

2009-NOV-17

STAFF REPORT

TO: A. TUCKER, DIRECTOR OF PLANNING, DSD

FROM: J. HOLM, MANAGER, PLANNING DIVISION, DSD

RE: REPORT OF THE PUBLIC HEARING HELD THURSDAY, 2009-NOV-05 FOR
BYLAWS NO. 4000.460, 4000.464, 4000.465 AND 6500.006

STAFF'S RECOMMENDATION:

That Council receive this report and the minutes of the Public Hearing held on Thursday, 2009-NOV-05.

EXECUTIVE SUMMARY:

A Public Hearing was held on 2009-NOV-05, the subject of which was four items. Approximately 50 members of the public were in attendance. Minutes of the Public Hearing are attached.

BACKGROUND:

1. BYLAW NO. 4000.460:

RA211 – 970 & 972 Brechin Road

This bylaw, if adopted, will rezone the subject property from Residential Duplex Zone (RM-1) to Residential Triplex and Quadruplex Zone (RM-2) in order to permit a quadruplex. The subject property is legally described as LOT 5, SECTION 1, NANAIMO DISTRICT, PLAN 6044.

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

There was one written and four verbal submissions received for this bylaw.

2. BYLAW NO. 4000.464:

RA226 – 635 Second Street

This bylaw, if adopted, will rezone the subject property from Single Family Residential Zone (RS-1a) to Single Family Residential Small Lot Zone (RS-6) in order to facilitate a 3-lot subdivision. The subject property is legally described as LOT 1 (DD ED55110), SECTION 1, NANAIMO DISTRICT, PLAN 10322.

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

There was one written and no verbal submissions received for this bylaw.

3. BYLAW NO. 4000.465:

RA227 – 2183 and 2177 Salmon Road

This bylaw, if adopted, will rezone the subject properties from Single Family Residential Zone (Large lot) (RS-2) to Residential Duplex Zone (RM-1) in order to permit a duplex on each lot. The subject properties are legally described as LOT 2, SECTION 11, RANGE 8, MOUNTAIN DISTRICT, PLAN VIP86807; and LOT 3, SECTION 11, RANGE 8, MOUNTAIN DISTRICT, PLAN VIP86807

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

There were two written and three verbal submissions received for this bylaw.

4. BYLAW NO. 6500.006:

OCP45 – 1200 Frew Road / 1560 & 1650 Island Highway South - Sandstone

This bylaw, if adopted, will amend Schedule C (Chase River Neighbourhood Plan) of the City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" by including the Sandstone Master Plan. This Master Plan provides policies for the planning and future development of a comprehensive, mixed-use 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 and open space, including Agricultural Land Reserve lands. The overall layout provides a group of distinct sub-areas consisting of neighbourhood (residential uses with limited commercial use), industrial (located in the southeast portion of the site along the north and south side of the Duke Point Highway), and commercial uses (an urban node that includes both a regional shopping area and a 'main street' commercial and mixed-use area).

The subject properties are legally described as AMENDED LOT 1 (DD 72808N), SECTION 2, NANAIMO DISTRICT, PLAN 3354; SECTION 2, NANAIMO DISTRICT, EXCEPT PARTS IN PLANS 563, 630, 732, 1332, 1333, 1386, 2842, 2846, 2904, 3354, 28701, 507RW, 1415R, 31004, AND 32065 AND EXCEPT THAT PART 6.35 ACRES BEING THE RIGHT OF WAY OF THE ESQUIMALT AND NANAIMO RAILWAY AS REGISTERED UNDER NO. 8328C AND EXCEPT INDIAN RESERVE AND EXCEPT PARCEL "A" (DD 379927I) AND EXCEPT PART IN PLAN 10769, 48020, 49841, VIP61184 AND PLAN VIP62889; and SECTION 3, NANAIMO DISTRICT, EXCEPT THAT PART CONTAINING 6.7 ACRES AND BEING THE RIGHT OF WAY OF THE ESQUIMALT AND NANAIMO RAILWAY COMPANY, AS SAID RIGHT OF WAY IS REGISTERED UNDER NO. 8328C; EXCEPT INDIAN RESERVES, AND EXCEPT PART IN PLANS 2189, 48020, VIP60041, VIP61185, VIP62889, AND VIP62989.

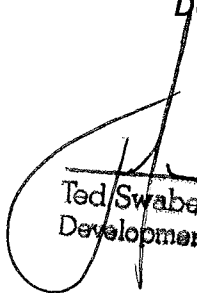
This application appears before Council this evening for consideration of Third and Final Reading.

There were nine verbal and four written submissions received for this bylaw.

Respectfully submitted,



J. Holm
Manager, Planning Division
Development Services Department

A. Tucker
Director of Planning
Development Services Department

Ted Swabey, General Manager
Development Services Department

**MINUTES OF THE PUBLIC HEARING HELD PURSUANT TO THE
LOCAL GOVERNMENT ACT, VANCOUVER ISLAND CONFERENCE CENTRE,
SHAW AUDITORIUM, 101 GORDON STREET, NANAIMO, BC,
ON THURSDAY, 2009-NOV-05, TO CONSIDER AMENDMENTS TO
THE CITY OF NANAIMO "ZONING BYLAW 1993 NO. 4000" AND
THE CITY OF NANAIMO "OFFICIAL COMMUNITY PLAN 2008 NO. 6500"**

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

REGRETS: Councillor D.K. Johnstone
Councillor M.W. Unger

STAFF: A. Tucker, Director of Planning, DSD
B. Anderson, Manager, Community Planning, DSD
J. Holm, Manager, Planning Division, DSD
D. Jensen, Community Planner, DSD
S. Herrera, Planner, Planning Division, DSD
P. Masse, Planning Clerk, Planning Division, DSD

PUBLIC: There were approximately 50 members of the public present.

CALL TO ORDER:

Mayor Ruttan called the meeting to order at 7:05 pm. Mr. Holm explained the required procedures in conducting a Public Hearing and the regulations contained within Section 892 of the *Local Government Act*. Mr. Holm read the items as they appeared on the agenda, adding that this is the final opportunity to provide input to Council before consideration of Third Reading of Bylaws No. 4000.460, 4000.464 and 4000.465; and Third and Final Reading of Bylaw No. 6500.006 at the next regularly scheduled Council meeting of 2009-NOV-23.

