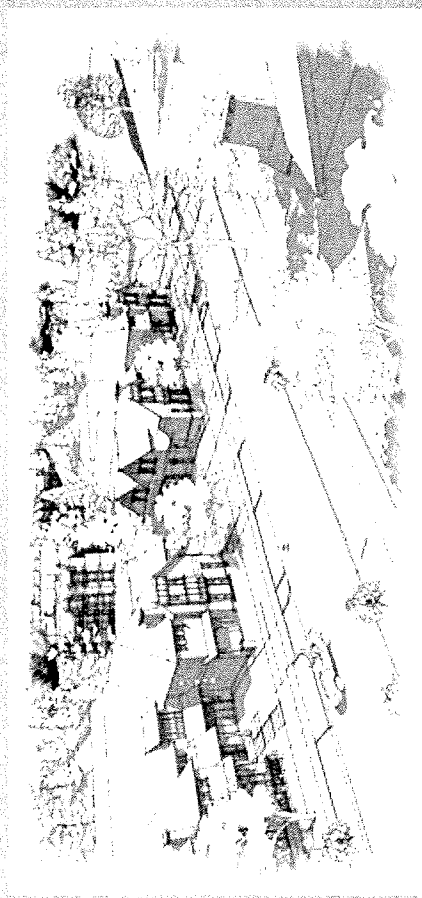


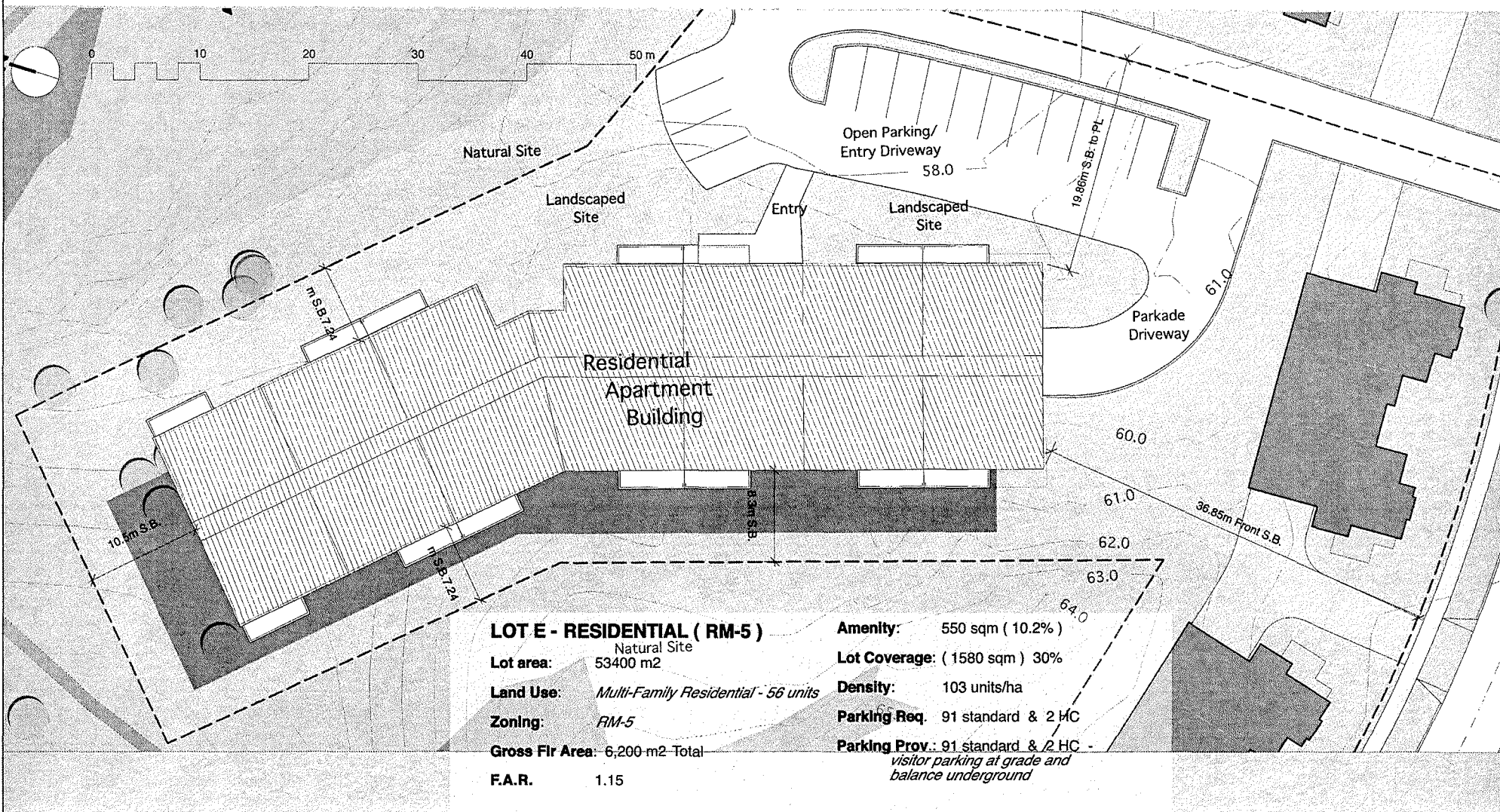
Stephenson Point Community



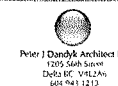
MAY 4 | 2010







Stephenson Point Community



MAY 4 | 2010



Condo nestled below hill & behind Townhomes



THANK YOU ON BEHALF OF THE CENTURY GROUP

PROPOSED DEVELOPMENT ABUTTING 103 BERKELEY PLACE

Thanks to Architect, Peter Dandyk who has been most helpful in explaining the rational and planning that has preceded the developer's application, and to Sheila Herrera, City Planner for providing information.

Affordable Housing:

In Nanaimo, there is a great need for affordable housing. A development of this size and mix should have a component of affordable housing, sponsored by the City of Nanaimo.

Roads/Vehicles:

This development will greatly increase the volume of traffic beyond the reasonable capacity of Hammond Bay Road. In its present state, Hammond Bay Road is a deterrent to walking in my own neighbourhood. As a safety factor, I find it necessary to drive my car to the area in which I wish to walk so that I avoid Hammond Bay. This development will only worsen the situation. It is important that the very necessary improvements be made to Hammond Bay, including sidewalks, before the development proceeds.

Bylaw #4000.476 to Amend Official Community Plan Bylaw 2996 No. 6000

I would also like to comment on the requested rezoning of the part of 3312 Hammond Bay Road on which Century Group Lands Corporation would like to build a Condominium. This property is currently designated Steep Slope Residential RS-7 and the Developer would like rezoned