

2010-FEB-26

STAFF REPORT

TO: A. TUCKER, DIRECTOR OF PLANNING, DSD

FROM: B. ANDERSON, MANAGER, COMMUNITY PLANNING, DSD

RE: REPORT OF THE SPECIAL PUBLIC HEARING HELD
THURSDAY, 2010-FEB-18 FOR BYLAW NO. 6500.007

STAFF'S RECOMMENDATION:

That Council receive this report and the minutes of the Special Public Hearing held on Thursday, 2010-FEB-18.

EXECUTIVE SUMMARY:

A Special Public Hearing was held on 2010-FEB-18, regarding the Oceanview Master Plan. Approximately 100 members of the public were in attendance. Minutes of the Public Hearing are attached.

BACKGROUND:

BYLAW NO. 6500.007:

OCP51 – 950, 960, 1170, 1260, 1270 Phoenix Way - Oceanview

This bylaw was adopted at a Special Council meeting held immediately following the Public hearing on 2010-FEB-18 and amended Schedule G (Cable Bay Plan) of the City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" by including the Oceanview Master Plan. This Master Plan for Oceanview (formerly Cable Bay Lands) provides policies for the planning and future development of a comprehensive, mixed use resort area. The overall layout consists of recreational (an 18-hole golf course and related amenities), residential (provides for a variety of residential types, including single family, multiple family, and seniors and congregate care facilities), and commercial uses (a mixed use village centre and a mixed use, small scale neighbourhood commercial area).

This application appeared before Council at the Special Council Meeting on 2010-FEB-18 and was given Third and Final Readings.

There were 21 verbal and 92 written submissions received for this bylaw.

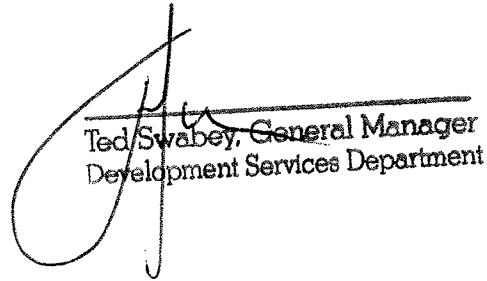
Respectfully submitted,

A stylized, cursive signature in black ink, consisting of several loops and a long horizontal tail.

B. Anderson
Manager, Community Planning
Development Services Department

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A. Tucker
Director of Planning
Development Services Department

A stylized, cursive signature in black ink, with a large loop at the start and a long horizontal tail.

Ted Swabey, General Manager
Development Services Department

/pm/hd
Council: 2010-MAR-08
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**MINUTES OF THE SPECIAL PUBLIC HEARING HELD PURSUANT TO THE
LOCAL GOVERNMENT ACT, VANCOUVER ISLAND CONFERENCE CENTRE,
SHAW AUDITORIUM, 101 GORDON STREET, NANAIMO, BC,
ON THURSDAY, 2010-FEB-18, TO CONSIDER AMENDMENTS TO
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 (arrived at 7:06pm)
Councillor D.K. Johnstone
Councillor J.A. Kipp
Councillor L.D. McNabb
Councillor J.F. Pattje
Councillor L.J. Sherry
Councillor M.W. Unger

STAFF: T. Swabey, General Manager, DSD
A. Tucker, Director of Planning, DSD
B. Anderson, Manager, Community Planning, DSD
P. Masse, Planning Clerk, Planning Division, DSD

PUBLIC: There were approximately 100 members of the public present.

CALL TO ORDER:

Mayor Ruttan called the meeting to order at 7:00 pm. Mayor Ruttan discussed the purpose of the Special Public Hearing (Mayor Ruttan's presentation is attached as a part of "Schedule A – Submissions for Bylaw No. 6500.007".) Mr. Anderson explained the required procedures in conducting a Public Hearing and the regulations contained within Section 892 of the *Local Government Act*. Mr. Anderson read the item as it appeared on the agenda, adding that this is the final opportunity to provide input to Council before consideration of Third Reading and Adoption of Bylaw No. 6500.007 at the Special Council meeting, scheduled to take place following this Special Public Hearing (Mr. Anderson's presentation is attached as a part of "Schedule A – Submissions for Bylaw No. 6500.007").

1. BYLAW NO. 6500.007

OCP51 – 950, 960, 1170, 1260, 1270 Phoenix Way (Oceanview)

This bylaw, if adopted, will amend Schedule G (Cable Bay Plan) of the City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" by including the Oceanview Master Plan. This Master Plan for Oceanview (formerly Cable Bay Lands) provides policies for the planning and future development of a comprehensive, mixed use resort area. The Master Plan content is structured to include site context, land use designations, transportation, utility infrastructure and stormwater, parks and open space, as well as design guidelines and phasing.

The Master Plan presents opportunity for a sustainable development that provides new services, amenities, and economic opportunities while approximately 50% of the area is retained as parks, trails, open space, and golf course.

The subject properties are legally described as LOT 4, SECTIONS 21, 22 AND 23, RANGE 2 AND SECTION 21, RANGE 3 CEDAR DISTRICT, PLAN VIP65621; SECTION 21, RANGE 3, CEDAR DISTRICT, EXCEPT THE WESTERLY 10 CHAINS EXCEPT THOSE PARTS IN PLANS VIP59192 AND VIP65621; SECTION 21, RANGE 4, CEDAR DISTRICT; SECTION 20, RANGE 4, CEDAR DISTRICT; and SECTION 20, RANGE 3, CEDAR DISTRICT, EXCEPT THAT PART IN PLAN VIP59192.

Mr. Anderson advised that the applicant would let their presentation at the previous Public Hearing stand, and would not be making a presentation this evening.

Councillor Sherry asked for clarification on whether or not the written correspondence received at the Public Hearing would be read into the record to ensure Council receives all information in order to vote on the issue at the Special Council meeting immediately following the Hearing.

Mr. Anderson read the three written submissions received at the Public Hearing into the record (these submissions are attached as a part of "Schedule A – Submissions for Bylaw No. 6500.007").

Councillor Pattje noted that he has questions he had planned to ask the applicant, who is not making himself available at the Hearing; therefore, he will ask these questions to Staff in the absence of the applicant. Asked for clarification on the new connector road and when it is proposed to be built.

Mr. Swabey noted that the last correspondence received by the applicant is the letter received on 2010-JAN-22, which provides Council with the clearest information to date on the issue and which states that the connector road is proposed to be constructed prior to urban, residential or commercial buildings being constructed.

Councillor Pattje noted that this information is different from what was received from the applicant regarding this connector road at the 2010-JAN-14 Public Hearing. Believes this fact exonerates him for requesting this Special Public Hearing. Asked for clarification on whether or not the applicant is required to have titles to all of the lands that would be involved in the building of the proposed new road.

Mr. Swabey noted that the applicant may have to upgrade roads in the Regional District and they would not require titles to those properties nor the properties that would be involved in the construction of the proposed new connector road.

Councillor Pattje noted that the development is within the municipal boundary of Nanaimo and the road system being discussed is within the RDN; asked for clarification on whether or not Oceanview has the concurrence of the RDN regarding the proposed roads.

Mr. Swabey noted that the question is a premature one when considering an OCP amendment application as those details would be addressed through a rezoning application. He added that the RDN Board will not be involved in reviewing the rezoning application. The Ministry of Transportation, who has jurisdiction over RDN roads, will be involved once that rezoning application is referred to them.

Mr. Russ Burke, 6061 Parkway Drive – In Favour

- Believes the proposal will bring new investment and well-paying jobs to the city, and will increase the tax base.
- A strong supporter of downtown development, he has been a proponent of the conference centre, Vancouver Island University, the cruise ship terminal and the airport. Believes it is now time for private development.
- Noted that people who wish to live in a golf course development are not attracted to living downtown; they are not competing against each other, they will simply go to a community which has golf course living opportunities. Would like those jobs to be in Nanaimo.

Mr. George Creek, 1458 Fiddick Crescent – Not In Favour nor Opposed

- Mr. Creek's presentation is attached as a part of "Schedule A – Submissions for Bylaw No. 6500.007".

Councillor Unger noted that this Hearing is in relation to an OCP amendment. Believes people are getting ahead of the process, would prefer the Hearing discuss the OCP amendment only.

Councillor Pattje noted that the Hearing concerns the inclusion of a Master Plan into the OCP. That Master Plan talks about who the proponent is; therefore, it is part of the process. Surprised to hear there is a numbered Alberta company involved, was not aware of that. Would like to know when the City and Council was advised of that.

Mr. Swabey noted that the applicant is Mr. Brian Senini, who is an authorized agent for the owner. It is somewhat problematic if Council makes land use decisions based upon ownership, as it could be deemed discriminatory. Suggested that Council consider land use matters as it relates to the application.

Mr. Melvin Bramley, 1339 Gervais Road – Opposed

- Asked for clarification on whether or not services would be provided to the subject property through Harmac and city lands.

Mr. Swabey noted that the applicant has submitted how servicing to the property is proposed and it is part of the public record.

Mr. Dave Larson, 2623 Barnes Road – Opposed

- Does not think the existing roads could handle the added traffic this proposal would generate. Believes that a new road should be constructed within the City and not in Cedar.

Mr. William Yokum, 1809 Richardson Road – In Favour

- Noted his support of the proposal on behalf of Snuneymuxw First Nation.

Mr. Randall Taylor, 1750 Starling Road, Cedar – In Favour

- Read a letter on behalf of Mr. George Leshchuk, Owner, Gallery 223. This letter is attached as a part of "Schedule A – Submissions for Bylaw No. 6500.007".

Mr. Frank Mazzei, 522 Vancouver Avenue – In Favour

- Owns a construction company, would like the work generated by this proposal, but he believes this would create opportunity for the whole community.
- Many of his employees who live in Nanaimo have to go to other communities for work, believes this development is a great proposal that would ensure a future job base for the next generation.

Ms. May Partridge, 1689 Woobank Road – Opposed

- Concerned that most of the effects of the proposal would not be felt within the City of Nanaimo, but instead in Cedar.
- Believes it is unfair for Council to consider her property rights in conjunction with the property rights of a developer.
- Believes the roads will be overrun with extra traffic and that increased pollution will occur.

Mr. Lawrence Rieper, 990 Campbell Street – Opposed

- Mr. Rieper's presentation is attached as a part of "Schedule A – Submissions for Bylaw No. 6500.007".

Mayor Ruttan stated that Council does not make any decisions until the Public Hearing is concluded.

Ms. Ann Fiddick, 1431 Iver Road – Opposed

- Her husband's family has owned their property since 1842. Concerned about the traffic increase on the roads; does not believe the width and access of the existing roads are adequate to handle the load.
- Believes this proposal is wrong for the property. A heavy industrial zone is located next to the property, does not believe it is good planning to place a residential resort destination next to a working pulp mill, a composting plant and a ferry terminal. Believes Council will receive many complaints from residents of the proposal, if approved.
- In favour of people being permitted to develop lands they have purchased, thinks it was a bad idea that the subject property was purchased as fee-simple lands when it was promised to her husband's father and grandfather that it would forever be a buffer zone for the working pulp mill. The current zoning is not perfect but it is better than what is being proposed.

Ms. Maryanne Erb, 2960 Elk Street – In Favour

- Read a letter from Mr. Rich Johnston, attached as a part of "Schedule A – Submissions for Bylaw No. 6500.007".

Mr. Bruce Partridge, 1689 Woobank Road – Opposed

- Believes that the amount of time spent so far on the proposal may have been abbreviated had it been a single proposal instead of a “rolling series of changes”.
- Does not understand why the developer would not attend the Public Hearing when it is in relation to something as integral as a Master Plan.
- Studies have been completed throughout North America, particularly in eastern Canada, that developments are a drain for many years until they eventually pay off in terms of taxes.

Councillor Unger asked Staff for clarification on what part of this process would next require a Public Hearing.

Mr. Anderson noted that the next Public Hearing would take place for the Phased Development Agreement and the Zoning Bylaw amendment. As the process continues for the proposal much more detail will be submitted by the applicant; the Master Plan provides us with land use policies and concepts around roads and servicing. When phased development and zoning are undertaken, it will be more detailed than at the Master Plan stage.

Mr. Partridge noted his hopes that the developer would be available at those future Public Hearings to answer questions and concerns.

Mr. Jim Jeffries, 6043 Montgomery Way - In Favour

- Notes that construction is one of the primary driving economic forces in Nanaimo, adding that if we do not expand and grow as a community our economy could come to a grinding halt. Proud of Nanaimo and its growth.

Mr. A. J. Hustins, 1450 Loat Street – In Favour

- Has been in the concrete business for years and he has employed as many as 75 young people, takes a lot of pride in supporting young families in this way.
- Developments like this will employ many people in the community. In order to go forward in this economy we have to develop.

Mr. Walter Anderson, 6439 Zante Place – In Favour

- Long time resident and businessman in the community; proud of living here. Sees a bright future with this development; it means a lot to the income of Nanaimo through job creation for this and future generations.
- Today's economy is a knowledge and tourism based economy; asked Council to consider that and the future impact of a destination resort to our community.

Mr. Ron Bolin, 3165 King Richard Drive – Opposed

- Mr. Bolin's presentation is attached as a part of “Schedule A – Submissions for Bylaw No. 6500.007”.

Mr. Ralph Nilson, 3527 Wiltshire Drive – In Favour

- Thanked Council for its hard work and for the decisions they make for the community. Moved to Nanaimo to work at VIU and because of the excitement of the city being in transformation.
- Has researched the history of the city; understands that it has moved from a resource extraction economy to a more knowledge based economy. The key to that transition is looking at supporting the people of the community in a way that allows for growth.
- Believes the proposal would provide opportunity to push the boundaries of the community, attract tourism and supply jobs.

Councillor Pattje thanked Mr. Nilson for his reasoned opinion and asked him what he thought implications would be if the proposal were to cause urban sprawl.

Mr. Nilson stated that urban sprawl is a challenge that this community has had to face from the beginning and the evolution of the city has resulted in it being spread out; however, a decision has already been made to change the boundary. Added that this proposal is different from what is offered in the downtown core. As we see the city evolve and grow, need to consider long term development, which will involve dramatic growth as Nanaimo is exceptionally beautiful. The city is long and narrow; in order to service it and develop it the coastline will need to be considered.

Ms. Sharon Kofoed, 2322 Panarama View Drive – Opposed

- Quoted a statistic which indicates that “land speculators will have to put up 20% down on any new investment properties”, adding that the Master Plan indicates that there will be some speculative investors for the proposal.
- Believes the proposal is not viable in our economic times and that the carbon footprint would be increased.
- Does not believe there has been a public expression of a need for a golf course, a resort or additional residential housing. Noted that other golf course proposals on Vancouver Island have not been successful.
- Believes municipal resources and taxes should be used to develop our urban centre. Need to densify in order to protect our limited resources. Does not believe this is good land use planning and that this proposal is leapfrog development and not needed.
- Believes the job creation will provide transient positions, not permanent, and that service sector jobs are low-end jobs. Nanaimo has one of the lowest medium-average incomes in BC, believes it is due to developments like this.

Mr Chris Erb, 2690 Elk Street – In Favour

- Believes that this development resulting in urban sprawl is debatable and that many coastal lots cannot be built on due to rock. This is a good use for this land.

Councillor Pattje asked Mr. Erb if he believes there is no hope for brownfield development.

Mr. Erb believes there is a need for downtown development as well as the proposed development, added that some people want to live downtown and some people want to live in a golf course community. Believes there is too much piecemeal development in Nanaimo and this proposal is a comprehensive Master Plan.

Councillor Pattje noted that perhaps municipal governance should promote brownfield development, which would create jobs as well.

Mr. Erb stated that the one major incentive to develop downtown compared to out of town, is the policy of no DCC's.

Councillor Pattje noted that there are many brownfield lots available in a close proximity to the downtown, which would help achieve the 8000 additional people to live in or close to the downtown to ensure revitalization works. Asked how that can be achieved when developments continue on the peripheral of the municipality.

Mr. Erb believes there are some people who want to live downtown and some who want to live in a golf course community.

Mr. Gord Fuller, 604 Nicol Street – Opposed

- Is curious as to what the community contribution would be for this proposal and if it will go toward the Housing Legacy Fund. Asked Staff what the percentage is for community contributions of a development application.

Mr. Swabey noted that there is not at this time a set percentage; it is calculated on an individual basis during negotiations of a rezoning process.

Mr. Fuller noted that most communities have begun to allocate a set percentage of community contributions for developments, added that Vancouver currently sets a percentage of 20% of development to go towards housing. Does not understand how a Master Plan does not address where the workers of the new jobs are going to live. Nanaimo has very little affordable rental housing stock. Believes a bylaw should be created that sets a percentage amount for development within Nanaimo.

Ms. Andrea Taylor, 1750 Starling Road, Cedar – In Favour

- New to the community, loves the diverse nature of the city and the mix of rural and urban life.
- Believes we may be sending out a message of being not willing to grow. It will take careful planning but we must improve and grow. Asked Council to vote for the future.

There were 21 verbal submissions and 92 written submissions received for this bylaw.

MOVED by Councillor Sherry, SECONDED by Councillor McNabb, that the meeting be adjourned at 8:50 pm.

CARRIED

Certified Correct:



Bruce Anderson
Manager, Community Planning
Development Services Department



Andrew Tucker
Director of Planning
Development Services Department

Schedule A

Submissions

For

Bylaw No. 6500.007

(OCP51 – Oceanview)

MAYOR'S SPEAKING NOTES FOR THE PUBLIC HEARING, 2010-FEB-18

I'd like to thank everyone for showing up to this second Public Hearing on the Oceanview Golf Resort and Spa Master Plan. I am sure many of you were here in January at the first Public Hearing regarding this matter.

The reason we are here again tonight is that concern was raised about a letter submitted by the agent for the applicant, after the first Public Hearing, dealing with the access road that will link the development to the Duke Pt. highway.

Although this information was discussed at length at the first Public Hearing, the City has taken the position that this letter did not permit adequate opportunity for members of the public to comment on it, prior to making a decision on the application. To ensure that this process is open and transparent, Council directed that another Public Hearing be held. The comments you may have made at the first Public Hearing form part of the formal public record and will be taken into consideration by Council in making its decision. I want to assure everyone that those comments made at the first Public Hearing, as well as any made at tonight's Public Hearing, will be considered by members of Council in its decision to approve or not approve the Master Plan Amendment to the Official Community Plan.

In addition to holding this second Public Hearing, Council also approved a Special Open Meeting of Council to convene immediately following tonight's Public Hearing, to decide on the Master Plan OCP Amendment. I wanted to point out that it is common practice in other communities in BC to hold Council meetings immediately following Public Hearings, to consider bylaws, and in this situation we are attempting to ensure that Council bases its decision solely on the opinions and comments expressed tonight and those at the previous Public Hearing held in January.

Now, Mr. Anderson, if you would be so kind as to introduce the topic of tonight's Public Hearing . . .

Thank you, Your Worship / Members of Council; those in attendance.

At the public hearing held on January 14, 2010, an issue was raised by a number of the speakers regarding the dedication and construction of a road to provide access to the Oceanview development, and how the construction would be secured by the City of Nanaimo.

After the close of the public hearing, the City received correspondence from the solicitor for the developer addressing this question of highway access to the development, and specifically discussing the timing for the securing of the necessary public road access.

As a copy of this letter from the applicant's solicitor was made available to members of Council, in the interest of ensuring a transparent public hearing process, it was considered that the letter setting out the applicant's position should be made public and an opportunity for a further public hearing on the proposed Oceanview Master Plan would be provided in order to allow an opportunity for further consideration of this issue.

The staff report of Mr. Swabey, General Manager of Development Services discussing the issue of securing access, including staff recommendations related to this OCP amendment application, as well as a copy of the letter from the applicant's solicitor, is available in the public hearing binder.

I would like to remind everyone in attendance that the Public Hearing will be held in accordance with Section 892 of the *Local Government Act*.

I would like to first introduce the application item and then we will invite the applicant to come forward and make a presentation.

Following the applicant's presentation we would welcome all speakers who are interested in the bylaw to come forward, state your name and address and whether you are in favour or opposed to the application. For those speakers coming forward, following the presentation we ask that you remain at the podium as Council may have questions regarding your presentation.

We would like to take this opportunity to remind everyone that this is the final opportunity for input prior to Council considering this item.

I would like to introduce OCP BYLAW NO. 6500.007 which applies to the subject lands known as 950, 960, 1170, 1260, and 1270 Pheonix Way.

The bylaw, if adopted, will amend Schedule G (Cable Bay Plan) of the City of Nanaimo "Official Community Plan Bylaw 2008 No. 6500" by including the Oceanview Master Plan.

The subject lands are located in the southeast portion of the City near Joan Point Park. Approximately 170.5 hectares (421 acres), and bordered by Dodds Narrows & Mudge Island to the east, Cedar-by-the-sea residential area to the south, Joan Point Park to the north, and industrial lands further to the west (Harmac and the Duke Point Industrial Park).

Within the OCP, the subject lands are designated as Resort Centre which generally provides for a comprehensively planned resort community, for complete, walkable communities, and to create opportunities for economic links for the City.

The Master Plan for Oceanview (formerly Cable Bay Lands) provides policies for the planning and future development of a comprehensive, mixed use resort area. The Master Plan content is structured to include site context, land use designations, transportation, utility infrastructure and stormwater, parks and open space, as well as design guidelines and phasing of development.

The Master Plan presents opportunity for a sustainable development that provides new services, amenities, and economic opportunities while approximately 50% of the area is retained as parks, trails, open space and golf course.

The proposed Master Plan implements the broad 'Resort Centre' designation in the OCP. The Master Plan is then implemented through a subsequent approvals process that includes a Phased Development Agreement and Zoning Bylaw, Subdivision, Development Permit, and Building Permit.