1. BYLAW NO. 4000.460:

RA211 – 970 & 972 Brechin Road

This bylaw, if adopted, will rezone the subject property from Residential Duplex Zone (RM-1) to Residential Triplex and Quadruplex Zone (RM-2) in order to permit a quadruplex. The subject property is legally described as LOT 5, SECTION 1, NANAIMO DISTRICT, PLAN 6044.

Mr. Gordon Easton – Colliers International, Vancouver, BC – Applicant

- Site was originally developed as a legal duplex, but was converted to a fourplex, which is how the current owners purchased the property. Upgrades have been made to suites on the premises.
- Has worked with Staff and the Ministry of Transportation to improve parking and traffic issues on the site.
- Landscaping along Brechin Road will be undertaken.
- Believes proposal is an opportunity to retain quality rental units in the city that are close to amenities. The property is professionally managed.
- Canvassed 25 homes in the neighbourhood; nine were home, eight had no concerns or comment; and one was opposed.

Councillor Pattje asked for clarification on the proposed parking and access.

Mr. Easton noted that a T-driveway is being proposed, which would improve the dangers of backing out of the driveway by creating a three-point turn.

Councillor Bestwick asked for clarification on how many parking stalls are proposed.

Mr. Easton noted that there are currently eight parking stalls on the property; the proposal would reduce this to six stalls, which meets bylaw requirements.

Councillor Bestwick asked for clarification on why existing parking stalls located within the provincial road right-of-way are being removed.

Mr. Easton stated that the parking stalls are being proposed to be moved onto the property itself as opposed to being situated in the road right-of-way.

Councillor Kipp asked how many bedrooms the existing fourplex has.

Mr. Easton noted that there are currently 2 four-bedroom suites on the upper floor and 2 two-bedroom suites on the lower floor.

Mr. Stephen Hynes, 971 Malaspina Crescent – Opposed

- Questioned the legality of a duplex being operated as a fourplex without a permit.
- Surveyed 20 neighbourhood owners; 50% were unaware of the proposal and 10% were concerned about the proposal.

Mayor Ruttan asked the speaker if he was aware that signage had been erected on the property for a year.

Mr. Hynes noted that no sidewalk exists where the sign is and only drivers returning from the ferry can see it.

- Noted that Beach Estates residents are affected by this proposal due to an existing covenant on title to properties in Beach Estates, which remains valid and enforceable.

Councillor Pattje asked Staff for clarification regarding the boundary of Beach Estates.

Mr. Holm noted that the subject property was created through a subdivision as one of 27 lots along Brechin Road and is not a part of the Beach Estates subdivision plan.

Councillor Pattje asked for confirmation on whether or not this proposal can occur with an existing covenant on the property.

Mr. Holm stated that the subject property does not have a covenant on title and is not affected by the Beach Estates covenant.

Mr. Ian Scarisbrick, 992 Malaspina Crescent – Opposed

- Does not want a precedent set for the redevelopment of existing homes in the area.
- It is a quiet neighbourhood with no traffic concerns, does not want to see that compromised.

Mr. Kory Scarisbrick, 992 Malaspina Crescent – Opposed

- Concerned with existing traffic issues on Brechin Road, believes this proposal will increase traffic.

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

2. BYLAW NO. 4000.464:

RA226 – 635 Second Street

This bylaw, if adopted, will rezone the subject property from Single Family Residential Zone (RS-1a) to Single Family Residential Small Lot Zone (RS-6) in order to facilitate a 3-lot subdivision. The subject property is legally described as LOT 1 (DD ED55110), SECTION 1, NANAIMO DISTRICT, PLAN 10322.

Mr. Jessie Chalmers – 2335 Ashlee Road - Applicant

- Noted that the surrounding area of the subject property is mostly single family residential, with small pockets of multi-family, institutional, parkland and commercial. These uses include educational facilities, NIC, NAC, Buttertubs Marsh, playing fields, convenience stores and gas stations.
- Believes the proposal meets the objectives of the Official Community Plan (OCP).
- Noted that the subject property previously consisted of two single-family lots; the previous owner decommissioned one of those lots and turned it into one lot.
- The location of the property, the surrounding amenities, the three levels of educational institutions, the recreational facilities, parks and a major bus route all lead towards building a more sustainable community.
- Staff recommendations have been met.

Mayor Ruttan asked if the applicant had consulted with the surrounding neighbours to the subject property.

Mr. Chalmers noted that he had polled ten of the existing homes, 50% were home and none were opposed to the proposal.

Councillor Bestwick asked for clarification on the proposed common driveway and whether or not the access would be on Second Street.

Mr. Chalmers stated that the driveway and access was a Staff recommendation.

There was one verbal and no written submissions received for this application.

3. BYLAW NO. 4000.465:

RA227 – 2183 and 2177 Salmon Road

This bylaw, if adopted, will rezone the subject properties from Single Family Residential Zone (Large lot) (RS-2) to Residential Duplex Zone (RM-1) in order to permit a duplex on each lot. The subject properties are legally described as LOT 2, SECTION 11, RANGE 8, MOUNTAIN DISTRICT, PLAN VIP86807; and LOT 3, SECTION 11, RANGE 8, MOUNTAIN DISTRICT, PLAN VIP86807.

Mr. Paul Minhas, 296 Cilaire Drive – Applicant

- Has successfully completed duplex developments in the past; believes they are an affordable way to create density.
- Neighbourhood meeting addressed any concerns regarding the possibility of secondary suites; developers are willing to place a covenant on title that restricts secondary suites.

Councillor Sherry asked if the duplexes would be strata titled.

Mr. Minhas confirmed that the duplexes would be strata titled.

Mr. Bob Van Schubert, 2182 Salmon Road – In Favour

- In favour of the application on the condition that a covenant be placed on the titles of the lots to ensure that secondary suites will not be constructed in any of the units.

Councillor Holdom asked Staff for clarification on whether or not a secondary suite would be a permitted use under the current zoning for the properties.

Mr. Holm confirmed that the current zoning of the properties does not permit secondary suites within duplexes.

Mr. Van Schubert stated that the zoning may change in the future and that a restrictive covenant would ensure that no suites would be constructed.

Councillor Holdom noted that a covenant is enforced by a private party whereas bylaws are enforced by the city.

Mr. Van Schubert stated it may be preferable to have both the bylaw and the covenant in place in case the "city changes its mind".

Ms. Sandy Clark, 465 Sunderland Avenue – In Favour

- Believes the proposal is a great, affordable option for families in a neighbourhood full of amenities and services.