to Medium Density Multiple Family Residential (Suburban) Zone RM-5. This parcel abuts a steep slope. The Steep Slope Development Bylaws were implemented to protect the integrity of our open space. A medium density development at this location does not meet goals of Steep Slope Development as outlined in the City of Nanaimo's Official Community Plan Bylaw 1996 No. 6000. Reference 1.2, 1.3, 1.4

And it seems to me that in creating a new neighbourhood of mixed use and varying densities, there would be a natural transition from one density to another. In this case we have a proposal for both a Condominium and a Service Centre to be built at the base of a steep slope and adjourning two estate sized lots. There would be a direct impact to our property at 103 Berkeley Place. At this time we can sit on our deck surrounded by forest and enjoy the sounds of nature and watch eagles soaring overhead. This plan will destroy that ambiance and it may have an adverse economic impact on our property.

If the condominium component is to be built on this lot, we request that it be held to two stories, that the mature trees around it be preserved, and a substantial sized natural "green" buffer be retained at the back of the property.

The plans we have seen shows a natural park below a portion of our property. The perimeter of the property is not fenced and it may not be obvious that it is private property. We are concerned about privacy, liability and the potential for dumping. We would like the developer or the City to clearly delineate our property line with natural materials, such as Cedar trees, and appropriate signage.

