

NOTICE OF PUBLIC HEARING

2009-SEP-03 at 7:00 pm

Notice is hereby given that a Public Hearing will be held on Thursday, **2009-SEP-03**, 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."

1. BYLAW NO. 4000.458

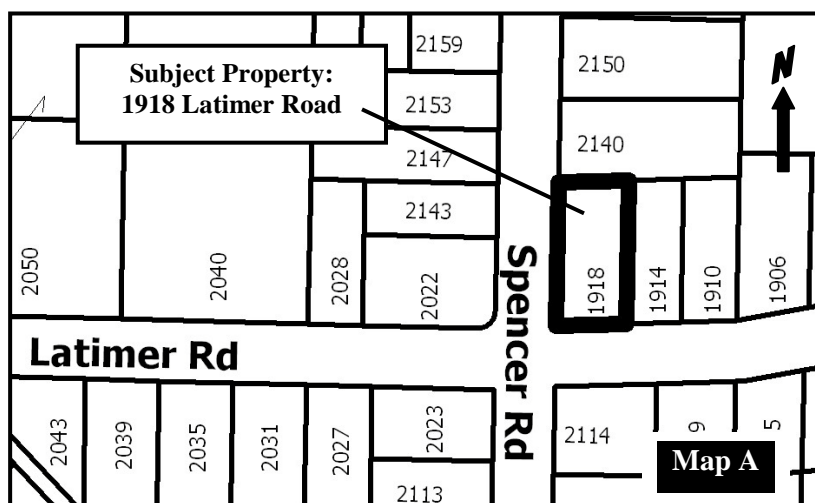
Purpose: To facilitate the subdivision of two single family lots.

Location(s): 1918 Latimer Road

File No.: RA222

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

The subject property is legally described as LOT 1, SECTION 17, RANGE 8, MOUNTAIN DISTRICT, PLAN 19641 and is shown on Map 'A'.



2. BYLAW NO. 4000.461

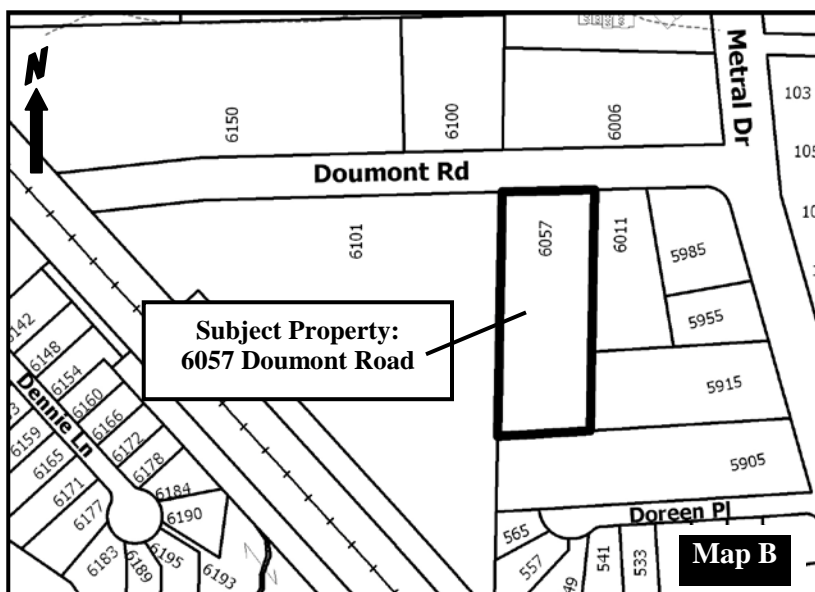
Purpose: To permit use of land for a multiple family residential development.

Location(s): 6057 Doumont Road

File No.: RA221

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 permit a multiple family residential development.

The subject property is legally described as LOT 3, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 19319 and is shown on Map 'B'.



3. BYLAW NO. 4000.457

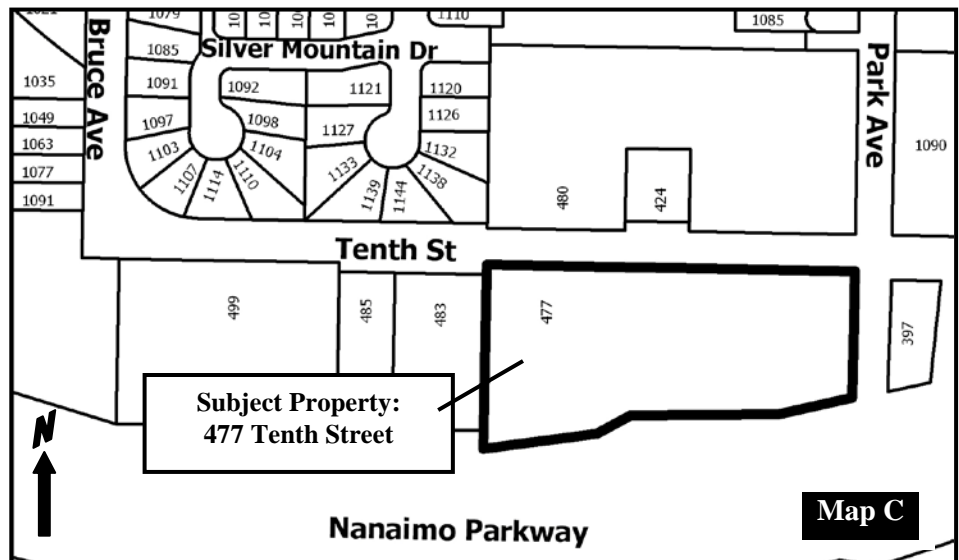
Purpose: To permit use of land for a personal care facility.

Location(s): 477 Tenth Street

File No.: RA220

This bylaw, if adopted, will rezone the subject property from Single Family Residential Zone (RS-1) to Public Institution Zone (P-2) in order to permit a personal care facility for supportive housing.

The subject property is legally described as THAT PART OF SECTION 1, NANAIMO DISTRICT, SHOWN OUTLINED IN RED ON PLAN 1006R EXCEPT PART IN PLAN VIP60488 and is shown on Map 'C'.