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

4. BYLAW NO. 6500.006:***OCP45 – 1200 Frew Road / 1560 & 1650 Island Highway South - Sandstone***

This bylaw, if adopted, will amend Schedule C (Chase River Neighbourhood Plan) of the City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" by including the Sandstone Master Plan. This Master Plan provides policies for the planning and future development of a comprehensive, mixed-use 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 and open space, including Agricultural Land Reserve lands. The overall layout provides a group of distinct sub-areas consisting of neighbourhood (residential uses with limited commercial use), industrial (located in the southeast portion of the site along the north and south side of the Duke Point Highway), and commercial uses (an urban node that includes both a regional shopping area and a 'main street' commercial and mixed-use area).

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Mr. Cam McClennan, 4190 Lougheed Highway, Burnaby, BC – Applicant Representative

- Mr. McClennan's presentation is attached as a part of "Schedule 'C' – Submissions for Bylaw No. 6500.006."

Mr. Gary Pooni, 535 Furlough Street, Vancouver, BC – Applicant Representative

- Mr. Pooni's presentation is attached as a part of "Schedule 'C' – Submissions for Bylaw No. 6500.006."

Councillor Pattje complimented the Master Plan and noted that it appears that a lot of work has gone into it although he still has some concerns about the proposal. Asked the speaker for his definition of 'urban sprawl'.

Mr. Pooni stated that his definition of 'urban sprawl' is an unsustainable development that is one-use, not mixed-use, automobile dependant, and which unnecessarily places a burden on infrastructure. Added that if Sandstone was entirely residential then it could be called 'urban sprawl', but because this proposal has commercial, industrial, and open space components and because it is a complete community, it is not, in his opinion, 'urban sprawl'.

Councillor Pattje asked for clarification on the urban nodes mentioned in the presentation, and whether or not Sandstone is a separate and complete community when it is beside such a large, open space.

Mr. Pooni noted that the development team is not bothered by the geography surrounding the proposal, as it is not 'leapfrog development'. Believes Sandstone is a sustainable community involving good planning principles that ensures a range and mix of uses while including complementary nodes.

Councillor Pattje noted that the distance between Sandstone and Southgate is great and rural in nature; asked the speaker how this could affect transportation choices and how this could encourage people to opt not to drive.

Mr. Pooni stated that encouraging people not to drive can be achieved by offering as many amenities and services in Sandstone as possible. Assumes people will still travel to the downtown as it will still function as the economic, cultural and conference centre hub of the city.

Councillor Pattje noted that people travelling to the downtown would obviously need to go by car.

Mr. Pooni stated that if enough density is achieved in Sandstone, which he believes will be accomplished, public transit could be supported for the development.

Councillor Pattje stated that this Council, and past Councils, have spent millions of dollars to revitalize the downtown, 8000 people need to live in or near the downtown core, which is almost the same number of residents proposed for Sandstone. Asked the speaker how he believes one will not take away from the other.

Mr. Pooni noted that, having worked on many Master Plans, this issue has occurred in other municipalities. The developers have no desire to affect the downtown negatively; a successful downtown means a successful city. The type of people who would want to live in the downtown, as a true, high-density, urban setting are different than those who may want to live in Sandstone; which is lower to medium density and is more of a community village. The scale, feel, and size of Sandstone is planned to be complementary to the downtown by restricting land uses (i.e.: conference centres, art and financial facilities). Concentrating these uses in the downtown is positive, but other areas should not be neglected. Complimentary nodes should be utilized through thoughtful planning.

Mayor Ruttan asked for clarification on the distance between Southgate and Sandstone.

Mr. Pooni estimated the distance between Southgate and Sandstone as 1 kilometre.

Mayor Ruttan asked if any of the lands included in the Master Plan are part of the Agricultural Land Reserve (ALR).

Mr. Pooni confirmed that the northern portion of the property is in the ALR and will remain so.

Councillor Bestwick appreciated the definition offered by the speaker for 'urban sprawl'. Asked for clarification on what the proposed 250,000 ft² lifestyle centre would consist of.

Mr. Pooni stated that the 250,000 ft² lifestyle centre would be concentrated in the urban node and would include uses such as restaurants, coffee shops, and anchor stores that would support main streets with smaller shops. Instead of indoor-oriented uses such as in strip malls, the concept is to create complete, mixed-use, urban village settings.

Councillor Bestwick asked if Sandstone, as a complete, sustainable community, would include capital investment into sports, recreation, arts and culture, and education facilities within the 20-year build out plan.

Mr. Pooni confirmed that dedications on the park and open space areas would occur, adding there has been some discussion regarding recreational facilities for the build out and that the School District had not yet commented. A cultural component must be a part of the proposal; however, the downtown must not be retracted from. The rezoning process will answer many of those questions.

Councillor Holdom asked what the size of an identifiable 'neighbourhood' would be.

Mr. Pooni noted that each neighbourhood and Master Plan is unique to its setting. Gave examples of different cities and their populations. There is enough population in the area to sustain Sandstone and ensure its viability. It is important to the developer to ensure that the proposal is viable, and that has been achieved.

Councillor Bestwick appreciated the concept of complementary nodes, as Nanaimo itself is a set of neighbourhoods; the downtown should not be its only priority. Asked the speaker if the proposed redevelopment of Port Place Mall, and its added densities, is complementary to or competitive with Sandstone.

Mr. Pooni noted that people that are attracted to living in a high-density, urban area are not the same people who want to live in Sandstone, which would make it non-competitive. A conscious effort has been made to not compete with the downtown.

Mr. Mike Parker, 1679 Extension Road – In Favour

- Current Chairperson for the Chase River Neighbourhood Association. The developer has met with the Association on several occasions and has listened to what area residents feel are important to them and their community. The developers were able to answer questions and address concerns with ease, which has created a sense of trust with area residents.
- Believes this development will affect the area for many years to come. The Plan supports new residential and commercial developments for the area with green space, bike and walking trails, and less reliance on vehicles is important to many residents in the area.
- The Plan will bring many needed services and amenities to the area, which has not been available to residents. There will be shopping and employment opportunities.
- The only concern he has heard to date is that Extension Road traffic impacts could be dangerous.

Mr. Gord Fuller, 604 Nicol Street – In Favour

- Previously concerned about the Urban Containment Boundary expansion and that the Master Plan does not have a social housing component.
- Hopeful that over time social housing may be included in Sandstone, as he does not believe housing will be 'affordable'.