Respectfully submitted – Joyce and Bill Hedges, 103 Berkeley Place, Nanaimo (250) 758-3354

June 3, 2010

Gary Leadbetter & Heather Thompson
183 Silver Crest Cres., NW
Calgary, Alberta
T3B 3T8
(Home 403-247-0139
Fax number 403-592-7024
Email: homesold@shaw.ca

May 30, 2010

Our home at 3453 Meadow Lane Road, Nanaimo is right adjacent to this new proposed development.

Attention: Public Hearing - Notice of Public hearing. Zoning Bylaw 1993 No. 4000 and the City of Nanaimo "Official Community Bylaw 2008 No. 6500

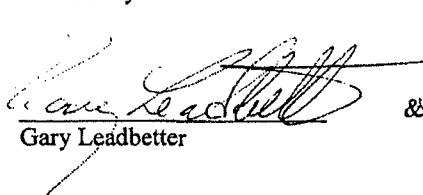
City of Nanaimo,
Community Safety and Development Division,
455 Wallace Street, Nanaimo, BC V9R 5J6

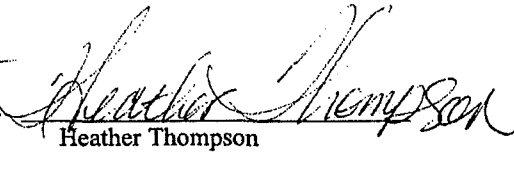
To whom it may concern!

We're presently work and live in Calgary, however we're concerned about the impact of this large multi-family home development on our home at 3453 Meadow Lane Road, Nanaimo. Our intention is to be moving into our home at Meadow Lane Road in the next 2 to 3 years.

Please find attached an outline of our concerns.

Yours truly


Gary Leadbetter

& 
Heather Thompson

Gary Leadbetter and Heather Thompson
Owners of 3453 Meadow Lane Road.
May 26, 2010

Notice of Public hearing. Zoning Bylaw 1993 No. 4000 and the City of Nanaimo "Official Community Bylaw 2008 No. 6500.

We received this notice 6 days prior to Public Hearing at the Shaw Auditorium on June 03, 2010. This is not adequate.

We have a number of concerns:

#1 Removal of vegetation will have a huge impact on the water cycle of this large hillside tract of land – Will we be subject to flooding?

Our greatest concern is about changing the water retention capability of this environmentally sensitive hillside, the large tract at - 3355 Meadow Lane Road slated for rezoning per RA236-Bylaw no. 4000-476 . This area contains a great deal of biomass. There are very dense patches of shrubby type vegetation, small ground plants and numerous larger trees. This old stand of vegetation traps, retains, captures, absorbs and most often redirects rain water into it's roots, stems and leaves. The soil beneath and surrounding these plants has captured, absorbed and retained millions of gallons of water every year. If these small plants, medium size shrubs and tall trees are removed, the water (rain and/or snow melt) will run down the hill via the path of least resistance to the lowest point. It may run beside our home and across our yard making it unusable. Our home at 3453 Meadow Lane road is at a low point and will be flooded. Likewise the homes at 3446, 3434, 3428 Meadow Lane Road and homes on Kite Way (eg, 3309) are likely to see significant flooding and wet basements. There may be additional homes impacted on Kite Way. We see how much water comes along the road and into the ditch currently when there are severe rains and this is with the hillside and soil in place and retaining much of the precipitation.

If these huge absorbent natural sponges are removed to build houses and roads, where will the water/run off water go? We are very concerned that we will be flooded out during Nanaimo's periodic periods of continual rain fall.

#2. Flooding at the confluence of 3 area slopes.

Our home at 3455 Meadow Lane Road and the homes across the street are located near the lowest point of land, at the confluence of three slopes. We're at bottom of the slope from the Hammond Bay Road/Meadow Lane Road intersection, the bottom of the slope from the other end of Meadow Lane Road and at the bottom of the hill slated to be stripped of vegetation and paved per RA236.

Potential flooding of our home and yard is a significant concern. We have walked through this hillside tract of land behind us many times and have a healthy appreciation for the lay of the land, its slopes and contours.