4. BYLAW NO. 4000.455

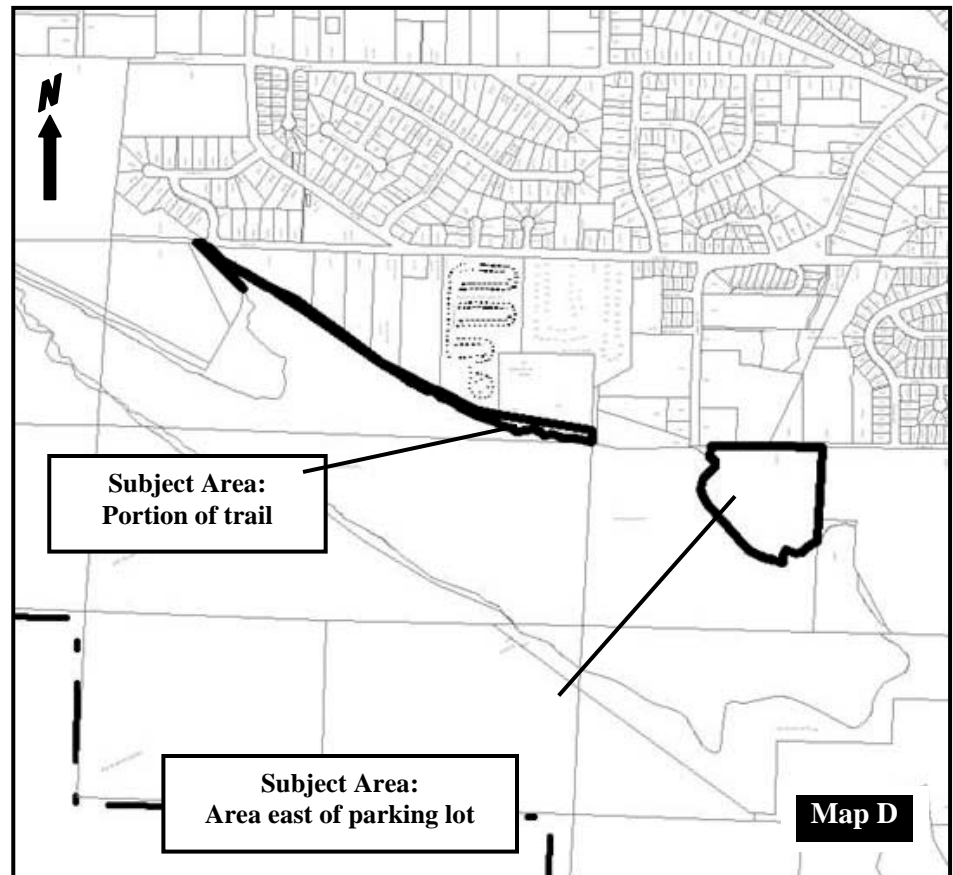
Purpose: To rezone five park properties to recognize the existing use of the lands.

Location(s): Various

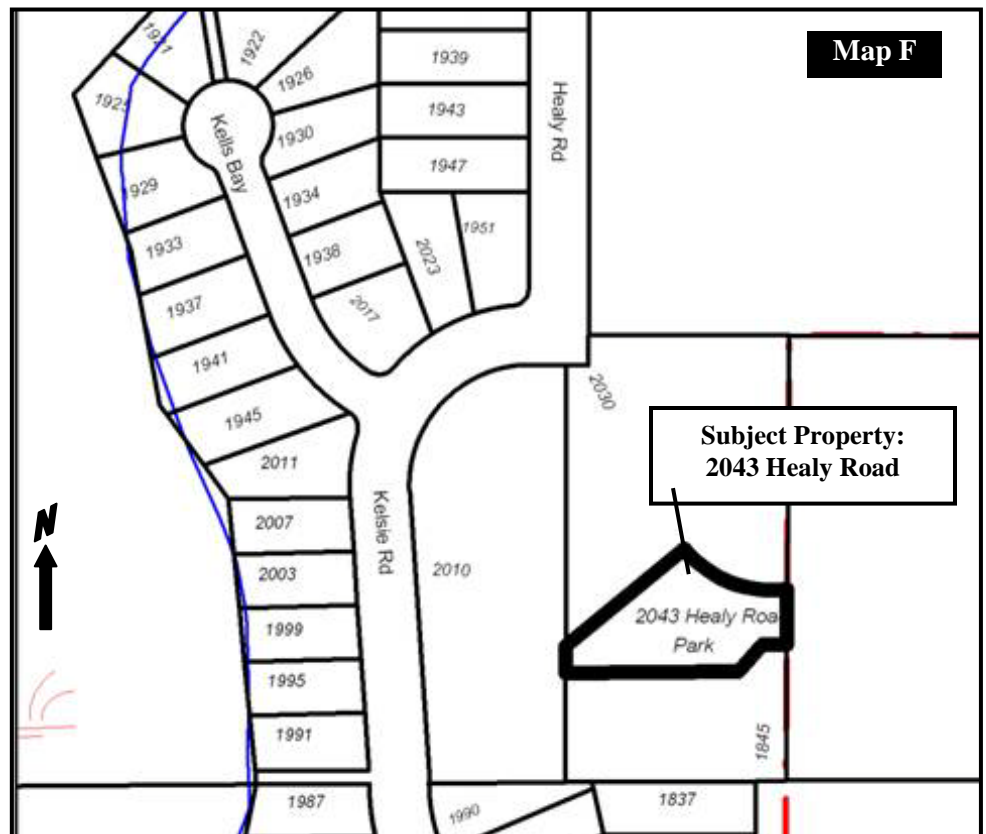
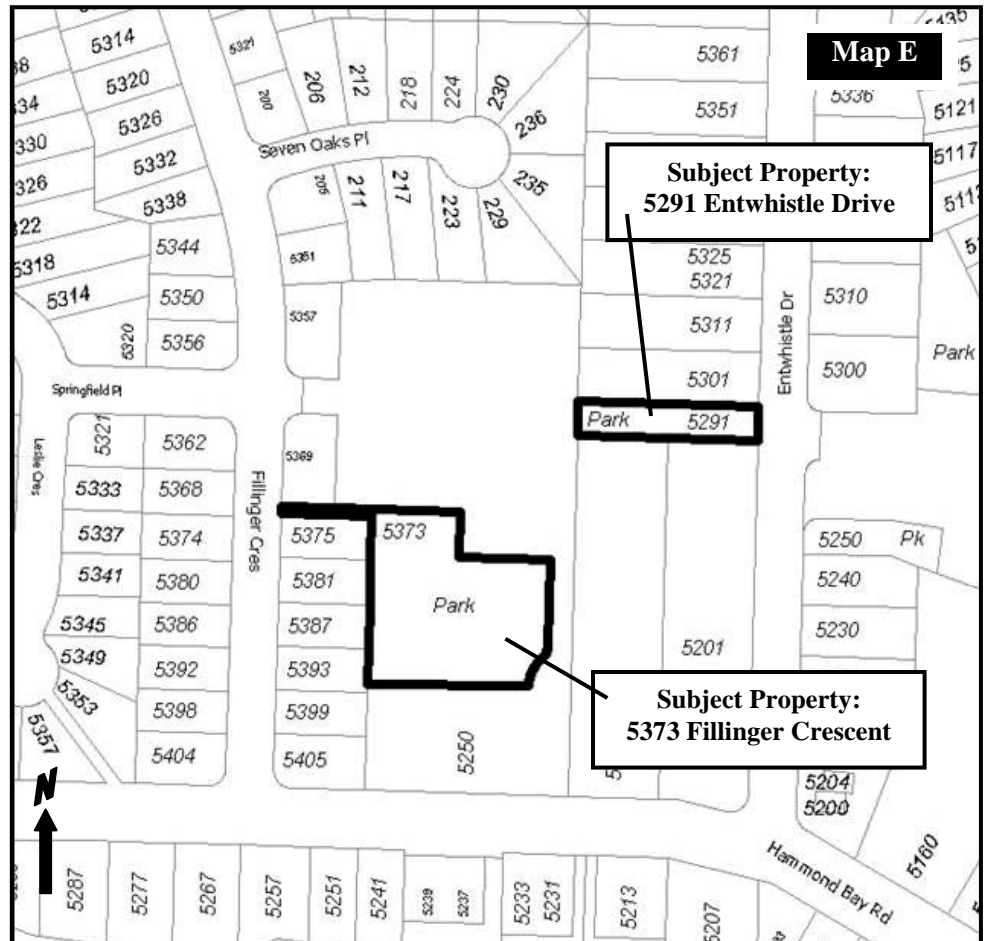
File No.: ZA-11