Mr. Dan Gellein, 1711 Akenhead Road – In Favour

- Not sure if Nanaimo needs another urban node; however, he likes the proposed green space.
- Concerned that the parcel adjoining his lot is proposed for 'Light Industrial'; believes there should be a 'buffer zone' or a green strip between the two properties as his property is in the ALR and is not compatible.
- Would like to see an access to that portion of his properties; half of the year it is impossible to enter due to the Nanaimo River floodplain.
- Would like to see Sandstone at a platinum or gold LEED standard.

Ms. Kelsi Parker, 1679 Extension Road – In Favour

- A 15-year old resident of the south end, Fielding Road is named after her ancestors who lived there in the early 1900's.
- Her father is the Chairman of the Chase River Neighbourhood Association.
- Has reviewed Sandstone's Master Plan and supports the project for several reasons. It is a green project that will have a positive effect on the south end of Nanaimo and will create many opportunities for employment.
- By building stores, housing and recreational facilities, the south end residents will not need to drive to other neighbourhoods to buy necessities and will instead be able to walk on trails and through parks to shop and obtain services.
- This project will provide all the needs that the north end supplies currently. 2400 new homes will be available to people at varying economic and social levels and will provide a community for all residents, new and old.

Mr. Paul Liddy, 615 Kennedy Street - In Favour

- Mr. Liddy's presentation is attached as a part of "Schedule 'C' – Submissions for Bylaw No. 6500.006."

Mr. Michael Hooper, 4190 Filipana Road, Yellow Point – In Favour

- Statistics suggest a doubling of the population in the RDN from mid-1990's to 2025, believes the same to be true from Victoria to Campbell River, we need these kinds of thoughtful projects to move ahead.
- Believes the Master Plan is well thought out by including green space and by working on the needs of the community.
- Feels comfortable that this project will be successful due to the team of professionals and experts they have assembled.

Mr. Bob Moss, 154 Promenade Drive – In Favour

- Believes the Master Plan is a well thought out plan for a key segment of the growing Chase River community and that Nanaimo will continue to grow steadily over the next several decades.
- Is a supporter of downtown Nanaimo; seeing as the decision to extend the UCB and amendment to the OCP was made two years ago, believes it is time to now carefully plan this project.
- The Master Plan allows for the expanding residential demand in the south end of Nanaimo and the significant Light Industrial addition is key to future economic development.

There were four written and nine verbal submissions received for this application (attached as "Schedule C" – Submission for Bylaw No. 6000.006")

MOVED by Councillor Sherry, SECONDED by Councillor McNabb that the meeting be adjourned at 8:35pm.

CARRIED

Certified Correct:



Jeremy Holm
Manager, Planning Division
Development Services Department

/pm

Council: 2009-NOV-23

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Complete eco park parcel of land zoned and designed as bare land industrial condominium property

Common parking areas for cars and bikes,

Common fees relating to electrical, thermal, communications, waste services and roads are managed within the eco park condo corp.

Light industrial property taxes have been reduced structurally by % to consider the reduced load on all infrastructure and services provided by the city or region and the economic development spin-off.

This park complimented the new clean energy/ infrastructure push that was underway from the last recession. Various granting programs provided over \$10,000,000 dollars to the PPP stakeholders to build the park. Spin off from building construction and equipment created a further \$68,000,000 in capital expenditures. Nanaimo's Duke Point heavy industrial park with Harmac as a heat and electricity anchor undertook a similar approach attracting like uses that are shifting back from Asia. New employment and other social benefits are also determined to be large.

Our environmental quality of life improves.

Paul Liddy
Managing Director
Cedar Road LFG Inc.

Schedule “A”

Submission

For

Bylaw No. 4000.460

(RA211 – 970 & 972 Brechin Road)

Penny Masse

From: Ian [korynian@shaw.ca]
Sent: Thursday, November 05, 2009 12:58 PM
To: Public Hearing
Subject: BYLAW NO.4000.460

The City of Nanaimo`Zoning Bylaw 1993 No.4000 and the City of Nanaimo Plan Bylaw 2008 No.6500.' We do not wish for the rezone change of Bylaw No.4000.460 to allow Residential Duplex Zone (Rm-1) to change to Residential Triplex and Quadruplex Zone (RM-2) location 970 and 972 Brechin Road. We will try to make the meeting at the Conference Centre at 7:00 pm. Are vote is do not change zoning. Kory and Ian Scarisbrick address 992 Malaspina Cresent, Nanaimo, B.C., V9s 2Z7. Thank You.

Schedule “B”

Submissions

For

Bylaw No. 4000.465

(RA227 – 2183 & 2177 Salmon Road)

Penny Masse

From: Judy Van Schubert [judyvans@shaw.ca]
Sent: Thursday, November 05, 2009 10:44 AM
To: Public Hearing
Subject: 2183 & 2177 Salmon Rd.

Our concern regarding this development was with the density and the negative potential impacts on traffic flows and on-street parking. While we would have preferred to see single family housing, we are aware of the potential for secondary suites, which would also increase the density. We are therefore prepared to remove our objections, on the condition that restrictive covenants are placed on title for the lots in question, prohibiting the establishment of secondary suites in any of the proposed duplex units. In discussions with the developer, Paul Minhas, he has verbally agreed to this provision.

Bob and Judy van Schubert
2182 Salmon Rd
Nanaimo, BC
V9R 6J2
250-591-0042

Penny Masse

From: Sheila Herrera
Sent: Thursday, October 01, 2009 1:08 PM
To: Penny Masse
Subject: FW: Rezoning application Salmon Rd.

For the public hearing file for NOVEMBER
THANKS

From: Judy Van Schubert [mailto:judyvans@shaw.ca]
Sent: September-14-09 10:58 AM
To: 'sheira.herrera@nanaimo.ca'
Subject: Rezoning application Salmon Rd.

Dear Ms. Herrera

My name is Bob van Schubert, address 2182 Salmon Rd. It is my understanding that an application for rezoning has been made by Paul Minhas to rezone 2 lots on Salmon Rd. from RS-2 to RM-1. As a concerned property owner, I would like to register my opposition and would appreciate any information, advice and guidance to assist me in the required process. Could you please ensure that I am advised of any committee or council meeting at which this application will be addressed? I would also appreciate being advised of any matters which could affect the outcome of this application.

Bob van Schubert
2182 Salmon Rd. Nanaimo, BC
V9R 6J2
Tel 250 591 0042
Email rvanschubert@shaw.ca

Schedule “C”

Submissions

For

Bylaw No. 6500.006

*(OCP45 – 1200 Frew Road /
1560 & 1650 Island Highway South-
Sandstone)*

PUBLIC HEARING – November 5, 2009

My name is Cam McLennan, with Northwest Properties. Our corporate address is 4190 Lougheed Highway in Burnaby, BC.

