

# NOTICE OF PUBLIC HEARING

2010-JAN-14 at 7:00 pm

Notice is hereby given that a Public Hearing will be held on Thursday, **2010-JAN-14**, commencing at **1900 hours (7:00 pm)** in the **Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC** to consider proposed amendments to the City of Nanaimo "ZONING BYLAW 1993 NO. 4000" and the City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500."

## 1. BYLAW NO. 4000.472

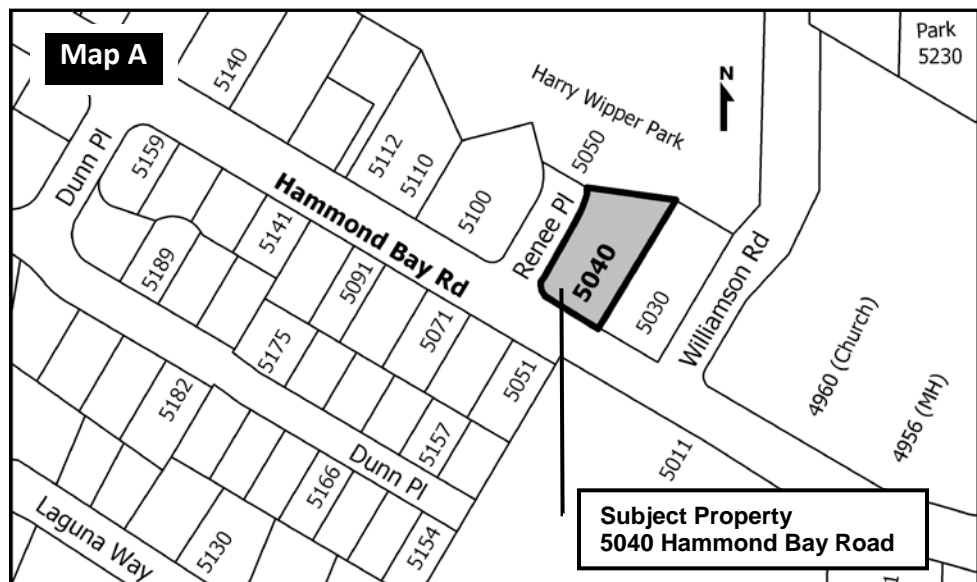
**Purpose:** To permit the use of land for a four-lot subdivision.

**Location(s):** 5040 Hammond Bay Road

**File No.:** RA234

This bylaw, if adopted, will rezone the subject property from Single Family Residential Zone (RS-1) to Residential Duplex Zone (RM-1) and Single Family Residential Small Lot Zone (RS-6) in order to facilitate a four-lot subdivision.

The subject property is legally described as LOT 10, DISTRICT LOT 54, WELLINGTON DISTRICT, PLAN 17543 and is shown on Map A.



## 2. BYLAW NO. 4000.471

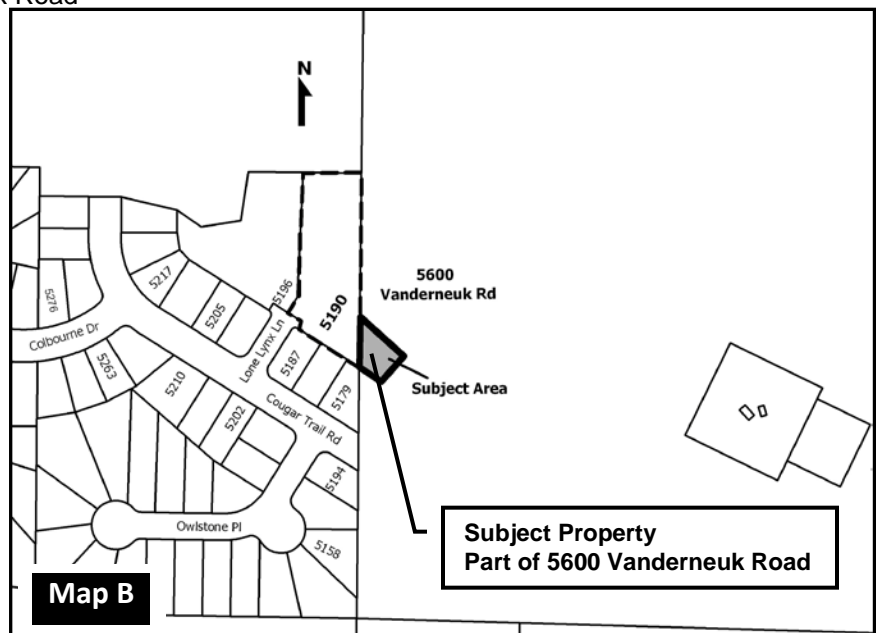
**Purpose:** To permit the use of land for a lot boundary adjustment.

**Location(s):** Part of 5600 Vanderneuk Road

**File No.:** RA231

This bylaw, if adopted, will rezone part of the subject property from Rural Agricultural/Residential Zone (A-2) to Single Family Residential Zone (RS-1) in order to facilitate a lot boundary adjustment.

The subject property is legally described as part of THAT PART OF DISTRICT LOT 43, WELLINGTON DISTRICT, LYING TO THE WEST OF THE PRODUCTION SOUTHERLY OF DISTRICT LOT 50, WELLINGTON DISTRICT, EXCEPT PART OUTLINED GREEN ON PLAN 1610R AND EXCEPT PART IN PLANS 22590 AND VIP51615 and is shown on Map B.



### 3. BYLAW NO. 4000.470

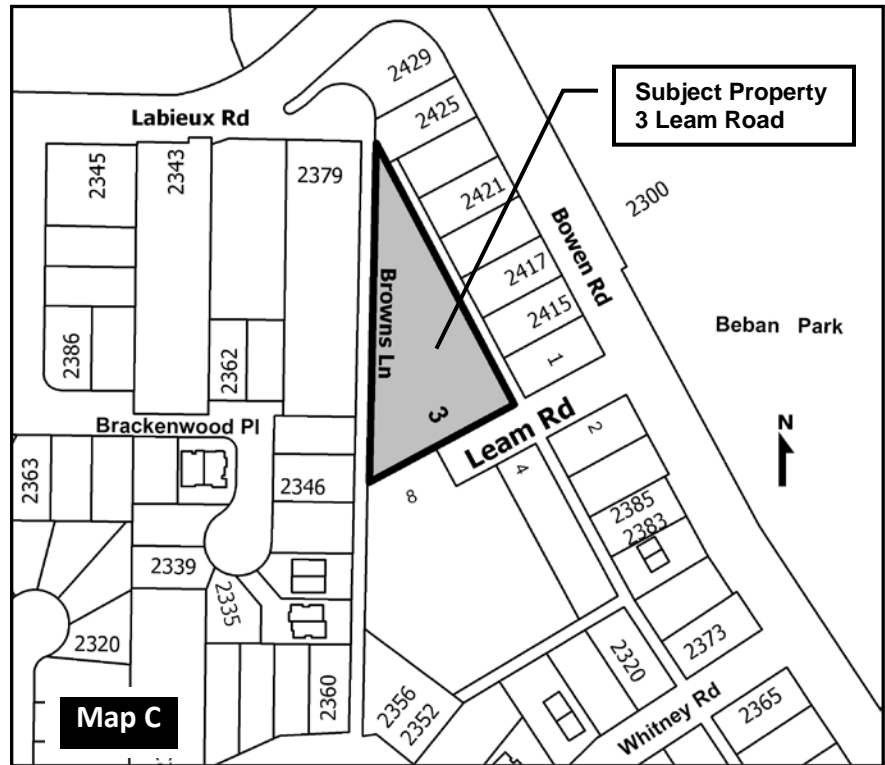
**Purpose:** To permit the use of land for a multiple family residential development.

**Location(s):** 3 Leam Road

**File No.:** RA225

This bylaw, if adopted, will rezone the subject property from Single Family Residential Zone (RS-1) to Medium Density Multiple Family Residential (Suburban) Zone (RM-5) in order to facilitate a 20-unit multiple family residential development.

The subject property is legally described as LOT 31, BLOCK 5, SECTIONS 19 AND 20, RANGE 7, MOUNTAIN DISTRICT, PLAN 526 and is shown on Map C.



### 4. BYLAW NO. 4000.469

**Purpose:** To permit the use of land for a multiple family residential development.

**Location(s):** 446 Milton Street

**File No.:** RA216

This bylaw, if adopted, will rezone the subject property from Old City Low Density Residential (Fourplex) Zone (RM-9) to Old City Medium Density Multiple Family Residential Zone (RM-10) in order to facilitate a seven-unit multiple family residential development.

The subject property is legally described as LOT 6, BLOCK 24, SECTION 1, NANAIMO DISTRICT, PLAN 584, EXCEPT THE NORTHERLY 50 FEET THEREOF and is shown on Map D.



## **5. BYLAW NO. 6500.008**

**Purpose:** To permit the use of land for a multiple family residential development.

**Location(s):** 446 Milton Street

**File No.:** OCP48

This bylaw, if adopted, will amend Schedule B (Old City Neighbourhood Concept Plan) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" by adding site specific policy to allow for a seven-unit multiple family residential development.

The subject property is legally described as LOT 6, BLOCK 24, SECTION 1, NANAIMO DISTRICT, PLAN 584, EXCEPT THE NORTHERLY 50 FEET THEREOF and is shown on Map D (*see previous page*).

## **6. BYLAW NO. 6500.007**

**Purpose:** To amend Schedule G (Cable Bay Plan) of the Official Community Plan to include the Oceanview Master Plan.

**Location(s):** 950, 960, 1170, 1260, 1270 Phoenix Way

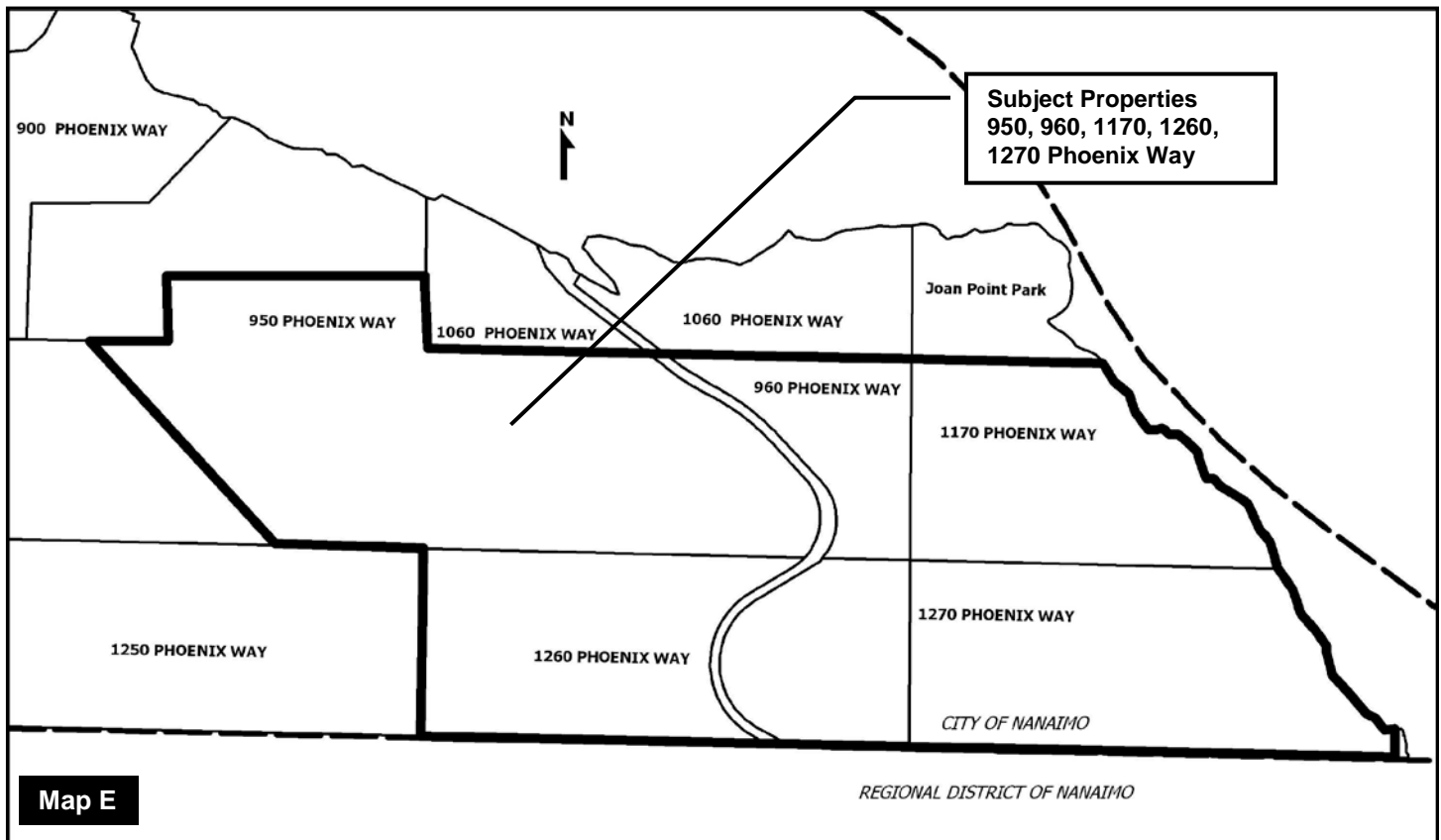
**File No.:** OCP51

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 overall layout provides a group of distinct sub-areas consisting 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).