This bylaw, if adopted, will:

1. Rezone **two separate areas within Westwood Lake Park**: a part of the walking trail; and an area east of the parking lot from Parks, Recreation and Culture Two Zone (PRC-2) to Parks, Recreation and Culture One Zone (PRC-1) in order to recognize the existing use of the subject areas. The subject areas are shown on Map 'D'.



2. Rezone **5291 Entwistle Drive** (known as 'Entwhistle Park') from Parks, Recreation and Culture Two Zone (PRC-2) to Parks, Recreation and Culture One Zone (PRC-1) in order to recognize the existing use of the property. The subject property is shown on Map 'E'.
3. Rezone **5373 Fillinger Crescent** (known as 'Springfield Place') from Parks, Recreation and Culture Two Zone (PRC-2) to Parks, Recreation and Culture One Zone (PRC-1) in order to recognize the existing use of the property. The subject property is shown on Map 'E'.
4. Rezone **2043 Healy Road** from Steep Slope Residential Zone (RS-7) to Parks, Recreation and Culture Two Zone (PRC-2) in order to recognize this recently dedicated park. The subject property is shown on Map 'F'.



5. BYLAW NO. 4000.456

Purpose: To permit use of land for a retail liquor store.

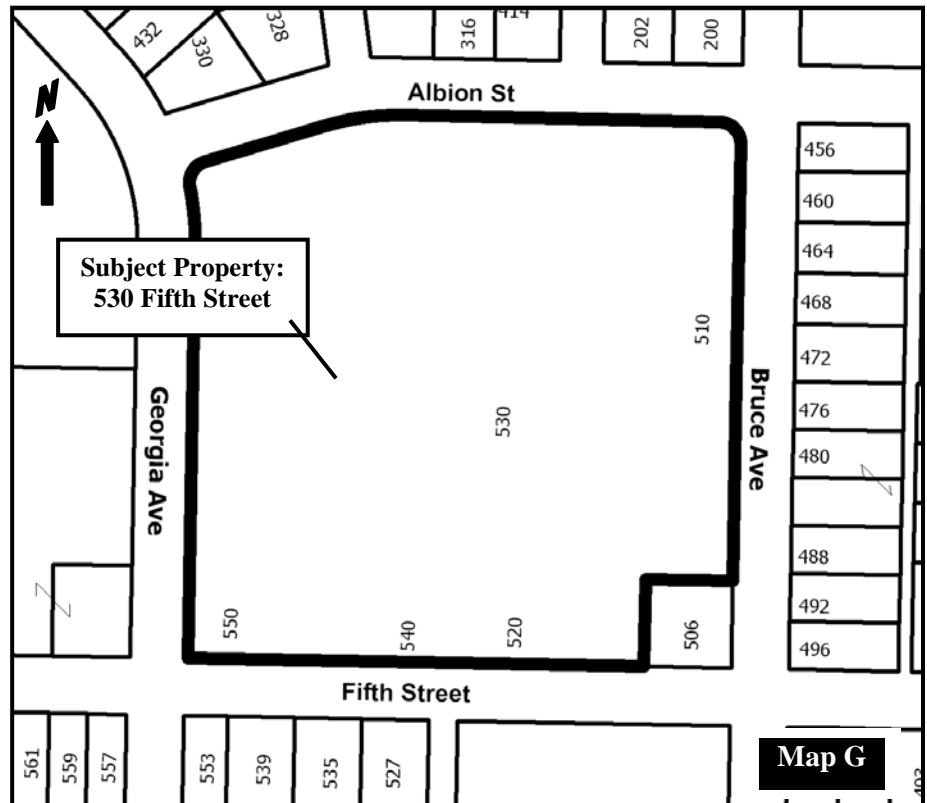
Location(s): 530 Fifth Street

File No.: RA219

This bylaw, if adopted, will permit 'Liquor Store' as a site specific use within the Community Shopping Centre Commercial Zone (C-7) for property located at 530 Fifth Street, 'University Village' (previously known as 'Harewood Mall').

The subject property is legally described as LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 35453 and is shown on Map 'G'.

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-AUG-21 to 2009-SEP-03, 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. 4000.457, 4000.458, 4000.461, 4000.455, and 4000.456 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, 2009-SEP-03, 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

238 Franklyn Street, Nanaimo, BC V9R 5J6

CITY OF NANAIMO

BYLAW NO. 4000.458

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:

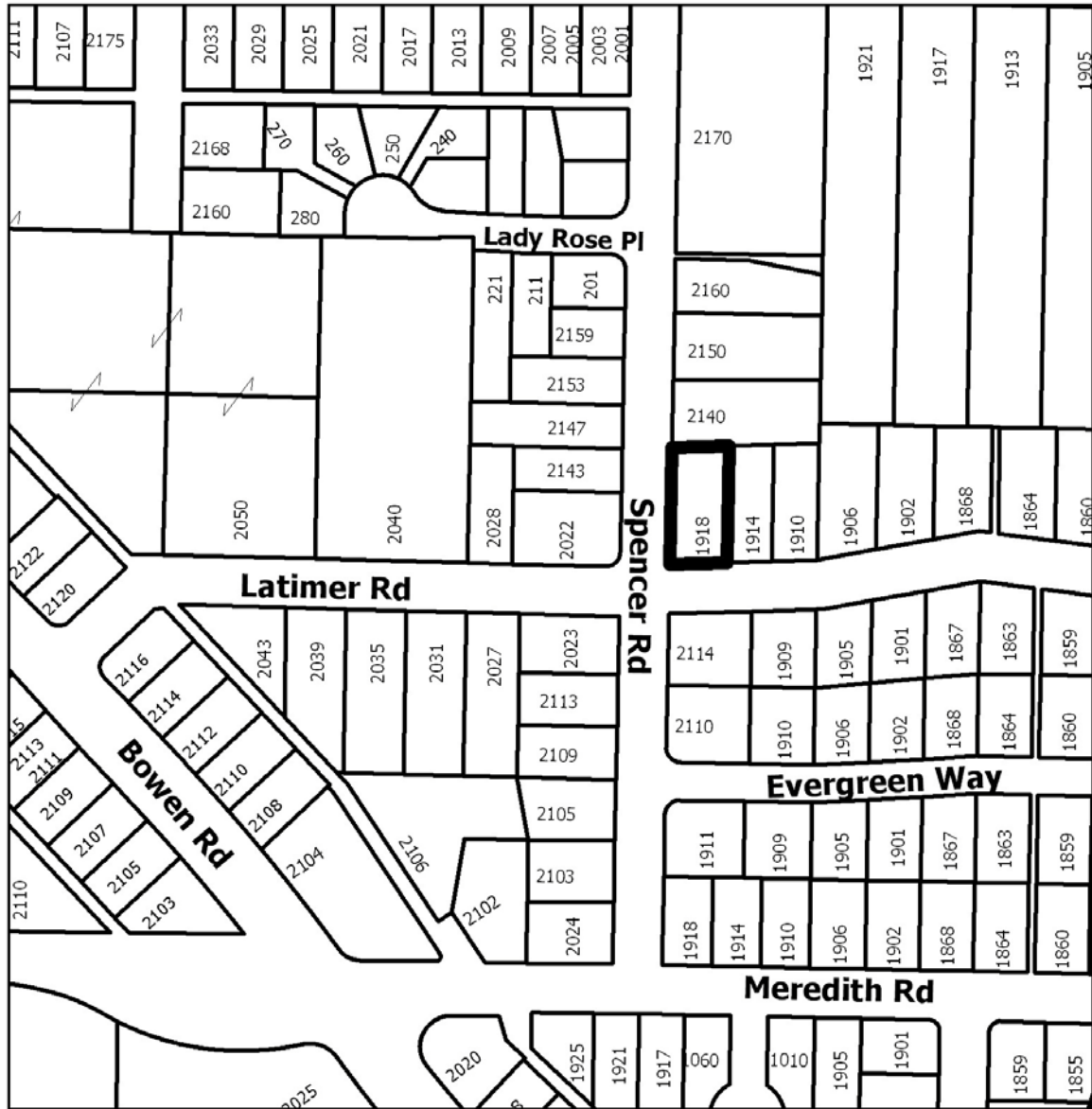
1. This Bylaw may be cited as the "ZONING BYLAW AMENDMENT BYLAW 2009 NO. 4000.458".
2. The City of Nanaimo "ZONING BYLAW 1993 NO. 4000" is hereby amended as follows:
 - (1) By rezoning the land legally described as LOT 1, SECTION 17, RANGE 8, MOUNTAIN DISTRICT, PLAN 19641 from Single Family Residential Zone (RS-1) to Single Family Residential Small Lot Zone (RS-6) as shown on the attached Schedule "A".

PASSED FIRST READING _____
PASSED SECOND READING _____
PUBLIC HEARING HELD _____
PASSED THIRD READING _____
ADOPTED _____

MAYOR

DIRECTOR,
LEGISLATIVE SERVICES

SCHEDULE A



File: RA000222
Civic: 1918 Latimer Road

LOCATION PLAN



CITY OF NANAIMO

BYLAW NO. 4000.461

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:

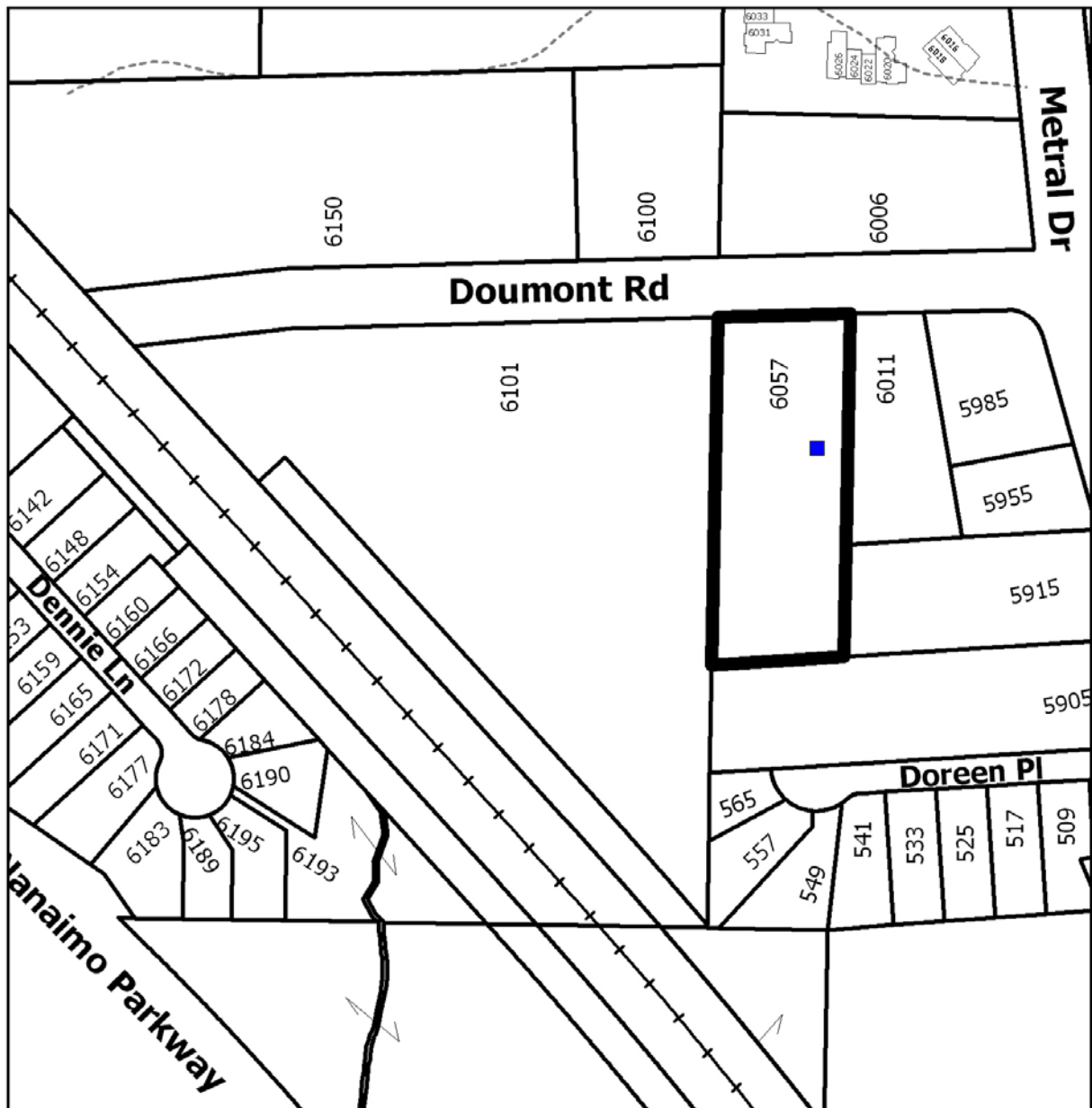
1. This Bylaw may be cited as the "ZONING BYLAW AMENDMENT BYLAW 2009 NO. 4000.461".
2. The City of Nanaimo "ZONING BYLAW 1993 NO. 4000" is hereby amended as follows:
 - (1) By rezoning the land legally described as LOT 3, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 19319 from Single Family Residential 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