Thank you to your Worship and members of City Council.

On behalf of our family owned development company, it is a pleasure to stand before you this evening as we have been diligently working towards this day for the past three years.

In 2006, Northwest Properties and the Snuneymuxw First Nation entered into a joint venture and purchased 726 acres of vacant freehold land located in South Nanaimo.

The joint venture will oversee the appropriate development and conservation of the land and to create a vibrant community for the South End of Nanaimo.

Collectively, we have called this new community Sandstone to recognize the Snuneymuxw history of petroglyphs and the geology of the region.

Today, Northwest Properties has a strong working relationship with the Snuneymuxw and has a history of successful developments with First Nation partners – like Discovery Harbour Centre in Campbell River. It was our experience in Campbell River that helped bring this opportunity with the Snuneymuxw to fruition.

Over the past three years, we have worked with City staff, conducted extensive public consultation with local citizens and stakeholders to bring a plan forward that is well-thought out and meets the needs of Nanaimo and its residents. From the onset, it was very important to all of us to create a plan that respected the land and in doing so we preserve nearly half of the development for parks and open space.

In 2007, City Council made a fundamental land use decision—approving an amendment to the Official Community Plan endorsing Sandstone as a future development. And, over the last several years we have been excited to work on the details of the plan and be a part of this community.

It's our vision that Sandstone, as a mixed use development will be the gateway to the South End of the City and will help spur economic growth in the region. We anticipate that the Sandstone development will create between 4 and 5,000 new jobs over the next 15 to 20 years.

We have heard from many South End residents who welcome the idea of having more retail choices nearby so they don't have to drive 20 to 25 minutes for basic amenities.

It is our belief that Downtown Nanaimo will always be the waterfront centre and harbour entrance to the City. Downtown is ideally suited for financial, arts and cultural activities, including events occurring at the Vancouver Island Conference Centre. Sandstone will provide a counter balance to North Nanaimo and it will position Downtown again as the centre, and with additional population in the south it will complement the services offered Downtown.

This development is proposed to be phased over a 15 to 20 year period and helps support and accommodate the City's future residential, industrial and commercial needs.

Sandstone has been designed as a complete community in balance with the area's varied topography and environmental resources. It's nestled along the rolling hills and waterfront areas and reflects the diversity of Nanaimo – its history, wildlife, culture and people.

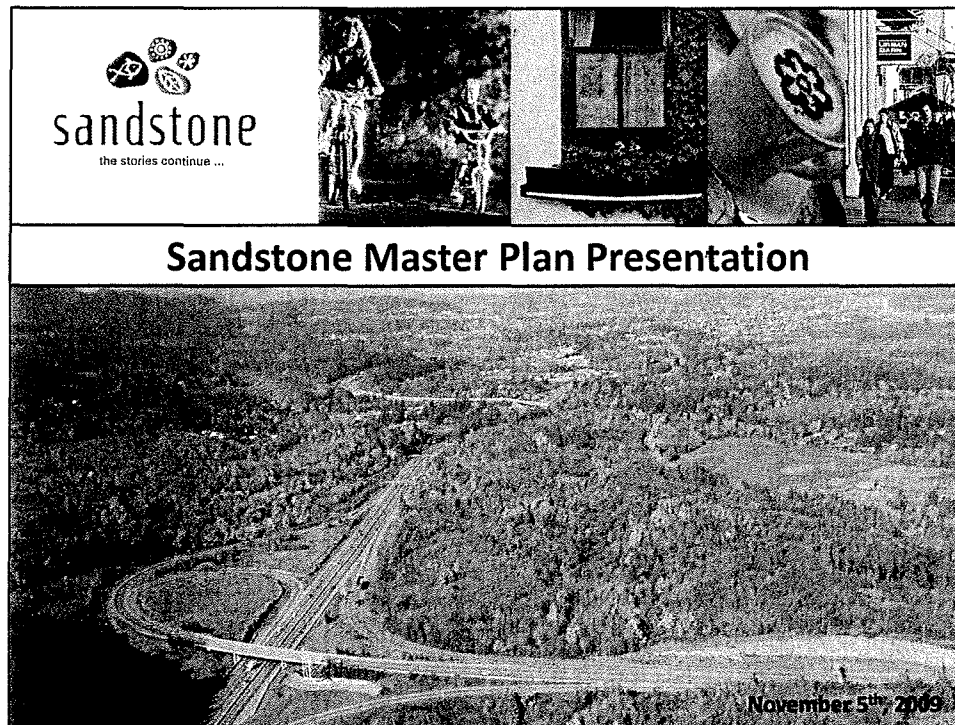
We look forward to making Sandstone a reality and creating a very special place for current and future generations.

- One that people are proud to call home and to visit;
- One that employs thousands of residents; and
- One that is admired and enjoyed for its natural beauty.

We are really happy and excited to be investing in Nanaimo and look forward to a long working relationship with the City.

Thank you for your time and attention this evening.

Now, I would like to invite Gary Pooni , president of Brook & Associates, to give you an overview of the plan.



Developers

Northwest Properties and the Snuneymuxw First Nation purchased 726 acres of land located in South Nanaimo. Together, they formed an entity called Island Wolf Joint Venture to oversee the development and protection of the land and to create a vibrant community for the south end of Nanaimo called Sandstone.

NORTHWEST
PROPERTIES



SNUNEYMUXW
FIRST NATION

Consultants



IBI Group
Master Planner and Architect



McElhanney Consulting Services Ltd.
Engineering and Transportation



Brook + Associates Inc.
Urban Planning and Land Development
Consultancy



Madrone Environmental Services Ltd.
Environmental Planning

NORTHWEST
PROPERTIES



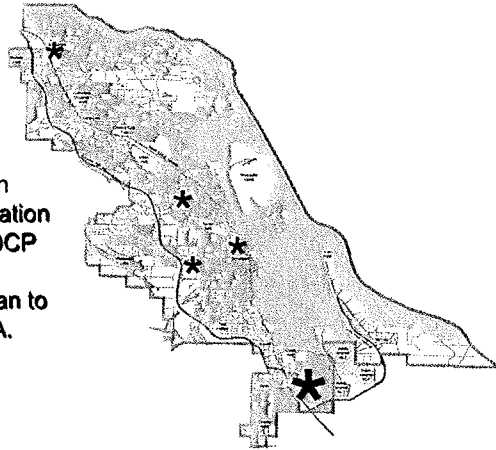
SANDSTONE MASTER PLAN
November 5, 2009

sandstone
the stories continue ...