It is obvious that the path of least resistance for run-off water will be adjacent to our home and quite possibly across our yard

3. Safety issues due to flooding

The volume of water could be a minor or sporadic safety issue to children and small pets.

#4. Safety of intersection at Meadow Lane Road and Hammond Bay Road.

This intersection is very dangerous and difficult at the best of times with the minimal traffic we see currently coming off of Meadow Lane Road. It is a blind intersection/corner. There are few homes here, therefore few issues. **By creating a major access route for the new development via Meadow Lane Road, the increased number of vehicles using this blind and dangerous intersection will cause the City of Nanaimo a very serious traffic issue.**

#5 Value of our homes will be impacted by the addition of many high density and possibly lower priced homes.

The houses on Meadow Lane Road, Kite Way and Osprey Lookout are for all intents and purposes single family homes. Homes in the RA235 3355 parcel fronting on Meadow Lane Road should be restricted to single family homes as well. If the value of our homes goes down, so does the tax assessment which impacts City of Nanaimo's tax revenue. The street should remain as single family homes; not duplexes and triplexes or any other combination of multi-family dwellings. The value of our homes will also be impacted by the high density of inexpensive dwellings on RA235 – Subject property 3443. This piece of land is also slated for multi family homes. This will have a significant impact on the value of the homes presently on Meadow Lane Road.

Our summation on this development

- ✓ We appreciate that things change and progress is always a part of urban life. We also appreciate that an investor has purchased the land behind us and adjacent to us and would like to maximize the profit on their investment. They have presumably calculated the best use of the land to maximize their financial gains. That is a given.
- ✓ The City of Nanaimo wants to increase their revenue stream via property tax revenue.
- ✓ As home owners we are concerned about:
 - ❖ The health and safety of our families:
 - ❖ The potential flooding of our home and property.
 - ❖ The serious safety and convenience issue of the intersection at Meadow Lane Road and Hammond Bay Road.
- ✓ As homeowners we are concerned about our lifestyle and the enjoyment of our family home
- ✓ As homeowners we are concerned our property value. **Our home is a major financial investment which we want to maximize ~ Just like the developer wants to maximize their financial interest of the land in question.**
- ❖ Values will be reduced because of high density – multi family dwelling instead of single family dwellings
- ❖ Water issues
- ❖ Traffic issues

A municipal government is responsible for looking after the interests of individual property owner's interests and not just the developer's interests.

Recommendations:

If this development goes forward: 1. Create a Dry Pond or Storm water retention Pond at 3443 Meadow Lane Rd- If the City of Nanaimo is strongly set on having a large number of homes built on this hillside it would be prudent to create a large dry pond or storm water retention pond on 3443. This storm water capture point may mitigate *some* of the very serious and valid concerns about runoff and flooding of local homes on our street.

2. Either restrict access from Meadow Lane Road to Hammond Bay Road or the very last option would be to install a Traffic Light.

Penny Masse

From: Gary and Heather [gleadbetter@shaw.ca]
Sent: Wednesday, June 02, 2010 3:49 PM
To: Public Hearing
Subject: Our Submissions regarding the Change in Bylaws - 1993 No 4000 & 2008 No 6500
Attachments: Nanaimo Public Hearing June 3 Part 1.doc; Nanaimo Public Hearing Our House is located here at 3453 Meadow Lane Road.doc; Nanaimo Public hearing - 2 -Our home is located at 3453 Meadow Lane Road page 2.doc

GARY LEADBETTER, B.Sc., (P.Ag. (retired))

***HOMELIFE CITYSCAPE REAL ESTATE
#3, 1010 1ST AVE. N.E.
CALGARY, AB T2E 7W7
Office: 403-270-2020***

Make those Dreams a Reality!

Certified Condominium Specialist - Calgary Real Estate Board

E-mail Gary at: homesold@shaw.ca

www.homelife.ca

www.garyleadbetter.ca

Gary Leadbetter and Heather Thompson
Owners of 3453 Meadow Lane Road.
June 2, 2010

Notice of Public hearing. Zoning Bylaw 1993 No. 4000 and the City of Nanaimo
"Official Community Bylaw 2008 No. 6500.