SCHEDULE A



File: RA000221
Civic: 6057 Doumont Road

LOCATION PLAN



2009-AUG-04

STAFF REPORT

TO: A. TUCKER, DIRECTOR OF PLANNING, DSD

FROM: D. LINDSAY, MANAGER, PLANNING DIVISION, DSD

RE: RA221 – 6057 DOUMONT ROAD

STAFF'S RECOMMENDATION:

That Council:

1. consider First and Second Reading to "ZONING BYLAW AMENDMENT BYLAW 2009 NO. 4000.461"; and
2. direct Staff to secure servicing Rights-of-Way and community contribution; and to register a covenant to secure pre-development storm levels, erosion control plan, and prohibit gating of the property.

EXECUTIVE SUMMARY:

The City of Nanaimo has received an application from Mr. Leif Rosvold, on behalf of Lawson Lands Ltd., 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 recommend that Council approve the proposed rezoning.

BACKGROUND:

Subject Property and Surrounding Area

The subject property is located on the south side of Doumont Road, approximately 65 metres west of Metral Drive (Schedule 'A'). The total area of the site is approximately 5,045 m² (54,304 ft²), and it is currently occupied by a single family dwelling.

Abutting the subject property to the west is a parcel of land that is currently within the Agricultural Land Reserve; two properties to the south and southeast are large single family lots fronting Metral Drive; and abutting the site directly to the east is the Jehovah's Witnesses hall. Across the street to the north is a vacant lot and the Pleasant Valley Social Centre.

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 the Corridor designation.

The relevant Corridor (Section 2.2) policies of the OCP are as follows:

- Development in the Corridors will be characterized by a mix of residential, commercial, professional, and service uses, with residential developed at medium to high densities. Residential densities of 50 to 150 units per hectare in two to six storey building forms shall be supported for Corridors.
- The development of primary parking areas between the front face of the buildings and the Corridor is not permitted.
- Development in the Corridor designation 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.
- Energy efficient building design and practice will be promoted. Green Building strategies will be encouraged for all commercial, professional, or institutional facilities to reduce the use and waste of water and energy resources and to reduce greenhouse gas emissions.

Other relevant policies within the OCP include:

- Section 7.3 – In recognition of the need for new development to contribute to the amenities and services from which they also benefit, development proposals that propose rezoning will generally be requested to include some public amenity proposals as part of the completed project.

Staff is of the opinion that the proposed rezoning complies with 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 (Schedule 'B'). The proposed development includes:

- 3 buildings, each with 14 units;
- total of 42 units, which equates to 83 units per hectare;
- each building is approximately 2,263m² (24,360 ft²) in area;
- total Gross Floor Area approximately 73,080 ft²; and
- underground parking for each building.

The streetscape elevation is attached (Schedule 'C').

Storm Water

Staff recommends as a condition of rezoning that the existing 3-metre sanitary Right-of-Way be widened to a 4.5-metre Right-of-Way in order to accommodate the new storm main. In addition, Staff recommends registering a covenant to secure post-development storm drainage flows and patterns to be kept to the pre-development 10-year peak flows and patterns.

Erosion & Sediment Control

Staff recommends that a covenant be registered as a condition of rezoning which would restrict any regrading, vegetation removal or development of the site until such time as an erosion and sediment control program and grading plan has been submitted and approved.

No Gating Covenant

In order to prohibit the installation of gates at the vehicle entrance to the property, Staff recommends as a condition of rezoning, that a no gating covenant will be required to be registered.

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 \$1000 per dwelling unit (\$42,000) towards neighbourhood parks.

Staff support this proposal and recommend that Council direct Staff to secure the community contribution.

planNanaimo Advisory Committee (PNAC)

At its meeting of 2009-JUN-15, PNAC recommended that the application be approved by Council subject to consultation with neighbours and substantial design work completed on the buildings prior to it proceeding to Council. For Council's information, applicants are not required to undertake neighbourhood consultation as there is no legislative requirement to do so. However, according to the applicant for this rezoning, neighbourhood input was sought early in the process by going door to door. Additionally, a comprehensive design review of this development will be completed through the development permit process, as such no further design work was initiated through the current rezoning process.