SANDSTONE – PUBLIC HEARING PRESENTATION

Purpose of tonight is to:

- Provide an overview of Master Plan
- **Provide an overview of the consultation**
- **Implement the vision of the 2007 OCP Amendment**
- **Request approval of the Master Plan to move forward with zoning and PDA.**



NORTHWEST
PROPERTIES



SANDSTONE MASTER PLAN
November 5, 2009

sandstone
LANDSCAPE

Northwest Properties

Northwest Properties is a 40 year old family owned, local real estate development and management organization.

- Company based in Burnaby, and active in British Columbia, Vancouver Island, Alberta, and Western US.
- Island projects: Country Club Centre (Nanaimo), Discovery Harbour (Campbell River), Discovery Crescent (Campbell River), Rock City Centre (Nanaimo), Glacier View Plaza (Courtenay).



Northgate Mall, Fort St. John



Discovery Harbour, Campbell River



Country Club Centre, Nanaimo



Discovery Harbour, Campbell River

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PROPERTIES



SANDSTONE MASTER PLAN
November 5, 2009

sandstone
LANDSCAPE

PLANNING PROCESS

In October of 2007, Council approved an amendment to the Official Community Plan. This approved the fundamental land use decision for a Sandstone Master Plan:

1. Endorsed amendment to Urban Containment Boundary;
2. Approved commencement of Sandstone Master Plan.

Project team has been working on the technical plans, policy document, and guidelines – in response to Council's OCP amendment over the last two years.

Process

1. OCP Amendment and Urban Containment Boundary amendment
2. Master Plan (with policies)
3. Rezoning & Development Agreement
4. Site by site Development Permits and infrastructure works
5. Actual construction & occupancy



**Note – development
will be phased over the
next 15 to 20 years.**

NORTHWEST
ASSOCIATES



SANDSTONE MASTER PLAN
November 5, 2009

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COMMUNITY DEVELOPMENT

MASTER PLAN GOALS

What are the Master Plan's goals?

- ✓ *an urban node for South Nanaimo, one of five in the City*
- ✓ *an economic development "driver" for this part of region, and a gateway to southern end of City*
- ✓ *respect the natural landscape and topography*
- ✓ *create a complete community with residential, industrial, commercial, recreational, and employment choices*
- ✓ *captures the values and aspirations of First Nations in the plan, while providing the Nation with economic development opportunities.*

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ASSOCIATES



SANDSTONE MASTER PLAN
November 5, 2009

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COMMUNITY DEVELOPMENT

Our Vision & Guiding Principles

Sandstone is nestled along rolling hills and waterfront areas and will reflect the biodiversity of Nanaimo - its history, wildlife, culture and people. It will be a complete, planned community designed in balance with the area's varied topography and environmental resources.



Vibrant Urban Node



Mix of Land Uses



Compact Development



Housing Choice and Affordability



Sustainability



Habitat Protection



Diverse and Connected Public Spaces



Interconnected Trail Network



Interconnected Street Network



Mobility Management to Reduce Vehicle Trips

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PROPERTIES



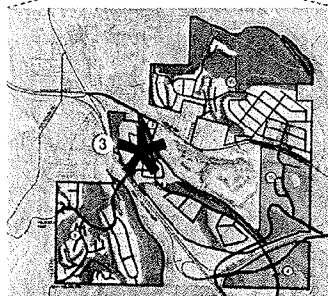
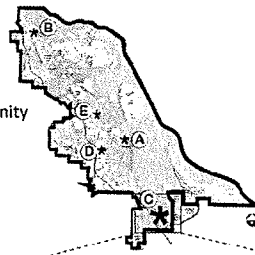
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November 5, 2009

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COMMUNITY

Sandstone - One of Nanaimo's 5 Urban Nodes

The City of Nanaimo's Official Community Plan (OCP) "planNANAIMO" identifies 5 Complementary Urban Nodes:

- A Downtown Centre
- B Woodgrove
- C South Nanaimo [i.e.: Sandstone]
- D University
- E Hospital



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November 5, 2009

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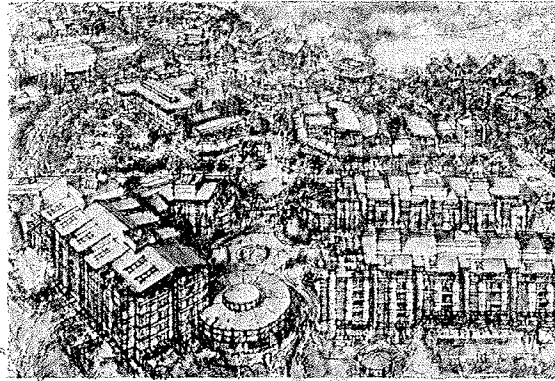
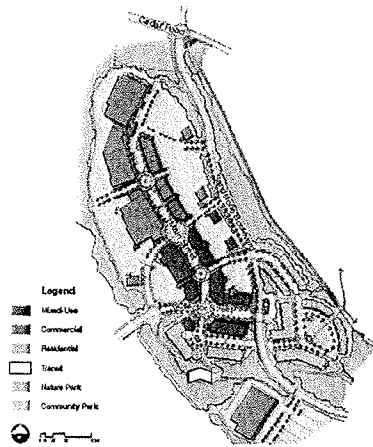
Urban Node – (comment from last PNAC)

The Heart of Sandstone

This is a black and white aerial rendering of a proposed residential development. The development is situated in a valley, surrounded by dense forest. It features a central green space with a winding path, several large rectangular buildings, and numerous smaller houses. A river flows through the bottom right of the image, and a bridge crosses it. The overall design suggests a community-oriented, walkable neighborhood.

Urban Node - The 'Heart' of Sandstone

The 'Heart' of Sandstone will be focused on a 'main street' with shops, services, residences, community facilities, and public transit.