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 and are shown on Map E (*see next page*).

*PLEASE NOTE full details of the above-noted bylaws are available at the City of Nanaimo Development Services Department, located at 238 Franklyn Street.*



The above bylaws, relevant staff reports, and other background information may be inspected from 2009-DEC-31 to 2010-JAN-14, between 8:00 am and 4:30 pm, Monday through Friday, excluding statutory holidays, in the offices of the Development Services Department, 238 Franklyn Street, Nanaimo, BC.

All persons who believe their interest in property is affected by the proposed bylaws shall be afforded the opportunity to be heard in person, by a representative or by written submission, on the matters contained within Bylaws No. 4000.472, 4000.471, 4000.470, 4000.469, 6500.008 and 6500.007 at the Public Hearing.

***Please note the following:***

Written submissions may be sent to the City of Nanaimo, Development Services Department, 455 Wallace Street, Nanaimo, BC V9R 5J6.

Electronic submissions (email) should be sent to **public.hearing@nanaimo.ca**, or submitted online at **www.nanaimo.ca**. These submissions must be received no later than 4:00 pm, 2010-JAN-14, to ensure their availability to Council at the Public Hearing.

Following the close of a public hearing, no further submissions or comments from the public or interested persons can be accepted by members of City Council, as established by provincial case law. This is necessary to ensure a fair public hearing process and provide a reasonable opportunity for people to respond.

**For more information, please contact the City of Nanaimo Development Services Department  
Phone: (250) 755-4429 ♦ Fax: (250) 755-4439 ♦ Website [www.nanaimo.ca](http://www.nanaimo.ca)  
238 Franklyn Street, Nanaimo, BC V9R 5J6**

CITY OF NANAIMO

BYLAW NO. 4000.471

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 1993 NO. 4000"

---

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 890, 891, 903 and 904 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "ZONING BYLAW AMENDMENT BYLAW 2009 NO. 4000.471".
2. The City of Nanaimo "ZONING BYLAW 1993 NO. 4000" is hereby amended as follows:
  - (1) By rezoning the land legally described as part of THAT PART OF DISTRICT LOT 43, WELLINGTON DISTRICT, LYING TO THE WEST OF THE PRODUCTION SOUTHERLY OF THE MOST EASTERLY BOUNDARY OF DISTRICT LOT 50, WELLINGTON DISTRICT, EXCEPT PART OUTLINED GREEN ON PLAN 1610R AND EXCEPT PART IN PLANS 22590 AND VIP51615 from Rural Agricultural/Residential Zone (A-2) to Single Family Residential Zone (RS-1) as shown on the attached Schedule "A".

PASSED FIRST READING \_\_\_\_\_  
PASSED SECOND READING \_\_\_\_\_  
PUBLIC HEARING HELD \_\_\_\_\_  
PASSED THIRD READING \_\_\_\_\_  
ADOPTED \_\_\_\_\_

---

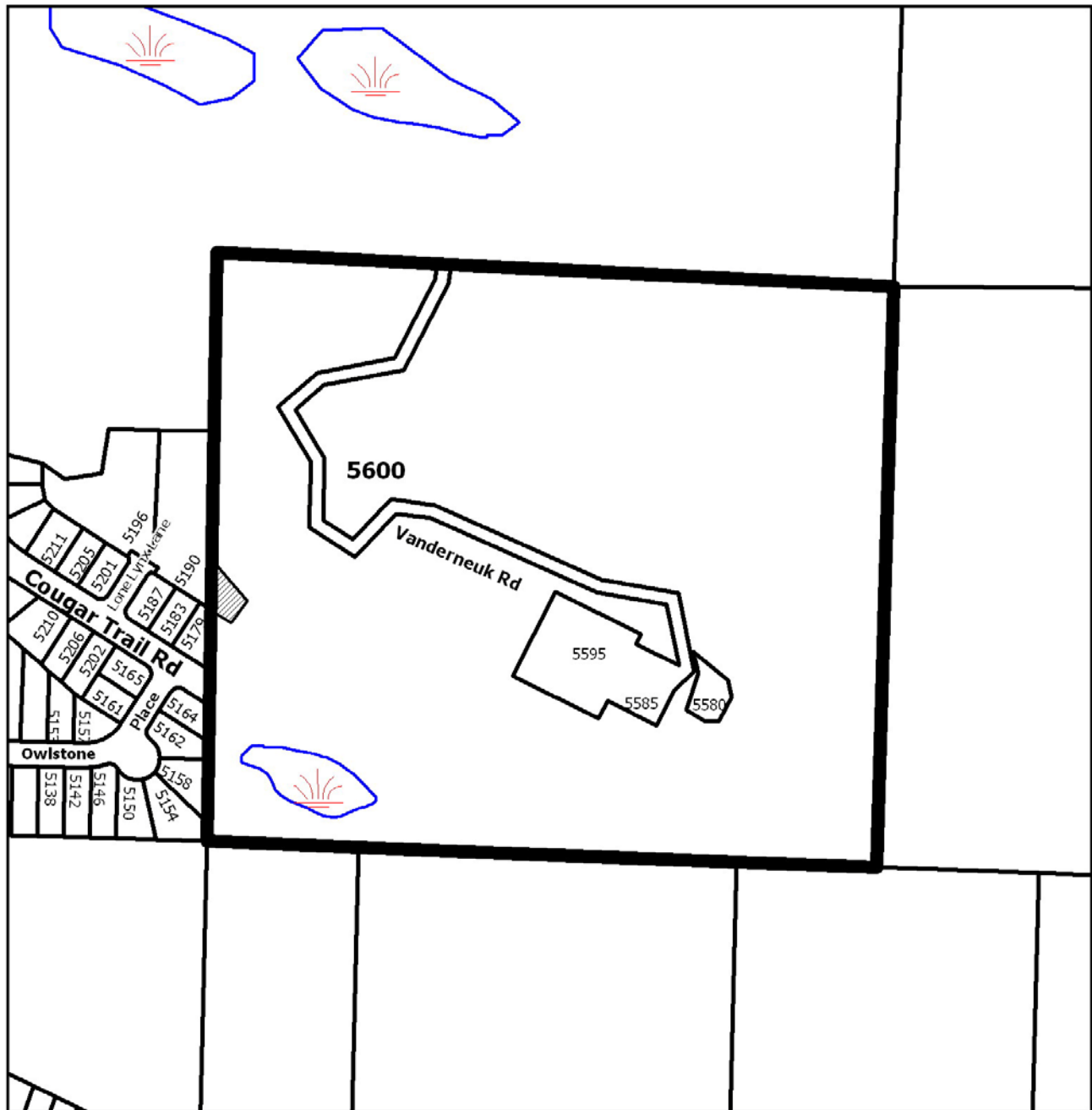
MAYOR

---

DIRECTOR,  
LEGISLATIVE SERVICES



File: RA000231  
Address: Part of 5600 Vanderneuk Road

SCHEDULE A



File: RA000231  
Civic: 5600 Vanderneuk Road

**LOCATION PLAN**

-  **Subject Property**
-  **Portion to be Rezoned**



2009-DEC-08

## STAFF REPORT

TO: A. TUCKER, DIRECTOR OF PLANNING, DEVELOPMENT SERVICES

FROM: J. HOLM, MANAGER, PLANNING DIVISION, DEVELOPMENT SERVICES

RE: RA231 – PART OF 5600 VANDERNEUK ROAD

---

### STAFF'S RECOMMENDATION:

That Council receive the report pertaining to "ZONING BYLAW AMENDMENT BYLAW 2009 NO. 4000.471", which is presented under the Bylaws section of the agenda.

### EXECUTIVE SUMMARY:

The City of Nanaimo has received an application from Mr. Norman Blattgerste, on behalf of Mount Benson Developments Inc., to rezone part of the subject property from Rural Agricultural/Residential Zone (A-2) to Single Family Residential Zone (RS-1) in order to facilitate a lot boundary adjustment. Staff supports the application and recommends that Council approve the proposed rezoning.

### BACKGROUND:

#### ***Subject Property***

The subject property is a large parcel of land located at the western end of Cougar Trail Road (Schedule 'A'). The site is approximately 16.4 ha (40.6 acres) in area, and is currently undeveloped. The subject site is accessible via a gravel road from Glenmoor Road and from Altavisa Drive. The subject property is surrounded by large undeveloped parcels of land, with the exception of a subdivision to the west of the site.

The area of land subject to the rezoning, 562m<sup>2</sup> (0.13 acres), is a small part of the overall parcel.

#### ***Official Community Plan (OCP)***

The portion of the property which is subject to the rezoning is designated as 'Neighbourhood', according to Map 1 of the Official Community Plan (OCP). The subject portion of land received the 'Neighbourhood' designation through a recent OCP amendment process, and was adopted under Bylaw 6500.003 on 2009-MAR-09. The rationale for the previous OCP amendment and the current rezoning application remain consistent, therefore Staff is of the opinion that the proposed rezoning complies with the intent of the OCP.

#### ***Proposed Development***

The applicant proposes to rezone a portion of the subject property from Rural Agricultural/Residential Zone (A-2) to Single Family Residential Zone (RS-1) in order to facilitate a lot boundary adjustment.

The purpose of the lot boundary adjustment is to increase the buildable area at the adjacent property located at 5190 Lone Lynx Lane. In spite of the relatively large size of 5190 Lone Lynx Lane, the buildable area on the lot is restricted by the steep terrain.

The proposed site plan is attached as Schedule 'B'.

***Community Contribution***

As outlined in Section 7.3 of the OCP, in exchange for value conferred on land through a rezoning, the applicant should provide a community contribution. Although Staff would be supportive of not providing a community contribution for this application, as it relates to a lot boundary adjustment for a lot that is already zoned for a single family dwelling only; the applicant has offered \$1,000 towards the City of Nanaimo's Affordable Housing Legacy Fund.

Staff support this community contribution proposal and recommend that this item be secured as a condition of rezoning.