Staff advise that 85 written submissions have been received. These become part of the public record. Any further written submissions to Council need to be provided at this time.

Thank you Your Worship. The applicant will now provide a presentation.

Ms. Junko Sakamoto
250 Woodhaven Drive
Nanaimo, B.C. V9T 5M1
February 18, 2010

Honourable John Ruttan
Mayor of Nanaimo
455 Wallace Street
Nanaimo, B.C. V9R 5J6

Dear Mayor Ruttan:

Oceanview Golf Resort & Spa: Positive support

As a homeowner/resident of Nanaimo and as a supporter of this great community I call home, I am in favour of the development of the Oceanview Golf Resort & Spa at Cable Bay in South Nanaimo.

Oceanview would provide the opportunity for persons interested in the sport of golf to stay physically fit, find or keep a hobby, socialize with friends and family, to challenge themselves and one another for self improvement as well as the opportunity to be in the outdoors and enjoy our West Coast air. Golf is unique in that it engages quite a gamut of ages in physical activity. During a round of golf a person can walk close to 8 kilometers and can burn up to 1404 calories per round.

*"Is golf good for you? Playing any sport as a hobby should
be encouraged, not only is it a benefit for physical health, but
playing golf also gives people an interest"*

*May 28, 2009 John Hoskison
Golf Professional*

"According to Sports Marketing Survery, there are 61.1 million golfers worldwide; 6.9 million in Europe, 13.6 million in Asia, 1.7 million in Australia, 1 million in south America and 500,000 in South Africa and 37.1 million in the US..."

Source: Business Report, 9/28/2003

In a recent study of the socio-economic impact of golf in Canada the estimated number of golfers is listed as 5.9 million. (Please see attached document)

The annual report for 2007 – Tourism Industry Monitor clearly shows an upward steady growth trend in BC's tourism sector. (Please see attached document) As a tourist destination, Nanaimo seems to be continuing to grow and develop. Having the ability to showcase our wonderfully diverse plant, animal and gorgeous vistas is something worth sharing with others.

Visitors will have the opportunity to enjoy all the wonderful activities that Nanaimo and its surrounding areas have to offer including First Nations art and culture, artists, artisans, musicians and performers.

Having an opportunity for both visitors and locals to purchase a home at such a scenic location seems only logical.

Finally, the positive economic impact of estimated direct and indirect employment would be beneficial to our community.

Kind Regards,

A handwritten signature in black ink, appearing to be 'Junko Sakamoto', with a stylized, flowing script.

Junko Sakamoto

2704 Cedar Heights Cres
Nanaimo, B.C.
February 17, 2010

Nanaimo City Council
Nanaimo

Dear Sirs and Madam

I am writing in opposition to the Oceanview development proposal, bylaw 6500.007.

First let me tell you a little about my family. We built our home in Cedar 28 years ago. All supplies and furnishings were purchased in Nanaimo. Our children were involved in sports in the city, learned to swim at Beban Pool, went to the malls and movies in the city. Our youngest son is enrolled at VIU and living in a basement suite in town within walking distance of the campus and has a part time job in the city. My husband was an instructor for a number of years at Malaspina College before setting up his own engineering consulting business in town employing many support services in the city from draftspersons to surveyors, other engineers, secretarial services, bookkeeping, accounting and legal services. We have both rented and owned property in the city and paid property taxes here. Many of our neighbours are the same. We live in Cedar for the peace and quiet that is not available in the city. We need that peace to function in and contribute to, our busy society. My oldest child who graduated from John Barsby school in 2000 is living and working in Vernon as she, like her parents, needs lots of open space and nature around her. Our society has an obligation to provide space for all of its members and recognize that one density does not suit all people.

Speaking of taxes, I assume those of you on council who favour this resort development are doing so because of the taxes which will be generated by this project. However, if new development paid for itself in terms of infrastructure and servicing costs to the city, our taxes would not keep rising as quickly as they have been.

I was involved with the crafting of the Regional Growth Strategy. As such I strongly support the goals of the RGS. Specifically Goal 1

To limit sprawl and focus development within well defined urban containment boundaries. The Oceanview development will add to the city's sprawl by extending development out to the very boundaries of the city.

Goal 3 To protect and strengthen the region's rural economy and lifestyle. Placing a high density resort development adjacent to lands zoned rural residential with 5 acre minimum parcel sizes will lead to conflicts between urban and rural residents. I had friends on a small hobby farm in Richmond in the 1970's. The farm behind their property was sold and a developer built townhouses along their back property line. Soon the complaints about their rooster and the smell from their goat herd started. The townhouse residents were told there was nothing the city could do as their farm was grandfathered and as such they were not breaking any bylaws with their animals. So the residents took matters into their own hands and began killing the animals that produced the unwanted noise and smells. In the end my friends sold up and moved to Salt Spring Island and Richmond was paved over and the rich farm land there lost to production. I do not want to see that scenario played out here in Cedar. One update being recommended for the RGS is "Support for Farming and Food Production". If the City of Nanaimo truly supports more local food production then you can't put development pressure on the rural areas or we will lose what little food production there is.

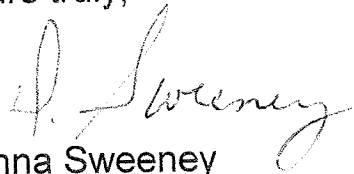
Goal 4 To protect the environment and minimize ecological damage related to growth and development. Oceanview development will maximize the damage by fragmenting animal habitat and destroying the aquifer with their golf course. I want it in the public record that in the 29 years we have lived on our property, our well has only gone dry twice when the neighbours got carried away with irrigation and strained the aquifer. However, within 24 hours the water was back. There has been no time in those 29 years where we have lost our water for more than 24 hours. Having consulted a professional engineering hydrologist I understand that watering a golf course using a well in the same aquifer will severely deplete our aquifer far more than our neighbours sprinklers being on for too long.

And finally, Goal 8. To facilitate an understanding of and commitment to the goals of growth management among all levels of

government, the public, and key private and voluntary sector partners. In Area A we are reviewing our Official Community Plan and I can tell you that our community supports our rural environment and wishes to support food production in our area. This project will create friction between the resort users and our farmers and therefore should be rejected.

Thank-you for your time and consideration of my input.

Yours truly,

A handwritten signature in cursive script, appearing to read 'D. Sweeney', written in dark ink.

Donna Sweeney

James Gilchrist, 1357 Leask Road

According to the last plan I have seen there will be 2677 homes. Less aproximatley 10 % for illness etc. will leave 2400 homes. 80% will be two auto which will amount to 4320 autos. This is without any other golfers etc. If half leave in the morning at one every 12 seconds it will take 7 hours for all autos to leave by Lindsay Rd. if there is no vehicles on Maughan Rd. This would cause a large number to use Nicola. This would add to the 150 coming up Barnes from Cedar By The Sea. Then the 98 cars from Nicola Barnes intersection to White Rd. will have a difficut time trying to get onto Holden Corso.

The new Lindsay Rd. extension should be in before golf course or any other construction starts. Holden Corso- Barnes will not handle dumptrucks in a steady stream as these trucks will be needed to haul sand and topsoil for the greens. All these trucks will impede general traffic which is a nono.

Will the trail remain off leash if so I would like to see it in ~~writing~~ writing.

Mayor Ruttan says 41/2 years is long enough in the Thurs. Feb. 18 Bulletin. Maybe if oceanveiw or whomever they call themselves now put forward one plan and stuck with it things would go ahead.

Who is to pay for insurance when blasting starts and gyprock cracks in nearby homes. This area is mostly sandstone and the shockwaves travle a good distance.

City of Nanaimo – Public Hearing – February 18, 2010

My name is George Creek and I reside at 1458 Fiddick Crescent.

I appeared before this council January 14th at which time I indicated I was not opposed to the development and was primarily concerned with traffic issues. I have not changed my position but have become increasingly concerned about the factors affecting the process council is undertaking on this application.

This development, some 4 ½ years in the making, is no more clear now on many fronts as it was when first revealed. If anything more confusion reigns.

The history of changes, uncertain arrangements with third parties for access, the quotes and misquotes, possible violation of the public hearing rules and uncertain ownership of the companies involved has left the public and likely council and staff confused or misinformed.

In recent days I have asked this council who actually owns the development company Oceanview Golf Resort and Spa Inc..

It has been widely reported that Canadian Property Investment (1977) Inc. owned 25% of Cable Bay now Oceanview Golf Resort and Spa Inc. which in turn was owned by a numbered Alberta Company which in turn is owned 100% by an individual, a resident of Calgary. Incidentally, when I tried to connect to Canadian Property Investment website, a warning of it being an ‘Attack’ site came back on each attempt. In a phone call to the Calgary office I was advised they were aware of the warning and were trying to get their webmaster to fix the problem. As of yesterday, February 17th. The attack warning still appears when you try to access their advertised site www.canadianpropertyinvestments.com. One must wonder why?

My question to council last week was “Who owns the remaining 75% of Oceanview?” was answered by a staff member who advised that the entire project was now 85% Oceanview and 15% by another numbered Alberta company. This is not an answer at all to my question about the Oceanview ownership which is still completely unclear at this time.

Given the number of apparent shell corporations and uncertain ownership of each, can I ask, has council determined the financial capability of any or all of them to have sufficient capital to complete at least the primary development work or any commitments made to the city?

What financial security or surety will council seek to ensure that the developer and all associated and affiliated entities will fulfill any and all commitments made under any agreement with the city? Has the city considered demanding a performance bond or other financial security instrument as part of any development agreement? I offer you my experience in the surety business, free of charge.

I am concerned that many councilors appear predisposed to amend the OCP notwithstanding the concerns that affected people may have. The fact that immediately following this hearing, the special council meeting will vote, without apparent consideration of any questions or information presented to you tonight, on the passage of third reading of the amendment motion.

What factor is making council act in such haste? The news media are full of failed or troubled developments throughout the province and likely other parts of Canada as well and individuals involved with this development do not have a clean track record in this regard. Many municipalities are finding themselves saddled with costs from failed developments that must be borne by taxpayers

All municipal councils now must exercise more caution than ever before, given the economic times we all find ourselves in.

Over the number of public hearings on this application held in the last 4 ½ years, council has received both opposed and in favor presentations.

I must note and comment that at the last public hearing on January 14th, it seemed that those speaking in favor had financial interests in the development as either contractors, real estate sales and in one instance a now disputed supporter for another golf course in Nanaimo.

I have raised the question of who the developer is and called for ownership clarity. It also begs that council must consider all risks it takes on behalf of Nanaimo taxpayers and find ways to financially protect those taxpayers who elected you.

When you were elected, you swore an oath of office that you would faithfully carry out the duties of office and not allow any private interest to influence conduct in public affairs. I remind each of you of the commitment you have made.

In addition, there is the fiduciary responsibility, not mentioned in your oath of office, but nevertheless as powerful and obligatory as through legislation or regulation but more importantly a moral one to the taxpayers of the city, not to take any unnecessary financial risks that may impact the financial affairs and reputation of the city.

I urge all of you, as elected persons, to take the necessary time to review the points I have made when you deal with this particular application.

February 15, 2010

Mayor Rattan and Councilors Bill Bestwick, Bill Holdom, Diana Johnstone, Jim Kipp, Larry McNabb, Fred Pattje, Lloyd Sherry, Merv Unger.

City of Nanaimo

455 Wallace St.

Nanaimo, BC V9R 5J6

Re: Ocean View Golf Resort and Spa

I am in full support of the proposed Ocean View Golf Resort & Spa.

If we are to attract ongoing investment to Nanaimo we must show that we are prepared to treat investors in a professional way and not create delay after delay for the sake of special interest groups.

Unfortunately the negative side has been able to wield much power in the past few meetings. The view of not wanting change means no opportunity for others who live and are trying to make a living in Nanaimo.

The approvals for this development have gone on far too long. As a city and a community we cannot afford to send negative signals to other investors that Nanaimo has difficulty accepting progress and change. This is a significant project that will serve as an example to other businesses and developers to look at Nanaimo as an investment destination.

Now is the time to get this project underway. The developer has done all of the due diligence to assure this project meets and fits with the long term growth and social needs of our community. If it does not then I ask what does.

As someone who has come to Nanaimo and invested in its downtown and has worked to help make this a better community, I urge you to approve this project and associated bylaws. Like the Port Theatre, The Port of Nanaimo Conference Centre and Airport Expansion, the Ocean View Golf Resort and Spa will also bring significant long-term benefits to Nanaimo.

Respectfully yours,

George Leshchuk

Owner

Gallery223

223 Commercial St

Nanaimo, BC. V9R 5G8

Thursday, 18th February 2010

Mayor & Council, City of Nanaimo

Ladies & Gentlemen,

My name is Lawrence Rieper. I live at 990 Campbell Street in Nanaimo. Once again I have the opportunity to address you on the matter of the Cable Bay/Oceanview land development. A local newspaper indicates that most of you have already made up your minds in favour of this proposal, and that this hearing is only a formality. But how do the reporters know that? What of your avowed intention to push through this amendment tonight, without any further consideration of what you might hear here right now. Do our opinions matter so little? Well, it may be a waste of both your time and mine, but I'd like to make the following points.

The Cable Bay/Oceanview development will not be an asset. There is no need to develop this part of the city for a long time to come. High-density development of this rural area had formed no part of the Official Community Plan until these particular promoters came along a few years back, hence the need for this amendment to the OCP. Up until that time we were concentrating on revitalizing the Downtown with projects like the Conference Centre and waterfront high-rise condominiums. We had to pay attention to Downtown because it had been allowed to stagnate over many decades as uncontrolled commercial and residential expansion crept north.

The proposed development adjoins Cedar, a rural area that wants to stay that way. Their water and transport infrastructure cannot support such massive change. Hence a new connecting road needs to be built from the Duke Point Highway and there have been negotiations with the City and Harmac to supply water. We are led to believe that the promoters have promised that these costs will be borne by themselves, or covered by Development Cost Charges. But without public scrutiny of the details in advance, this is in no way guaranteed. I anticipate that the taxpayers will end up on the hook for all kinds of extra costs of bringing accessibility and services to this huge development.

Council seems to see future property tax dollars and DCCs as a cash flow – a way to paying off past and present debt and indulging themselves the luxury of incurring future debt from public projects. This isn't necessarily a sustainable concept, as it depends so very much on industrial output and on-going real estate market forces being positive. However, the economy is tanking and investment capital is tight.

At a previous Cable Bay public hearing I observed many members of the real estate and construction industry. They voiced their self-interest in support of this development. What people seem to fail to realize is that so many projects that come before Council for zoning changes never come to fruition, at least not for a very long time after. Too frequently, Council authorizes such changes without imposing any obligation on the proponent, to actually carry out construction in a stated time frame, or extract any benefits for the citizenry. Consequently, with their properties rezoned for much higher

density, these 'so called developers' are free to flip them for a sizable profit. Nanaimo's citizens are left with an altered OCP and nothing else to show for the process. It looks a lot like smoke and mirrors to me. Perhaps this is an example where having them post a sizable performance bond as security is appropriate.

Nanaimo doesn't have a glorious history of urban planning. At least not since the original Old City streetscape was set up. Previous councils got it wrong in the past by allowing the exodus from Downtown to the north end of the city (granted that amalgamation didn't occur until 1975). We are all capable of making mistakes if we jump to hasty conclusions. For example, many of you supported the Conference Centre and waterfront high-rises. I suggest to you that an increasing number of voters are disillusioned with these enterprises since the costs burgeoned and they remain today almost empty. There is a great danger of a new exodus to the very south end of the city. How are these things connected? As soon as the Conference Centre and just one high-rise were underway, attention started to focus on this (Cable Bay) development. All the rhetoric about saving the Downtown was quickly forgotten.

There is no real current pressure to amend the OCP to accommodate a huge influx of newcomers. In allowing this development you will be repeating the mistakes of the past forty years or so. Downtown still needs your care and attention. Where zoning allows it, there is lots of room for infill and change within the existing built-up areas of the city. Many older sections of the city are still without sidewalks – some of which have been lacking in existence for over a hundred years. These are the kind of fundamental municipal services that you should be concerned about.

There are other reasons to dislike this project. One has to do with the environment. If and when global climate change occurs as an irrefutable reality, decentralized developed areas far from the transport and service hubs will be at a distinct disadvantage. When fuel is at a premium, or none existent, will we have to supply costly public transport to such an out-lying spot? Only a few years ago, Cable Bay was woodland – a forest reserve.

Approval of this OCP amendment appears to give the developers carte blanche – to make whatever changes to their plans that they might want. And we can expect those plans to change again and again as time goes by. Please remember Bear Mountain resort. It was once crown land, covered in woodland. After much mega hype it is now in receivership. Langford Municipality has a huge highway to nowhere that cost them tens of millions of dollars. This may serve as a cautionary tale.

So I ask all of you to give this proposal more thought. I suspect that there is more opposition amongst you that the press speculates. I have a vague understanding of strategic voting in favour of a motion within Council that allows revisiting it in the future. But this seems to be the last kick at the can. Once up zoning occurs, the reverse is a near impossibility as a practical option. You were elected to be in charge of these kinds of processes. You don't have to say, "Yes", to every large proposal that comes before you. I ask you to simply say, "No".

Thank you, and goodnight.

Penny Masse

Subject: FW: email in support of OceanView Golf and Resort and Spa

From: Rich Johnston [mailto:Rich.Johnston@viu.ca]
Sent: Thursday, February 18, 2010 8:08 AM
To: Mayor&Council
Subject: email in support of OceanView Golf and Resort and Spa

Feb 18, 2010,

Dear Mayor Ruttan and members of Nanaimo City Council,

I am sorry that I am not able to attend the public hearing tonight but I am travelling through California so I hope that my email will suffice as support of the much needed Oceanview Golf Resort and Spa project.

There are a number of good reasons why Nanaimo and the mid Island need such a worthwhile project but the main reasons in my mind are the creation of local jobs now and well into the future and the broadening of our tax base.

As I have witnessed first hand in the other parts of Canada and the United States, where there is the creation of recreational and tourist facilities, there is the creation of meaningful ongoing employment for local citizens of the area. Having VIU close at hand is an added bonus to employers such as Oceanview Golf Resort and Spa because the post secondary institution caters to educating and training students in most aspects of tourism and business/management programs. The Oceanview project will be able to help keep the graduates working in the area and paying taxes to the City of Nanaimo.

Yesterday I had reason to look through the inland port City of Stockton in California. On the outside it looks like a bustling city but in yesterday's local newspaper, The Record, the two headlines which were front page and centre, were that the Stockton public hospital, San Joaquin General Hospital was losing \$55,000 per day and about to close 100 beds. The second headline talked about the local school district giving out 400 lay off notices to teachers, support staff and principals because it has a \$30 million deficit. The point here is that both Stockton public institutions need to acquire among many different strategies, cuts in staff and supplies etc and more revenue and where does most of this revenue come from, the local tax payers. Nanaimo's situation is not much different than Stockton. Nanaimo needs more tax payers and a more diversified economy and that means we must support projects such as the Oceanview project and many more like it.

I urge you once again to take the responsible position of supporting this project. Thank you for your kind attention to my email of support and once again I am sorry I can not speak to you in person at the hearing.

Yours truly,

Rich Johnston
3802 Sundown Drive,
Nanaimo, BC, V9T4R1

My name is Ron Bolin and I reside at 3165 King Richard Drive in Nanaimo. My position on the Oceanview development is that too little is known about the consequences for the city of Nanaimo and its taxpayers for it to receive approval at this time.

“Trust, but verify.” This quote, often attributed to Ronald Reagan, is the subject of my comments this evening. What has been presented for approval is a “Master Plan” which represents the hopes and dreams of the developer and apparently does not defy the basic rules of the planning game in Nanaimo since our previous Council got rid of the Urban Containment Boundary.

What has not been presented along with those hopes and dreams is sound documentation of the impacts which existing Nanaimo citizens and taxpayers will face along the way as we struggle with the extension of infrastructure and services to a peripheral area as well as a distraction from the development of the city centre.

On the matter of the basic infrastructure costs, I know that the developer has represented that he would pay the costs of the immediate physical infrastructure development and I believe he is sincere. Unfortunately, if I could believe this without verification, then I could leave this building tonight by the back door, and have a drink at the new hotel that was completed at the same time as this conference centre.

On the matter of its distraction from the development of the urban core, the architect of our recently completed and award winning downtown development study was careful to note that there has never been a successful case of downtown renewal while major development is proceeding on the periphery.

Furthermore the Residential Capacity Analysis which took place in 2007 pointed out that within the urban containment boundary -and not including the land now proposed for Oceanview which was at that time outside the UCB- there is sufficient available residential land to support 23,500 new dwelling units in Nanaimo. These provide more than enough capacity for the 28,000 additional persons anticipated in the next twenty years. This development cannot be said to be needed.

This is a massive development. If it were to grow as advertised it would add about one quarter of all the housing units anticipated in the next twenty years and house about one out of every 4 new residents added to our population in that time.

Some Official Comments in Response to the Plan

The Ministry of the Environment states that in such satellite developments as this: “residents are simply forced to drive farther to accomplish the same thing they would living in a larger continuous city.”

In addition, the submission goes on to point out that the area lies in the rarest BEC [biogeoclimatic] zone in BC”, and while recognizing ownership rights, goes on to point out that, “all development occurring along this south east corridor is contributing to the extirpation of these ecological communities.”

School District No. 68

SD 68 notes that, “the proposed development is sufficiently distant from our nearest schools.... to have little or no impact on them...” They go on to mention that they reserve the right to discuss, “the possibility of establishing a School Site Acquisition Charge...” , ie. we will need to build, and tax for new schools.