Urban Node – Bird's Eye View

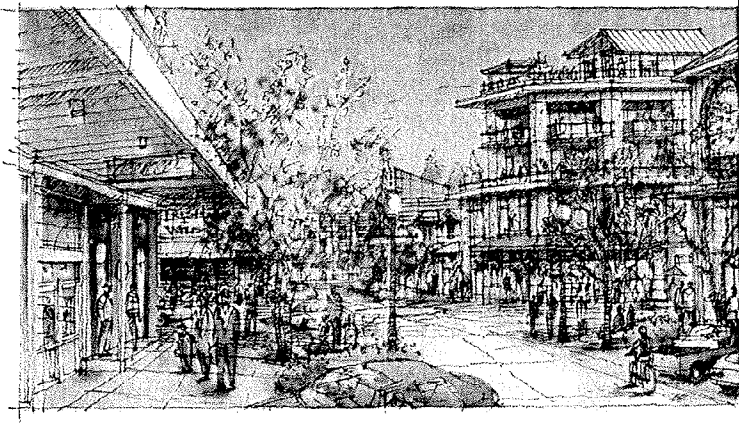
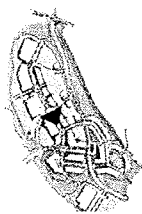
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November 5, 2009

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Urban Node – 'Main Street'



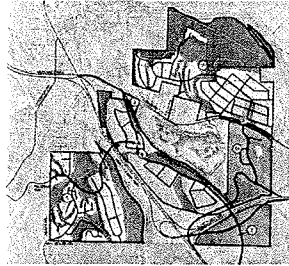
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PROPERTIES



SANDSTONE MASTER PLAN
November 5, 2009

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COMMUNITY

Commercial



Legend
 City Commercial (Urban Node)
 Regional Commercial
 Neighbourhood Commercial

Commercial retail will be integrated in mixed-use and neighbourhood settings. Shops and services will serve both residents and visitors.



City Commercial
(Urban Node)



Regional Commercial



Neighbourhood Commercial

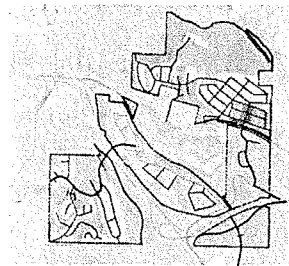
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 PROPERTIES



SANDSTONE MASTER PLAN
 November 5, 2009

sandstone
 DEVELOPMENT

Residential



Legend
 High Density Residential
 Medium Density Residential
 Low Density Residential
 Estate Lot Residential

Sandstone will offer residents a range of housing choices



Low Density
(single family & secondary suites)



Medium Density
(townhomes & rowhomes)



High Density
(apartments & condominiums)

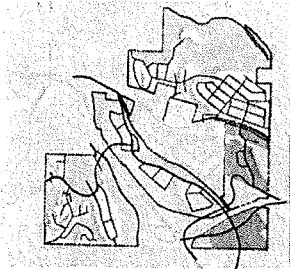
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 November 5, 2009

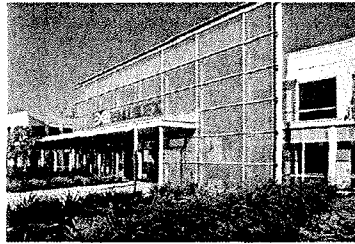
sandstone
 DEVELOPMENT

Light Industrial



Legend
1000 Light Industrial

Light industrial areas will provide employment & business opportunities



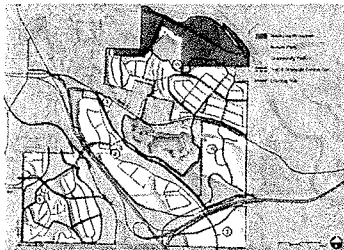
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SANDSTONE MASTER PLAN
November 5, 2009

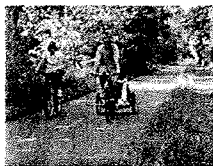
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A TRISTAR COMPANY

Parks & Open Space



- Approximately half of the development is comprised of parks and open space

- Over 17 kilometers of multi-use trails.



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November 5, 2009

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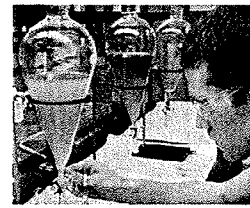
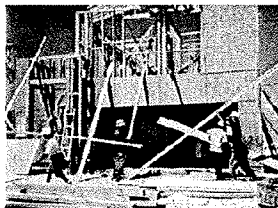
Economic Development & Job Creation

Sandstone will contribute to the economic development of the region and be a gateway to the southern end of Nanaimo—linking the City, airport and Duke Point port.

Job Creation

Sandstone will generate:

- construction and professional trades related employment opportunities.
- a range of permanent retail and office employment opportunities.
- a range of industrial and specialty employment opportunities close to residential areas.
- between 4,000-5,000 direct and indirect jobs created over the next 15-20 years.



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ARCHITECTS



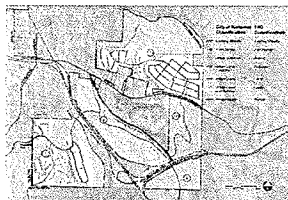
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November 5, 2009

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development

Transportation Options

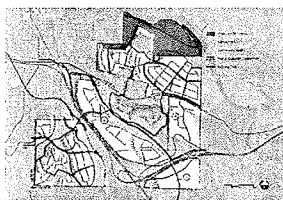
1. Interconnected Street Network

The street network will be a topography-responsive grid whose interconnected roads reduce travel distances and promote walking and biking.



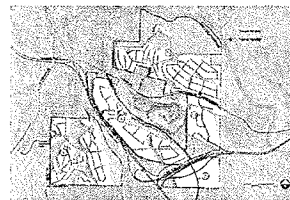
2. Interconnected Trail Network

A network of sidewalks, urban trails and natural trails will flow through the community, enhancing pedestrian and cycling connectivity.



3. Mobility Management to Reduce Vehicle Trips

Transportation impacts will be balanced with strategies for transit routes, an interconnected street grid, pedestrian and bicycle routes and a mix of land uses that will reduce vehicle trips.



4. External Transportation Network

- Transportation issues external to the site exist.
- Several options being explored and future context will be accommodated.
- Timing and magnitude of the mitigating measures will be defined through zoning and Phased Development Agreement.

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SANDSTONE MASTER PLAN
November 5, 2009

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Overview of the Public Open House Feedback

Event Details

Date: September 15th, 2009
 Time: 5:30 PM – 8:30 PM
 Location: Chase River Elementary School
 Attendees: 115 people

Island Wolf held over 20 community meetings & stakeholder presentations leading up to the Citywide Public Open House.

Stakeholders Represented:

Snuneymuxw First Nation	Chase River Community Association
Regional District of Nanaimo	Vancouver Island University
City of Nanaimo	Constituency Office – Nanaimo-North Cowichan

Key Themes:

- Economic Development & Employment;
- Transportation;
- Form and Character;
- Sustainability.



Overall, the tone and feedback throughout the Open House was positive. People were generally interested about the Sandstone development and the potential it has to offer the south end residents of Nanaimo.