To whom it may concern!

Please find attached our concerns and comments about this proposed development and bylaw change.

After a few days of thinking about this development we're now concerned about our property values.

The building of Multi-family dwellings in an established community in most cases has significant **negative** impact on the single family homes in the area. That will mean our home will lose it's value.

We understand the developer and builder wishes to build multi-family dwellings because it's easier and less costly per door. They can maximize their profit.

Unfortunately, the developer leaves the area and the drop in value of existing family's homes is of no concern for they have their pocket full of cash and are gone.

The City will see less tax revenue from these older existing homes because their value has plummeted.

Higher tax revenue for the City of Nanaimo if single family homes are retained on and around Meadow Lane Road.

We're of the opinion where there are existing homes on Meadow Lane Road that any new dwellings also be single family homes. Upper end homes (\$450,000 to \$600,000) will pull the value of all the homes up and in the long run the City of Nanaimo will see a far higher tax revenue stream.

Thank you for your time and we appreciate the opportunity to participate in this Public Hearing on June 3, 2010.

Yours truly

Gary Leadbetter & Heather Thompson

Our House is located here at 3453 Meadow Lane Road



1. This area is proposed to be triplexes or multi-family homes.

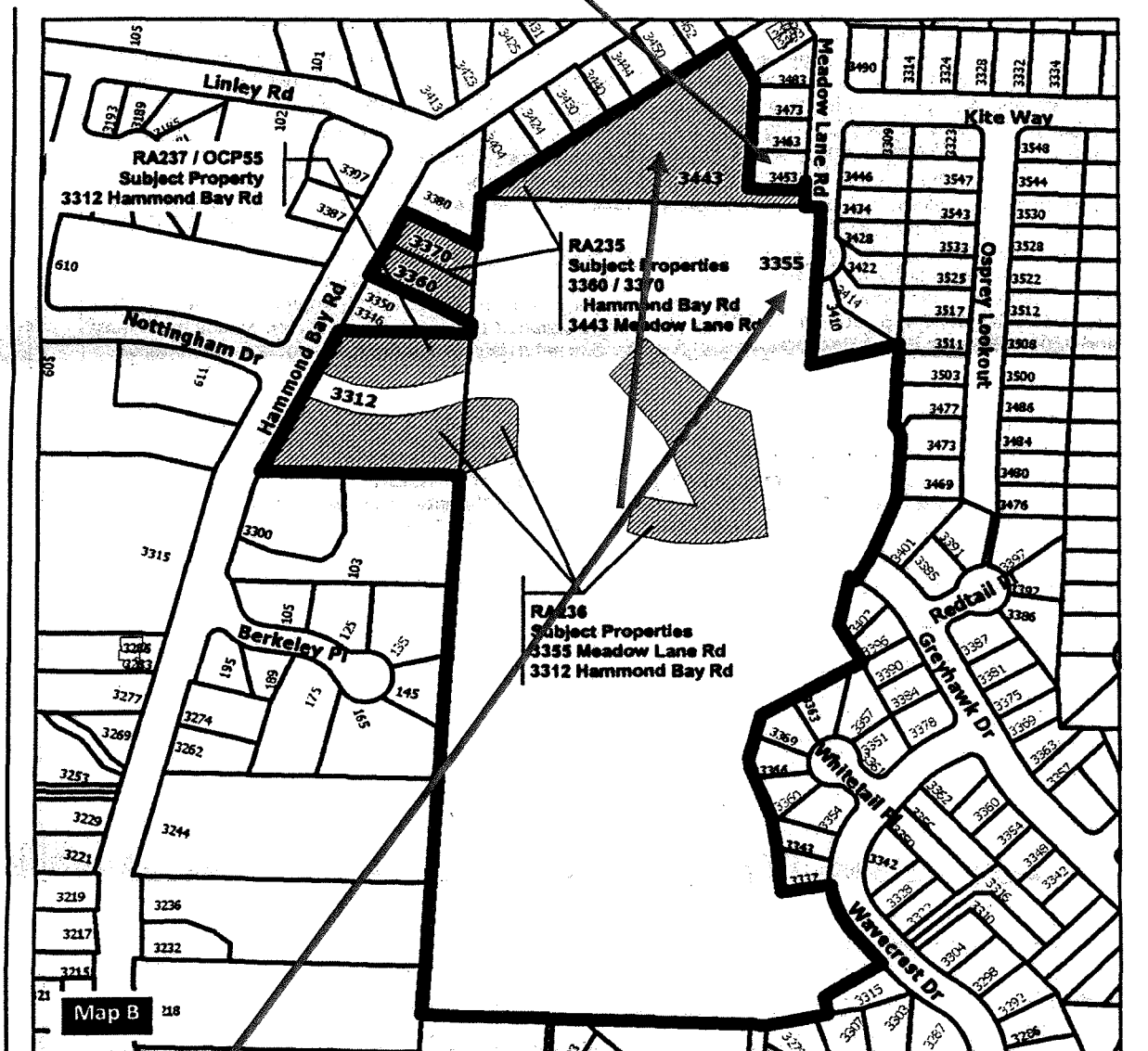
This is composed of single family homes. Tri-plexes, duplexes