Regional District of Nanaimo

The RDN notes several problems, makes several suggestions and promotes several demands for the project. It must be noted that most of the access for infrastructure lies within the RDN rather than in the City of Nanaimo. Among the demands put forward are financial commitments to pay for infrastructure.

Ministry of Highways

Highways notes that road upgrades will be required, that there are right of way difficulties in the upgrading of at least one of these roads and that the plan is vague on targets for transit use and discussion of how these targets would be received.

City of Nanaimo Planning Department

The folks who are responsible for protecting the interests of the citizens and taxpayers of Nanaimo in this matter are passive. They note in passing that there are issues that will require further attention, but push them off to subsequent stages of the approval process. I fail to understand why, having a Master Plan before them that the consequences of that plan are not examined for their effect on city taxes and services. I feel comfortable in asserting that the Oceanview folks have a relatively complete financial plan to go with their Master Plan which is meant to make their project as profitable as possible. Why do we not do the same? We can surely estimate the costs of infrastructure maintenance, and service provision to the area as laid out in the Master Plan to see how effectively this development works for the city? Waiting for subsequent developments only indicates a lack of trust in the Master Plan. And if we don't trust the Master Plan, why are we passing it now?

There seems to have been no particular effort put into gathering the comments of other city departments who will be operationally affected by the plan, eg. engineering, water, sanitation, parks, police, fire, garbage collection and recycling, etc. Why?

General comments

Two city parks are more or less landlocked in this property. The plan calls for Ten (10) new visitor parking stalls at the entryway to Joan Point Park and Forty-five (45) visitor stalls will be placed at the trailhead of the Cable Bay Trail. Both will offer short-term parking for both visitors and residents. Thus access to our public parks will be restricted to those spaces not in use for residents. Do we have an estimate of the impact this will have on citizen access.

An examination of the assessment records for the Oceanview properties indicates the between 2009 and 2010, the assessment was reduced from roughly \$5.5 million to ½ million. Oceanview obviously knows how to manage land by changing land categories to suit their purpose and indicates a shrewd financial sense. They cannot be blamed, nor can the city, nor can BC Assessment, but the taxpayers of Nanaimo deserve better of the Province as they will be required to make up the difference. Council should take this matter up with the Province and its Private Forest Land Management Council who can apparently pick Nanaimo's pockets with impunity.

The point is that the city needs to be as canny in its position on development as are the developers. Our city administration and our Council owe it to our citizens to be as good businessmen as those who approach them for the right to develop here. This is a massive project with profound implications for the city. It deserves more thorough review, particularly for its financial and taxation implications than it has received to this point and I ask that it be refused until justification on behalf of the public can be shown. Back in 2004 a developer came to the city promising a new hotel to go with our conference centre. In the meantime we have spent tens of millions of dollars, the developer collected substantial fees and taxpayers are left with a couple of small holes in the ground. I do not want to see us do this again with even less care than was devoted to that case.

Trust but Verify!

Ron Bolin

3165 King Richard Drive

Nanaimo, BC V9T 4A1

Penny Masse

From: Marilyn Smith
Sent: Thursday, February 11, 2010 12:17 PM
To: DIRECTORS; Penny Masse
Subject: FW: Rob Jeacock - Letter of Support on Oceanview older letter
Attachments: _AVG certification_.txt

FYI

Marilyn Smith
Administrative Assistant to Mayor and Council
CITY OF NANAIMO
Phone: 250-755-4400 Fax: 250-754-8263

From: Roger McKinnon [mailto:roger-mckinnon@shaw.ca]
Sent: Thursday, February 11, 2010 12:10 PM
To: Larry McNabb; Mayor John Ruttan; Merv Unger; Bill Bestwick; Bill Holdom; Diana Johnstone; Jim Kipp
Subject: Rob Jeacock - Letter of Support on Oceanview older letter

Subject: Cable Bay Development

Mayor and Council:

I fully support Cable Bay Lands Inc.'s application for a designation change of the OCP from 'rural resource lands' to 'resort centre' to accommodate the proposed Cable Bay Golf & Spa Resort and residential development planned for south Nanaimo.

As a retired economics professor at Vancouver Island University who has prepared economic impact studies for similar projects, I am fully aware of the direct and indirect impact that such a development can have on the local economy in terms of the many full- and part-time employment opportunities created during and after construction as well as the additional new sources of tax revenue for the City of Nanaimo.

In addition, the proposed destination resort development with its championship golf course will greatly serve the City's 'Destination Nanaimo' tourism strategy and complement the new Nanaimo conference centre in creating a broader mix of amenities to draw visitors to our region which will add to the economic impact. The Cable Bay project will appeal to local, national and international clients interested in living a resort lifestyle where residents can stay active in a variety of outdoor activities.

For these reasons I have come to the conclusion that the proposed destination/residential resort will be good for Nanaimo.

Robert L. Jeacock
5938 Ralston Drive
Nanaimo, BC

Penny Masse

From: calvarezmagliano [calvarezmagliano@allmarquetry.com]
Sent: Friday, February 12, 2010 2:09 PM
To: Public Hearing
Subject: 1. BYLAW NO. 6500.007

1. BYLAW NO. 6500.007, related to the Public Hearing at February 18, 2010.

Hello there,

I'm a Nanaimo resident (my address is 5251 Hammond Bay Rd., 250 729 7415) and I want to give my favorable opinion to the adoption of the bylaw 6500.007, according to what you published in newspapers and the City of Nanaimo's site on the Internet, @ Notice of Special Public Hearing for February 18, 2010 February 5, 2010. I think it's time for the city of Nanaimo to address favorable and definitively all the red-taped formalities needed to allow the construction/development of the area in question without any further delays. Nanaimo needs more private investments; more genuine jobs -not government funded-, more people willing to spend money on local products, and all the development that shall accompany an investment like the one proposed. I don't understand why -except sheer filibuster tactics- some councils keep delaying the final resolution. In the meantime we, the residents of Nanaimo whose taxes pay the salaries of these filibusters, are the only and central losers. More money has been wasted through elections, discussions, hearings, delays, adds and the like, than any of the alleged false benefits would provide to us.

So, please, people of the Nanaimo Municipal Council: approve the by law as proposed. We, residents of Nanaimo that want to have a better & flourishing city in V.I., will thank you!

Cordially yours,

Cristina Alvarez Magliano

Marquetry Artist

www.allmarquetry.com

February 12, 2010

Dear Mayor Rattan and Councilors,

RE: Ocean View Golf Resort and Spa

Again I find myself standing up in support of this wonderful development. As a long-time resident of Cedar-by-the-Sea, I support the proposed Ocean View Golf Resort & Spa.

I am concerned at the turn of events after the last public meeting and hope that this will not occur again. If we are to attract investment to Nanaimo we must show that we are prepared to treat an investor in a professional way and not create delay after delay for the sake of a special interest group.

Unfortunately the negative side has been able wield much power in the past few meetings. The view of not wanting change means no opportunity for others who live and are trying to make a living in Nanaimo. This is a very selfish position and does not take in to account that this project will have a fifteen year build out creating extensive opportunity for many business and people in the Nanaimo area. Besides this where are the tax dollars going to come from in the future. Forestry and sawmills I don't see that.

The approvals for this project have gone on a long time and with the local economy needing a kick start I see this as being a wonderful way to get going. This is a world class project that will bring attention to the Nanaimo area and enhance all of our recent initiatives. For example the recent expansion of the Nanaimo Airport, the new Vancouver Island Convention center and our new Cruise ship terminal will benefit from the Ocean View development. It should be noted that many of the same people who are opposed to this development were opposed to all of the above projects without any alternatives just do nothing.

This development will provide many construction jobs over a long period during the development and it will bring much needed long term jobs with the golf course and other amenities.

Now is the time to get this project underway. The developer has done all of the due diligence and then some to assure this project meets and fits with the long term growth and social needs of our community. If it does not then I ask what does.

Please vote for approval of this bylaw so we can finally get underway and build this project which will be Nanaimo's gem.

Don Hubbard

1679 Janes Road
Cedar, BC V9X 1P3
250-722-2139

Penny Masse

From: Public Hearing
Subject: FW: Oceanview
Importance: High

From: Marianne Erb [mailto:mjerb@shaw.ca]
Sent: Monday, February 15, 2010 4:50 PM
To: Mayor John Ruttan; Bill Bestwick; Bill Holdom; Diana Johnstone; Jim Kipp; Larry McNabb; Fred Pattje; Loyd Sherry; Merv Unger
Subject: Oceanview
Importance: High

February 15, 2009

Dear Mayor John Ruttan and City of Nanaimo Councilors:

The City of Nanaimo is in need of a project such as Oceanview Golf Resort & Spa. It is important that Nanaimo becomes a destination for both tourists and for people who wish to move to Vancouver Island. The time is right for you to give the go-ahead for this much needed project.

When I continually hear the negative naysayers speak against development and Oceanview in particular I am reminded of the early 1990's in downtown Nanaimo.

I was the Bosa Development (Cameron Island) representative from 1990 when the rezoning application was being processed, through to 1998 when I completed the last of the 265 condo sales. Some of you will remember the opposition; 'This development will never be accepted by Nanaimo' 'You have cut down all the trees on Cameron Island?!?' " Pedestrians will be hit as they attempt to cross Front Street" "These condos will never sell as no one wants them!" " The public will have no access to the waterfront"

Today, Cameron Island is a city landmark with the owners taking great pride in their residences. The public enjoys the waterfront walkway.

In the 1990's The same negative naysayers said: "The Port Theatre will never be built." Then when it was built : " No one will ever use the Theatre"

Living in Departure Bay I witnessed some of these same people oppose the townhouse project near the Biological Station. We were warned that the traffic on Hammond Bay Road would be dangerous with all of these added vehicles coming out of the driveway, causing havoc on Hammond Bay Road.

Today, with the improved Hammond Bay Road and traffic safety measures in place, this road is safer to walk and drive on than before the townhouses were built.

The access roads into Oceanview appear to be an important issue. From what has been presented by Oceanview and City staff, I feel confident that this situation is being looked at seriously and being dealt with in a fair and equitable manner.

I urge you to approve this project and put Nanaimo on the map as a city that appreciates quality development.

Speaking of Departure Bay . . . there was a time when Departure Bay was considered to be ' far north of the city'. The development of the properties climbing up the hill from the public beach up to and including the golf course, was not popular with everyone, by any means. Acreages were lost and trees were cut down. Today, many of us, including some of the opposition to development, enjoy living in Departure Bay.

This is 2010 and development continues.

Yours truly,
Marianne Erb
2690 Elk Street
Nanaimo, BC

Penny Masse

From: Marilyn Smith
Sent: Tuesday, February 16, 2010 9:28 AM
To: DIRECTORS; Penny Masse
Subject: FW: Oceanview golf resort and spa

*Marilyn Smith
Administrative Assistant to Mayor and Council
CITY OF NANAIMO
Phone: 250-755-4400 Fax: 250-754-8263*

From: Hadi Abassi [mailto:hadi@theatlasgroup.ca]
Sent: Monday, February 15, 2010 8:55 PM
To: Mayor&Council
Subject: Oceanview golf resort and spa

Dear mayor Rattan and the counselors I am writing this letter in support of this project as I mentioned in the last public hearing we need project like this to compete with the other areas of the island and the survival of our business and many others depends on projects like this courtney has Crown isle and Victoria has Bear Mountain and now with the expansion of the airport this project would be a great for tourism and people wanting to live here please allow this project to go ahead we need it.

Sent from my BlackBerry Wireless Device

Feb. 16, 2010

To: Mayor Ruttan and City Councilors

We are in strong support of the proposed Oceanview Development as outlined below.

We attended the hearing of January 14th 2010 and were mystified a couple of weeks later when we heard of further delays in approvals. The developer gave a very detailed explanation of their plans and we understand that they had already made numerous changes to accommodate prior concerns.

The naysayers who approached the podium with their opinions appeared self serving without regard for the rest of the citizens or business owners of Nanaimo and Regional District. The easiest thing in the world is to find fault and not only did they have unsubstantiated facts they did not bring forth any solutions on how they would make up for the loss of the projected financial benefits this development would create.

This is the sixth province we have resided in and through experience we have found that successful towns and cities embrace change and progress. Nanaimo has the perfect opportunity to become a destination city for both visitors and new residents but only if open minds have a vision of what can be.

To attract investment to Nanaimo we must show that we are prepared to treat investors in a professional manner and not create numerous delays for the sake of special interest groups. As a community we need to continue the image update like the Conference Centre.

In this ever challenging economy, new employment opportunities need to be created, additional tax revenue sources found and spin off businesses and services needed more than ever. This proposed project covers the total wish list. With the incoming HST and the negative impact it may have on consumer spending we should not be turning away investors.

It would be a travesty to have this much needed classy project cancelled with the implication that "Business Investment Is Not Welcome" in Nanaimo.

Please do the right thing for future generations and vote YES to the Oceanview Development Project. Let's inspire, encourage and create economic development and growth to ensure we have a future.

Ron & Karen Hanson
2251 Bonnington Drive
NanOOSE Bay, BC
V9P 9L8
Tel: 250-821-7002

Penny Masse

From: Webmaster
Sent: Wednesday, February 17, 2010 10:14 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Darlene and Mark Warbrick has sent a Public Hearing Submission Online.

Address: 1907 Carmel Place, Nanaimo

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Bylaw No. 6500.007

CommentsYour Worship Mayor Ruttan and Honourable Members of Council:

My wife and I are long term residents of Nanaimo and would like to confirm our support the above noted bylaw and for the associated development proposal.

Thank you.

Penny Masse

Subject: FW: Oceanview Golf Resort Trail system

From: Jeff Braun [mailto:drjbraun@gmail.com]

Sent: Wednesday, February 17, 2010 11:44 AM

To: Mayor John Ruttan; Bill Bestwick; Bill Holdom; Diana Johnstone; Jim Kipp; Larry McNabb; Fred Pattje; Loyd Sherry; Merv Unger

Subject: Oceanview Golf Resort Trail system

Dear Mayor and Councilors

I have lived and worked in Nanaimo for more than 5 years now. The Cable Bay trail and Joan Park/Dodd Narrows lookout remain my favourite walk in the greater Nanaimo area. Not only do I walk the trail to Joan Point at least once a month, it is usually the first trail/hike I take visitors on when visiting and I commonly recommend the trail/walk to patients as way to get back into an healthy/affordable and easily accessible exercise program.

Most of us have heard by now, including the article in our local paper on Jan. 25, that a simple 30 walk per day is and should be a daily exercise requirement and I agree,...the beauty of the area makes this an enjoyable way to get outside and get active. The City of Nanaimo Parks and Recreation department also know of the high demand for these trails, paths and walkways from their citizens and the more trail networks we have to explore, the healthier and happier people will be.

I am happy to see the efforts in maintaining and incorporating the trail and park infrastructure into this residential and commercial development at Oceanview Golf Resort & Spa. The addition of dedicated walkways/paths/bike lanes throughout the development, especially the curved nature of these paths and the inclusion of the protected meadows/riparian area should only encourage more self propelled transportation and outdoor exercise.

I'll admit to not originally being happy with the idea of this area being developed AT ALL,...but I have changed my mind after seeing and studying the development plans presented at several of the public informational meetings. I congratulate the City Planners and Owners of Oceanview for envisioning an expanded trail network for the Cable Bay Trail and expanding it so we the residents of Nanaimo can explore more of our beautiful City. Certainly those that chose to live there will have "front door" access to a wonderful natural area,...I'm relieved to know that I and all others will have that same access and that the meadows and wetlands will be preserved. I am in full support of this development and can't wait to enjoy the new trails.

Dr.Jeff Braun, Chiropractor

250-618-6868

Penny Masse

From: Webmaster
Sent: Wednesday, February 17, 2010 3:03 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Scott Lewis has sent a Public Hearing Submission Online.

Address: 100 Anton Road

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 6500.007 Comments
I am supportive of the Bylaw and the Oceanview Development.

Penny Masse

From: Webmaster
Sent: Wednesday, February 17, 2010 3:12 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

James Koster has sent a Public Hearing Submission Online.

Address: 3150 Meadow Dr. Nanaimo B.C. V9R 7C6 Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 6500.007 CommentsI am in favor of the Oceanview project.

February 15, 2010

Dear Mayor Rattan and Councilors,

RE: Ocean View Golf Resort and Spa

I operate a business with 8 locations on the Island and another 4 on the lower mainland. Because of the varied locations I think I can get a feel for the benefits and or roadblocks business may face operating in one location but not in another. Although I have had little to do with real estate development I do have friends and colleagues who have had and still do.

Over the years I have gathered the impression that this city is just too difficult for some to deal with so that after a brief `testing` of the waters, at least a couple businesses I know decided to do their business dealings elsewhere .

I have heard this from more than one so called "outsider" who has either attempted to do a real estate development in this city or who may have actually gone the entire route and did complete some sort of development here. Either way, more than one businessperson has told me they have no plans to participate in any more business here. I am not in a position to decide for myself if what I have heard over the years is true or not but I do wonder.

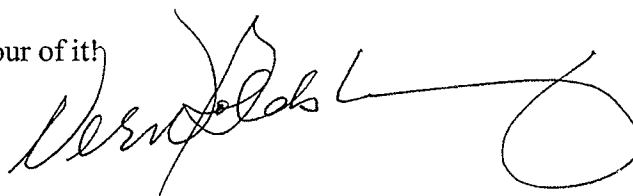
I attended one of my grandson's high school graduation in Courtenay three years ago when each student was introduced by name along with about a 20 second blurb about their ambitions. I would guess that a full 80% of the students indicated they wanted to leave the valley and move to Alberta! Needless to say, I was disappointed to hear all that. Obviously all those students thought Alberta offered them better opportunities than here on the Island.

Our governments, local, provincial and federal, absolutely have to go out of their way to assist in providing an atmosphere of opportunity and optimism for those willing and able to work for a living. Certainly the goal for employment should be more than working in a service industry of some sort. We, and especially our youth, are in a foot race with the rest of the world and should not be forced to run in that race carrying any extra baggage on their backs put there by governments or special interest groups..

The city has complete control over the proposed Ocean View development and whether or not it ever proceeds at all. Surely enough time has passed by now along with enough citizen input for everyone to know if this is a good deal for the city or not. If it is a good deal then let's get on with it.

I personally am in favour of it

Vern Goldsburly
251 Canterbury Cres.
Nanaimo B.C.
V9T 4S4

A handwritten signature in black ink, appearing to read 'Vern Goldsburly', with a long horizontal flourish extending to the right.

Penny Masse

From: Webmaster
Sent: Wednesday, February 17, 2010 3:14 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Brian Godfrey has sent a Public Hearing Submission Online.

Address: 1478 Rose Ann Drive

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Oceanview Public Hearing-Version 2 CommentsNanaimo needs decent paying jobs and the construction process from the engineers, surveyors, wood manufacturers, tradesmen etc means we can create jobs that pay better than retail and tourism related jobs can generate. I am in favour, Brian Godfrey.

Penny Masse

From: Webmaster
Sent: Wednesday, February 17, 2010 3:45 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

William Derby has sent a Public Hearing Submission Online.

Address: 201 - 890 Crace Street, Nanaimo, BC Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Oceanview Public Hearing Comments This is a great project that will benefit the City and surrounding areas. It has my unconditional support.

Penny Masse

From: Webmaster
Sent: Wednesday, February 17, 2010 4:15 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

brad butler has sent a Public Hearing Submission Online.

Address: jingle pot rd

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 6500.007

CommentsI am in favor of this bylaw

Penny Masse

From: Marilyn Smith
Sent: Wednesday, February 17, 2010 4:42 PM
To: DIRECTORS
Cc: Penny Masse
Subject: FW: Re; Oceonview Golf Resort and Spa Ltd.

FYI

Marilyn Smith
Administrative Assistant to Mayor and Council
CITY OF NANAIMO
Phone: 250-755-4400 Fax: 250-754-8263

From: Scott Cairns [mailto:scairns@gwequipment.com]
Sent: Wednesday, February 17, 2010 4:39 PM
To: Mayor&Council
Cc: Colin Matejka; Ross Davidson; Dan Kearns; Doug Meier; Grant Pierce; Greg Eaton; Jim Hermanson; Mark Bernier; Mark Francescutto; Scott Cairns; Wendy Willis; Alan Demmitt
Subject: Re; Oceonview Golf Resort and Spa Ltd.

On behalf of the employees , customers and shareholders of Great West Equipment (the authorized VOLVO -heavy construction equipment dealer for British Columbia) I would like to take this opportunity to express our support for the development called "Oceonview Golf Resort and Spa Ltd. " . I've travelled the acreage and looked over the plans ." Oceonview" has put together a very thoughtful and considerate overall development plan. I personally look forward to it's completion. My business is tied indirectly to an approval by the council to proceed. This one project represents a decent percentage of our future business in the Nanaimo area. We are looking to expand this spring to new premises in Nanaimo, which in turn will represent several more longterm and high paying jobs ,as well as an increased business presence in the Nanaimo area. We depend on projects such as "Oceonview Resort" to stimulate economic activity. We are only one of many suppliers to their industry ,and we represent the many spin-off jobs that can be created in the Nanaimo area. Thank-you, SCOTT CAIRNS, Vancouver Island Manager, Great West Equipment .

Penny Masse

From: Webmaster
Sent: Wednesday, February 17, 2010 5:18 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Cor Buys has sent a Public Hearing Submission Online.

Address: 4321 Boban Drive

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Oceanview Public Hearing-Version 2 CommentsI support the proposed development. It will bring extra tax dollars to the City to help pay for infrastructure improvements. A City the size of Nanaimo should have a destination Golfcourse, this will bring more visitors to our City. This development will complement the Nanaimo conference center, the improved airport expansion and the proposed cruise ship terminal.