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SANDSTONE MASTER PLAN
November 5, 2009

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NEXT STEPS

- OCP Amendment 
- Master Plan 
- Zoning Bylaw
- Phased Development Agreement

Thank you!

Any questions?

NORTHWEST
PROPERTY



SANDSTONE MASTER PLAN
November 5, 2009

sandstone
development

Penny Masse

From: Marilyn Smith
Sent: Wednesday, October 28, 2009 11:53 AM
To: DIRECTORS; Andrew Tucker; Penny Masse
Subject: FW: Sandstone Master Plan

FYI

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

From: Maurice Doiron [mailto:mauricedoiron@shaw.ca]
Sent: Wednesday, October 28, 2009 11:38 AM
To: Mayor John Ruttan
Cc: Bill Bestwick; Bill Holdom; Diana Johnstone; Jim Kipp; Larry McNabb; Fred Pattje; Loyd Sherry; Merv Unger
Subject: Sandstone Master Plan

112 Camrose Place
Nanaimo, BC V9R 5V5

October 28, 2009

Nanaimo City Hall
Attn: Mayor and Council
455 Wallace Street
Nanaimo, BC V9R 5J6

Sent via Email: mayor.council@nanaimo.ca

Dear Mayor and Council Members:

Re: Sandstone Master Plan Public Hearing.

Unfortunately, I won't be able to attend the public hearing to be held on November 5, 2009; however, this letter is to show my support for the Sandstone Master Plan.

I studied all the information that was available at the open house in Chase River and was impressed at how much thought was put in this master plan.

It's too bad this wasn't the case when North Nanaimo was being developed. I was impressed as to how much green space, parkland and trails were incorporated in this plan. Also, the plan has managed to incorporate all the ingredients that makes for a well-contained community: residents, workplace, shopping, and parks - all within walking distance. Also, the location of the project is well suited for all modes of transportation links be it by land, air or sea.

I hope the Sandstone Masterer Plan is well supported by you and all members of council. Nanaimo's future is the south. Let's make it happen!

Sincerely,

Maurice Doiron
753-2244

Penny Masse

From: Marilyn Smith
Sent: Wednesday, October 28, 2009 11:52 AM
To: DIRECTORS; Andrew Tucker; Penny Masse
Subject: FW: Sandstone Master Plan

FYI

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

From: Daniel Rosichuk [mailto:danielrosichuk@shaw.ca]
Sent: Wednesday, October 28, 2009 11:36 AM
To: Mayor John Ruttan
Cc: Bill Bestwick; Bill Holdom; Diana Johnstone; Jim Kipp; Larry McNabb; Fred Pattje; Loyd Sherry; Merv Unger
Subject: Sandstone Master Plan

304-321 Wallace Street
Nanaimo, BC V9R 5B6

October 28, 2009

Nanaimo City Hall
Attn: Mayor and Council
455 Wallace Street
Nanaimo, BC V9R 5J6

Sent via Email: mayor.council@nanaimo.ca

Dear Mayor and Council Members:

Re: Sandstone Master Plan Public Hearing.

Due to the fact that I will be out of the country and unable to attend the November 5th public hearing, I am sending you this letter to voice my support for the Sandstone Master Plan.

I attended the open house presentation at the former Chase River school and after viewing and studying the information and conceptual plans presented, I realized that I must voice my opinion regarding the Master Plan.

Rare is the opportunity when a city, especially Nanaimo, has the chance to plan for such a large land area and not do piece meal planning. This is an opportunity for us to get it right for future development at the South Entry to our city. Too bad we did not have the same opportunity in years past for the North Entry to the city.

I found that the Sandstone Master Plan provides for good Land Use mix as well as good placement for those Land Uses. All of this within a master plan providing for Extensive areas for Green Space, Park Land and Inter-connecting pedestrian trails. To me, this plan will provide for a very livable community where the residents will

be able to live, work, go to school, do their shopping and enjoy the parks and green space all within walking distance of their homes.

Not only will this plan provide for a very comfortable and livable residential community, but will also provide a designated area where new business can locate in Nanaimo providing jobs for future generations. This designated area will be very well located, as it will be near or at all of Nanaimo's major communication links, be it land, sea or air.

I encourage you all to support the Sandstone Master Plan. I feel it will be good for the future of the South Entry to our city, as well as the the future of the City of Nanaimo as a whole.

Sincerely,

Daniel Rosichuk
753-2244

A Cedar Road LFG future perspective idea

The year is 2015, the world came out of the worst recession since the 1930's and in 2012 we stepped into a period of accelerating inflation as a result of the US dollar depreciating so much against other all developed countries currencies.

The supply - demand curves for petroleum have continued to widen as the Asian countries now make up 25% of consumption, up from 5% in 2003.

Oil is \$176 dollars a barrel having come down from the most recent peak of \$213 in the fall of 2014,

The weather patterns continue to shift sending larger areas of the US in drought reducing levels in western North American hydro dams while increasing the cost of agriculture which requires irrigation and transportation. Vancouver won the Stanley cup!

Closer to home, Canada, as a source of raw materials to the world has maintained an international trade surplus despite the currency moving above par with the US \$ in 2010 and staying there. Vancouver Island communities like the rest of the world source a much higher percentage of their goods and services closer to home. Some of the manufacturing and most of the food we purchase is sourced locally as the cost of trucking and ship transportation has reduced what comes to us from over the seas. Transportation costs have also effected our mobility, sending people into less expensive options when getting around. The private and public stakeholders in the central island anticipated this shift that started with a vision in the last century, then moved to the planning and building of an Eco Park that set a new course for integration and mixed use of light industrial lands. This environmental leadership presented opportunities for the region in being first out in BC with this innovative idea.

Types of uses and design of the PPP Eco Park

Some ideas that will fill this eco park of light industrial land.

Access to distributed thermal and electrical energy

Install a district corridor loop for all utilities and communication.

Any company that has energy as a high percentage of their operating cost will want to consider locating in the park.

Electric metered charging for vehicles in parking areas.

Access to waste diverted from the landfill, turned into green products and service

The underlining base and driver that has and will continue to attract new green waste and clean energy technologies to locate here.

Recognition growing, identifying Nanaimo/ Mid island as a bioenergy ,clean energy leader will bring forward collaborations that cross all sectors of society.

Physical design of the park that will support higher efficiencies while reducing gross operating cost substantially.

Buffer and uses scaled and located to reflect adjacent property needs

Separate access to the park to facilitate trucks, waste and personal