would have a significant negative impact on the homes in this area. This area should be upper end single family homes.

2. This area is also proposed to be multi- family. Again multi-family homes would have a huge negative impact on the value of the homes on Meadow Lane Road.

We realize the developer & wants to maximize their profit increase net wealth. As home owners on the street we want to retain our value.

Our home is located at 3453 Meadow Lane Road



We're concerned if Multi-family dwellings go into these 2 locations on Meadow Lane Road our house prices will be significantly reduced. The city of Nanaimo's tax revenue will also be significantly reduced.

Meadow Lane Road should remain as homogenous group of single family homes, not a hodge-podge of multi-family homes so the developer and builder can maximize their profits and then leave for Arizona or where ever. (Developers come and go into communities and leave the left-overs and issues to the owners (tax payers).

Homeowners are your long term customers who pay taxes. Builders and developers take their money and disappear .

Penny Masse

From: Sheila Herrera
Sent: Tuesday, June 01, 2010 1:19 PM
o: 'Gary and Heather'
Cc: Penny Masse
Subject: RE: Meadow Lane Road - rezoning????

Your submission will be provided to Council at the Public Hearing.

Thank you,
Sheila

From: Gary and Heather [mailto:gleadbetter@shaw.ca]
Sent: Sunday, May 30, 2010 4:16 PM
To: Sheila Herrera
Subject: RE: Meadow Lane Road - rezoning????

Hello Ms Herrera!

Would you please pass this on the appropriate person (s). We understand there is public meeting on June 3, 2010.

Thank you.

Regards

Gary Leadbetter & Heather Thompson

From: Sheila Herrera [mailto:Sheila.Herrera@nanaimo.ca]
Sent: Thursday, February 18, 2010 5:33 PM
To: 'gleadbetter@shaw.ca'
Subject: RE: Meadow Lane Road - rezoning????

Hello,

Deborah Jensen forwarded this email to me, sorry for the delay in responding.

I have attached a summary of the proposed development for your information.

In terms of the process, there will be a Public Hearing (date to be announced) and as a land owner you will receive a public hearing notice in the mail. Public hearing notices are hand delivered to the occupants and sent in the mail to the owners. So if your address on file (for property tax purposes) is in Calgary then you will receive the notice as that address as well.

It is likely that the Public Hearing will be May-06, and you are welcome to check back with me to confirm this. Of course if you are unable to attend you can submit a written response by mail or online. This information is included on the notice. The notice will also be posted on our website as a part of the notification period.

Please do not hesitate to contact me should you have any further questions.

Thank you,

Sheila



Sheila Herrera
Planner

Planning Division
Development Services Department
TEL: (250) 755-4460 x 4333
FAX: (250) 755-4439



Please consider the Environment before printing this email

From: Gary and Heather [mailto:gleadbetter@shaw.ca]

Sent: Tuesday, January 26, 2010 2:08 PM

To: Deborah Jensen

Cc: Chris Sholberg; 'Heather Thompson'

Subject: Meadow Lane Road - rezoning????