Respectfully submitted,

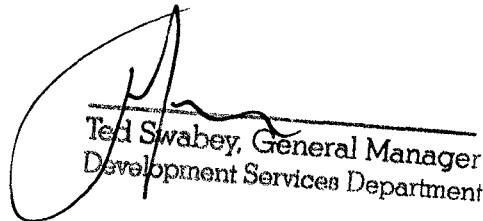


J. Hoffm  
Manager, Planning Division  
***Development Services Department***

SH/pm  
Council: 2009-DEC-14  
RA231



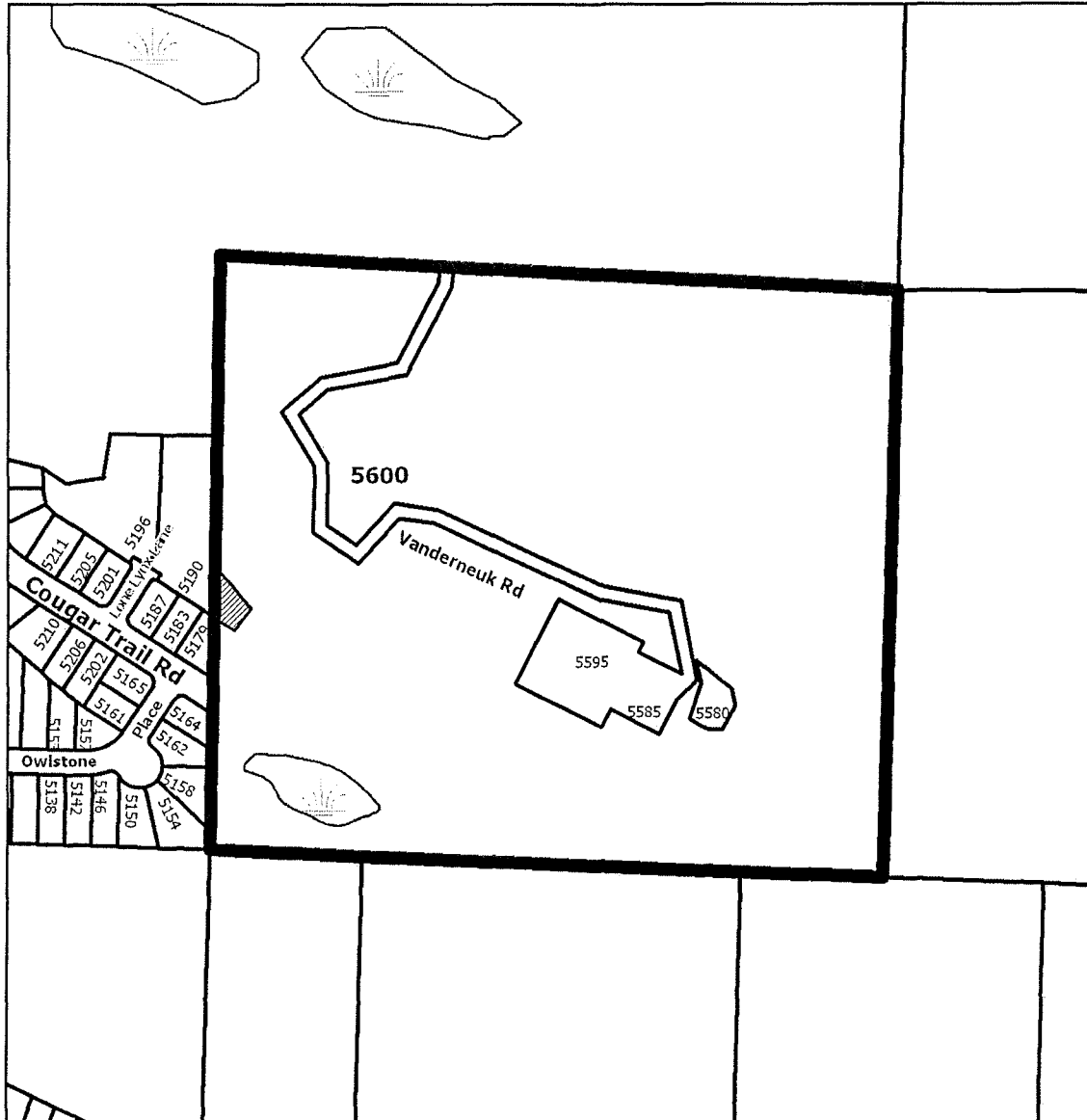
A. Tucker  
Director of Planning  
***Development Services Department***



Ted Swabey, General Manager  
Development Services Department





SCHEDULE A

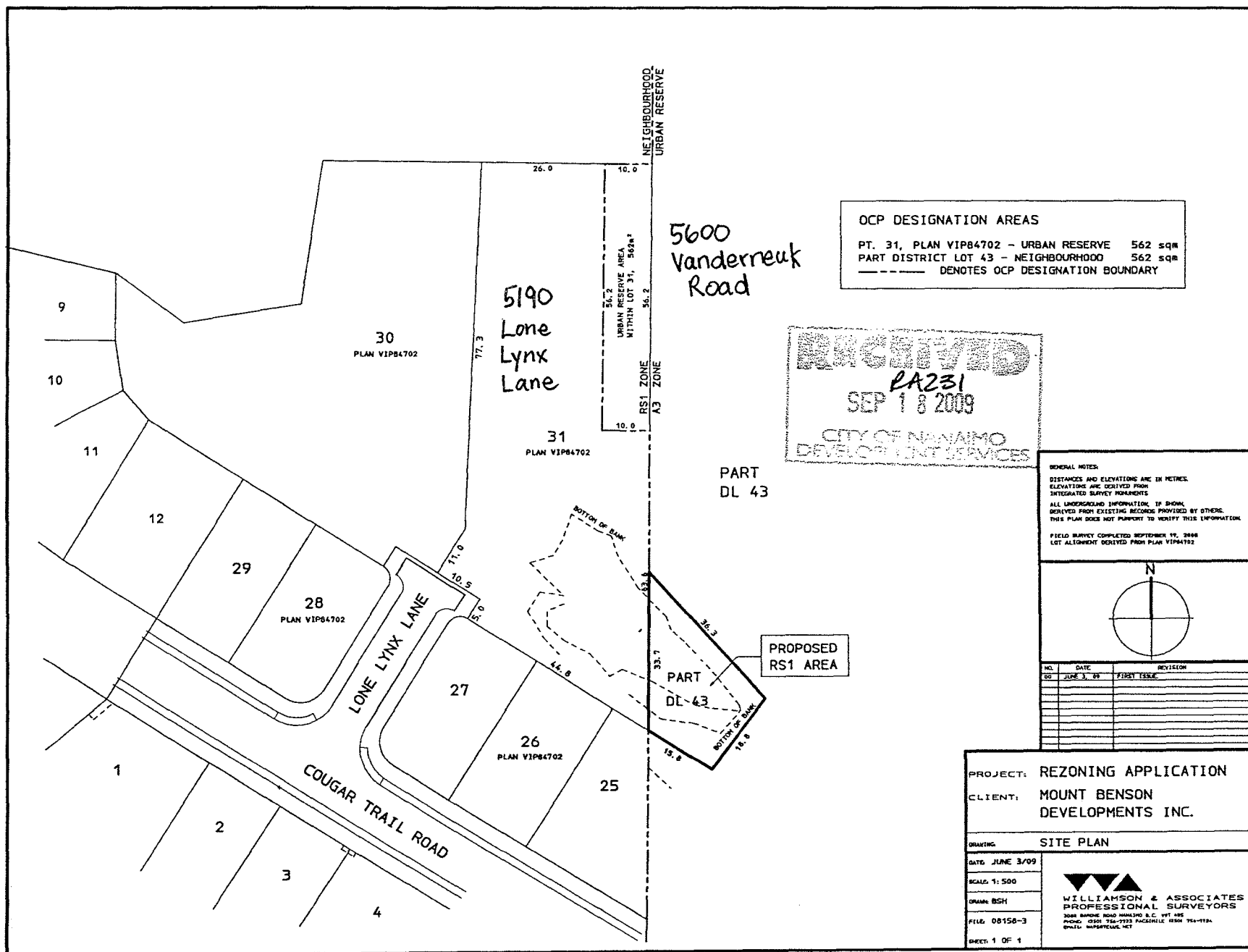


File: RA000231  
Civic: 5600 Vanderneuk Road

**LOCATION PLAN**

-  **Subject Property**
-  **Portion to be Rezoned**

# SCHEDULE B



CITY OF NANAIMO

BYLAW NO. 4000.470

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 1993 NO. 4000"

---

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 890, 891, 903 and 904 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "ZONING BYLAW AMENDMENT BYLAW 2009 NO. 4000.470".
2. The City of Nanaimo "ZONING BYLAW 1993 NO. 4000" is hereby amended as follows:
  - (1) By rezoning the land legally described as LOT 31, BLOCK 5, SECTION 19 AND 20, RANGE 7, MOUNTAIN DISTRICT, PLAN 526 from Single Family Residential Zone (RS-1) to Medium Density Multiple Family Residential (Suburban) Zone (RM-5) as shown on the attached Schedule "A".

PASSED FIRST READING \_\_\_\_\_  
PASSED SECOND READING \_\_\_\_\_  
PUBLIC HEARING HELD \_\_\_\_\_  
PASSED THIRD READING \_\_\_\_\_  
APPROVED BY THE MINISTRY OF TRANSPORTATION \_\_\_\_\_  
COVENANT REGISTERED \_\_\_\_\_  
ADOPTED \_\_\_\_\_

---

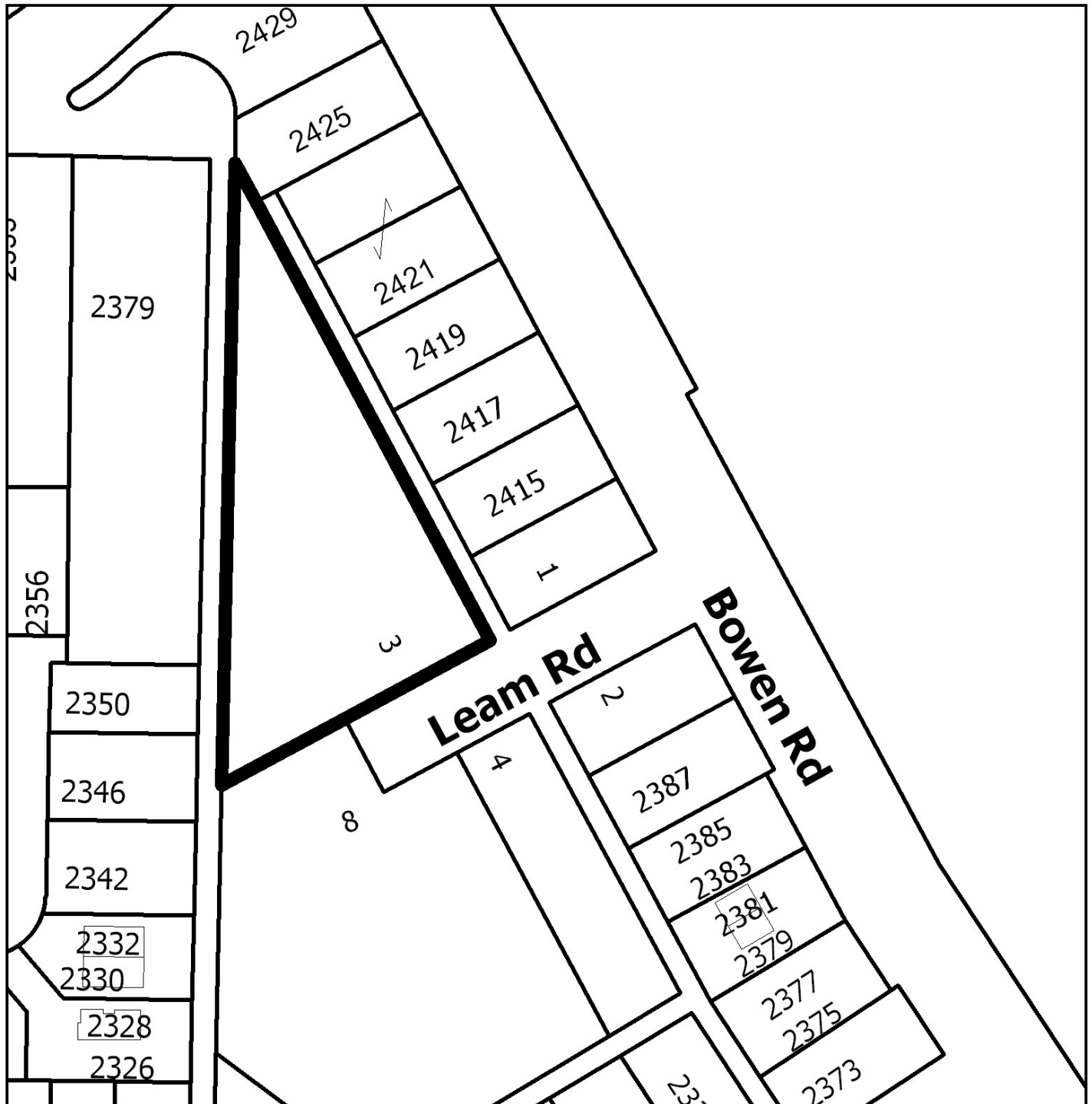
MAYOR

---

DIRECTOR,  
LEGISLATIVE SERVICES

File: RA000225  
Address: 3 Leam Road

SCHEDULE A



File: RA000225  
Civic: 3 Leam Road



**LOCATION PLAN**

2009-DEC-08

## STAFF REPORT

TO: A. TUCKER, DIRECTOR OF PLANNING, DEVELOPMENT SERVICES

FROM: J. HOLM, MANAGER, PLANNING DIVISION, DEVELOPMENT SERVICES

RE: RA225 – 3 LEAM ROAD

---

### PLAN NANAIMO ADVISORY COMMITTEE (PNAC) RECOMMENDATION:

At its meeting of 2009-JUL-21, PNAC recommended that the application be approved as presented.