Respectfully submitted,



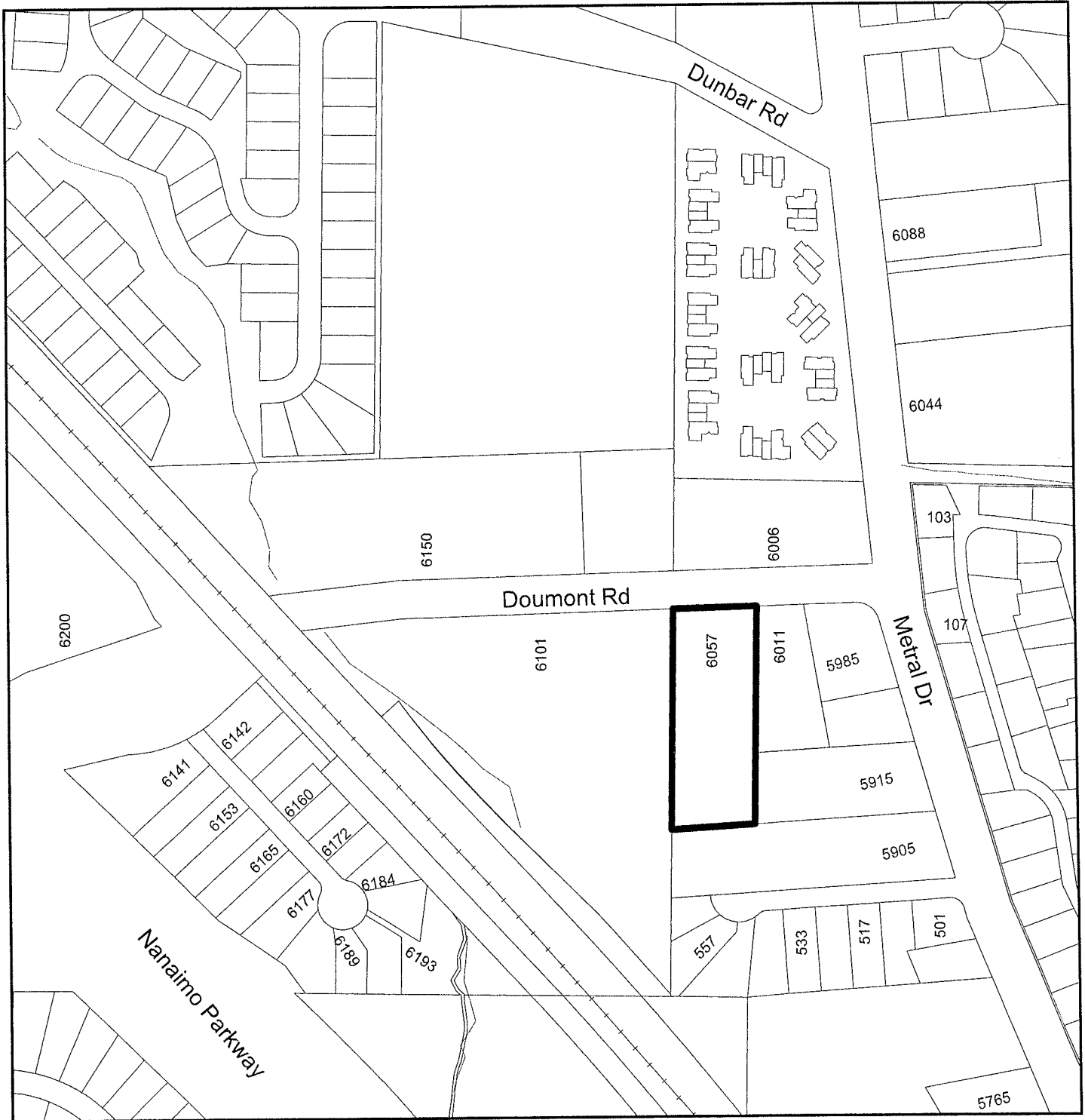
D. Lindsay
Manager, Planning Division
Development Services Department