Hi Deborah Jensen!

I was given your name as a contact. You're probably not the right person, but would you be so kind to forward our email to the correct person.

We live in Calgary, but own a home at 3453 Meadow Lane Road, Nanaimo and we have just learned a sign was placed on the property (adjacent) about rezoning the property.

Who do we talk to about the impact on our property and our home?

Where can we obtain additional information?

Thank you for taking the time out of your busy schedule to assist us with this request.

Regards

Gary Leadbetter and Heather Thompson
403-247-0139

Penny Masse

From: Webmaster
Sent: Wednesday, June 02, 2010 6:33 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Galina Kuzmina has sent a Public Hearing Submission Online.

Address: 201-8600 Westminster Hwy. Richmond, BC V6X1A8 Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 3244 Hammond Bay Road CommentsPlease correct the drawings to reflect the access to the back of 3244 Hammond Bay Road.

We are badly in need of this access so that we would be able to subdivide and use the part of the property, which is 2.6 acres.

All pertaining documents were faxed to the Planning Department on May 27, 2010. Thank you.

Penny Masse

From: John Keyzer [sezela@shaw.ca]
Sent: Tuesday, May 25, 2010 8:58 AM
To: Public Hearing
Subject: bylaw#4000.475
Attachments: pastedGraphic.jpg

This letter is in connection with the rezoning of the parcel of land, 3443 meadow lane. i gather that this parcel of land is being changed so that there is steep slope zoning. this parcel of land is completely flat. so i do not see the reason to re zone it. i fully understand the rezoning of ra236 to steep slope.

but not ra 235.

the address of 3443 meadow lane those houses apprx 14 houses all the cars / service vechiles will be exiting onto meadow lane then onto hammond bay road. i live on the corner of hammond bay and meadow lane. i have personally witnessed

several accidents from cars exiting meadow lane and being struck from cars coming from the right. one feels looking at the map that the exit should come out where the new road has been put in, at the old farm between linely road and nottingham drive. there are a lot of houses being built on the old farm. at a later stage as traffic increases even more on hammond bay one could always install a traffic light at this point. the other problem with allowing cars of this quantity to exit meadow lane onto hammond bay is u have a bus stop directly opposite meadow lane and one directly to the left of meadow lane. we have witnessed traffic jams with cars trying to turn left onto planta, right onto meadow lane, exiting meadow and 2 buses, it is quite the thing.

I realize that this would take a little bit of planning. but living here for 20 years i feel we have a fairly good working knowledge of the meadow lane and hammond bay corner, and all it would take, would be too put a person on this corner too watch for a couple of days. and i am sure they would come out with the same results. By changing the exit too hammond bay (opposite the new road) linely valley and nottingham roads, it would reduce accidents and icbc claims and it would make alot more sense to the surrounding neighborhood.

yours

JOHN KEYZER

3480 hammond bay road
250 739

3795 Departure Bay Rd
Nanaimo, BC V9T 1C5
May 28, 2010

Public Hearing
Re: Bylaws No:
6500.009
4000.475
4000.476
4000.477

I have a concern regarding the development of the above portions of land off Hammond Bay Rd and the increased traffic that will flow along Departure Bay Rd.

In particular, my concern is for the non compliance of School Speed Zones, in particular by the trucks involved in the development, but also vehicles on a day to day basis.

The School Speed Zone at Rock City School is most frequently ignored. As it is a very short zone, by the time most vehicles react to the School Zone signs, they are already right in front of the school with absolutely no time to stop if a child should dart out.