### STAFF'S RECOMMENDATION:

That Council:

1. receive the report pertaining to "ZONING BYLAW AMENDMENT BYLAW 2009 NO. 4000.470", which is presented under the Bylaws section of the agenda; and
2. direct Staff to secure a trail right-of-way and to register a covenant to secure road dedication, traffic calming, unit restriction, trail dedication, storm water pre-development flows, erosion and sediment control, and community contribution.

### EXECUTIVE SUMMARY:

The City of Nanaimo has received an application from Maureen Pilcher & Associates Ltd., on behalf of Brad Newton Ltd. (637662 BC Ltd.) and Behrens Investments Inc., to rezone the subject property from Single Family Residential Zone (RS-1) to Medium Density Multiple Family Residential (Suburban) Zone (RM-5) in order to facilitate the construction of a multi-family residential development. Staff supports the application and recommends that Council approve the proposed rezoning.

### BACKGROUND:

#### ***Subject Property***

The subject property is a triangular shaped lot located on the north side of Leam Road; the property also fronts on an unnamed laneway to the west, as well as fronting on Browns Lane to the east (Schedule 'A'). Leam Road is located across from Beban Park off Bowen Road. The site is approximately 4,862m<sup>2</sup> (1.2 acres) in area, and is occupied by a single family dwelling. Directly abutting and across the laneways from the subject property are single family lots. However, several duplexes and triplexes are located in the vicinity.

#### ***Official Community Plan (OCP)***

The Official Community Plan (OCP) contains the City's vision for the future. Sustainability is the guiding principle of the OCP, which is reflected in the social, environmental, and economic goals, objectives, and policies within the plan.

The land use designations identified in the OCP are intended to support the plan's goal to 'build a more sustainable community'. According to Map '1' of the OCP, the subject property is located within a 'Corridor' designation.

#### *OCP Corridor Description*

The 'Corridor' designation supports mixed land uses. Development within 'Corridors' will be characterized by residential development at medium to high level densities; as well as mixed-use developments, where ground floor uses are retail, office, or community uses that invite public activity, and upper floor uses contain residential and/or professional uses. Residential densities of 50-150 units per hectare in 2-6 storey building forms are supported.

Development in 'Corridors' will address the interface between 'Corridors' and 'Neighbourhoods'. Design elements of building siting, height and massing (including stepped back upper floors) will be used to ensure a transition from the 'Corridor' to the adjacent 'Neighbourhood' scale. Primary parking areas between the front face of the buildings and the street in 'Corridors' is not permitted. In addition, ecological features, such as steep slopes, watercourses, riparian areas, significant trees, and environmentally sensitive lands are recognized as attributes and development shall proceed only where the impacts on these features are minimized and can be mitigated.

#### *OCP Staff Comment*

The principal Corridor in the area is Bowen Road. The subject site is separated from Bowen Road by a lane and an existing set of lots. As such, Staff does not consider a mixed use development to be appropriate in this location; instead, the site is considered to be more suitable for medium density development. It is also anticipated that Bowen Road, as the principal Corridor, would include higher density residential and/or mixed use developments.

The proposed density on the subject property falls below the target range of 50-150 units per hectare in 'Corridors'. However, as the subject property is separated from the principal Corridor, the scale of development as proposed provides a transition from the 'Neighbourhood' located further west. The proposed development achieves greater density on the subject property than currently permitted under existing zoning and creates a mix of land uses in the area, while respecting the surrounding neighbourhood form. As such, Staff is of the opinion that the proposed development meets the intent of the OCP.

#### ***Proposed Development***

The applicant proposes to rezone the subject property from Single Family Residential Zone (RS-1) to Medium Density Multiple Family Residential (Suburban) Zone (RM-5) in order to facilitate the construction of a multi-family residential development. The proposed development includes 5 fourplex buildings for a total of 20 units.

The site is triangular in shape with 3 buildings fronting Browns Lane and 2 buildings fronting Leam Road. Browns Lane is currently used as a trail, and stretches from Rosstown Road north to the northern portion of the unnamed lane (approximately 35 metres from Labieux Road). Parking is proposed in two locations: directly off the unnamed lane and off Leam Road in an internal parking court. A total of 32 parking stalls are proposed.

The site plan is attached as Schedule 'B' and the conceptual building elevations are attached as Schedule 'C'.

#### ***Vehicle Access & Traffic Study***

The subject property is accessible from both Leam Road and an unnamed lane. Leam Road is a local road with direct access off Bowen Road, and it is located directly across from an access to the Beban Park complex.



Both Leam Road and the access to Beban Park provide full vehicle movements with stop sign control. There are protected left turn lanes off Bowen Road for both Leam Road and the access to Beban Park.

The unnamed lane connects from Rosstown Road north to Labieux Road, and allows for two-way traffic. The Labieux Road/Bowen Road intersection is signalized and allows full vehicle movements.

The traffic study provided by Bunt & Associates (dated 2009-SEP-09) indicates that the proposed development will not affect the operation of the existing intersections due to the low number of trips forecasted. The traffic study indicates that future development in the area may necessitate traffic pattern changes or restrictions.

#### ***Road Dedication***

Approximately 0.8 metres of road dedication is required for the unnamed lane, abutting the subject property to the east. Road dedication is also required for the Leam Road frontage for part of a future cul-de-sac. As a condition of rezoning, Staff recommends that road dedication be secured by a covenant, prior to consideration of final adoption of the bylaw.

#### ***Traffic Calming***

The unnamed lane currently connects Rosstown Road, Whitney Road, and Leam Road through to Labieux Road. The proposed development will result in laneway improvements fronting the site and will increase usage of the laneway between Leam Road and Labieux Road. The proposed development will allow for parking directly off the laneway, which will serve as a form of traffic calming. However, Staff recommends that additional traffic calming be secured by a covenant in order to address specific traffic calming measures at the development permit stage.

#### ***Unit Restriction***

The proposed RM-5 zoning would allow for greater density than that being proposed. As Staff review of site planning, pedestrian safety and vehicle traffic calming measures have been based on 20 units, Staff recommends that the site be restricted, by covenant, to a maximum of 20 residential units.

#### ***Trail Right-of-Way***

Currently, there is no pedestrian connection from Leam Road to the Brown's Lane trail. As such, Staff recommends that a trail right-of-way be secured as a condition of rezoning, prior to final adoption of the bylaw. In addition, the covenant should include trail dedication be provided at Design Stage Acceptance (DSA) through the building permit application. The proposed trail location is shown on the proposed site plan as a continuation of sidewalk along the Leam Road frontage of the site.

#### ***Storm Water***

Staff recommends that a covenant be required as a condition of rezoning to restrict post-development flows from the site to pre-development 10-year peak levels and patterns using acceptable rain water management practices and methods.

#### ***Erosion and Sediment Control***

Staff recommends, as a condition of rezoning, that a covenant be registered to secure an erosion and sediment control plan. Prior to the removal of any vegetation or construction of works, an erosion and sediment control plan will need to be reviewed and issued Design Stage Acceptance (DSA).

***Community Contribution***

As outlined in Section 7.3 of the OCP, in exchange for value conferred on land through a rezoning, the applicant should provide a community contribution. In response to Council's policy, the applicant is proposing a \$20,000 monetary contribution to the Haven Society, which promotes the safety of families in the community.

Staff supports this proposal and recommends that Council directs Staff to secure the community contribution.

At its meeting of 2009-JUL-21, PNAC recommended that the application be approved as presented. Staff concurs with this finding and recommends that Council support the proposed rezoning.

Respectfully submitted,

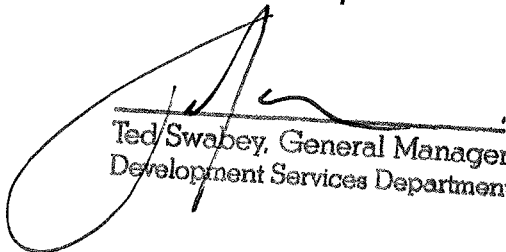


J. Holm  
Manager, Planning Division  
***Development Services Department***



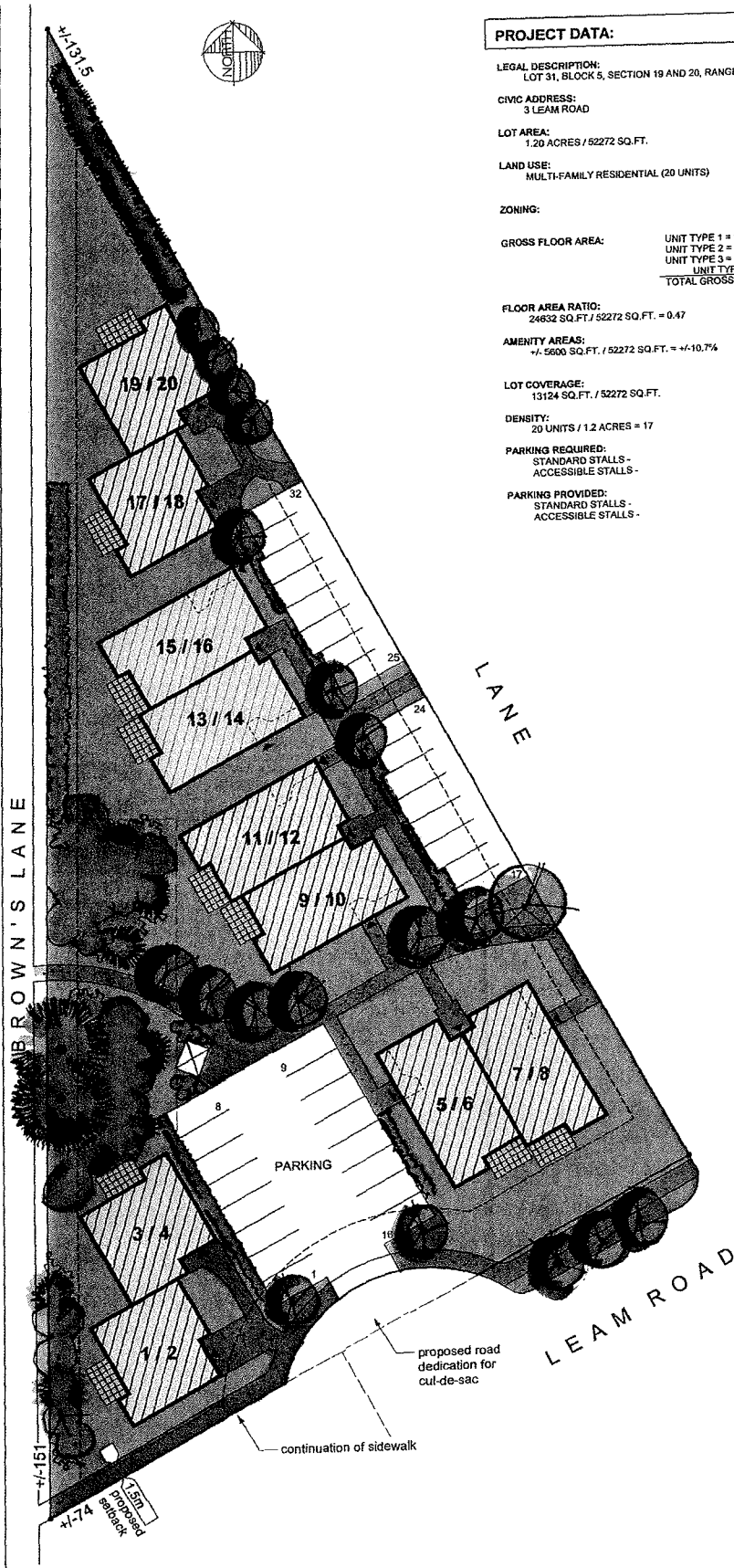
A. Tucker  
Director of Planning  
***Development Services Department***