A. Tucker
Director of Planning
Development Services Department

SH/pm
Council: 2009-AUG-10
Prospero: RA221


for _____
Ted Swabey, General Manager
Development Services Department

SCHEDULE A

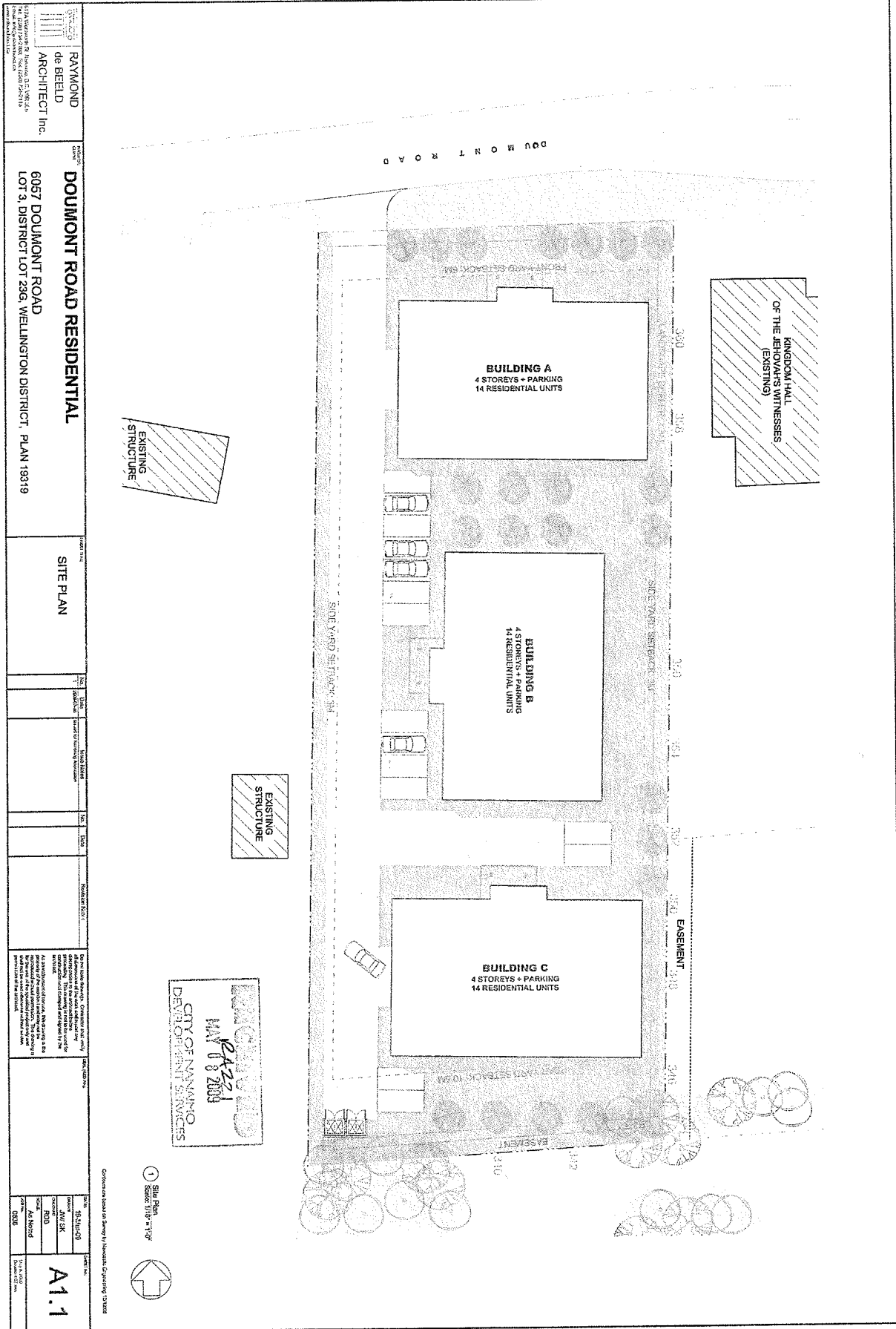


LOCATION PLAN

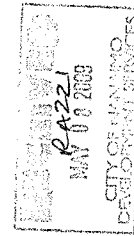
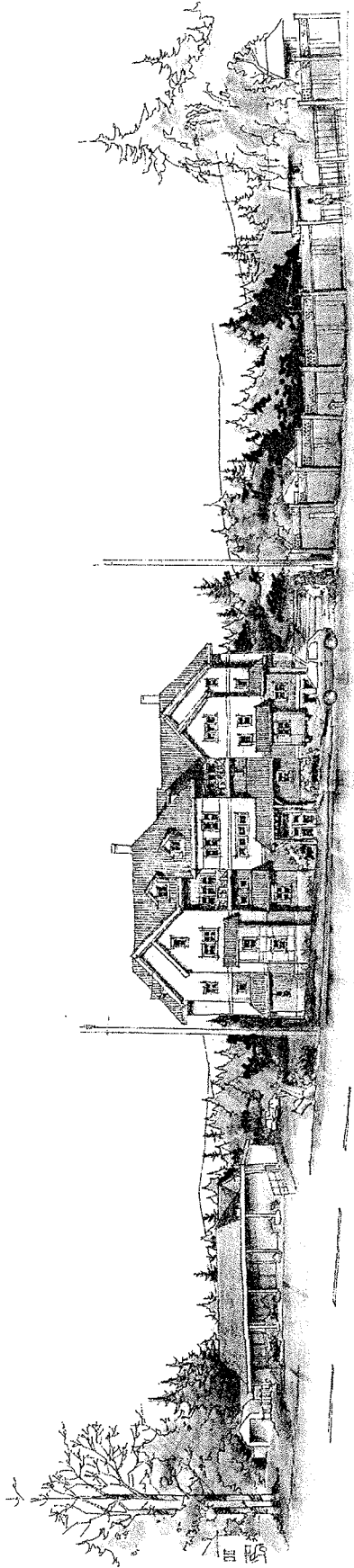
Civic: 6057 Doumont Road



SCHEDULE B



SCHEDULE C



RAYMOND de BEELD ARCHITECT Inc. <small>1000 Lakeshore Blvd. West, Suite 200, Mississauga, Ontario L4Y 1G8 Tel: (905) 875-1111 Fax: (905) 875-1112 Email: raymond@debeeld.com</small>	DOUMONT ROAD RESIDENTIAL 6057 DOUMONT ROAD LOT 3, DISTRICT LOT 236, WELLINGTON DISTRICT, PLAN 19319	STREET ELEVATION	No. 1 Date: 2003	Issue Number: Issued for: Planning Services	No. 1 Date: 2003	Revision Notes	Do not make changes. Corrections shall only be made in the event of a mistake or omission. The drawing is to be used for planning purposes only. It is not to be used for construction purposes. The drawing is to be used for planning purposes only. It is not to be used for construction purposes. The drawing is to be used for planning purposes only. It is not to be used for construction purposes.	Date: 13-Mar-03 Drawn: JWP/SC Checked: JWP/SC As Noted 0033	A7.1	Date: 13-Mar-03 Drawn: JWP/SC Checked: JWP/SC As Noted 0033
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CITY OF NANAIMO

BYLAW NO. 4000.457

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:

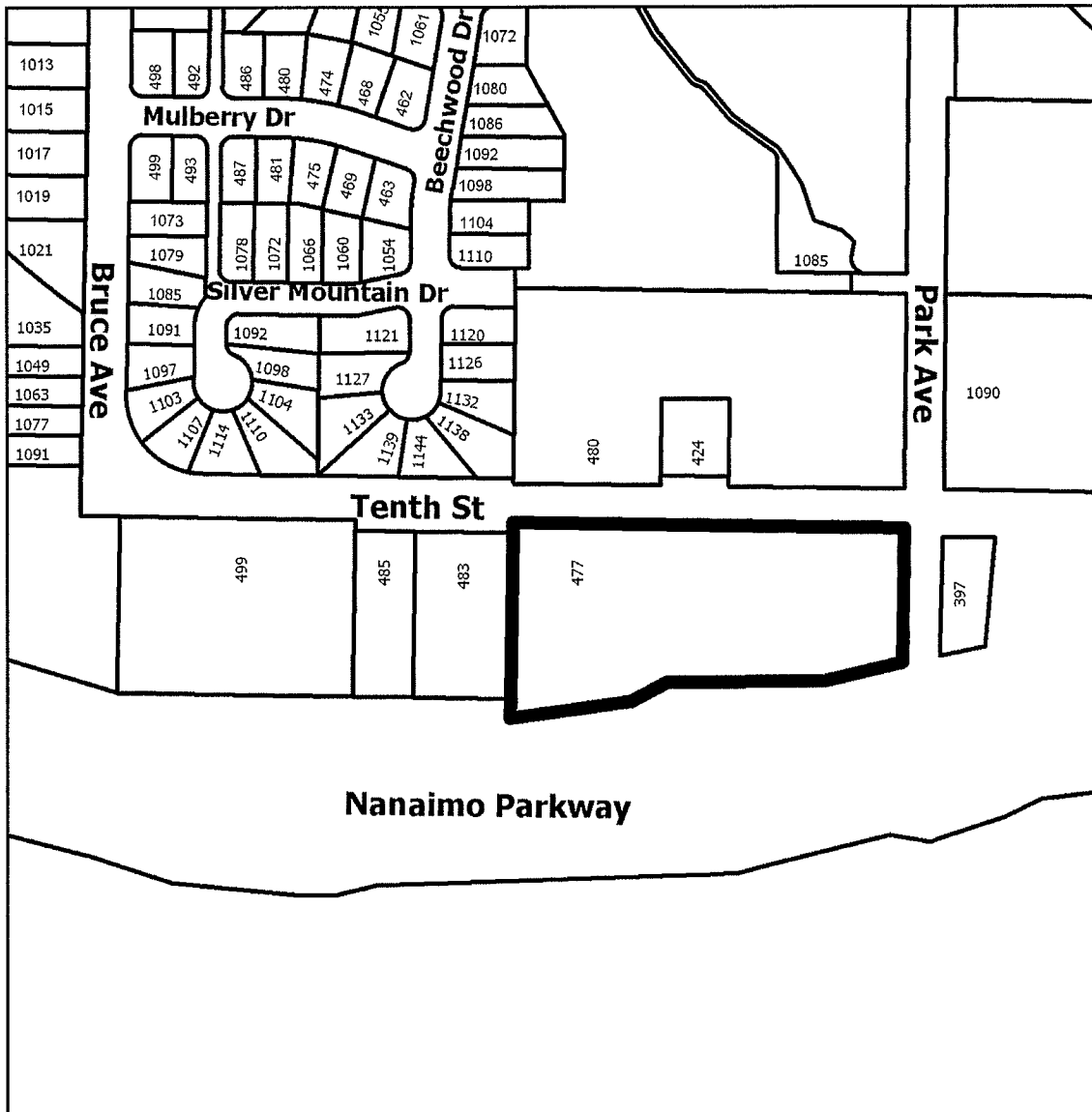
1. This Bylaw may be cited as the "ZONING BYLAW AMENDMENT BYLAW 2009 NO. 4000.457".
2. The City of Nanaimo "ZONING BYLAW 1993 NO. 4000" is hereby amended as follows:
 - (1) By rezoning the land legally described as THAT PART OF SECTION 1, NANAIMO DISTRICT, SHOWN OUTLINED IN RED ON PLAN 1006R, EXCEPT PART IN PLAN VIP60488 from Single Family Residential Zone (RS-1) to Public Institution Zone (P-2) 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