Penny Masse

From: Webmaster
Sent: Wednesday, February 17, 2010 6:14 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Rodney Smith has sent a Public Hearing Submission Online.

Address: 2658 Hayrake Road, Nanaimo, BC

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Oceanview Public Hearing-Thursdays Feb. 18, 2010 Comments I am in support of this development. It brings a desirable, sustainable clean development to the City of Nanaimo with related construction and permanent job opportunities to replace those lost in the fishing and forestry industries.

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

February 17, 2010

City of Nanaimo
455 Wallace Street
Nanaimo, BC V9R 5J2

Attention: Mayor Ruttan & City Councillors

**SUBJECT: SPECIAL PUBLIC HEARING - OCP AMENDMENT BYLAW
NO. 6500.007 TO INCLUDE THE OCEANVIEW MASTER PLAN.**

I have reviewed the initial Bylaw No. 6500.001 (adopted in Sept./08) which designates this property as "Resort Centre" providing a series of objectives and policies specific to the Resort Centre in general and in particular to the Cable Bay Project.

This Master Plan being presented is in-keeping with and does not vary from the original provisions or intent of the Cable Bay Bylaw No. 6500.001.

This bylaw amendment which adopts the Oceanview Master Plan is a natural extension and elaboration of Bylaw No. 6500.001 policies giving greater technical direction for the future resort development.

The proposed Master Plan under Bylaw No. 6500.007 will serve as a key reference for the future by City Council, City staff, the developer and project contractors. Given the large scale project, the Master Plan will serve the City well in the future interpretation of planning policies providing certainty for the future of the development.

Staff and City Council are to be commended for the initiative taken under the amendment bylaw and I urge Council to adopt this Master Plan as it is part of the contemplated evolution of Council's original approval of the land use for this project.

Thank you for your consideration.

Respectfully submitted,

R.K. Brown,
Consultant Planner

Penny Masse

From: Webmaster
Sent: Wednesday, February 17, 2010 8:03 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Michael Parker has sent a Public Hearing Submission Online.

Address: 2147 Caledonia Ave Nanaimo B.C.

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: OceanView
CommentsJust Emailing in support Of the OceanView Project and support of the Master plan.

Michael Parker

Penny Masse

From: ray band [ray_band@shaw.ca]
Sent: Wednesday, February 17, 2010 9:05 PM
To: Public Hearing
Subject: Oceanview Master Plan

My name is Ray Band and I live at 1652 Janes Rd, in Cedar-by the Sea

The Oceanview proposal is certainly a high value use for the land in question and, if it proceeds, will create significant employment both during construction and on-going operations. It will also make an important contribution to the City of Nanaimo's tax revenues. For these reasons I am in favour of the project and the proposed bylaw amendment

I do have some reservations about the project as currently proposed, in particular the question of road access, specifically the linkage through Nicola to Barnes Rd and Holden Corso and the effect this will have on traffic conditions on these roads. An earlier version of the project proposal included public access via Phoenix Way. Re-incorporating the Phoenix Way access route into the project would, in conjunction with the Lindsey Road extension, significantly reduce the project's impact on local traffic. I trust this issue will be addressed in future stages of the planning process

Ray Band

Penny Masse

From: Public Hearing
Subject: FW: Oceanview Master Plan

To whom it may concern,

I am in favor of the Oceanview Golf Course and Resort Development. My name is Arnie Loxam and I live at 1850 Shasta Rd which is about a mile and a half south of the proposed development. I use Barnes/Holden Corso as my regular route of travel.

I am the captain of the men's club at Cottonwood Golf Course and I have been told by many golfers at the course that they do not think that a new golf course in the area would be in any way detrimental to the Cottonwood Course. In fact, the feeling is that a new course would be beneficial to Cottonwood as resort players would often be interested in playing a round at another course. Cottonwood is not attempting to become a high end course. It simply wants to be the best value priced golf course that it can be and if a new course attracts green fee players to the area, they will benefit also. Few players with memberships will move to a more expensive course. I have a number of friends (approximately 16 of us - most from off island) who are meeting together for a golf trip at the end of April. We will be staying two days in Courtney, playing Crown Isle and Storey Creek and two days in Parksville, playing Moringstar and Fairwinds. That's 16 guys playing four rounds of golf, staying in hotels for four days, and consuming many meals and "some" beverages. We are not staying in Nanaimo because the Nanaimo Golf and Country Club is the only good course in Nanaimo and it is difficult to get four tee times there. I would expect that there are other golf groups seeking resort golf who view things in a similar fashion.

I believe that this development will offer jobs both during and after construction and is going to attract the type of population that will benefit Nanaimo and the surrounding area. They will be largely people from other areas who have money, will be self sufficient and will make use of the new commercial enterprises to be developed at Sandstone. With regard to affordable housing: it is admirable but typically it does little to stimulate the economy. I believe that if the development goes through that it will be less likely that inappropriate activities such as partying and off road riding will take place there. Also the possibility of inadvertent fires will be less likely. Since I have been here I have not felt that any of our roads in the area are safe to ride a bicycle on. I expect that the roads around the golf course will be both safe to walk on, and to ride my bike if I so desire.

Although I am in favor of this development I do have some concerns about the developers. I feel that the City of Nanaimo must make sure that the guidelines that they establish for this development are stringent and inflexible. The main entry to this development has already moved from Holden-Corso to Phoenix Way to Lindsey Rd. Five acre parcels were already sold and then the money refunded. And very importantly the name was changed from Cable Bay to Oceanview. I would think that any developer would do all the necessary market analysis before putting a name to a development and then changing it. Right now there appears to be three different opinions as to when the main road to this property must be constructed. The developers should be made to have this finished before any/much work is done as a sign of their commitment to the project. My guess is that this developer will always be looking for re-negotiation. The golf course, the housing units, and the commercial spaces will make money for him..... the road will not! Get him committed to getting the road done and he will be a lot less likely to be selling the "assets" of the project.

I would expect that the RDN would have some problem with the use of their roads as major entries to a development that will not benefit them. I was wondering if enough pressure could be placed on the RDN so that they would close the road at the end of Nicola Rd on RDN property as long as all residents still had access to their properties. This would only disrupt traffic to the Cable Bay Trail but could force the developers to use or construct other roads. I obviously don't know the legality or logistics of doing this..... just a thought.

Thank you for reading this and good luck with your decision.

Arnie Loxam
1850 Shasta Rd
250 722 2630

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 8:14 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Kim Scott Campbell has sent a Public Hearing Submission Online.

Address: 5320 Entwistle Nanaimo BC

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Oceanview Resort
formerly Cable Bay CommentsI am for the development of the above property The Economic growth of
Nanaimo depends on projects such as these !!!!!

Penny Masse

From: Marilyn Smith
Sent: Thursday, February 18, 2010 8:22 AM
To: DIRECTORS; Penny Masse
Subject: FW: Oceanview Golf Resort & Spa

*Marilyn Smith
Administrative Assistant to Mayor and Council
CITY OF NANAIMO
Phone: 250-755-4400 Fax: 250-754-8263*

From: A J Hustins [mailto:ajhustins@pennecon.com]
Sent: Thursday, February 18, 2010 8:24 AM
To: Mayor&Council
Cc: Gary Schuler
Subject: Oceanview Golf Resort & Spa

Dear Mayor John Ruttan.

I am writing you in support of this project. ABC Precast & Ready Mix Ltd. supplies concrete products to the construction industry including; ready mix concrete, septic tanks and oil water separators, Redi-Rock retaining wall system and structural precast components.

Developments like **Oceanview Golf Resort & Spa** provide an excellent opportunity for our business to sell all our products. It will also create jobs for the local community. I wanted to let you know my thoughts by email. This project needs to go forward and most certainly will add tremendous value to our community overall.

Sincerely,

A.J. Hustins

ajhustins@pennecon.com
Cell: (250) 740-0837



A PENNECON COMPANY

12417 10th Avenue, Unit 100
Nanaimo, BC V9T 1G6
Office: (250) 754-1000 Fax: (250) 754-1001
Dispatch: (250) 754-0837 www.abcreadymix.ca

QUALITY DRIVEN

Penny Masse

Subject: FW: email in support of OceanView Golf and Resort and Spa

From: Rich Johnston [mailto:Rich.Johnston@viu.ca]
Sent: Thursday, February 18, 2010 8:08 AM
To: Mayor&Council
Subject: email in support of OceanView Golf and Resort and Spa

Feb 18, 2010,

Dear Mayor Ruttan and members of Nanaimo City Council,

I am sorry that I am not able to attend the public hearing tonight but I am travelling through California so I hope that my email will suffice as support of the much needed Oceanview Golf Resort and Spa project.

There are a number of good reasons why Nanaimo and the mid Island need such a worthwhile project but the main reasons in my mind are the creation of local jobs now and well into the future and the broadening of our tax base.

As I have witnessed first hand in the other parts of Canada and the United States, where there is the creation of recreational and tourist facilities, there is the creation of meaningful ongoing employment for local citizens of the area. Having VIU close at hand is an added bonus to employers such as Oceanview Golf Resort and Spa because the post secondary institution caters to educating and training students in most aspects of tourism and business/management programs. The Oceanview project will be able to help keep the graduates working in the area and paying taxes to the City of Nanaimo.

Yesterday I had reason to look through the inland port City of Stockton in California. On the outside it looks like a bustling city but in yesterday's local newspaper, The Record, the two headlines which were front page and centre, were that the Stockton public hospital, San Joaquin General Hospital was losing \$55,000 per day and about to close 100 beds. The second headline talked about the local school district giving out 400 lay off notices to teachers, support staff and principals because it has a \$30 million deficit. The point here is that both Stockton public institutions need to acquire among many different strategies, cuts in staff and supplies etc and more revenue and where does most of this revenue come from, the local tax payers. Nanaimo's situation is not much different than Stockton. Nanaimo needs more tax payers and a more diversified economy and that means we must support projects such as the Oceanview project and many more like it.

I urge you once again to take the responsible position of supporting this project. Thank you for your kind attention to my email of support and once again I am sorry I can not speak to you in person at the hearing.

Yours truly,

Rich Johnston
3802 Sundown Drive,
Nanaimo, BC, V9T4R1

Penny Masse

From: Public Hearing
Subject: FW: Support for Oceanview/Cable Bay project

From: Mark MacDonald [mailto:mark@businessvi.ca]

Sent: Thursday, February 18, 2010 7:53 AM

To: Sherry Loyd; Larry McNabb; Diana Johnstone; Pattje Fred; Merv Unger; Bill Bestwick (remote); Holdom Bill; Mayor John Ruttan; Jim Kipp; Bill Bestwick; Bill Holdom; Diana Johnstone; Jim Kipp; Loyd Sherry; Merv Unger

Subject: Support for Oceanview/Cable Bay project

Dear Mayor and Council:

I hope to be at the meeting tonight to express my continued support for the Oceanview/Cable Bay project.

I have already spoken at two public hearings in support of the project, and attended the last one, but had to leave after two and a half hours of waiting, due to a family situation. I simply could not wait any longer to speak, yet again, in favor of Oceanview/Cable Bay.

Like many who support Oceanview/Cable Bay - and I've not met ANYONE in the business community who has expressed opposition to the project - we find it very difficult to attend the seemingly endless stream of meetings, which are used to "gauge public opinion". Unfortunately, these meetings are increasingly used as levers by opponents to test the patience of developers and investors, in hopes, it appears, that they will slowly drain their resources until they finally give up. As you well know, many of the opponents are simply opposed to everything, and appear at any number of public hearings to express their views, which are simply "no" to development, period. Their appearance and opposition, while welcome in public hearing settings, is neither a clear nor fair representation of the vast majority of Nanaimo residents, who in many cases, are too busy with other things to take time out of their hectic schedules to show up and repeat their unfailing support of a worthy project.

The process has been lengthy, and very costly to the developers. It is my sincere hope that council recognizes the efforts and investment this group has made towards making Nanaimo a better place to live, work and play, and vote to approve the project. The developers have responded to each and every criticism and criteria asked of them, and this project is good for Nanaimo business, bringing much needed jobs and investment to our fair city at a time when we need it most. We've already watched our school trustees scrap a well thought out plan to rejuvenate and replace Nanaimo schools, and watched over \$62 Million of provincial funding - and stimulation to the local economy - disappear. Whether that money will return remains to be seen. Let us not think that there are other projects and developers lining up to create another project like Oceanview/Cable Bay, should this one not be given the green light to proceed. The continuous delays are being watched by investors outside our community as well, and Nanaimo's reputation as anti-development is being confirmed all over again, in the worst possible way. Oceanview/Cable Bay is one of the most significant projects to come to Nanaimo in my many years of living here, and will create jobs, provide a first class golf course and resort to south Nanaimo, and add to our tax base.

I urge you to support this worthy project and do your part to bring these much needed jobs, and major investment, to Nanaimo, and vote in support of Oceanview/Cable Bay.

Sincerely,

Mark A. MacDonald

Past President, Greater Nanaimo Chamber of Commerce

Mark A. MacDonald, Publisher

Business Vancouver Island

2345-B Delinea Place

Nanaimo, BC V9T 5L9

Subject:

FW: OCEANVIEW GOLF RESORT & SPA - PUBLIC HEARING

From: Harvey Drdul [mailto:hdrdul@gmail.com]

Sent: Thursday, February 18, 2010 2:10 AM

To: Mayor John Ruttan

Cc: Bill Bestwick; Bill Holdom; diana.johnstonhe@nanaimo.ca; Jim Kipp; Larry McNabb; Fred Pattje; Loyd Sherry; Merv Unger

Subject: OCEANVIEW GOLF RESORT & SPA - PUBLIC HEARING

Mr Mayor, and Council members of the City of Nanaimo - as many of you may be aware, I was previously the Managing Broker for McKinnon and Associates, when the Oceanview project was known as 'Cable Bay', and I fully supported the project.

I believe the expanded plan, and change of name, is even better than the first layout. Listening to the details at the recent public hearing, I see a better golf course and expanded park area, along with the enhancement of the Cable Bay trail.

My wife and I are residents of Nanaimo since Jan 1975, and moved here because of the golf course. Over the years I have met many people who came to Nanaimo because of the golf course.

When manning the Cable Bay display center, it was surprising to meet a number of my fellow golfers from the Nanaimo Club, who were anxious to have a first class golf course built that they could join..

The City of Nanaimo will benefit from the major increase in assessed values at this project, from the tourism that will result as golfers come to play, and also from major tournaments that could be hosted..

The benefits hugely outweigh any negatives that have been expressed, in my opinion, and I urge all Council members to support this project with their approval of necessary zoning requirements.

Respectfully submitted,

Harvey Drdul

HARVEY DRDUL CCIM FRI CRES Associate Broker

COLDWELL BANKER COMMERCIAL, NANAIMO BC V9T4Z4 F 250.729.9453

cell 250.751.5204 or TF 888.667.7668

DIRECT FAX 1 778.373.6183

email hdrdul@gmail.com

web <http://harveydrdul.point2agent.com>

Penny Masse

From: Marilyn Smith
Sent: Thursday, February 18, 2010 8:29 AM
To: DIRECTORS; Penny Masse
Subject: FW:

*Marilyn Smith
Administrative Assistant to Mayor and Council
CITY OF NANAIMO
Phone: 250-755-4400 Fax: 250-754-8263*

From: JOVAN SALAPURA [mailto:digger1775@shaw.ca]
Sent: Wednesday, February 17, 2010 10:13 PM
To: Mayor&Council
Subject:

good day, i am writing to you that i am in favour of this project. It will benefit our community in many ways.
thanks for taking the time to read this Jovan Salapura land owner in the Cedar area

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 8:53 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Craig Labas P.Eng has sent a Public Hearing Submission Online.

Address: 3461 Budehaven Drive

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 6500.007 CommentsI would like to voice my support for this project. I believe it will be a huge benefit to the public. I do understand the residents objections but that is to be expected. Regardless, feel free to contact me if you would like to discuss my opinion further.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 9:37 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Christine Hustins has sent a Public Hearing Submission Online.

Address: 1450 Loat St Nanaimo

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 6500.007 Comments!
support this project for the infrastructure development and construction work it brings to the area.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 9:36 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

A.J. Hustins has sent a Public Hearing Submission Online.

Address: 1941 Trans Canada Highway Nanaimo BC V9X 1R4 Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 6500.007 Comments I am in full support of the Oceanview Project. This will create jobs in the community in which I work.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 9:20 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

keith beadle has sent a Public Hearing Submission Online.

Address: pobox563 stna nananaimo v9r5l5

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 6500.007

Comments this project is important for nanaimo to grow prosper for employment for the city help the economy of the city and this would be good for the future nanaimo plus it would help nanaimo for new growth for business and development for nanaimo economically thank you

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 9:43 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

KERRY COULSON has sent a Public Hearing Submission Online.

Address: 33 MAKI ROAD NANAIMO BC

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: OCEANVIEW PUBLIC HEARING Comments WE SUPPORT THIS PROJECT FULLY, THE PROJECT IS GOOD FOR BUSINESS AND OUR COMMUNITY.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 9:43 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Ken Shinn has sent a Public Hearing Submission Online.

Address: 320B-3250 Rock city road

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 6500.007 Comments!
fully support this project as I beleive it will enhance our community helping to ensure a more prosperous future.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 9:46 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Marc McKnight has sent a Public Hearing Submission Online.

Address: 1941 Trans Canada Hwy

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Ocean View Golf and Spa (Cable Bay) CommentsDear Council Members; I am in support of this project as i belive that it will be a great opportunity for our community.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 9:57 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Alice Frank has sent a Public Hearing Submission Online.

Address: Unit 194 1 5765 Turner Rd. Nanaimo, BC V9T 6M4 Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 6500.007 CommentsI am for this project 100 %. They have done their ground work to look after the park, the eagles and the native burial sites. I think it is well thought through and the companies need the city's support and the city needs them.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 10:03 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Frank Basciano has sent a Public Hearing Submission Online.

Address: 6411 Lewis Road, Nanaimo, BC V9V 1P5 Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Oceanview Public Hearing-Thursday Feb. 18, 2010 (RE: Bylaw No. 6500.007)
CommentsI have reviewed the masterplan. It appears that the proponent has responded to the requirements and process with thorough responses on environmental, traffic and functional issues. One could argue about urban design; form and structure; and character until the end of time. That would not be progressive at this time. Given that environmental and wildlife issues are resolved through the application of the principles embodied by the submission made by the project proponent, I support this initiative.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 10:03 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Thad Ostaffy @ Knappett Industries (2006) Ltd. has sent a Public Hearing Submission Online.

Address: 4321 Boban Drive, Nanaimo, BC, V9T 5V9 Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 6500.007 (Oceanview public hearing) Comments Our company has been watching this project for a few years now. We are fully supportive of the development and the benefits that it will bring to our community.

Construction of the project puts \$\$\$ into the community, by way of wages, suppliers, spin-off work to subcontractors, house builders, etc....

There are many long term benefits, not the least of which will be permanent employment at the golf facility, increased business tax base for the City, increased residential property tax base for the City, development of new infrastructure. Please say "yes" to this project.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 10:04 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Alice Frank has sent a Public Hearing Submission Online.

Address: Unit 194 1 5765 Turner Rd. Nanaimo, BC V9T 6M4 Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 6500.007 CommentsI am for this project 100 %. They have done their ground work to look after the park, the eagles and the native burial sites. I think it is well thought through and the companies need the city's support and the city needs them.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 10:05 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

chris lundy has sent a Public Hearing Submission Online.

Address: 5358 Sunhaven place, nanaimo

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 6500.007 Comments I am the owner of a construction company (Westmark const) in Nanaimo and I employ 20 carpenters, several that are apprenticing. I fully support this project, the planning efforts, the employment and the end result that will be generated for the community.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 10:08 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Roy Fisher has sent a Public Hearing Submission Online.

Address: 1054 Douglas Ave.

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Ocean View Golf Resort and Spa Comments February 12, 2010

Dear Mayor Rattan and Councilors,

RE: Ocean View Golf Resort and Spa

Again I find myself standing up in support of this wonderful development. I grew up in Cedar by the Sea, and I support the proposed Ocean View Golf Resort & Spa.

I am concerned at the turn of events after the last public meeting and hope that this will not occur again. If we are to attract investment to Nanaimo we must show that we are prepared to treat an investor in a professional way and not create delay after delay for the sake of a special interest group.

They have been very considerate in that they would have all the lots serviced by City Water and Sewer a huge improvement for the entire area as the negative side have continually pointed out that the eco system is fragile. Unfortunately the negative side has been able to wield much power in the past few meetings. The view of not wanting change means no opportunity for others who live and are trying to make a living in Nanaimo. This is a very selfish position and does not take into account that this project will have a fifteen year build out creating extensive opportunity for many business and people in the Nanaimo area. Besides this where are the tax dollars going to come from in the future.

The approvals for this project have gone on a long time and with the local economy needing a kick start I see this as being a wonderful way to get going. This is a world class project that will bring attention to the Nanaimo area and enhance all of our recent initiatives. For example the recent expansion of the Nanaimo Airport, the new Vancouver Island Convention center and our new Cruise ship terminal will benefit from the Ocean View development. It should be noted that many of the same people who are opposed to this development were opposed to all of the above projects without any alternatives just do nothing.

This development will provide many construction jobs over a long period during the development and it will bring much needed long term jobs with the golf course and other amenities.

Now is the time to get this project underway. The developer has done all of the due diligence and then some to assure this project meets and fits with the long term growth and social needs of our community. If it does not then I ask what does.

Please vote for approval of this bylaw so we can finally get underway and build this project which will be Nanaimo's gem.