SH/pm/hd  
Council: 2009-DEC-14  
Prospero: RA225



Ted Swabey, General Manager  
***Development Services Department***

# SCHEDULE B



## PROJECT DATA:

LEGAL DESCRIPTION: LOT 31, BLOCK 5, SECTION 19 AND 20, RANGE 7, MOUNTAIN DISTRICT, PLAN 528

CIVIC ADDRESS: 3 LEAM ROAD

LOT AREA: 1.20 ACRES / 52272 SQ. FT.

LAND USE: MULTI-FAMILY RESIDENTIAL (20 UNITS)

### ZONING:

GROSS FLOOR AREA: UNIT TYPE 1 = 1208 SQ. FT. X 8 = 7248 SQ. FT.  
UNIT TYPE 2 = 1368 SQ. FT. X 6 = 8208 SQ. FT.  
UNIT TYPE 3 = 1090 SQ. FT. X 4 = 4360 SQ. FT.  
UNIT TYPE 4 = 1204 SQ. FT. X 4 = 4816 SQ. FT.  
TOTAL GROSS FLOOR AREA = 24632 SQ. FT.

FLOOR AREA RATIO: 24632 SQ. FT. / 52272 SQ. FT. = 0.47

AMENITY AREAS: +/- 5600 SQ. FT. / 52272 SQ. FT. = +/- 10.7%

LOT COVERAGE: 13124 SQ. FT. / 52272 SQ. FT.

DENSITY: 20 UNITS / 1.2 ACRES = 17

PARKING REQUIRED: STANDARD STALLS - 31  
ACCESSIBLE STALLS - 2

PARKING PROVIDED: STANDARD STALLS - 30  
ACCESSIBLE STALLS - 2

THREE LEAM ROAD



4378 ORBURN ROAD LADYSMITH, NC V9K 1G2  
will meville designer phone/fax: 250.245.3594

REVISIONS:  
issued for review 18 JAN. 2009  
revised 28 SEPT. 2009  
revised 25 NOV. 2009

NOV 25 2009

PROJECT: Proposed Multi-Family Development

3 Leam Road Nanaimo, B.C.  
JOB NUMBER: d1115.57.08

SCALE: as noted

DRAWN BY: S.S.

DRAWING TITLE: site plan

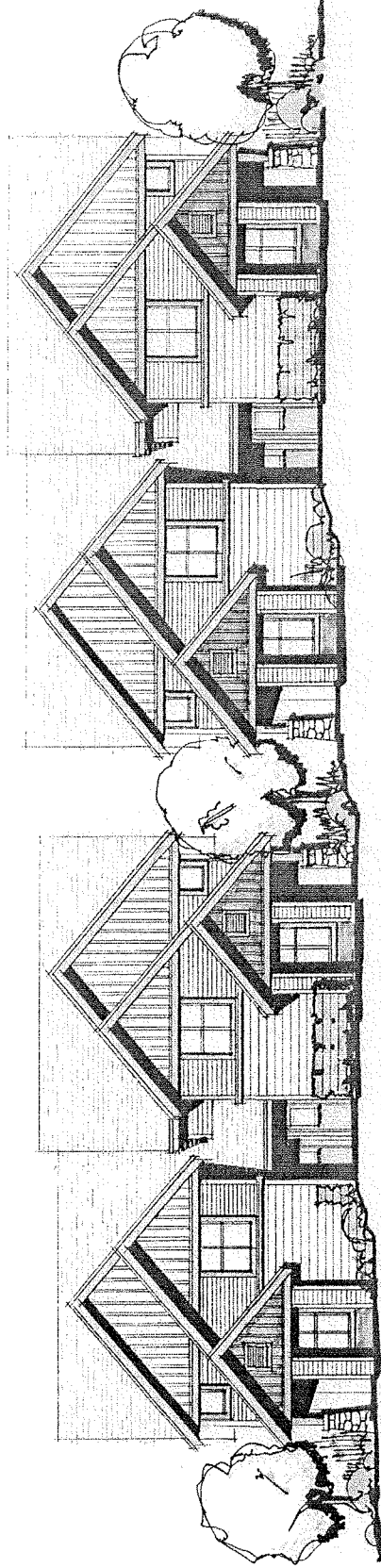
PAGE:

PR1

SITE PLAN  
SCALE: 1:300

# SCHEDULE C

1 OF 2



deline  
ARCHITECTURAL

27 JAN 2017

27 JAN 2017

27 JAN 2017

27 JAN 2017

27 JAN 2017

27 JAN 2017

Proposed Multi-Family  
Development

27 JAN 2017

27 JAN 2017

27 JAN 2017

27 JAN 2017

27 JAN 2017

27 JAN 2017

27 JAN 2017

27 JAN 2017

27 JAN 2017

27 JAN 2017

27 JAN 2017

27 JAN 2017

27 JAN 2017

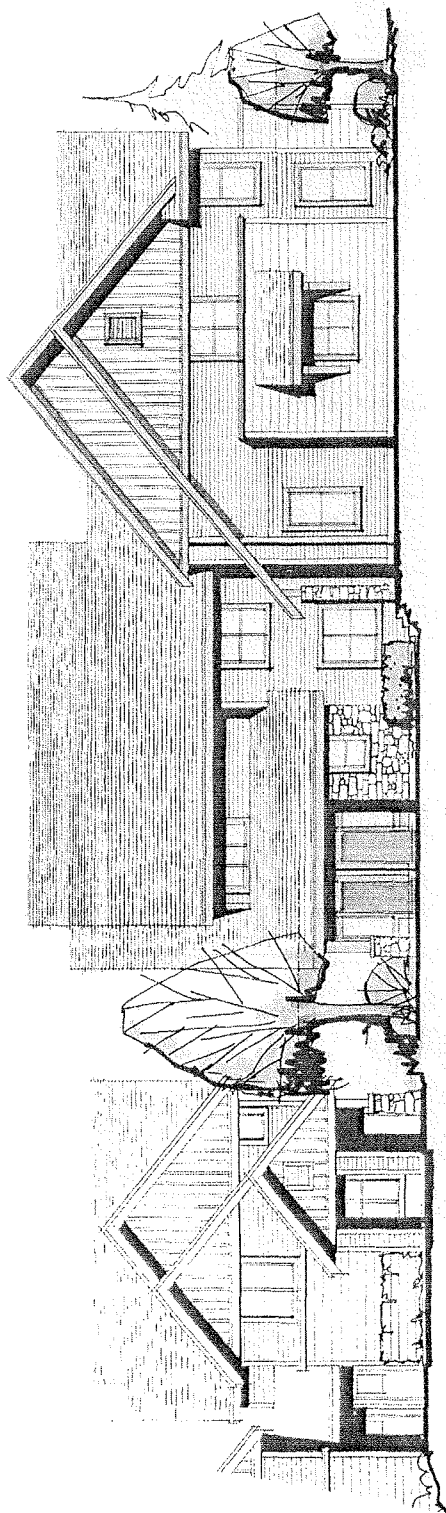
27 JAN 2017

27 JAN 2017

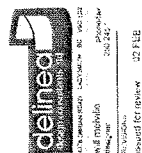
THREE LEAM ROAD

PR3

2 OF 2



east elevation



Proposed Multi-Family  
Development  
3 Leontopodium  
Avenue, BC  
V6T 1A6, VANCOUVER, BC  
411-15 57 06  
\$5  
proposed elevations

# THREE LEAM ROAD

ᐱᐱᐱ

CITY OF NANAIMO

BYLAW NO. 4000.469

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 1993 NO. 4000"

---

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 890, 891, 903 and 904 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "ZONING BYLAW AMENDMENT BYLAW 2009 NO. 4000.469".
2. The City of Nanaimo "ZONING BYLAW 1993 NO. 4000" is hereby amended as follows:
  - (1) By rezoning the land legally described as LOT 6, BLOCK 24, SCTION 1, NANAIMO DISTRICT, PLAN 584, EXCEPT THE NORTHERLY 50 FEET THEREOF from Old City Low Density Residential (Fourplex) Zone (RM-9) to Old City Medium Density Multiple Family Residential Zone (RM-10) as shown on the attached Schedule "A".

PASSED FIRST READING \_\_\_\_\_  
PASSED SECOND READING \_\_\_\_\_  
PUBLIC HEARING HELD \_\_\_\_\_  
PASSED THIRD READING \_\_\_\_\_  
APPROVED BY THE MINISTRY OF TRANSPORTATION \_\_\_\_\_  
COVENANT REGISTERED \_\_\_\_\_  
ADOPTED \_\_\_\_\_