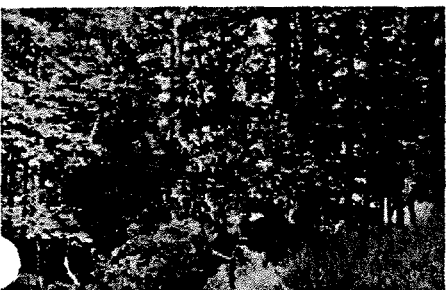
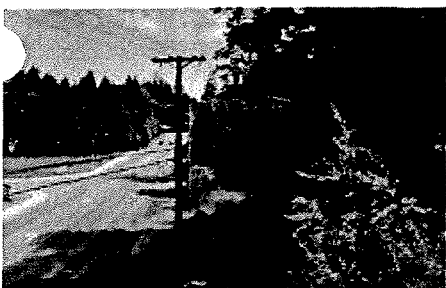
There is no alternate route from the location on Hammond Bay Rd other than to use Departure Bay Rd, and unless the matter of increased traffic and speed is dealt with prior to this development proceeding, I am against it.

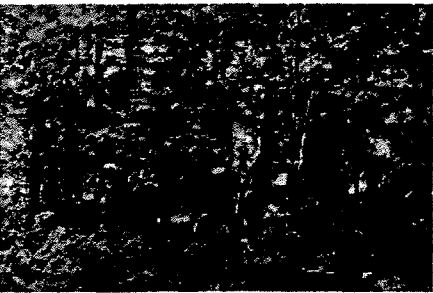
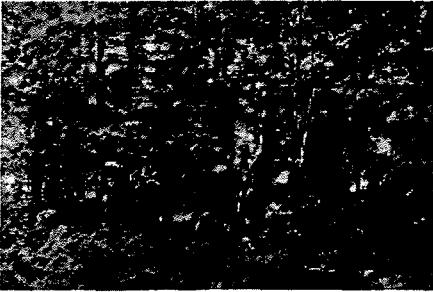
Yours truly,

Elaine Toole

Penny Masse

From: jimqin@shaw.ca
Sent: Thursday, June 03, 2010 2:55 PM
To: Public Hearing
Cc: Julie Ferguson
Subject: Public hearing June 3rd.2010 submission





To city of Nanaimo.
Community safety and development division.
Re Public hearing June 3rd. 2010.

My name is Julie Steward-Ferguson and I am the owner of 3300 Hammond bay rd.

have read with interest the proposed rezoning changes for 3312 Hammond bay rd.
These properties are located directly adjacent to me, my property borders plan 14494
therefore any changes to the zoning will affect me directly.

I wish to make the following comments and these be considered as you seek public feedback.

I purchased this property almost 3 years ago primarily as a home for my father. He was living at the time in Vancouver and we were delighted to find this well treed private lot for him to spend his latter years. It was described in the real estate listing as "a large lot with privacy .67 acres of treed natural landscaped property that would be best described as a bird lovers sanctuary". This statement would also be true of most of the immediate neighborhood where we have larger lots with single family dwellings.

The proposed development would effect a huge change to our neighborhood. For one, a large condominium development with 105 units next door would change the whole landscape of my property as well as my neighbors. The area shown on Century's "Stephenson Point Community" plan drawings places this Condo Lot B on a wooded area with perhaps as many as 30 plus mature trees. How many of these would remain?.....I have attached a few pictures showing this immediate location.

Secondly, it is also proposed to include a service area with shops and services. With several large shopping centre's within a few minutes drive why would we want to have this development in the heart of a residential area and on a road already burdened by increasing traffic and the complications and safety concerns that brings? This particular stretch of Hammond bay road is winding and undulating and I expect most would agree with me if I described this as a scenic route. Surely to be impacted by additional commercial development.

No, As a Nanaimo resident I am opposed to the changes I refer to above and believe they do not reflect the objectives noted in the official community plan 2008 which includes the statement..... " To maintain the character and livability of existing neighborhoods. Ensure that new development and redevelopment maintains and enhances the residential character of existing neighborhoods ".

I respectfully ask our city council to agree this objective will not be met and that according actions will be taken.

Julie Steward-Ferguson.
250-751-8873

Penny Masse

From: John Keyzer [sezela@shaw.ca]
Sent: Tuesday, May 25, 2010 8:58 AM
To: Public Hearing
Subject: bylaw#4000.475
Attachments: pastedGraphic.jpg

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3443 meadow lane. i gather that this parcel of land is being changed so that there is steep slope zoning.

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yours

JOHN KEYZER

3480 hammond bay road
250 739