Roy Fisher
1054 Douglas Ave
Nanaimo, BC V9R 4J5
250-753-6985

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 10:14 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Brian Fillmore has sent a Public Hearing Submission Online.

Address: btfillmore@gmail.com

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Oceanview Public Hearing CommentsI fully support this project. I feel it would be a huge benefit to our local business community.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 10:18 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Andrea Gamberg has sent a Public Hearing Submission Online.

Address: andrea_sweetapple@hotmail.com

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Oceanview project
CommentsI am supporting this project.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 10:33 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Barry Fairbank has sent a Public Hearing Submission Online.

Address: 3307 Wavecrest Drive

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 6500.007

Oceanview CommentsOffering my support for the project and adoption of the bylaw

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 10:37 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Shane Moscrip has sent a Public Hearing Submission Online.

Address: 294 Ryan Rd Nanaimo

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Bylaw #6500-.007

Comments Very much in favor of the Oceanview Project.

A much needed boost to Nanaimo's economy for the construction industry and also long term benefit to our other local business.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 10:40 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

sheldon Saywell has sent a Public Hearing Submission Online.

Address: 2599 McCullough Rd.

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Ocean View public hearing Comments This project will be good for Nanaimo, you have our support

Penny Masse

Subject: FW: Cable Bay

From: Pat Sinclair [mailto:patsinclair@shaw.ca]
Sent: Thursday, February 18, 2010 10:53 AM
To: Mayor&Council
Subject: Cable Bay

My husband and I believe that growth is good for Nanaimo, especially as it ultimately affects the less fortunate people who live here. We support the Cable Bay development and the positive affects it will have on our community.

Patricia Sinclair
5891 Red Wing Cr.
Nanaimo, BC V9T 6H9

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 10:55 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Heidi Derhousoff has sent a Public Hearing Submission Online.

Address: 13100 Magdalena Drive, Ladysmith, BC Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Oceanview Public Hearing-Thursday Feb. 18, 2010 (RE: Bylaw No.

CommentsAs a resident of YellowPoint I look forward to the Ocean View development. I believe this development will add so much value to our area and provide a well planned community that will attract visitors and new residents (more tax base). To have a world class golf resort and spa at our doorstep would be great for our economy.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 11:00 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Shawn Verdon has sent a Public Hearing Submission Online.

Address: 508 Weeks Cr Nanaimo

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 6500.007 ocean vei
w public hearing Commentsfull suport for this project as i think it would be positive growth for Nanaimo.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 11:03 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Greg Bianchini - GNB Builders Inc. has sent a Public Hearing Submission Online.

Address: 13100 Magdalena Drive, Ladysmith, BC Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Oceanview Public Hearing-Thursday Feb. 18, 2010 (RE: Bylaw No.

CommentsAs a resident and business owner of YellowPoint I look forward to the Ocean View development. I believe this development will add so much value to our area and provide a well planned community that will attract visitors and new residents (more tax base). To have a world class golf resort and spa at our doorstep would be great for our economy. As a builder I welcome having a high end resort and community to our area as I feel it is well planned and deserved. As a Built Green Builder I hope to be building quality homes in the development, including my own.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 11:12 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

kirk Beggs has sent a Public Hearing Submission Online.

Address: 6182 Garside Rd, Nanaimo BC

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Ocean View Golf Course Development Comments I am 100% behind this development. It will provide quality housing and recreation and many jobs to the community. Additionally, resort style visitors like a Crown Isle will grow and the business community will prosper.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 11:12 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Byron Gallant has sent a Public Hearing Submission Online.

Address: 104 Tait Road

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 6500.007

CommentsAs president of the Canadian Home Builders Association of Central Vancouver Island and Co-owner of B. Gallant Homes Ltd, I support this development as an important part of the future employment of our members in this community.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 11:13 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Michael Harrison has sent a Public Hearing Submission Online.

Address: 144 Avalon Place

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Bylaw No. 6500.007

CommentsDear Mayor & Council,

I am writing in support of the Oceanview Golf Resort for many reasons. Not only do I enjoy the game of golf, but also as a 6-year sales rep for Starline Windows based in Nanaimo, I have a vested interest, naturally, in seeing new construction project opportunities move forward when feasible. And that's a key point here: this project appears feasible and appears to have as much support from all over Nanaimo, and quite possibly beyond, as it does opponents who seem mostly to be from the immediate area the project is planned.

Another reason I am in support of this project is that Nanaimo now has an opportunity to put forward a quality golf resort and residential community like Nanoose Bay's Fairwinds, Parksville's Morningstar, Qualicum's Eaglecrest and Courtenay's Crown Isle, not to mention Bear Mountain in Victoria!

So, it is Nanaimo's time to shine and I hope Mayor & council see the future as the group bringing this project forward does.

Naturally, I hope to play golf there in the future or enjoy the hotel & spa facilities, but am also hopeful to encourage friends & family from outside the area to come there too!

Thanks kindly,

Mike Harrison

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 11:24 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

MJ Chahley Construction Group Ltd. has sent a Public Hearing Submission Online.

Address: 5485 Mildmay Rd

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Oceanview, Cedar
CommentsIn support of the Oceanview Project, this is a wonderful project and will enhance the Cedar area
and the construction industry in and around the Nanaimo and greater areas. Please pass this development.

Penny Masse

Subject: FW: Cable Bay Development

From: Daniel L. Sinclair [mailto:danielsinclair@shaw.ca]
Sent: Thursday, February 18, 2010 11:01 AM
To: Mayor&Council
Subject: Cable Bay Development

Attention: Mayor John Rattan

Re: Cable Bay

I am fortunate to live in a Nanaimo Affordable Housing building on Prideaux Street.

I believe that growth in Nanaimo has made this possible and wholeheartedly support the Cable Bay development.

Please respect the many positive events that will occur as a result of this development.

Thank you

Daniel Lane Sinclair

Penny Masse

Subject: FW: Oceanview Golf Resort and Spa

From: Chance Schuler [mailto:c_schuler@rocketmail.com]
Sent: Thursday, February 18, 2010 11:29 AM
To: Mayor&Council
Subject: Oceanview Golf Resort and Spa

Dear Mr. Mayor,

My name is Gary Schuler, I live at 2748 Cedar heights crescent on Nicola road. I support the Oceanview project not only because it would provide myself with employment but as well for today's youth and those in need of income in today's harsh economy. This project would welcome new trails with new sites than those right now. This project is very beneficial for the Cedar community and those that the development would ensure employment at this wonderful facility.

Looking for the perfect gift? Give the gift of Flickr!

<http://www.flickr.com/gift/>

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 11:32 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Mark Wilson has sent a Public Hearing Submission Online.

Address: 1458 Raines Road

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Oceanview Public Hearing - Bylaw No. 5600.007 Comments I support the the Oceanview Project. I am in favour of the development and I would like to see it get approval to proceed.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 11:41 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Craig Finnigan....McLaren Lighting has sent a Public Hearing Submission Online.

Address: 2520 Bowen Rd. Nanaomo

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

CommentsI fully support the oceanview project in Cedar. Thank-you

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 11:52 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Mike Thompson has sent a Public Hearing Submission Online.

Address: 104 Chelan Place

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 6500.007 Comments
I am very much in favour of the Oceanview project. It will be great for Business in Nanaimo.

The **Milner** *Group*

2240 Jeffs Road, Nanaimo, B.C., V9S 5P7 Phone: (250) 756-0773 Fax: (250) 756-0474

February 18, 2010

City of Nanaimo
455 Wallace Street
Nanaimo, BC V9S 5J6

Dear Mayor and Council,

I support the application of Oceanview Golf Resort & Spa to have their land rezoned to "Resort Centre". This development will be a beautiful asset to our community creating vast opportunities for both housing and tourism in our city.

From an economic stand point it will create hundreds of jobs and generate huge tax dollars that will benefit everyone in our community for many years to come.

Sincerely,

Rod Milner
President, Milner Group Ventures Inc.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 12:07 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Richard Mayer has sent a Public Hearing Submission Online.

Address: 2213 McCullough Rd.

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 6500.007 Comments
I am in support of this bylaw.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 12:08 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Russell Shaw has sent a Public Hearing Submission Online.

Address: 1250 Island Hwy South

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Oceanview Project
CommentsI am in favour of the Oceanview project and support adoption of the Masterplan.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 12:15 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Wendy Couwenberg has sent a Public Hearing Submission Online.

Address: 3740 Shell Beach Road Ladysmith BC V9G 1K9 Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 6500.007 Comments This well thought through project will bring many jobs to our community for many years to come.

Change is sometimes difficult, but, life is ALWAYS changing, and many families NEED WORK!.. Especially NOW! This is for the prosperous future of Nanaimo!!

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 12:31 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Garry Shelton has sent a Public Hearing Submission Online.

Address: garry@prwstar.com

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 6500.007 Comments!
am in full support of this project. Let continue to build Nanaimo

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 12:51 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

John Hessels has sent a Public Hearing Submission Online.

Address: 2035 Cinnabar Drive

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Bylaw 6500.007

CommentsI am in support of the OceanView Golf Resort and Spa because the Nanaimo Area does not have a venue of this nature. This project will attract people who possess the ability to generate a huge tax base from new business and employ hundreds of nanaimoites for many years to come.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 1:02 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

P & R Western Star Trucks has sent a Public Hearing Submission Online.

Address: 3111 Cowichan Valley Hwy.

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Bylaw No. 6500.007

Comments This is an exceptional opportunity to support local businesses and communities and I support this project completely.

Subject: FW: Oceanview Golf Resort and Spa

From: Bill McKay [mailto:bmckay@signagecanada.ca]
Sent: Thursday, February 18, 2010 12:49 PM
To: Mayor&Council
Subject: FW: Oceanview Golf Resort and Spa

February 18, 2010

Re: Oceanview Golf Resort and Spa

Dear Mr. Mayor and Council,

I cannot express with enough emphasis, my concern relative to the recent events surrounding the approvals required to push this project forward. The principals of the project have been working diligently to move this development through all the regulatory requirements, some of which, due to our community's lack of foresight, should never have been an obstacle in the first place. For example, let us consider the issue of the required OCP amendments simply because we did not have the foresight to think we needed a 'resort' designation in our OCP. With all due respect to the fine people involved in our last OCP revisions, how is it possible that a community in transition, that is willing to spend three quarters of a million dollars a year touting our community as a 'destination' for visitors, does not have a resort designation in their OCP? This would mean that anyone wanting to build any sort of resort would have to endure the multitude of delays, public comment, public hearings and related requirements to change an OCP to accommodate their building plans.

During the recent council meeting where it clearly appeared the majority of council were in agreement with the motion that Oceanview qualified for 'resort' status under the revised OCP, yet another obstacle was placed in front of them by a member of council who seems hell bent on not approving ANY development whether master planned or in-fill within the community. After being told repeatedly by City staff that the information provided by Oceanview was not new information, council caved to the fear being placed in front of you by one member, and voted to set aside an affirmative vote in favor of yet another delay being put in front of this developer.

As we all know, and should have learned from mis-steps in other communities in BC, that development capital goes where it is welcome. My fear is that like the 'man who dies from a thousand cuts', this developer may well be getting extremely tired of our community leaders' behavior and may well pull out of our community. While some will claim victory, the essence of such a decision will be that other capital will make a wide berth around Nanaimo and go elsewhere. Please don't let that happen. We need this type of project to locate in Nanaimo, not only to bolster employment over the long term in the local construction industry, but also to add a significant reason for visitors to come to our City. Don't blow this opportunity and please see that this project moves ahead without additional unnecessary delays.

Yours truly,

Mr. Bill McKay,
1844 Evergreen Way,
Nanaimo, BC

Penny Masse

Subject: FW: Oceanview Golf Resort

From: Jae Valentine [mailto:alwaysjustj@hotmail.com]
Sent: Thursday, February 18, 2010 1:38 PM
To: Mayor&Council
Subject: Oceanview Golf Resort

Dear City Council,

I have been following the ups and downs of the approval process for the Oceanview development the last few months.

I think it is a shame that City Council could not approve or disapprove this development in a more timely manner. This delay has cost the developer tens of thousands of dollars with no benefit to the community.

I am in agreement of this development to bring more tax revenues and employment to the Nanaimo area.

My partner and myself have been looking for a lot to build a house on and if we were to choose to live in the south end, the Oceanview property would be the first place we would go. Unfortunately, the delay in getting their approval may result in us finding a lot elsewhere.

Sincerely,

Jae Valentine

Penny Masse

Subject: FW: Limit it
Attachments: _AVG certification_.txt

From: Roger McKinnon [mailto:roger-mckinnon@shaw.ca]
Sent: Thursday, February 18, 2010 1:51 PM
To: Mayor John Ruttan; Larry McNabb; Merv Unger; Bill Bestwick; Bill Holdom; Diana Johnstone; jim.kemp@rbc.com
Cc: 'Glenn Brower'
Subject: FW: Limit it

Glenn Brower asked I forward this to you so it may clear up any misunderstanding about Audubon re: Golf Courses.
Sincerely
Roger McKinnon

Glenn:

As discussed I would like clarify any confusion surrounding the Oceanview Golf Resort application to Audubon International to be recognized as a CERTIFIED AUDUBON SIGNATURE SANCTUARY. Firstly, Audubon International is not to be confused with the Audubon Society; a mistake often made. The Audubon Society is dedicated to the protection of birds and the habitat that supports them. Not that Audubon International isn't supportive of that, they have a much broader mandate that fosters an ethic of environmental management and stewardship. More specifically, they seek to assist golf courses in becoming a valuable part of our conservation landscape while building support for more 'eco-friendly' golf through the golf industry.

Oceanview Golf Resort has applied for and obtained approval to register in the Audubon International Signature Program for golf courses. Should the Oceanview Masterplan be approved by Nanaimo City Council on February 18, 2010, we would begin a rigorous program involving Audubon International personnel that would begin in the detailed planning phases of the golf course and extend through construction, grand-opening and the long term operation of the facility.

The Audubon International Certification program has a much broader environmental perspective that just protection of birds. It is based on the Audubon Principles for Sustainable Resource Management and includes the assessment of and plans for:

- Wildlife conservation(including birds) and habitat enhancement
- Waste reduction and management(more of an operational concern)
- Energy efficiency(operational concern)
- Water conservation
- Water quality management and monitoring(long term)
- Integrated Pest Management(Operational concern)

Currently we have four(4) projects that have become AUDUBON INTERNATIONAL CERTIFIED SANCTUARIES:

- 1) Priddis Greens Golf & Country Club (Priddis, AB)
- 2) Stewart Creek Golf Resort (Canmore, AB)
- 3) Glencoe Golf & Country Club (Calgary, AB)(we were involved in the design and construction of their major golf training academy, and various course renovations)

- 4) Chateau Whistler Golf Resort (Whistler, BC)(we were involved in the design and construction of the David Leadbetter golf training academy)

Although I am not a resident of Nanaimo, I spend a great deal of my time there relating to planning and design work on the Oceanview Golf Resort. It is my professional opinion that this project will embrace and respect more environmental principles than any others I have done previously. I am an employee of the project but I am also a very strong proponent of the Oceanview development and the value it brings to the City and Province of BC. I believe it will be recognized as "state-of-the-art" in terms of sustainable planning, resource management and environmental stewardship.

I hope this helps to clarify our current status in the Audubon International Certification approval process.

Regards,

Gary Browning, M.E. Des
Golf Course Architect

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 2:55 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Bradford Hill has sent a Public Hearing Submission Online.

Address: 424 Tenth Street, Nanaimo

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Bylaw No. 6500.007
CommentsI fully support this project. I have worked for North Cedar Improvement District in the past and I recognize that Cedar residents rely heavily on infrastructure provided by City of Nanaimo taxpayers. This project will bring additional developer funded infrastructure to North Cedar's doorstep. I beleive those North Cedar residents that oppose this development are being short sighted and also hypocritical since they will benefit directly from this project.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 2:58 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Brock Williamson has sent a Public Hearing Submission Online.

Address: 1447 Rose Ann Drive Nanaimo

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Bylaw 6500.007 - Oceanview Masterplan CommentsI am one of the consultants working on this project so my comments need to be taken in that context.

I believe this public hearing to be unnecessary. The "fluff and feathers" raised over the Senini letter talking about servicing and construction timing is much ado about nothing. There is another public process yet to be gone through - complete with a public hearing - in order to create the Phased Development Agreement which specifically addresses the timing of servicing construction and lot development. If there are any concerns over this issue that is proper time they should be addressed.

It is unfortunate that hysteria has ruled the day requiring this public hearing.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 3:05 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Russ Burke has sent a Public Hearing Submission Online.

Address: 6061 Parkway Dr

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Oceanview Resort
CommentsI support the project and the rezoning required. While I have supported the redevelopment of downtown the clients for Oceanview do not want to live downtown in a condo. If we cannot provide it at Oceanview they will go to Comox of Bear Mnt. We will lose the well paying jobs and the taxes.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 3:18 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Jim Allen has sent a Public Hearing Submission Online.

Address: 5195 Metral Drive

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

Comments: I approve of the Oceanview Master plan.

Lets start the Bidding process!

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 3:52 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Lisa Trimmer has sent a Public Hearing Submission Online.
Address: 5735 Malibu Terrace, Nanaimo BC Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 6500.007 CommentsI support this project. Here are the reasons why:

Community development and growth is a sign of a healthy community. It has been proven that communities cannot stand still in time and enjoy vibrancy over the long term. Existing and potential new residents are constantly in search of a quality living experience and if they don't find a particular community provides it, they will move to one that will. School enrolments fall, retail sales decline, property values decline, crime increases, unemployment increase and stagnation becomes reality. It is important that Nanaimo has appropriate growth and remains a healthy vibrant community.

Furthermore projects such as this have proven to have huge economic impact on the local area, producing jobs for the construction industry immediately with rippling effect throughout the economy during development and for many years afterward plus increased local tax dollars to improve facilities that enrich the lives of the local community. The south end of Nanaimo is the next logical area to develop and given the extension of the airport and other upcoming developments, the location of the Oceanview project makes perfect sense. We are a progressive city and I think we are ready for a classy progressive project such as this that reflects who we are.

Subject: FW: Oceanview/Cable Bay

City of Nanaimo

Your Worship The Mayor and Council Members

RE: SUPPORT FOR OCEANVIEW/CABLE BAY PROJECT

As the golf course architect for the Oceanview Golf Resort I am most supportive of this project for reasons other than self-aggrandizement. I have worked on the planning, design and preparation of what I believe could be "Canada's Best New Golf Resort" as voted on by Golf Digest Magazine(a US publication). One of my previous works, the Stewart Creek Golf Resort in Canmore, Alberta was voted runner up in this category in 2002. Since then, golfing tourists to Alberta have put Stewart Creek on their list of 'must ' plays; Oceanview surpasses anything we did at Stewart Creek.

I understand that there may have been some confusion regarding potential Audubon International Certification that Oceanview will be attempting to gain. I also understand that you have received an earlier response regarding this matter that I had directed to Mr. Glenn Brower of Canadian Property Investments.

I would like to add to that by simply saying I am a golf course architect with a Master's Degree in Environmental Planning; all of my projects are described as being minimalist with a strong sensitivity to the natural environment. Whether we are attempting to attain Audubon International recognition or not is irrelevant. It is not so much the name of the program or certification or designation as it is the actions and goals of the proponent. Audubon International has developed some terrific guidelines that we have used in the past to achieve noted environmental accolades, for example:\

Stewart Creek Golf Resort, Canmore, Alberta

- 2004 Certified Cooperative Sanctuary through Audubon International
- 2004 Environmental Leaders in Golf Award(Golf Digest/GCSA Association)
- 2004 Excellence in Government Relations
- 2006 Environmental Achievement Award for North America(CGSA/Toro)

The guidelines are great, but the results are what matters, regardless of what name you want to attach to it.

We are extraordinarily proud to have been chosen to be the golf course architects on the prestigious assignment in such a unique and dramatic environment as Vancouver Island. We are committed to project success for Oceanview(our clients), the citizens of Nanaimo and those golfing tourists(although somewhat obsessed)that seeks out and plays only the finest golf projects in the world.

Proudly,

Gary E. Browning, M.E. Des.
Golf Course Architect

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 4:02 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Janice McAllan has sent a Public Hearing Submission Online.

Address: 2315 Rosstown Rd

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: Bylaw No. 6500.007

CommentsI would support this project as long as the developer is willing to work with the local community regarding the effects to the community

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 4:04 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Susan Newman has sent a Public Hearing Submission Online.

Address: 3396 Juriet Road

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: #6500.007

Comments This project will be a major contributor to Nanaimo's economy and our industry for years to come.

Not to mention the additional tax base for the City of Nanaimo. It is important that we as a construction industry support this project.

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 4:13 PM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Darron Clark has sent a Public Hearing Submission Online.

Address: 3551 Jingle Pot Road

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 6500.007 Comments!
support the Ocean View project.

Penny Masse

Subject: FW: Oceanview Golf Resort & Spa
Attachments: SNG_NAGA_Impact GolfCanada_2009_KeyFindings.pdf; Tourism .pdf

From: Junko Sakamoto [mailto:ED@assemblybcarts councils.ca]
Sent: Thursday, February 18, 2010 4:22 PM
To: Mayor&Council
Subject: Oceanview Golf Resort & Spa

Honourable Mayor Ruttan & Councilors,
Please accept this letter of support for the Oceanview Golf Resort & Spa.

If you have any questions or concerns, please do not hesitate to contact me directly.

Kind Regards,

Junko

Junko Sakamoto, Executive Director
Assembly of BC Arts Councils
P.O. Box 52, St. John's
Vancouver, BC V6T 1A4
Office: 250 754 5150 Fax: 250 754 3256
Toll Free: 1 855 815 2488
www.assemblybcarts councils.ca

Dedicated to advancing community arts & culture in BC



August 2009

Economic impact of golf for Canada

Findings report (published **August 14, 2009**)

Prepared for: *National Allied Golf Associations*

Strategic Networks Group, Inc.