---

MAYOR

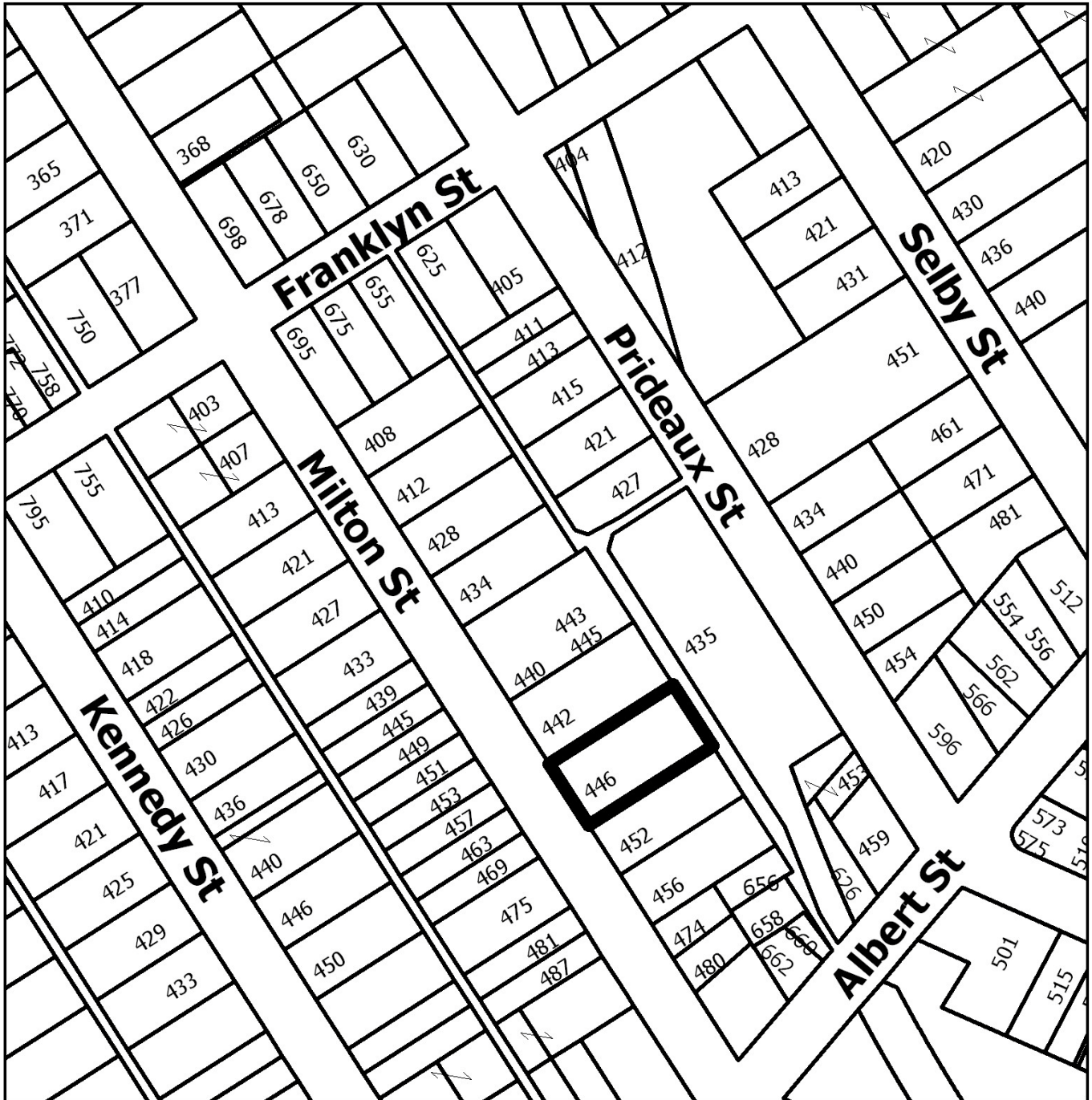
---

DIRECTOR,  
LEGISLATIVE SERVICES

File: RA000216  
Address: 446 Milton Street



SCHEDULE A



File: RA000216  
Civic: 446 Milton Street



**LOCATION PLAN**

CITY OF NANAIMO

BYLAW NO. 6500.008

A BYLAW TO AMEND THE CITY OF NANAIMO  
"OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500"

---

WHEREAS the Council of the City of Nanaimo wishes to amend City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500";

THEREFORE, BE IT RESOLVED that the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW 2009 NO. 6500.008".
2. The City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is hereby amended as set out in Schedule A to this Bylaw.

PASSED FIRST READING 2009-DEC-14  
PASSED SECOND READING 2009-DEC-14  
PUBLIC HEARING HELD \_\_\_\_\_  
PASSED THIRD READING \_\_\_\_\_  
ADOPTED \_\_\_\_\_

---

MAYOR

---

DIRECTOR,  
LEGISLATIVE SERVICES

File: OCP00048  
Address: 446 Milton Street  
Applicant: Gordon Mackinnon & Associates Ltd.

## SCHEDULE A

1. Schedule B (Old City Neighbourhood Concept Plan) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is amended as follows:

- a) Adding Subsection 4.1.2.1 as the following:

Notwithstanding Section 4.1.2, Sub-Area 3, a multiple-family residential development for a maximum of seven residential units is permitted on the property known as 446 Milton Street (Lot 6, Block 24, Sction 1, Nanaimo District, Plan 584, Except the Northerly 50 Feet Thereof; PID 000 937 029).

# STAFF REPORT

REPORT TO: ANDREW TUCKER, DIRECTOR OF PLANNING

FROM: BRUCE ANDERSON, MANAGER, COMMUNITY PLANNING

RE: OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION AND REZONING APPLICATION  
OCP048 AND RA216  
446 MILTON STREET

---

## PNAC'S RECOMMENDATION:

That Council consider approving Official Community Plan (OCP) Amendment Application 048 and Rezoning Application 216 for a multiple family residential development at 446 Milton Street.

## STAFF'S RECOMMENDATION:

That Council:

1. Receive the report pertaining to "OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW 2009 NO. 6500.008", which is presented under the Bylaws section of the agenda;
2. Receive the report pertaining to "ZONING BYLAW AMENDMENT BYLAW 2009 NO. 4000.469", which is presented under the Bylaws section of the agenda; and
3. direct staff to secure lane widening, railway signal installation, storm water pre-development flows, erosion and sediment control, and community contribution.

## EXECUTIVE SUMMARY:

The City of Nanaimo has received applications from Gordon Mackinnon & Associates Ltd. to amend Schedule B (Old City Neighbourhood Concept Plan) of the Official Community Plan and rezone the subject property to allow for construction of a seven unit multiple family residential development. The subject property is located along the south side of Milton Street, near the corner of Albert Street and Milton Street. The proposed use and density is supported under the Official Community Plan's Neighbourhood designation.

## BACKGROUND:

Located near the corner of Milton Street and Albert Street, the approximately 0.1254 hectare (0.3 acre) subject property is located in an area of residential development composed primarily of single family dwellings and duplexes. The site is bordered to the west by Milton Street, and slopes down to the east where it abuts a laneway. The property located east across the laneway is owned by the Island Corridor Foundation as a railway runs through the site. A single family dwelling currently occupies what is, in effect, a large single family lot.

The OCP application to amend the Old City Neighbourhood Concept Plan, and received as part of the 2008-NOV-01 round of OCP amendment applications, is running concurrently with the rezoning application for property at 446 Milton Street (*see Schedule A*) to permit a seven unit multiple family residential development. The application was presented to PNAC on 2009-MAY-19 and 2009-JUL-21, following consideration of the proposal at the 2009-JUN-18 meeting of the Nanaimo Old City Association. Since that time, the applicant has been working on various facets of the proposal, including preparation of a geotechnical report and consideration of a railway crossing upgrade.

The applicant has stated the purpose of these applications for 446 Milton Street is to amend density policies of the Old City Neighbourhood Concept Plan and rezone the property to allow for a seven unit multiple family residential development. In support of OCP policy, the applicant has stated this

proposal is for a sustainable development that will increase density within the Old City, minimizing vehicular traffic and increasing public transit use and other services.

### ***Official Community Plan***

The subject property is designated 'Neighbourhood' under the City's OCP, where maintaining neighbourhood character and increasing housing choices are two objectives of this designation. Policies support residential densities in the range of 10 to 50 units per hectare (uph), encourage the infill of residential lots, and support the development of a mix of residential options for all demographic categories and levels of affordability across the city.

The OCP density range of 10 to 50 uph is based on typical development scenarios for the various housing forms contemplated in the Neighbourhood designation. The proposed residential development represents a density of 56 uph, which is slightly above the Neighbourhood density range. However, the townhouse development is located on an existing parcel that, while larger than a conventional single family lot, is smaller in size than a typical townhouse development. Given the close proximity to the downtown core, with a host of services, public amenities and public transit available, the subject property is an appropriate candidate for the additional density as proposed.

This amount of density is not necessarily atypical for the area. Other existing developments within the immediate area, such as along Prideaux Street or Franklyn Street, are higher densities than that proposed by the Milton Street development (for example, VIVO development, affordable housing development, and other Prideaux Street apartments/condominiums).

### ***Old City Neighbourhood Concept Plan***

The site is also designated Sub-Area 3, 'Multi-Family Low Density' under the Old City Neighbourhood Concept Plan, which is Schedule B of the OCP. Section 4.1.2 of the Neighbourhood Plan states that permitted uses under this designation include single family to fourplex forms of development, but also encourages residential rehabilitation and new small scale multiple family residential redevelopment. Section 5 of the Neighbourhood Plan also allows for a maximum build out density of four units per parcel, yet neither of these sections make reference to parcel size as a factor of these density policies. As such, whereas the proposal meets the intent of the OCP Neighbourhood designation, the Neighbourhood Plan only provides for a maximum density of four units per parcel. With a proposed increase to seven units on the subject property, an amendment to the Neighbourhood Plan is required.

At 1254 m<sup>2</sup> (0.3 acres), the subject property is almost twice the size of the average 750 m<sup>2</sup> parcel (0.18 acres) facing Milton Street. On this site, the applicant has contained the seven units in a series of four buildings, with open space and a walkway provided on site. With the lane functioning as primary vehicular access, this proposed design will serve to meet the characteristics called for in the Neighbourhood Plan. Therefore, as ground-oriented infill development that increases housing choice, the proposed project complements existing neighbourhood character, works within the surrounding context, and provides upgrades to the abutting laneway and railway crossing.

The Neighbourhood Plan and associated Nanaimo Old City Multiple Family Residential Design Guidelines also speak to preserving the character of the area. This includes streetscape character, building massing, yards and gardens, and architectural details. The Neighbourhood Plan specifically emphasizes the importance of providing a full range of housing forms and ensuring new design is sensitive to the scale and character of the neighbourhood. Staff are of the opinion that the proposed 'stacked' townhouse development is in keeping with the character of the area, thereby preserving those aspects outlined in the Plan.

***Proposed Development and Zoning***

The applicant proposes to rezone the subject property from Old City Low Density Residential (Fourplex) Zone (RM-9) to Old City Medium Density Multiple Family Residential Zone (RM-10) in order to allow for the construction of a multiple-family development. The applicant proposes to construct a total of four buildings containing seven dwelling units. The total gross floor area is approximately 939.5 m<sup>2</sup> (10,113 ft<sup>2</sup>), resulting in an overall Floor Area Ratio (FAR) of 0.75. Where seven parking spaces (one space per unit) are required, a total of nine parking spaces are to be accommodated on the subject property, which are accessible from the rear laneway. The majority of the stalls are covered parking spaces. The proposed Site Plan (see *Schedule B*), and the conceptual elevations (see *Schedule C*) are attached to this report.

***Rear Laneway***

Staff recommends, as a condition of rezoning, that a covenant be registered to secure widening of the lane, as the rear lane asphalt width is required to be 5.7 metres. In addition, the applicant will be required to widen the lane where it abuts the adjacent properties at 442 and 438 Milton Street.

***Railway Crossing***

Currently, there is a stop sign at the exit from the lane onto Prideaux Street, adjacent to the railway tracks. As a condition of rezoning, Staff recommend that the installation of a railway crossing signal be secured via covenant.

***Stormwater***

Staff recommends that a covenant be required as a condition of rezoning to restrict post-development flows from the site to pre-development 10-year peak flows and patterns using acceptable rain water management practices and methods.

***Erosion and Sediment Control***

Staff recommends that a covenant be required as a condition of rezoning to secure an erosion and sediment control plan. Prior to the removal of any vegetation or construction of works, an erosion and sediment control plan will need to be reviewed and issued Design Stage Acceptance (DSA).

***Community Contribution***

As outlined in Section 7.3 of the OCP, in exchange for value conferred on land through a rezoning, the applicant should provide a community contribution. In response to Council's policy, the applicant is proposing that the installation of the railway crossing signal at the laneway and Prideaux Street intersection be considered a community contribution as the signal will benefit the surrounding community by creating a safer railroad crossing. The estimated cost of installing the railway crossing signal is \$21,000.

Staff supports this proposal and recommends that Council direct Staff to secure the community contribution.

***Public Input***

The OCP amendment application, received as part of the 2008-NOV-01 amendment round, has been posted on the City website; to date, no submissions have been received as a result of this application. In addition, three members of the Nanaimo Old City Association (NOCA) were invited to sit on PNAC



while the applications were being considered. Upon their suggestion, the proposed development was referred to meeting of NOCA on 2009-JUN-18, where the attendees were in favour of the proposal. During PNAC's consideration of the application, a number of nearby residents spoke to the application, voicing concerns over viewscales and parking arrangements.

The applicant held an Open House to present the proposal, of which 10 people attended. A website was also created by the applicant to advise the community of the proposal for the site.