1300 Richmond Road, Suite 402, Ottawa, Ontario, K2B 8L2 • Canada

☎ +1.613.277.2588 • www.sngroup.com

Economic impact study of golf for Canada

A ground-breaking study conducted by NAGA

HIGHLIGHTS

AUGUST 14, 2009 - Based on a nation-wide survey of more than 4,000 golfers¹ and 350 golf courses² in 10 provinces and three territories, the **Economic impact study (EIS) of golf for Canada** ("Measuring the game of golf in Canada")³ provides the first comprehensive and independent assessment of the economic impact of the golf industry in Canada.

This study provides new quantitative evidence of the economic significance of the sport to the Canadian, provincial and territorial economies, through primary research augmented by secondary information sources. The results demonstrate the substantial role golf has in the economy of Canada in terms of:

- Golf's "Gross Domestic Product" in Canada – including all goods and services that are directly and indirectly related to the game, with analysis of who benefits from golf, and to what extent; and
- Other spin-off economic impacts such as employment and household income at the national, provincial and territorial scales.

ECONOMIC IMPACT OF GOLF FOR CANADA

The game of golf accounts for an estimated **\$11.3 billion** of Canada's Gross Domestic Product (GDP), which includes:

- 341,794 jobs;
- \$7.6 billion in household income;
- \$1.2 billion in property and other indirect taxes; and,
- \$1.9 billion in income taxes.

¹ The golfer survey results are accurate to +/- 1.55 percentage points, 19 times out of 20. Survey data is extrapolated to Canada based on an estimated population of 5.9M golfers.

² The course survey results are accurate to +/- 4.76 percentage points, 19 times out of 20. Survey data is extrapolated to Canada based on an estimated population of 2,397 courses.

³ RFP issued May 2008

Economic impact study (EIS) of golf for Canada

Golf in Canada generates an estimated \$29.4 billion in total gross production through direct, indirect and induced spending impacts.

The total direct economic activity (total direct sales) resulting from the Canadian Golf Industry is estimated at **\$13.6 billion**. Of this total, the revenues generated directly by golf courses and their facilities and stand-alone driving and practice ranges (**\$4.7 billion**) rivals the revenues generated by all other participation sports and recreation facilities combined (**\$4.8 billion**) in Canada⁴.

Additional key benefits and impact of golf in Canada include:

- **Environmental Benefits** – Over 200,000 hectares of green space managed by golf course operators, including 41,000 hectares of unmanaged wildlife habitat under golf course stewardship.
- **Golf Participation** –SNG estimates that approximately 70 million rounds of golf were played in 2008, a level of play that was as much as 10% lower than the average number of rounds based on prior years.⁵
- According to IPSOS Reid, there are an estimated 6 million Canadian golfers.⁶ According to RCGA sources, Canadian golf participation rates are among the highest in the world.⁷
- **Employment Opportunities** – The Canadian Golf Industry provides an excellent employment opportunity, with as many as 43% of those employed at Canadian golf courses being students.
- **Estimated Impact on Property Values** – The location of houses adjacent to golf courses provides benefits to homeowners that stem from higher home values compared to similar homes that are not adjacent to courses. The total incremental impact on home values is estimated at \$1.4 billion.
- **Charitable Activity** – Each year there are at least 25,000 charitable events hosted at Canadian courses. Using conservative estimates, these events raise more than \$439 million for charitable causes across Canada.
- **Golf Tourism** – Canadian travellers make more than 1 million trips involving golf, spending an estimated \$1.9 billion annually on golf-related travel within Canada.

⁴ These recreational facilities include skiing, fitness and recreational sports centres, amusement parks and arcades, and all other amusement and recreation industries, except gambling. Source: Statistics Canada. Table 361-0015 - Amusement and recreation, summary statistics, by North American Industry Classification System (NAICS), annual, CANSIM..

⁵ Based on SNG's survey of courses, the number of rounds played in 2008 was down as much as 10%.

⁶ In a 2006 Ipsos Reid found determined there were 5,953,000 million golfers (playing one more rounds) in Canada.

⁷ Royal Canadian Golf Association

Economic impact study (EIS) of golf for Canada

Aside from households, which command more than 25% of the gross economic effects of golf, Canada's manufacturing sector is impacted the most by Canadian golf related expenditures, commanding 13% of Golf's gross economic impacts in Canada. This is followed by the finance, insurance and real estate services and retail trade sectors.

From many perspectives the game of Golf is a significant contributor to the economies of each province and for Canada overall.

ABOUT THE STUDY

This ground-breaking study was conducted by Strategic Networks Group, Inc. (SNG), led by Thomas McGuire, VP North America, and was based almost entirely on primary research of the supply (golf courses) and demand (golfers) of golf in Canada. SNG also used a newly built customized inter-regional input-output impact model, developed by noted economists Dr. William Schaffer, Professor Emeritus, Georgia Institute of Technology, and John Jozsa, Jozsa Management & Economics - both are associates of SNG. This I-O model was customized to track golf-industry related economic activity across Canada.

ACKNOWLEDGEMENTS

There are many contributors to this study that must be acknowledged. This includes the NAGA Board of Directors and the NAGA association presidents, as well as the many golfers across Canada who offered their time and completed surveys on their experiences with golf. A special thanks is owed to the Canadian course operators who participated in this study by sharing information about their operations through the survey, in-depth interviews and the pre-testing of earlier versions of the operator survey.

CONTACT INFORMATION

National Allied Golf Associations (NAGA)

Steve Carroll, NAGA Chair

Executive Director, Canadian Professional Golfers' Association

+1. 800.782.5764

steve@cpga.com

Strategic Networks Group, Inc. (SNG)

Thomas McGuire, VP North America

mcguire@sngroup.com

+1.902.431.6972

Michael Curri, President

mcurri@sngroup.com

+1.613.277.2588

Core findings

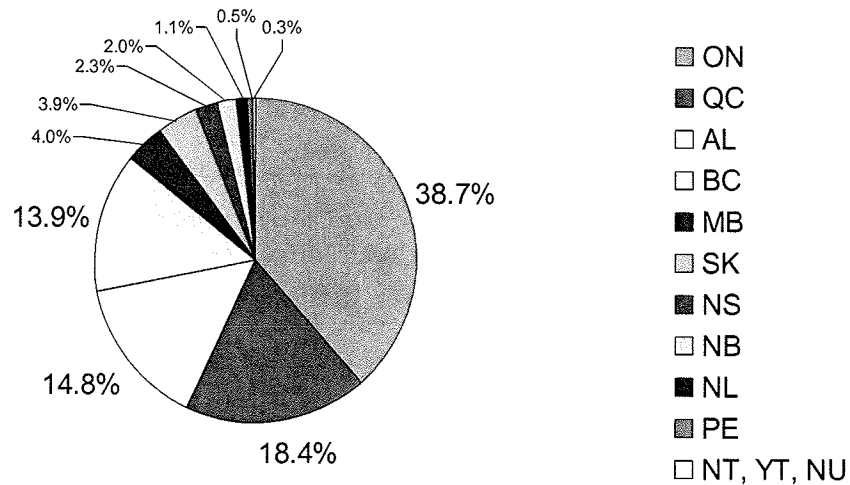
The following emerge as the core findings from SNG's primary and secondary research into the - economic impact of Golf in Canada.

SNG estimates that the annual total direct sales associated with golf in Canada is about **\$13.6 billion** (golf related expenditures in Canada, golf related travel outside of Canada, annual capital spending by golf courses and driving ranges).

ECONOMIC IMPACT OF GOLF IN CANADA

- The Canadian golf industry directly employs **155,024** people, Canada-wide, in a variety of occupations including equipment manufacturing, course operations, golf professional services, and a variety of other aspects of course operations from food services to maintenance.
- Total employment through direct, indirect and induced economic effects swells to **341,794** people Canada-wide.
- Total household income for those employed at golf courses and country clubs and stand-alone driving ranges is estimated at **\$1.6 billion** and **\$7.6 billion** Canada-wide when indirect and induced effects are added.
- The Canadian Golf Industry provides an excellent employment opportunity for students, with as many as **43%** of those employed at Canadian golf courses being students. Students earn good incomes and are exposed to networking opportunities that will support their careers paths in the years to come.
- The total direct economic activity (total direct sales) resulting from the Canadian Golf Industry is estimated at **\$13.6 billion**.
- Gross Production (total sales) resulting from the Canadian Golf industry is estimated at **\$29.4 billion**, through direct, indirect and induced spending impacts.
- The Canadian Golf industry contributes an estimated **\$11.3 billion** to Canada's Gross Domestic Product (GDP)

Golf GDP by Province



CANADIAN GOLF PARTICIPATION

- The game of golf is played by an estimated 6 million Canadians each year, with 2.5 million Canadians participating as core golfers, playing an average of **28** rounds per year⁸.
- Based on participation, golf is the number one recreational activity in Canada, played by more Canadians than hockey⁹.
- SNG estimates that 70 million rounds of golf are played each year by Canadians. Golfing enables people of all ages to take part in one of the simplest, safest and most often recommended forms of exercise – walking.
- Based on SNG's primary research, Canadian golfers spend an estimated **\$13.1** billion annually on golf, which includes:
 - related equipment (\$2.1B);
 - memberships, tournament fees, tournament spectator fees, golf related services, food and beverages at golf courses, (\$4.1B);
 - golf apparel (\$0.7B);
 - travel within Canada (\$1.8B);
 - spending in non-golf industries, including transportation, fuel, publications/media, food and entertainment (\$2.3B);
 - charitable spending (\$0.4B); and,
 - \$1.7 billion on golf related travel outside of Canada.

⁸ *Golf Participation in Canada, 2006 Edition – Ipsos Reid*

⁹ Statistics Canada, Based on a study of Participation in Sports, The Daily, issued Thursday, February 7, 2008. Reported that "Golf replaced ice hockey as the most popular sport in Canada in 1998."

CANADIAN GOLF COURSES, COUNTRY CLUBS, & PRACTICE RANGES

- There are more than 2,500 golf courses and practice ranges in Canada, with the majority of practice ranges identified in this study having operational, or business linkages, to a golf course.¹⁰
- From SNG's primary research, Canadian golf courses occupy more than an estimated **200,000** hectares of land. This includes managed green spaces estimated at more than **160,000** hectares and nearly **41,000** hectares of unmanaged wildlife.
- Based on SNG's survey, Canadian golf courses spend an estimated **\$4.7** billion annually on:
 - wages and salaries, payroll taxes and benefits;
 - course operations;
 - pro shop and retail sales;
 - food and beverage services;
 - office and administration;
 - provincial, federal and municipal taxes; and,
 - charitable donations and other operational expenses.

Each year Canadian golf courses invest **\$478.8** million in facility related capital expenditures through course and facility related maintenance, expansions and improvements.

CANADIAN TOURISM AND THE ROLE OF GOLF¹¹

- From 2004 to 2005 13.6% (3,377,089) of adult Canadians played golf while on an out-of-town, overnight trip of one or more nights.¹²
- Canadian 'golfing experiences' is the main reason for more than 1 million trips (of one night or more) made by Canadian travellers.¹³
- Golf is reported as an activity for as many as 1.7% of all international over-night visitors to Canada (461,200 visitors) and is reported as an activity by 1.5% of all US visitors, 1.8% of visitors from Latin America, 2.7% of all European visitors (including Israel), and 4.2% of all visitors from Asia and the Pacific.¹⁴
- Over the last two years, 8.2% (18,189,169) of adult Americans played golf in Canada while on an out-of-town, overnight trip of one or more nights. About 33.4% (6,067,369) reported that golfing was the main reason for taking at least one trip to Canada.¹⁵

¹⁰ Based on a review of publicly available data sources, we identified over 500 practices ranges across Canada. More than 400 of these were associated with a golf course.

¹¹ Canadian Travel Market, Golfing While on Trips Of One or More Nights: A Profile Report, October 3, 2007; www.tourism.gov.on.ca/english/research/travel_activities/CDN_TAMS_2006_Golf_Oct2007.pdf

¹² Ibid, page 3

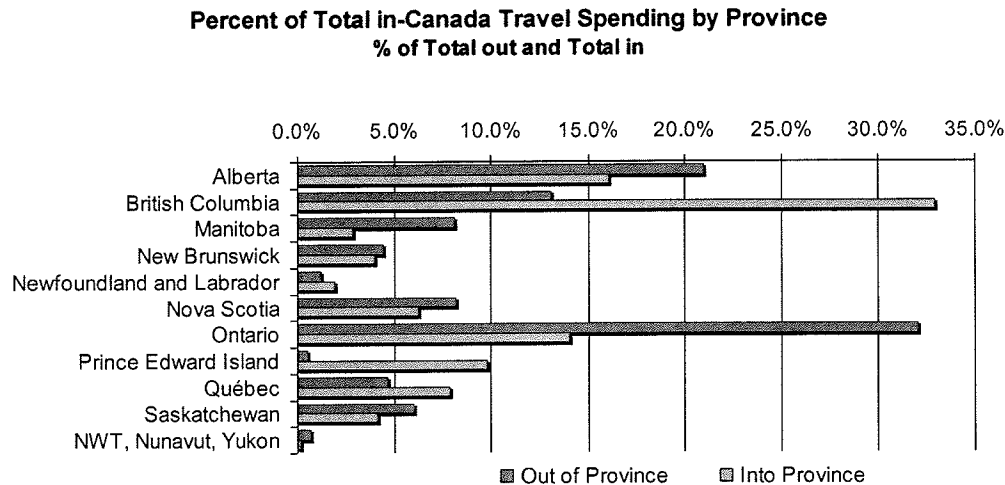
¹³ Ibid, page 3

¹⁴ Custom run provided by the Canadian Tourism Commission / Commission canadienne du tourisme using Statistics Canada International Travel Survey data for 2008 preliminary annual roll-up figures

¹⁵ U.S. activity profile: golfing while on trips, TAMS 2006
www.corporate.canada.travel/docs/research_and_statistics/product_knowledge/tams_2006/US_Golfing_en.pdf

Economic impact study (EIS) of golf for Canada

- From SNG's primary research, Canadian golfers spend an estimated **\$1.8 billion** annually on golf related travel within Canada and **\$1.7 billion** on golf related travel outside of Canada.



CANADIAN CHARITIES BENEFITING FROM GOLF

- Based on SNG's primary research, each year there are more than **25,000** charitable events hosted at Canadian courses.
- Through these events, the Canadian Golf industry facilitated about \$413.0 million in fund raising for charitable causes across Canada. Money is raised by golf-related and non-golf related events hosted at Canadian courses and by the donations to charitable events paid by tournament and event participants through entrance fees and donations from private and corporate donors, and non-golfers alike.
- In addition to charitable funds raised, Canadian golf courses themselves contributed \$8 million in cash donations and another \$18 million through in-kind support.

ESTIMATED IMPACT OF GOLF ON PROPERTY VALUES

- The location of houses adjacent to golf courses provides benefits to homeowners that stem from higher home values compared to similar homes that are not adjacent to courses.
- The total incremental impact on home values is estimated at \$1.39 billion.

COMPARING GOLF TO OTHER INDUSTRIES¹⁶

SNG found that golf courses and stand-alone driving ranges earned gross revenue of **\$4.7 billion** in 2008. Based on Statistics Canada information that provides operator revenues for other sectors, golf courses earn more gross revenue than “skiing facilities” in Canada (\$.9B in 2006), more than “fitness and recreational sports centres” (\$1.7B in 2006), more than “amusement parks and arcades” (\$.4B in 2006), and more than “all other amusement and recreation industries, (excluding gambling)” (\$1.8B in 2006).

Golf courses also earn more operating revenues than “promoters of performing arts and sports” (\$1.9B in 2007) and “spectator sports” (\$2.4B in 2007), which includes the gross revenues earned by the National Hockey League.¹⁷

¹⁶ Comparison years are from 2006 to 2007 based on publically available results from Statistics Canada's **Annual Survey of Service Industries: Spectator Sports, Event Promoters, Artists and Related Industries**. www.statcan.gc.ca/daily-quotidien/080605/dq080605c-eng.htm

¹⁷ The Annual Survey of Service Industries: Spectator Sports, Event Promoters, Artists and Related Industries covers four North American Industry Classification System industry groups: spectator sports (7112), promoters of performing arts, sports and similar events (7113), agents and managers for artists, athletes, entertainers and other public figures (7114), and independent artists, writers and performers (7115) www.statcan.gc.ca/daily-quotidien/090316/dq090316c-eng.htm

Provincial summaries

The following provincial summaries provide the cumulative impacts of golf for each of the 10 provinces and three territories. Impacts provided are the results of the combined effects of direct, indirect and induced economic impacts.

BRITISH COLUMBIA

The game of golf contributes an estimated **\$1,580.7 million** toward **British Columbia's** Gross Domestic Product (GDP) at market prices. This includes:

- 46,685 jobs;
- \$1,087.8 million in household income;
- \$160.7 million in property and other indirect taxes; and about
- \$256.5 million in income taxes.

Golf in **British Columbia** generates \$4,005.6 million in total gross production through direct, indirect and induced spending impacts.

The total direct economic activity (total direct sales) resulting from the **British Columbia's** Golf Industry is estimated at \$2,016.9 million. Of this total, the revenues generated directly by golf courses, and their associated facilities is estimated at \$617.1 million.

The game of golf is played by an estimated 812,000 resident golfers in **British Columbia** at over 316 golf course facilities.

ALBERTA

The game of golf contributes an estimated **\$1,682.5 million** toward **Alberta's** Gross Domestic Product (GDP). This includes:

- 50,270 jobs;
- \$1,074.4 million in household income;
- \$136.9 million in property and other indirect taxes; and about
- \$265.3 million in income taxes.

Golf in **Alberta** generates \$4,443.2 million in total gross production through direct, indirect and induced spending impacts.

The total direct economic activity (total direct sales) resulting from the **Alberta's** Golf Industry is estimated at \$1,899.5 million. Of this total, the revenues generated directly by golf courses, and their associated facilities is estimated at \$646.4 million.

The game of golf is played by an estimated 754,000 resident golfers in **Alberta** at over 331 golf course facilities.

Economic impact study (EIS) of golf for Canada

SASKATCHEWAN

The game of golf contributed an estimated **\$446.0 million** toward **Saskatchewan's** Gross Domestic Product (GDP). This includes:

- 22,102 jobs;
- \$306.9 million in household income;
- \$40.3 million in property and other indirect taxes; and about
- \$ \$71.1 million in income taxes.

Golf in **Saskatchewan** generates \$1,045.5 million in total gross production through direct, indirect and induced spending impacts.

The total direct economic activity (total direct sales) resulting from the **Saskatchewan's** Golf Industry is estimated at \$552.9 million. Of this total, the revenues generated directly by golf courses, and their associated facilities is estimated at \$382.7 million.

The game of golf is played by an estimated 255,000 resident golfers in **Saskatchewan** at over 196 golf course facilities.

MANITOBA

The game of golf contributed an estimated **\$452.7 million** toward **Manitoba's** Gross Domestic Product (GDP). This includes:

- 18,025 jobs;
- \$309.6 million in household income;
- \$44.4 million in property and other indirect taxes; and about
- \$76.0 million in income taxes.

Golf in **Manitoba** generates \$1,128.9 million in total gross production through direct, indirect and induced spending impacts.

The total direct economic activity (total direct sales) resulting from the **Manitoba's** Golf Industry is estimated at \$556.3 million. Of this total, the revenues generated directly by golf courses, and their associated facilities is estimated at \$251.9 million.

The game of golf is played by an estimated 282,000 resident golfers in **Manitoba** at over 129 golf course facilities.

ONTARIO

The game of golf contributed an estimated **\$4,384.3 million** toward **Ontario's** Gross Domestic Product (GDP). This includes:

- 123,566 jobs;
- \$2,970.4 million in household income;
- \$496.4 million in property and other indirect taxes; and about

Economic impact study (EIS) of golf for Canada

- \$693.5 million in income taxes.

Golf in **Ontario** generates \$11,467.7 million in total gross production through direct, indirect and induced spending impacts.

The total direct economic activity (total direct sales) resulting from the **Ontario's** Golf Industry is estimated at \$4,992.6 million. Of this total, the revenues generated directly by golf courses, and their associated facilities is estimated at \$1,655.9 million.

The game of golf is played by an estimated 2.32 million resident golfers in **Ontario** at over 848 golf course facilities.

QUEBEC

The game of golf contributed an estimated **\$2,080.9 million** toward **Quebec's** Gross Domestic Product (GDP). This includes:

- 57,890 jobs;
- \$1,364.0 million in household income;
- \$228.7 million in property and other indirect taxes; and about
- \$423.3 million in income taxes.

Golf in **Quebec** generates \$5,513.9 million in total gross production through direct, indirect and induced spending impacts.

The total direct economic activity (total direct sales) resulting from the **Quebec's** Golf Industry is estimated at \$2,578.8 million. Of this total, the revenues generated directly by golf courses, and their associated facilities is estimated at \$732.3 million.

The game of golf is played by an estimated 1.14 million resident golfers in **Quebec** at over 375 golf course facilities.

NEW BRUNSWICK

The game of golf contributed an estimated **\$223.1 million** toward **New Brunswick's** Gross Domestic Product (GDP). This includes:

- 7,148 jobs;
- \$150.5 million in household income;
- \$22.7 million in property and other indirect taxes; and about
- \$39.1 million in income taxes.

Golf in **New Brunswick** generates \$603.4 million in total gross production through direct, indirect and induced spending impacts.

The total direct economic activity (total direct sales) resulting from the **New Brunswick's** Golf Industry is estimated at \$340.3 million. Of this total, the revenues generated directly by golf courses, and their associated facilities is estimated at \$101.5 million.

Economic impact study (EIS) of golf for Canada

The game of golf is played by an estimated 147,000 resident golfers in **New Brunswick** at over 52 golf course facilities.

NOVA SCOTIA

The game of golf contributed an estimated **\$262.5 million** toward **Nova Scotia's** Gross Domestic Product (GDP). This includes:

- 8,944 jobs;
- \$185.0 million in household income;
- \$25.3 million in property and other indirect taxes; and about
- \$47.0 million in income taxes.

Golf in **Nova Scotia** generates \$649.9 million in total gross production through direct, indirect and induced spending impacts.

The total direct economic activity (total direct sales) resulting from the **Nova Scotia's** Golf Industry is estimated at \$307.8 million. Of this total, the revenues generated directly by golf courses, and their associated facilities is estimated at \$166.0 million.

The game of golf is played by an estimated 142,000 resident golfers in **Nova Scotia** at over 85 golf course facilities.

PRINCE EDWARD ISLAND

The game of golf contributed an estimated **\$60.8 million** toward **Prince Edward Island's** Gross Domestic Product (GDP). This includes:

- 2,605 jobs;
- \$46.4 million in household income;
- \$5.6 million in property and other indirect taxes; and about
- \$10.4 million in income taxes.

Golf in **Prince Edward Island** generates \$134.5 million in total gross production through direct, indirect and induced spending impacts.

The total direct economic activity (total direct sales) resulting from the **Prince Edward Island's** Golf Industry is estimated at \$81.7 million. Of this total, the revenues generated directly by golf courses, and their associated facilities is estimated at \$62.5 million.

The game of golf is played by an estimated 28,000 resident golfers in **Prince Edward Island** at over 32 golf course facilities.

Economic impact study (EIS) of golf for Canada

NEWFOUNDLAND AND LABRADOR

The game of golf contributed an estimated \$124.3 million toward **Newfoundland and Labrador's** Gross Domestic Product (GDP). This includes:

- 3,642 jobs;
- \$75.4 million in household income;
- \$7.9 million in property and other indirect taxes; and about
- \$18.9 million in income taxes.

Golf in **Newfoundland and Labrador** generates \$308.8 million in total gross production through direct, indirect and induced spending impacts.

The total direct economic activity (total direct sales) resulting from the **Newfoundland and Labrador's** Golf Industry is estimated at \$208.0 million. Of this total, the revenues generated directly by golf courses, and their associated facilities is estimated at \$46.9 million.

The game of golf is played by an estimated 76,000 resident golfers in **Newfoundland and Labrador** at over 24 golf course facilities.

YUKON

The game of golf contributed an estimated \$13.7 million toward **Yukon's** Gross Domestic Product (GDP). This includes:

- 411 jobs;
- \$10.0 million in household income;
- \$1.0 million in property and other indirect taxes; and about
- \$2.0 million in income taxes.

Golf in **Yukon** generates \$33.3 million in total gross production through direct, indirect and induced spending impacts.

The total direct economic activity (total direct sales) resulting from the **Yukon's** Golf Industry is estimated at \$22.7 million. Of this total, the revenues generated directly by golf courses, and their associated facilities is estimated at \$7.8 million.

The game of golf is played by an estimated 10,000 resident golfers in **Yukon** with 4 golf course facilities identified.

Economic impact study (EIS) of golf for Canada

NORTHWEST TERRITORIES

The game of golf contributed an estimated **\$20.9 million** toward the **Northwest Territories'** Gross Domestic Product (GDP). This includes:

- 473 jobs;
- \$12.6 million in household income;
- \$1.4 million in property and other indirect taxes; and about
- \$3.2 million in income taxes.

Golf in the **Northwest Territories** generates \$51.4 million in total gross production through direct, indirect and induced spending impacts.

The total direct economic activity (total direct sales) resulting from the **Northwest Territories'** Golf Industry is estimated at \$28.3 million. Of this total, the revenues generated directly by golf courses, and their associated facilities is estimated at \$9.8 million.

The game of golf is played by an estimated 12,000 resident golfers in **Northwest Territories** with 5 golf course facilities identified.

NUNAVUT

The game of golf contributed an estimated **\$1.9 million** toward **Nunavut's** Gross Domestic Product (GDP). This includes:

- 33 jobs;
- \$1.3 million in household income;
- \$0.1 million in property and other indirect taxes; and about
- \$0.3 million in income taxes.

Golf in **Nunavut** generates \$5.8 million in total gross production through indirect and induced spending impacts.

The total direct economic activity (total direct sales) resulting from the **Nunavut's** Golf Industry is estimated at **\$0.0 million..**

No data is available for the number of resident golfers or golf course facilities in **Nunavut**.

Study methodology

The methodology for this study, conducted by Strategic Networks Group (SNG Inc.), centred on primary survey research and use of inter-regional *input-output* impact modelling. The survey research included a **nation-wide survey of more than 4,000 golfers** and a **nation-wide survey of 350 golf courses**.

Survey invitations were e-mailed to Canadian based **golf course operators**, using mailing lists provided by NAGA and their partners.

The web-based survey of golf course operators collected expenditure details from golf courses. These data were combined with results from a series of very detailed operator interviews. This survey and interview process profiled the financial operation of golf courses across Canada and their relationship with supporting industries. Data collected by this survey included:

- province in which the course is located;
- number of holes;
- layout of the course (18-hole regulation length, 9 hole regulation length, 18-hole executive length, 9 hole executive length, 18-hole "Par 3", nine hole "Par 3");
- type of membership access (private, semiprivate, public/municipal); and
- details of revenues and expenditures.

The golfer survey was made available online and distributed through the web to mailing lists provided by the study sponsor. It was also advertized through golf related print and electronic publications. The **golfer survey** collected information from Canadian golfers that described their:

- expenditures on golf equipment and supplies;
 - expenditures on golf play and related services;
 - participation at and spending on golf-related charity events;
 - expenditures on golf activities during personal and business travel; property ownership in golf-oriented developments; and,
 - golfer personal profile information.
- Secondary sources were also referenced, including Golf 20/20, Statistics Canada, the RCGA, NGCOA, and CSCM.

Economic impact study (EIS) of golf for Canada

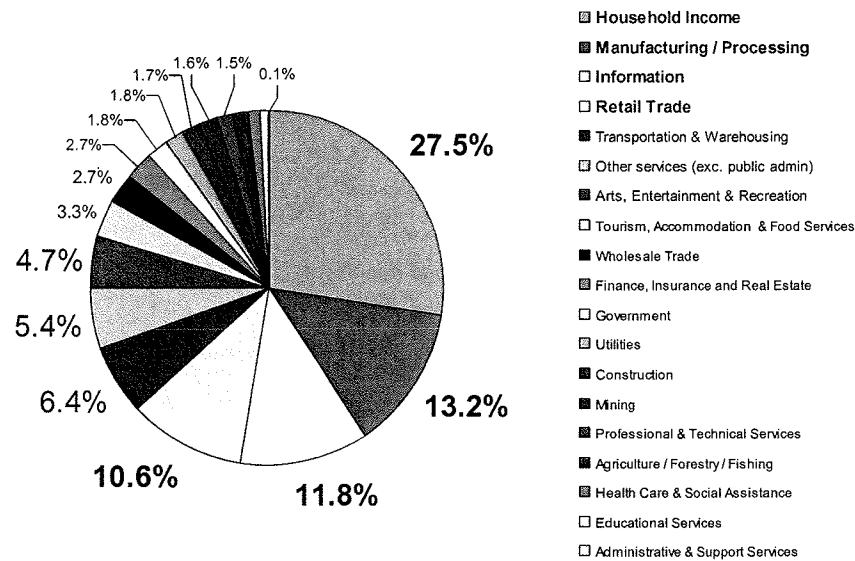
“GOLF CLUSTER”

The concept of a golf cluster was put forward in the Golf 20/20 studies. SNG assessed the Canadian golf market using the “Golf Cluster” definition. SNG’s applied a different methodology, “mapping” the various industrial components of the Canadian “golf cluster” using Input-Output (I-O) tables to track the inter-industry linkages in “golf’s” production function. This approach provides an advantage wherein the mapping can be compared to the accepted “Golf Cluster” definition. SNG’s methodology allows verification of the completeness of the “golf cluster” definition in a Canadian context.

The following table shows the distribution of direct and spin-off impacts on gross production, by industry, caused by golf in Canada.

Impacts on Gross Production – Canada (\$ millions)			
Industries	Direct (Initial)	Indirect + Induced	Total
Crop and Animal Production	\$37.0	\$246.1	\$283.1
Forestry and Logging	\$2.2	\$90.0	\$92.2
Fishing, Hunting and Trapping	\$3.2	\$10.1	\$13.3
Support Activities for Agriculture and Forestry	\$2.5	\$16.6	\$19.0
Mining and Oil and Gas Extraction	\$55.9	\$410.2	\$466.1
Utilities	\$166.4	\$358.6	\$525.0
Construction	\$300.2	\$206.9	\$507.1
Manufacturing	\$1,365.9	\$2,532.7	\$3,898.6
Wholesale Trade	\$136.3	\$665.4	\$801.7
Retail Trade	\$2,084.3	\$1,039.3	\$3,123.6
Transportation and Warehousing	\$31.3	\$897.8	\$929.1
Information and Cultural Industries	\$185.3	\$777.8	\$963.1
Finance, Insurance and Real Estate Services	\$103.4	\$3,374.0	\$3,477.4
Professional, Scientific and Professional Services	\$81.2	\$706.8	\$788.0
Administrative & Support, Waste Management	\$75.1	\$370.0	\$445.1
Education Services	\$4.0	\$30.5	\$34.5
Health Care and Social Assistance	\$0.0	\$212.5	\$212.5
Arts, Entertainment and Recreation	\$112.8	\$180.8	\$293.6
Accommodation and Food Services	\$775.8	\$624.9	\$1,400.7
Other Services (except public administration)	\$212.9	\$316.7	\$529.6
Operating, Office, Cafeteria Supplies	\$23.2	\$424.5	\$447.7
Travel, Entertainment, Advertising	\$874.3	\$559.9	\$1,434.2
Transportation Margins	\$18.6	\$154.3	\$172.9
Non-Profit Institutions Serving Households	\$285.2	\$246.4	\$531.6
Government Sector*	\$75.8	\$332.0	\$407.7
Households	\$1,551.2	\$6,043.1	\$7,594.3
Total	\$8,564.0	\$20,827.8	\$29,391.8

Golf Impact on Gross Production of Industries



MEASURING INDIRECT IMPACTS

Indirect impacts are the result of re-spending by industries that supply goods and services to the golf sector and by industries that supply the suppliers. For example, when a golf course purchases fertilizer, the fertilizer producer must purchase inputs (e.g. potash, labour, commodities imported into Canada) to produce the fertilizer. In turn, the potash industry must purchase inputs (e.g. diesel fuel, labour, commodities imported into Canada) to produce the potash). The rounds of spending continue until the effects 'leak out' of Canada due to imports. Our inter-regional input-output impact models provided estimates of the indirect economic impact of the direct expenditures in Canada.

MEASURING INDUCED IMPACTS

Statistics Canada does not publish the results of re-spending of household income as part of its inter-regional input-output modelling service. To overcome this shortcoming, we acquired industry production, industry input, final demand, inter-provincial trade flow, international trade-flow and industry employment data for each province and territory, for 26 industries and 56 commodities. We then constructed a proprietary inter-regional input-output model with a wider array of impact estimation options than the Statistics Canada model.

GLOSSARY OF TERMS

Terms discussed in this report are defined below:

- **Direct Effects/Impacts** – These include the cash operating expenditures and gross profit before taxes and depreciation of golf courses and driving ranges;
- **Indirect Effects/Impacts** – These include the cash operating expenditures and gross profit before taxes and depreciation of all industries that supply goods and services to golf courses and driving ranges and to industries that produce goods and services for golf courses and driving ranges (For example, the production of fertilizer for sale to a golf course is an indirect effect, as is the production of goods and services that provide inputs to the fertilizer manufacturer.);
- **Induced Effects/Impacts** – Induced effects measure the purchases of households when they re-spend the income they earn working directly for golf courses and driving ranges and industries that produce the indirect impacts.
- **Spin-off Effects** – These are the sum total of the indirect and induced impacts.
- **Total Economic Impact** – The sum of the direct, indirect and induced impacts.
- **Gross Domestic Product (GDP) at Market Prices** – The golf industry's contribution to GDP (at market prices) is the
 - sum of its wages and salaries, supplementary labour income, mixed income, other operating surplus, indirect taxes on production and indirect taxes on products;
 - less subsidies on production and subsidies on products.
- **Gross Production** – This is the sum of all sales by an industry.
- **Gross Impacts/Effects** – The full economic effects as they pertain to direct, indirect and induced effects without removal of impacts that might otherwise have occurred. For example, if the game of golf did not exist one would expect that the money spent on golf would be spent on other activities, which would also result in direct, indirect and induced impacts. The incremental impact would be the difference between the total impacts of golf versus the total impacts of alternative spending.

Statistical summary tables

The combined impacts of the Canadian Golf Industry through all effects (direct, indirect and induced) are summarized in the following tables.

GROSS EMPLOYMENT IMPACT

Total golf related spending in Canada estimated at \$13.5 billion, generates 373,355 jobs Canada-wide through the equivalent of:

- 155,024 direct jobs; and
- 186,770 indirect + induced jobs.

Summary Gross Golf Related Employment Impacts (Jobs), Canada

Province	Direct	Spinoff (Indirect and Induced)	Total
BC	19,328	27,357	46,685
AL	26,083	24,187	50,270
SK	15,445	6,657	22,102
MN	10,165	7,859	18,025
ON	53,830	69,736	123,566
QC	20,086	37,804	57,890
NB	2,596	4,551	7,148
NS	4,244	4,700	8,944
PE	1,598	1,007	2,605
NL	1,198	2,444	3,642
YK	200	211	411
NW	250	223	473
NU	-	33	33
TOTAL	155,024	186,770	341,794

GROSS HOUSEHOLD INCOME IMPACTS

Summary Gross Golf Related Household Income Impacts (in millions), Canada

Province	Direct	Spinoff (Indirect and Induced)	Total
BC	\$204.9	\$883.3	\$1,087.8
AL	\$214.6	\$860.2	\$1,074.4
SK	\$126.8	\$180.0	\$306.9
MN	\$83.5	\$226.1	\$309.6
ON	\$548.8	\$2,421.6	\$2,970.4
QC	\$242.7	\$1,121.3	\$1,364.0
NB	\$33.7	\$116.9	\$150.5
NS	\$55.0	\$130.0	\$185.0
PE	\$20.7	\$25.7	\$46.4
NL	\$15.5	\$59.8	\$75.4
YK	\$2.6	\$7.4	\$10.0
NW	\$3.2	\$9.4	\$12.6
NU	\$-	\$1.3	\$1.3
TOTAL	\$1,551.2	\$6,043.1	\$7,594.3

SUMMARY OF GDP IMPACTS

Summary of Gross Golf Related GDP Impacts (in millions), Canada

Province	Direct	Spinoff (Indirect and Induced)	Total
BC	\$494.5	\$1,086.2	\$1,580.7
AL	\$472.4	\$1,210.1	\$1,682.5
SK	\$113.7	\$332.3	\$446.0
MN	\$133.0	\$319.7	\$452.7
ON	\$1,286.3	\$3,098.0	\$4,384.3
QC	\$661.3	\$1,419.6	\$2,080.9
NB	\$76.6	\$146.6	\$223.1
NS	\$75.7	\$186.8	\$262.5
PE	\$16.8	\$44.0	\$60.8
NL	\$44.7	\$79.6	\$124.3
YK	\$4.6	\$9.1	\$13.7
NW	\$5.7	\$15.2	\$20.9
NU	\$0.6	\$1.3	\$1.9
TOTAL	\$3,385.9	\$7,948.5	\$11,334.4

SUMMARY OF GROSS PRODUCTION IMPACTS

Gross Production is the final statistic generated by the I-O model. This is the sum of all sales by industry resulting from the spending being modelled. The gross production figure is interpreted as the amount of sales generated in each industry through the original expenditures in relation to total Golf related and Golf generated spending.

Gross Production is the combination of the direct spending within the golf industry and the indirect and induced industry expenditures that result throughout supporting industries – also known as the Golf Cluster.

Summary of Golf Related Gross Production Impacts (in millions), Canada

Province	Direct	Spinoff (Indirect and Induced)	Total
BC	\$1,317.7	\$3,127.0	\$4,444.7
AL	\$1,416.1	\$3,583.2	\$4,999.2
SK	\$2.5	\$16.6	\$19.0
MN	\$394.9	\$867.0	\$1,261.8
ON	\$3,561.0	\$9,313.9	\$12,874.9
QC	\$1,840.6	\$4,334.1	\$6,174.7
NB	\$230.8	\$439.8	\$670.6
NS	\$229.5	\$491.5	\$721.0
PE	\$56.0	\$92.6	\$148.6
NL	\$122.8	\$225.2	\$348.0
YK	\$12.8	\$24.2	\$37.0
NW	\$16.0	\$41.2	\$57.1
NU	\$1.4	\$5.3	\$6.7
TOTAL	\$9,589.1	\$23,309.7	\$32,898.7

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Strategic Networks Group, Inc.

CANADA

1300 Richmond Road, Suite 402
Ottawa K2B 8L2 Canada 800 W.

7071 Bayers Road
Halifax B3L 4T7 Canada
RR1 S5 C2
Nelson V0G 2E0 Canada

UNITED STATES

St Clair Avenue, Cleveland OH 44113 USA
132 Fourth Street, Suite 3
Encinitas CA 92024 USA

EUROPE

46 rue de Fécamp
Paris 75012 France

Michael Curri, President / Founder

mcurri@sngroup.com

☎ +1.613.277.2588

☎ +33.618.176.456

Your contact for this project:

Thomas McGuire

VP North America

mcguire@sngroup.com

☎ +1.902.431.6972

Tourism Industry Monitor ♦ Annual 2007

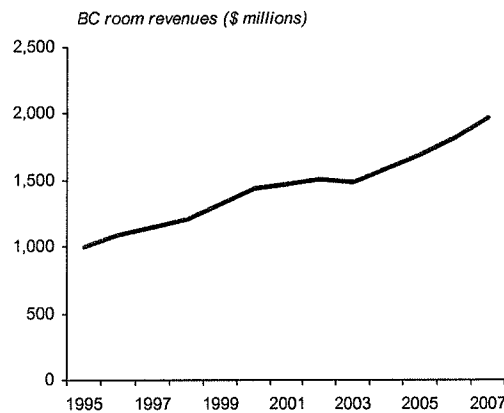
2007 in Review: Steady Growth in BC's Tourism Sector

In 2007, most indicators of the provincial tourism sector continued to show solid growth. Room revenues remained on an upward track and hotel operators saw occupancy rates reach an 11-year high. There were more Canadian travellers returning home through BC, and visitation from overseas countries was up. In addition, more people were employed in tourism-related industries in the province last year. However, total visitor entries fell once again as the number of American travellers continued to decline.

Room revenue growth remains strong in 2007; North Coast led the province

Room revenues at BC's accommodation properties rose 8.4% to approximately \$2.0 billion. Following record growth in 1999 (+10.2%) and a substantial increase in 2000 (+8.5%), revenues stalled in the early part of this decade but have picked up speed since 2004.

Room revenues continued on an upward trend in 2007



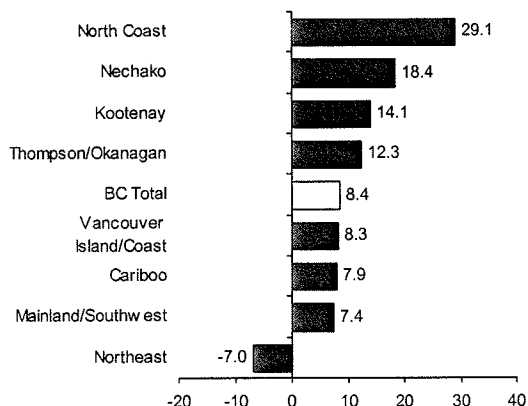
Data Source: BC Stats

The North Coast region led the province in growth during 2007 (+29.1%), driven by higher revenues at fishing lodges, motels and hotels. This marks only the third year since room revenue statistics were developed by BC Stats that North Coast exceeded the provincial average. The neighbouring region of Nechako recorded a substantial increase (+18.4%), building on past gains in 2005 and 2006. Interior regions of the province, including Kootenay (+14.1%) and Thompson/Okanagan (+12.3%), also experienced substantial growth. Vancouver Island/Coast (+8.3%), Cariboo (+7.9%) and Mainland/Southwest (+7.4%) posted more moderate increases. However, Northeast (-7.0%) was the only region to experience lower revenues last year. The decline in this region was mainly due to a significant drop in business at

motels and temporary accommodations for seasonal workers.