Respectfully submitted,

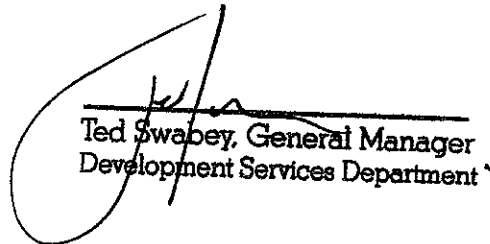


Bruce Anderson  
Manager of Community Planning  
Development Services Department



Andrew Tucker  
Director of Planning  
Development Services Department

/dj  
p:\prospero\planning\ocp\ocp00048\council report.doc  
Council Date: 2009-DEC-14

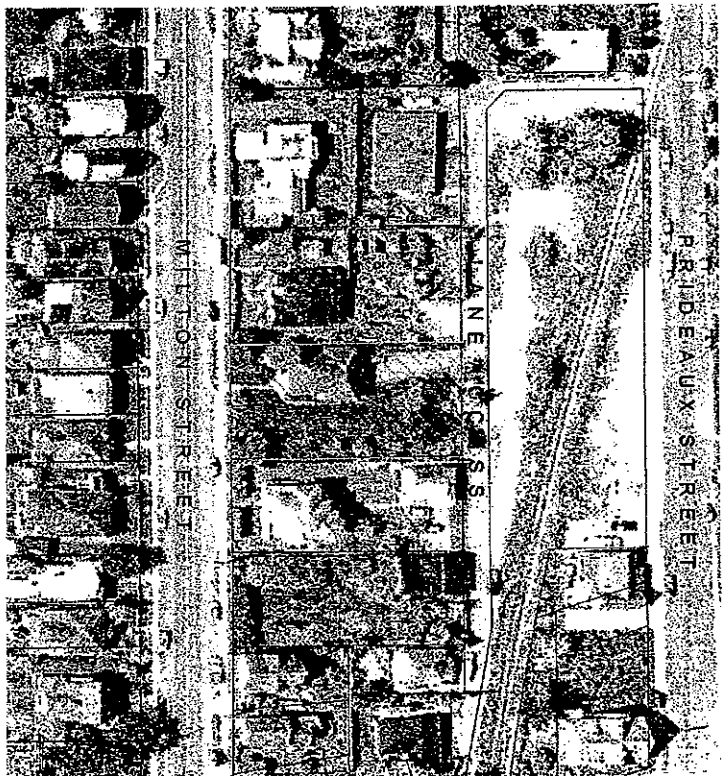
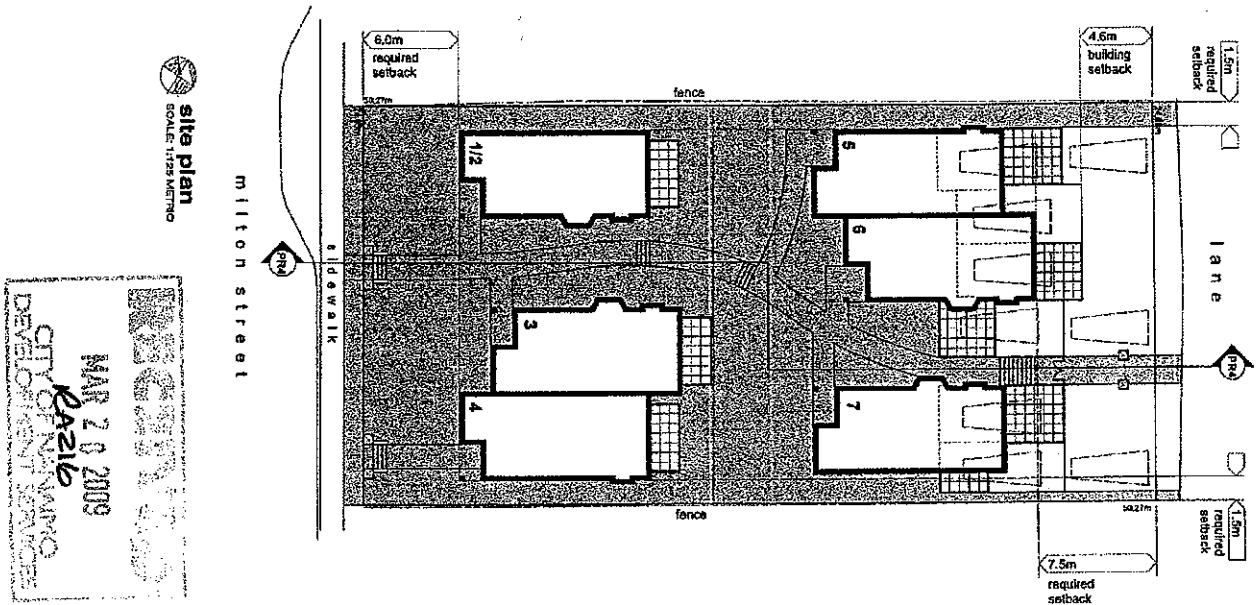


Ted Swabey, General Manager  
Development Services Department

**Schedule A  
Subject Property Map  
446 Milton Street**



# Schedule B Site Plan



neighbourhood context

| PROJECT DATA:                  |   |
|--------------------------------|---|
| LEGAL DESCRIPTION:             | LOT 12, SECTION 14, TOWNSHIP OF VANANCO, DISTRICT OF VANANCO, PLAN 124, EXCEPT THE NORTH 10' X 10' FEET THEREOF |
| CIVIC ADDRESS:                 | 446 MILTON STREET   |
| LOT AREA:                      | 44,125 SQ.M / 13402 SQ.FT.  |
| LAND USE:                      | MULTI-FAMILY RESIDENTIAL  |
| EXISTING ZONING:               | RM-4 - OLD CITY LOW DENSITY FOUR-UNIT RESIDENTIAL   |
| PROPOSED ZONING:               | RM-15 - OLD CITY MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL  |
| OTHERS FLOOR AREA:             |   |
| 1 UNIT @ 44,125 SQ.FT. =       | 44,125 SQ.FT.   |
| 2 UNITS @ 22,062 SQ.FT. =      | 44,125 SQ.FT.   |
| 3 UNITS @ 14,708 SQ.FT. =      | 44,125 SQ.FT.   |
| 4 UNITS @ 11,031 SQ.FT. =      | 44,125 SQ.FT.   |
| TOTAL                          | 44,125 SQ.FT.   |
| FLOOR AREA RATIO:              |   |
| 44,125 SQ.FT. / 13402 SQ.FT. = | 0.749   |
| LOT COVERAGE:                  |   |
| 44,125 SQ.FT. / 13402 SQ.FT. = | 33.7%   |
| PARKING REQUIRED:              |   |
| 7 UNITS @ 1 / UNIT =           | 7 SPACES  |
| PARKING PROVIDED:              |   |
| 8 SPACES                       |   |

446 MILTON STREET

NOT TO SCALE  
DATE: 10/10/2009  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]  
SCALE: 1:125 METERS

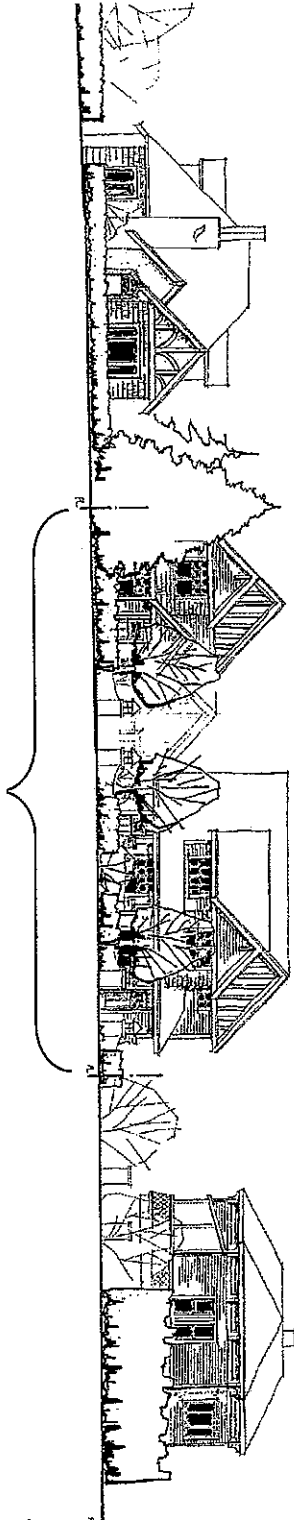
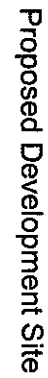
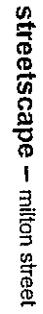
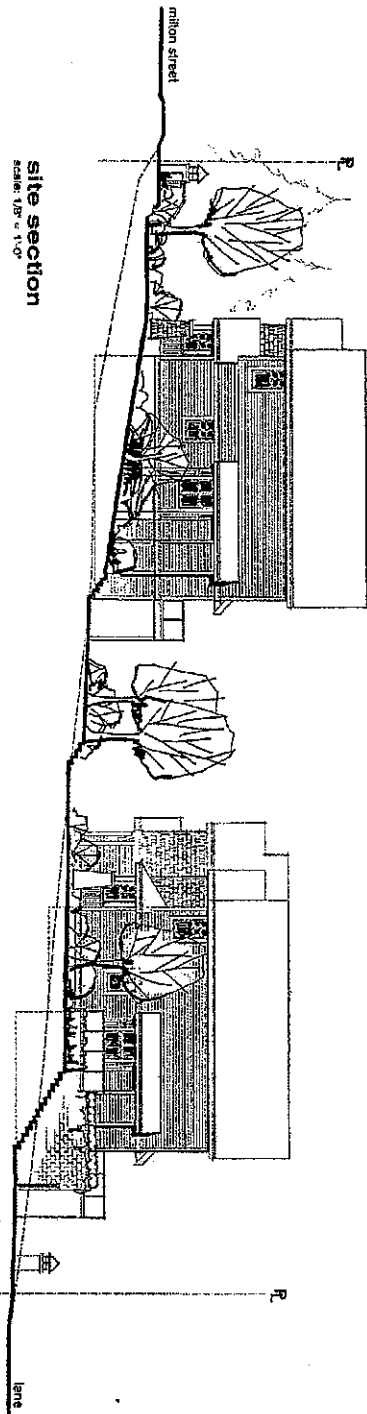
**delinea**  
ARCHITECTURAL & DESIGN  
1000 WEST 10TH AVENUE, SUITE 100  
VANCOUVER, BC V6H 1T6  
TEL: 604-681-1111  
WWW.DELINEA.VC  
RECEIVED FOR RECORDING  
10/10/2009

PROJECT:  
Proposed Multi-Family  
Development

DATE: 10/10/2009  
BY: [Name]  
FOR: [Name]  
S.S./C.M.  
2009/10/10  
PROPOSED 346 1/2  
MILTON STREET  
VANCOUVER, BC  
V6H 1T6

PR1

## Schedule C Conceptual Elevations



449-1071, 449-4476. These numbers are the primary means of communication for the U.S. Coast Guard. The Coast Guard is a U.S. Department of Homeland Security agency.

PROPOSED:  
Proposed Multi-Family  
Development  
4400 Lake Park  
Atlanta, GA  
41921-0109  
RACE  
as noted  
OWNER:  
COWI, INC.  
S.S. / C.M.  
PROJECTING  
streetscape  
site section  
PR4  
PAGE

CITY OF NANAIMO

BYLAW NO. 6500.007

A BYLAW TO AMEND THE CITY OF NANAIMO  
"OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500"

---

WHEREAS the Council of the City of Nanaimo wishes to amend City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500";

THEREFORE, BE IT RESOLVED that the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW 2009 NO. 6500.007".
2. The City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is hereby amended as set out in Schedule A to this Bylaw.

PASSED FIRST READING 2009-DEC-14  
PASSED SECOND READING 2009-DEC-14  
PUBLIC HEARING HELD \_\_\_\_\_  
PASSED THIRD READING \_\_\_\_\_  
ADOPTED \_\_\_\_\_

---

MAYOR

---

DIRECTOR,  
LEGISLATIVE SERVICES

File: OCP00051  
Address: 950, 960, 1170, 1260, 1270 Phoenix Way  
Applicant: Brian J Senini Law Corporation

## SCHEDULE A

1. Section 1, Purpose and Content of an Official Community Plan, is amended by adding:

- Oceanview Master Plan

after

- Downtown Plan

2. Section 2.3, Neighbourhood, is amended by deleting:

- Cable Bay Plan

and replacing with

- Oceanview Master Plan

3. Section 7.1 (9) Neighbourhood and Area Planning, is amended by deleting:

- Cable Bay Plan

and replacing with

- Oceanview Master Plan

4. Schedule G (Cable Bay Plan) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is amended as follows:

- a) Deleting Cable Bay Plan in its entirety and replacing with the following:

The Oceanview Master Plan is attached hereto as Schedule G of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500"



## STAFF REPORT

REPORT TO: ANDREW TUCKER, DIRECTOR OF PLANNING

FROM: BRUCE ANDERSON, MANAGER, COMMUNITY PLANNING

RE: OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION  
OCP00051 – OCEANVIEW MASTER PLAN  
950, 960, 1170, 1260, 1270 PHOENIX WAY

---

### PNAC'S RECOMMENDATION:

That Council consider approving Official Community Plan (OCP) Amendment Application 00051 for the Oceanview Master Plan regarding 950, 960, 1170, 1260 and 1270 Phoenix Way.

### STAFF'S RECOMMENDATION:

That Council receive the report pertaining to "OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW 2009 NO. 6500.007", which is presented under the Bylaws section of the agenda.

### EXECUTIVE SUMMARY:

The subject area is located in the southeast portion of the city, near Joan Point Park. The applicant is requesting the proposed Master Plan be included as an amendment to the Official Community Plan (OCP) thereby providing a framework for the planning and development of the subject area. The Oceanview Master Plan document proposes a comprehensive, mixed use resort development as previously approved by City Council 2008-SEP-29.

### BACKGROUND:

This application was received as part of the 2009-MAY-01 round of applications. The applicant has stated that the purpose of this application for 950, 960, 1170, 1260 and 1270 Phoenix Way (see *Schedule A*) is to include the proposed Oceanview Master Plan within the Official Community Plan (OCP) to provide for greater detail in the planning and development of a comprehensive, mixed use resort development consisting of residential, commercial and recreational (golf course) uses (see *attachment*). This Master Plan represents the next phase in Oceanview's original application to redesignate the subject area for the mixed use resort development, which was adopted by Council 2008-SEP-29.

### OCP Designation and the Master Plan

Located in the southeast portion of the city, the approximately 170.5 hectare (421 acre) subject property is bordered by Dodds Narrows and Mudge Island to the east, the Cedar-by-the-Sea residential area to the south (located within the Regional District of Nanaimo), Joan Point Park to the north, and industrial lands further to the west (Harmac and the Duke Point Industrial Park). The subject area also flanks the Cable Bay Trail, which leads from the end of Nicola Road north toward Northumberland Channel.

The subject area is designated Resort Centre under the OCP with the OCP providing objectives and policies for this designation. The objectives for a Resort Centre are to provide for a comprehensively planned resort community, for 'complete' walkable communities, and to create opportunities for important economic links.

Along with policies for a Resort Centre relating to land use, transportation and infrastructure, the OCP addresses the need for 'future planning' of the subject area. Specifically, a Master Plan is required prior to the rezoning and development of the area to provide a framework for development of the area. It details the final development concept, unit count and square footages to be developed, parks and open space location and dedication mechanisms, required infrastructure and phasing plans, transportation access and development plans, archaeological impacts, urban design standards, landscaping requirements, and phasing. Final phasing of development and servicing will be reflected in a Phased Development Agreement, which is required at the rezoning stage of the development approvals process.

Should the Oceanview Master Plan be approved by Council, development of this mixed use resort development is further subject to approvals for a phased development agreement and rezoning, as well as subdivision and development permit applications.

#### Planning Comment:

The Master Plan for Oceanview is presented in a format that addresses the 'future planning' items identified in the OCP. The Master Plan includes information on site context and existing conditions (appendices also include a wildland interface fire hazard assessment, environmental assessment and traffic impact assessment), policies for land use and designations, transportation and infrastructure, as well as urban design and implementation. Overall, the proposed Oceanview Master Plan meets the OCP objectives and policies for Resort Centre.

The Master Plan presents opportunity for a comprehensively planned community with a recreational resort focus that will provide new services, amenities, and economic opportunities in southeast Nanaimo. The plan retains approximately 20% of the area as parks, open space and trails, in addition to the golf course. The overall development includes an 18-hole golf course, 2700 residences, 295,000 ft<sup>2</sup> of commercial / office retail space, and parks and open space. Residential development provides for higher densities than typically observed in the rest of the city. The Village Centre and neighbourhood commercial development provides for local economic activity and easier access to services for the Oceanview residents and surrounding area. Medium- to high-density residential developments are located within the Village Centre. The golf course development serves to provide additional open space and generate additional economic activity. The overall plan area layout provides for a walkable, accessible project that would connect to the Duke Point Highway, providing easy access to the ferry terminal and airport. Residential developments are located along the golf course fairways, while commercial developments are located in central areas, providing ready access to the surrounding developments via road network and railways. Development and design of the resort centre is based on sustainability principles and design guidelines, as outlined in the Master Plan.

The content of the Master Plan is considered consistent with the Official Community Plan. The Master Plan for Oceanview does provide for a walkable community of mixed land uses, with higher densities achieved through both the residential and commercial uses (for example, residential densities ranging from 10 to 100 units per hectare), thereby reducing the impact on other undeveloped areas and protecting environmentally sensitive areas, as addressed in Goal Two of the OCP. The site's development and continued operation of business activities results in increased economic activity for the area, thereby supporting Goal Four of the OCP. And attention to sustainable urban design, housing affordability, mobility, amenities and servicing for the area supports the objectives and policies laid out in the respective Goals Three, Five and Six of the OCP.

The location of the resort community both affords the opportunity for the scale of development and land area needed for a golf course centered community, but also presents challenges for transportation (road access, transit) and servicing to the area. These issues will require further attention through subsequent stages of the approval process, including finalizing transportation

networks (ie. road layout and transit opportunities), water and sewer servicing, and phasing of the project. These items are addressed during the subsequent stages of approvals, for example in the phased development agreement, rezoning, development permit and subdivision processes.

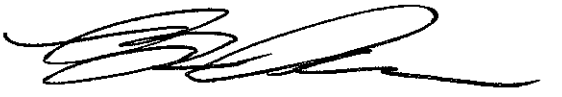
Agency Comments:

As part of the amendment application process, referral comments were received from both external agencies and other City departments. Regional District of Nanaimo comments primarily address sewer infrastructure and transit; whereas the Ministry of Transportation and Infrastructure have addressed upgrades and connections to local roads, and connections to the Duke Point Highway. The Ministry of Environment provided comments on ecosystem protection and fish and wildlife management. Snuneymuxw First Nation and School District 68 have not yet provided comment on this application. Any additional agency concerns will be addressed during the phased development agreement and rezoning processes.

Public Input:

The Oceanview Master Plan was recently posted on the City website; to date, no submissions have been received as a result of this application. The applicant also held a public information meeting 2009-NOV-03 at the Vancouver Island Conference Centre, with approximately 80 people attending the meeting. Comments received at the meeting ranged from site access and water supply to environmental stewardship, trail networking and timing of construction (eg/ golf course, residential lots, seniors' residences).

Respectfully submitted,

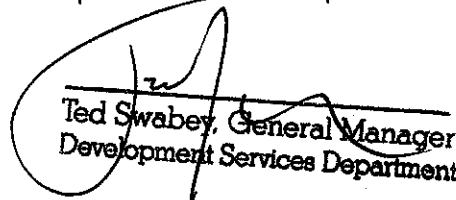


Bruce Anderson  
Manager of Community Planning  
Development Services Department



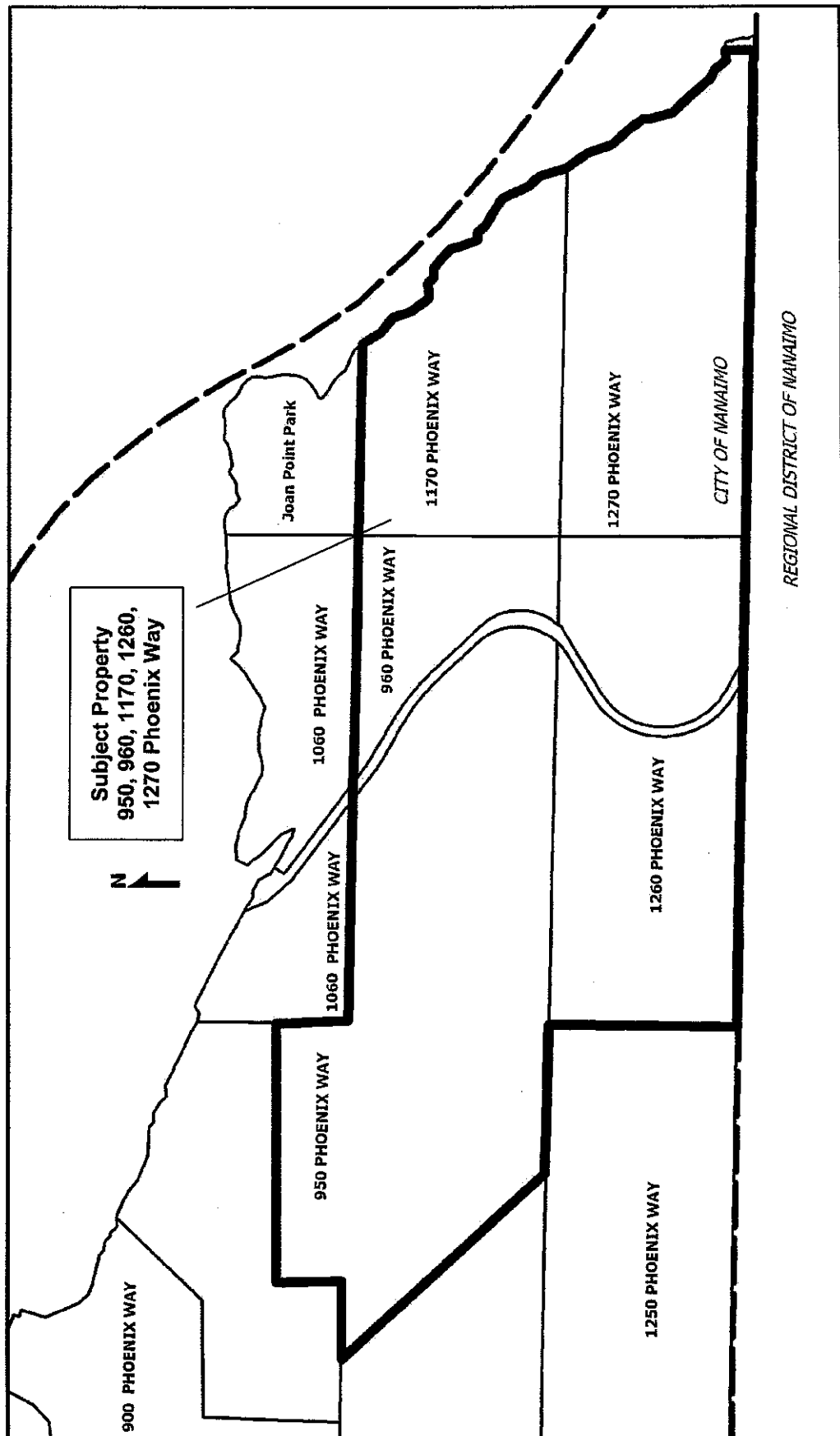
Andrew Tucker  
Director of Planning  
Development Services Department

/dj  
p:\prospero\planning\ocp\ocp00051\council report.doc  
Council Date: 2009-DEC-14



Ted Swabey, General Manager  
Development Services Department

**Schedule 'A'**  
**Subject Property Map**



**Attachment**  
**Oceanview Master Plan**

[included separately in Council package]