Revenues were up in all regions except Northeast

Annual % change in room revenues by region (2007)



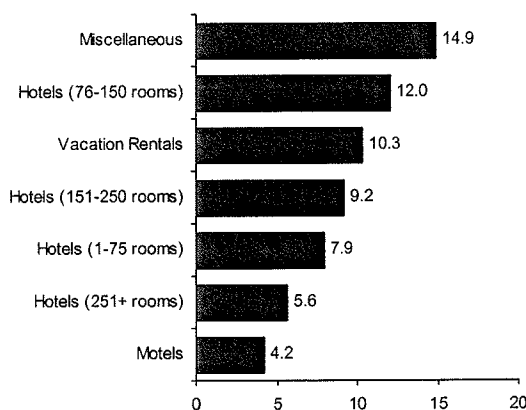
Data Source: BC Stats

All types of establishments were busier last year

Revenues across all accommodation types increased in 2007, with miscellaneous properties (e.g., bed and breakfasts, fishing lodges) leading the pack (+14.9%). Mid-sized hotels (76-150 rooms; +12.0%) continued to outperform small (1-75 rooms; +7.9%), large (151-250 rooms; +9.2%) and very large (251+ rooms; +5.6%) hotels. Vacation rentals (+10.3%) posted the highest growth since 2001, while revenues at motels (+4.2%) increased at a slower pace.

Bed & breakfasts, fishing lodges and other accommodations posted the largest gain

Annual % change in room revenues by accommodation type (2007)



Data Source: BC Stats

Visitor entries down for the third consecutive year

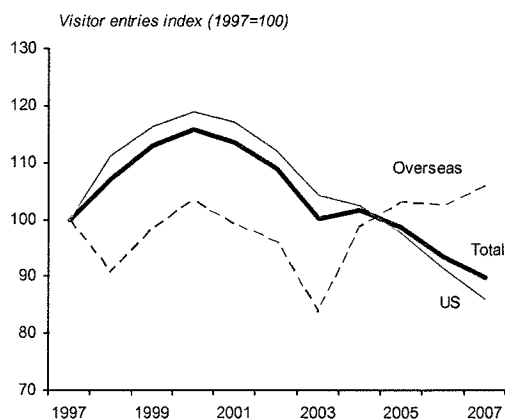
Total visitor entries to Canada via BC fell 3.9% in 2007. Travel from the US slumped (-5.9%) for the seventh straight year, as both same-day (-9.1%) and overnight (-4.1%) visitation was down. However, the US is still the largest international travel market, comprising more than three-quarters (77%) of total entries to the province last year.

The recent downward trend in the number of US travellers to the province is likely due to a number of economic factors, including the depreciation of the US greenback relative to the Canadian dollar, the rising cost of airfare and accommodations, and skyrocketing gasoline prices. In addition, given the weakening of the US economy, consumer spending by Americans is expected to decline as are discretionary expenditures such as travel to BC.

On the other hand, the overseas market has been gaining momentum. In 2007, overseas entries rose (+3.3%) for the third time in four years and accounted for 23% of total entries. More visitors from Europe (+5.3%), including the UK (+6.5%) and Germany

(+2.6%), contributed to the increase. Entries from Oceania (+13.4%) surged, driven by an influx of Australians (+12.8%) visiting the province. However, the number of entries originating from Asia decreased 2.5%, as there were fewer travellers from Taiwan (-15.0%), Japan (-10.9%) and South Korea (-1.6%).

Total and US entries have steadily declined since the turn of the century; overseas entries trending up since 2004



Data Source: Statistics Canada

Although overseas visitors comprise a much smaller share of total entries compared to US travellers, their economic contributions to the provincial tourism sector are significant. According to data from Statistics Canada's *International Travel Survey*, overseas visitors to BC spent approximately \$1.7 billion in 2006, almost as much as their American counterparts (\$1.8 billion). This is due to the fact that overseas travellers tend to stay in the province for a longer period of time—13.3 nights compared to 3.5 nights for overnight US visitors.

More Canadians returned home through BC from the US and overseas

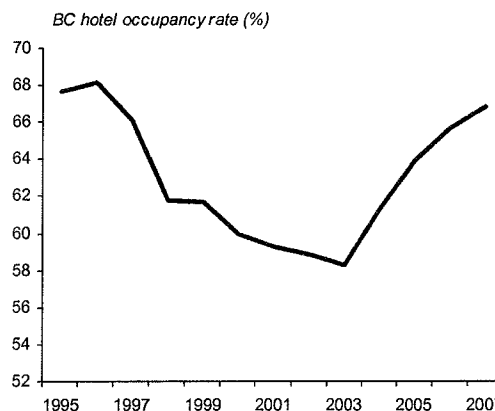
With respect to domestic travellers, the number of Canadians re-entering the country via BC rose (+6.4%) for the fifth

consecutive year. Total trips to the US were up 6.6% and same-day trips also increased (+4.0%). Last year, about 1.2 million Canadians returned home from overseas countries, 4.9% more than in 2006.

Other indicators

Inter- and intra-provincial travellers continued to be an important market for BC's hotel industry in 2007. Despite the decline in overnight US entries, the average hotel occupancy rate (66.9%) reached its highest level since 1996. In addition, the average room rate advanced 5.4%, surpassing growth in the previous nine years.

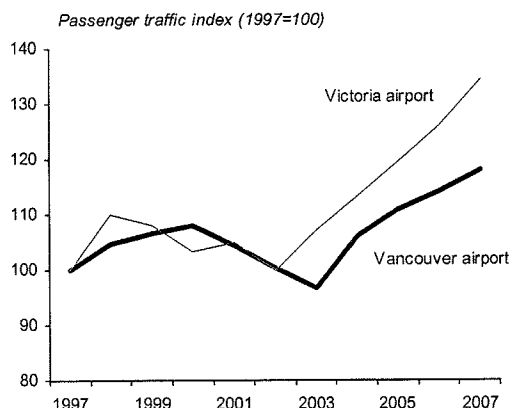
The provincial hotel occupancy rate has regained lost ground



Data Source: Pannell Kerr Forster

There were more travellers through BC's major airports in 2007. Continuing the trend that began in 2003, passenger traffic at the Victoria airport (+6.6%) increased at a faster pace compared to the Vancouver airport (+3.4%). BC Ferries recorded higher vehicle volume (+0.3%) while passenger volume was flat (0.0%). Following a 1.3% drop in 2006, there were 5.0% more passenger vehicles passing through the toll booths on the Coquihalla Highway last year.

Passenger traffic at the Victoria airport has taken off in recent years



Data Sources: Vancouver & Victoria Airport Authorities

Sales in the province's food services and drinking places industry were up 3.8% last year. Although food service establishments experienced a 2.7% increase in receipts, this was below record growth seen in 2006 (+9.5%). Revenues at drinking places, including bars, nightclubs and taverns, rebounded (+10.6%) following two years of declines.

The number of jobs in tourism-related industries continued to expand in 2007, led by the food & beverage services industry where total employment rose 4.5%. Arts, entertainment & recreation (+3.0%) also posted strong growth, although this was about half the rate recorded in 2006 (+6.3%). The air transportation (+1.9%) and accommodation (+1.6%) industries experienced relatively slower rates of job growth last year.

Other tourism indicators advanced in 2007

	2007	Change from 2006
Hotel Industry		
Occupancy rate (%)	66.9	1.2 pp.
Average room charge (\$)	128.50	5.4
<i>(Pannell Kerr Forster)</i>		
Airport Passengers (000s) (%)		
Vancouver International Airport		
Total traffic	17,495	3.4
US (trans-border)	4,361	2.6
Other International	4,117	4.0
Canada (domestic)	9,017	3.5
<i>(YVR)</i>		
Victoria International Airport		
Total traffic	1,482	6.6
<i>(Victoria Airport Authority)</i>		
Food Services Receipts (\$ millions) (%)		
All establishments	7,650	3.8
Food service	7,124	2.7
Drinking places	482	10.6
<i>(Statistics Canada)</i>		
Transportation (000s) (%)		
Coquihalla Highway		
Passenger Vehicles	2,730	5.0
<i>(Ministry of Transportation & Infrastructure)</i>		
BC Ferries		
Vehicle Volume	8,559	0.3
Passenger Volume	21,690	0.0
<i>(BC Ferries)</i>		
Employment (000s) (%)		
Air transportation	16.7	1.9
Accommodation	35.8	1.6
Food & beverage services	141.1	4.5
Arts, entertainment & recreation	39.1	3.0
<i>(Statistics Canada)</i>		

Note: pp. percentage points

Conclusion

Overall, 2007 was another good year for BC's tourism sector. Accommodation room revenues showed solid growth, visitation from overseas countries increased, and hotel occupancy rates and tourism-related employment continued to advance. Although the number of travellers from the province's largest international market—the US—continued on a downward trend, it appears that domestic travellers have been driving the expansion of BC's tourism sector. For example, accommodations had a more lucrative year and hotel occupancy

rates continued to rise in the face of a declining US market. In addition, according to the Canadian Tourism Commission and Statistics Canada¹, domestic demand accounted for most (77%) of the tourism-related spending in Canada. These findings suggest that the domestic market is a significant player in the provincial and national tourism sectors.

¹ *National Tourism Indicators*, fourth quarter 2007.

Tourism Indicators

Annual Series, 2002-2007

	2002	2003	2004	2005	2006	2007
Tourism Room Revenue (\$ thousands)						
BC Total	1,506,360	1,485,670	1,590,956	1,688,343	1,815,312	1,967,921

Source: BC STATS

Tourism Gross Domestic Product (\$ millions)*						
Current Dollars	5,236	5,441	5,828	6,173	6,685	n/a
Constant Dollars (1997 dollars)	4,653	4,775	4,998	5,250	5,491	n/a

Source: BC STATS

* Estimates for tourism GDP data are based on information published in the spring of 2007.

Tourism Revenue & Volume Estimates						
Revenue (\$ millions)	9,336	8,953	9,473	9,786	n/a	n/a
Visitor Volume (thousands)	22,571	21,870	22,450	22,886	n/a	n/a

Source: Tourism BC

Visitor Entries to Canada via British Columbia (thousands of persons)						
USA -- Total	6,596	6,137	6,039	5,751	5,380	5,062
Overnight	3,788	3,557	3,562	3,436	3,435	3,295
OVERSEAS -- Total	1,375	1,198	1,409	1,474	1,466	1,515
EUROPE	412	410	458	494	493	519
Germany	76	76	86	85	83	85
United Kingdom	204	206	222	240	235	250
ASIA	764	578	716	724	717	699
Hong Kong	89	68	74	73	73	77
Japan	277	185	246	243	218	194
Taiwan	98	63	96	89	83	71
OCEANIA	118	125	144	157	155	175
Australia	98	105	121	131	130	146
CANADA -- Total (returning to Canada)	7,197	7,285	7,847	8,356	8,659	9,213
From U.S.A. -- Total	6,270	6,343	6,806	7,225	7,473	7,968
From Overseas	928	942	1,040	1,131	1,186	1,244

Source: Statistics Canada, International Travel (66-001)

Employment (thousands, annual average)						
BC Total	1,613.3	1,656.5	1,699.5	1,756.1	1,832.3	1,888.9
Direct Tourism Employment	108.9	110.3	112.2	115.4	120.4	n/a

Source: Statistics Canada (Survey of Employment, Payrolls & Hours), BC STATS

Transportation (thousands)						
Vancouver Airport -- arrivals & departures	14,877	14,322	15,726	16,419	16,924	17,495
Victoria Airport -- arrivals & departures	1,102	1,183	1,250	1,318	1,390	1,482
BC Ferries -- passengers	21,540	21,348	21,955	21,791	21,689	21,690
Coquihalla Highway -- passenger vehicles	2,530	2,480	2,586	2,635	2,601	2,730

Sources: Vancouver Airport, Victoria Airport, BC Ferries, Ministry of Transportation & Infrastructure

Hotel Occupancy & Room Rates (annual average)						
Occupancy (%)	58.9	58.3	61.3	63.9	65.7	66.9
Room Rate (\$)	116.99	113.72	115.71	116.30	121.95	128.50

Source: Pannell Kerr Forster (Vancouver)

Tourism Indicators

Annual growth rates, 2002-2007

% change from previous year	2002	2003	2004	2005	2006	2007
Tourism Room Revenue						
BC Total	2.2	-1.4	7.1	6.1	7.5	8.4

Source: BC STATS

Tourism Gross Domestic Product						
Current Dollars	0.8	3.9	7.1	5.9	8.3	n/a
Constant Dollars (1997 dollars)	-0.7	2.6	4.7	5.0	4.6	n/a

Source: BC STATS

* Estimates for tourism GDP data are based on information published in the spring of 2007.

Tourism Revenue & Volume Estimates						
Revenue	1.0	-4.1	5.8	3.3	n/a	n/a
Visitor Volume	0.8	-3.1	2.7	1.9	n/a	n/a

Source: Tourism BC

Visitor Entries to Canada via British Columbia						
USA -- Total	-4.3	-7.0	-1.6	-4.8	-6.5	-5.9
Overnight	4.2	-6.1	0.1	-3.5	0.0	-4.1
OVERSEAS -- Total	-3.0	-12.9	17.6	4.6	-0.5	3.3
EUROPE	-11.7	-0.4	11.7	7.8	-0.2	5.3
Germany	-23.3	0.6	13.0	-1.3	-3.3	2.6
United Kingdom	-7.7	0.8	8.1	7.8	-2.0	6.5
ASIA	4.4	-24.4	23.9	1.1	-0.9	-2.5
Hong Kong	-0.1	-23.5	9.3	-2.2	0.3	6.4
Japan	7.6	-33.2	33.0	-1.0	-10.5	-10.9
Taiwan	-8.6	-35.2	52.5	-7.5	-6.5	-15.0
OCEANIA	-10.5	5.8	15.6	8.9	-1.5	13.4
Australia	-10.3	7.2	14.6	8.5	-0.9	12.8
CANADA -- Total (returning to Canada)	-13.6	1.2	7.7	6.5	3.6	6.4
From U.S.A. -- Total	-15.6	1.2	7.3	6.1	3.4	6.6
From Overseas	2.7	1.5	10.4	8.7	4.9	4.9

Source: Statistics Canada, International Travel (66-001)

Employment						
BC Total	0.4	2.7	2.6	3.3	4.3	3.1
Direct Tourism Employment	0.6	1.3	1.7	2.9	4.3	n/a

Source: Statistics Canada (Survey of Employment, Payrolls & Hours), BC STATS

Transportation						
Vancouver Airport -- arrivals & departures	-3.9	-3.7	9.8	4.4	3.1	3.4
Victoria Airport -- arrivals & departures	-4.8	7.4	5.6	5.5	5.5	6.6
BC Ferries -- passengers	1.1	-0.9	2.8	-0.7	-0.5	0.0
Coquihalla Highway -- passenger vehicles	2.8	-2.0	4.3	1.9	-1.3	5.0

Sources: Vancouver Airport, Victoria Airport, BC Ferries, Ministry of Transportation & Infrastructure

Hotel Occupancy & Room Rates						
Occupancy (percentage point change)	-0.4	-0.6	3.0	2.7	1.7	1.2
Room Rate (% change)	0.8	-2.8	1.8	0.5	4.9	5.4

Source: Pannell Kerr Forster (Vancouver)

Penny Masse

From: Marilyn Smith
Sent: Thursday, February 18, 2010 4:35 PM
To: DIRECTORS; Penny Masse
Subject: FW: Oceanview Golf Resort & Spa
Attachments: Tourism .pdf; SNG_NAGA_Impact GolfCanada_2009_KeyFindings.pdf

*Marilyn Smith
Administrative Assistant to Mayor and Council
CITY OF NANAIMO
Phone: 250-755-4400 Fax: 250-754-8263*

From: Barnabas Walther [mailto:bwalther@telus.net]
Sent: Thursday, February 18, 2010 4:32 PM
To: Mayor&Council
Subject: Oceanview Golf Resort & Spa

Please accept this letter as support for the Oceanview Golf Resort & Spa project. I trust that the Mayor and council will support this entrepreneurial proposal.

Sincerely,

Dr. Barnabas Walther

Penny Masse

Subject: FW: George Creek Email

From: George Creek [mailto:gcreek@shaw.ca]
Sent: Friday, February 12, 2010 2:35 PM
To: Mayor&Council
Subject: Oceanview Golf Resort and Spa

Mayor and Councilors,

I appeared before you on January 14th and expressed my concerns about the traffic issues on our local roads. It would now appear that many of you do not share the same concerns.

Another issue that I feel must be addressed is the question of who is the city dealing with?

In an article in the Nanaimo Daily News, it was reported that Canadian Property Investments (1977) Inc. (an Alberta company) owned 25% of the Cable Bay Development, now known as Oceanview.

Canadian Property Investments in turn is owned 100% by 1000707 Alberta Ltd. (an Alberta company) which is wholly owned by Mr. Wilf Richard.

Another Alberta company, Hunter Creek Investments Inc. owned by George Bains, also reported it was a majority shareholder of Canadian Property Investments leading to some confusion as to who are the actual shareholders of Canadian Property Investments?


My questions are;

- Who owns the remaining 75% of Oceanview Golf Resort and Spa Ltd.?
- Does anyone on council have knowledge of who it might be?
- Is staff aware?
- Has staff been directed to find out and report?"
- Is this information available to the public?

I believe this information is critical to council making an informed decision on behalf of Nanaimo taxpayers.

I look forward to your replies.

George Creek
1458 Fiddick Cres.
Nanaimo, BC V9X 1P5
(250)722-7245
gcreek@shaw.ca


Barrie Anderson, MCF
Manager, Community Planning
City of Nanaimo
barrie.anderson@nanaimo.ca
(250)722-7245 ext 7245

JOE BURNETT
2520 Pylades Drive, Ladysmith, British Columbia, V9G 1E5
Telephone: 250-722-2656; fax: 250-722-2676;
Email: quaillanding@shaw.ca

City of Nanaimo
455 Wallace Street
Nanaimo, British Columbia
V9R 5J6

February 15, 2010

Attention: Mayor and Council

Reference: Proposed Oceanview Golf Resort and Spa Master Plan

Your Worship and Council Members,

With regards to the second Public Hearing to be held February 18, 2010, on the proposed Oceanview Golf and Spa Master Plan, I wish to address the following:

- The proposed development is inside of Nanaimo City Limits however, traffic links to the proposed development are via Regional District of Nanaimo Electoral Area 'A' Roads.
- The Oceanview development Master Plan shows the main access route to the development will be via Duke Point connector to Maughan Road to White Road intersection and Lindsey Road. The secondary access will be via Holden Corso to Barnes and Nicola Roads. These roads are sub-standard and must be improved to handle the increased traffic and make them pedestrian friendly by widening the shoulders of these roads.
- Oceanview has indicated the Lindsey Road main access route would be completed prior to lots being developed. There is a considerable amount of site preparation that will take place before this phase is reached i.e. site services (storm and sewer, hydro/street lighting, natural gas lines, roads and golf course etc).
- To create this "small village" the construction traffic will be dynamic extending over months or even years.

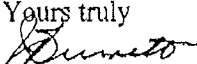
I and Area 'A' residents are concerned about increased traffic on Area 'A' Roads (Nicola, Barnes & Holden Corso) and the disruption to these neighbourhoods during the initial stages of site development and after as the build out proceeds. The construction traffic volume will be a lot heavier than normal traffic volume and far more disturbing. Therefore it is essential The Council recognize these problems and try to minimize the disruption and the impact on residents by requiring Oceanview Golf and Spa to:

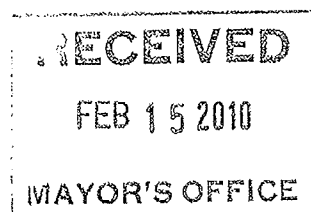
1. complete construction and or improvements of the main access route (Duke Point Connector/Maughan/Lindsey) prior to commencing work on site, thereby providing an avenue for construction traffic at the initial stages of development.

and

2. complete improvements to Nicola, Barnes and Holden Corso Roads prior to commencing work on site, thereby addressing the safety aspect and impact caused by increased traffic.

Your cooperation in addressing these matters would be very much appreciated.

Yours truly

Joe Burnett,
Director Area 'A'



Penny Masse

From: jeffrey olson [jolsonprojects@hotmail.com]
Sent: Wednesday, February 17, 2010 11:56 AM
To: Public Hearing
Subject: Oceanview Public Hearing

Re: Oceanview Public Hearing

The Oceanview master plan dated Oct 09 paints a vision of a happy future

The document is primarily a marketing tool.....

Inclusion of this flashy photo document in the OCP makes the City a marketing partner with Wilf Richards, the applicant.

Please realize that the inclusion of this document in the OCP will create an illusion of security for would be investors, an illusion for which the City may well be liable.....

The truth to this fairy tale is that the subject lands lie some 3.7 km distance to a water and sewer connection at a cost of \$10-20 million*, through a corridor over which neither the applicant nor the City of Nanaimo have ownership or control and half of which is crown land where there is no road but maybe an endangered species or two.

In the name of good governance,

this amendment should be rejected until such time as the applicant can show ownership of rights of way, easements, and can provide bonds of sufficient value to service the lands for the density requested in the master plan.

Failing that, Section 7 (Implementation) should be deleted in its entirety. Government is the regulator of development not the applicant's submissions.

*based in part on;

- the applicants submissions by Newcastle Engineering, sewer treatment plant expansion estimated at \$7,000,000

Feb 17, 2010
Jeff Olson,
365 Pine Street
Nanaimo

Not using Hotmail on your phone? Why not? [Get it now.](#)

Penny Masse

From: Webmaster
Sent: Thursday, February 18, 2010 10:50 AM
To: Public Hearing
Cc: Cam Scott
Subject: Send a Submission Online

Ian Gartshore has sent a Public Hearing Submission Online.

Address: 353 Seventh St. Nanaimo V9R 1E3 Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 6500.007 CommentsI have two major concerns about this proposed development. Firstly, will it increase the carbon emissions from the City and thus hamper our efforts to become carbon neutral, thereby reducing funds from the provincial government? Is this not a "hidden cost?" Secondly, having the development so far away from the core of the city will this not necessitate buses, resulting in fewer hours of service in the already under-populated, under-served city of Nanaimo? Will this not result in Nanaimo continuing to be a car-dependent city more than it otherwise would be?