SCHEDULE A



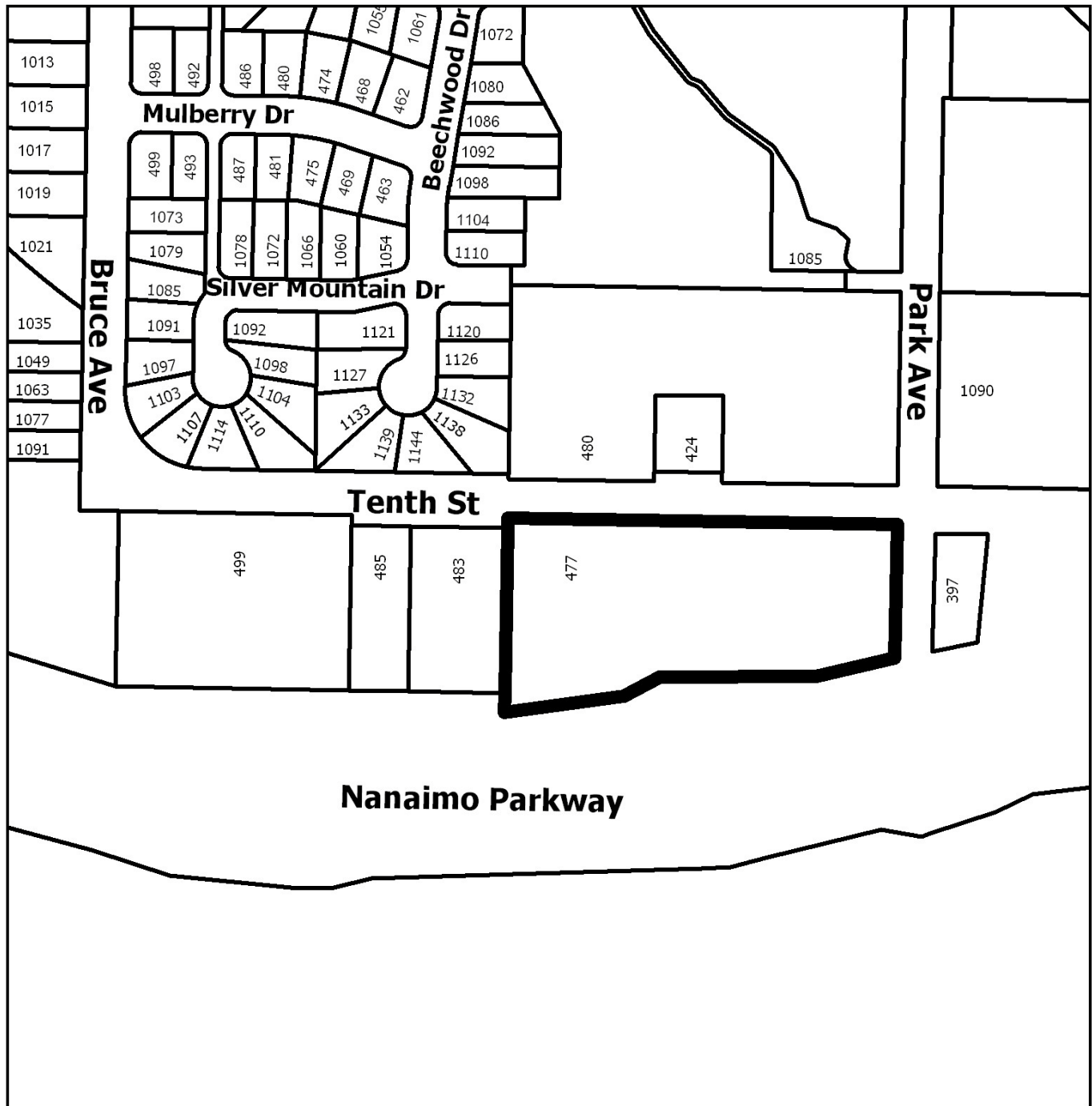
File: RA000220
Civic: 477 Tenth Street

 **Subject
Property**

LOCATION PLAN

ILLUSTRATION BY ABORIGINAL FRIENDSHIP SOCIETY

SCHEDULE A



File: RA000220
Civic: 477 Tenth Street

LOCATION PLAN

 **Subject
Property**

2009-JUN-23

STAFF REPORT

TO: A. TUCKER, DIRECTOR OF PLANNING, DSD

FROM: D. LINDSAY, MANAGER, PLANNING DIVISION, DSD

RE: RA220 – 477 TENTH STREET

STAFF'S RECOMMENDATION:

That Council:

1. consider First and Second Reading to "ZONING BYLAW AMENDMENT BYLAW 2009 NO. 4000.457"; and
2. direct Staff to secure a storm Right-of-Way (RoW) and to register a covenant which requires the storm water and erosion and sediment control plan.

EXECUTIVE SUMMARY:

The City has received an application from the Tillicum Lelum Aboriginal Friendship Centre, on behalf of the Tillicum Haus Society Inc. No.S7994, to rezone the subject property from Single Family Residential Zone (RS-1) to Public Institution Zone (P-2) in order to facilitate the construction of a personal care facility. The subject property is included in the Memorandum of Understanding (MoU) between the BC Housing Management Commission (BC Housing) and the City of Nanaimo regarding the development of sites for supportive housing. Staff support the application and recommend that Council approve the proposed rezoning.

BACKGROUND:

Subject Property

The subject property is located on the south-western corner of the Tenth Street and Park Avenue intersection, and is approximately 16,913 m² (4.2 acres) (Schedule 'A'). A single family dwelling currently occupies the site. North of the site are primarily large single family lots with a new subdivision located northwest of the site. The Nanaimo Parkway abuts the property to the south, and access to the Parkway Trail is located east of the site.

Official Community Plan (OCP)

The property is designated as 'Neighbourhood' according to Map '1' of the Official Community Plan (OCP). The relevant policies of the OCP are as follows:

- Development in neighbourhoods will be characterized by a mix of low density residential uses and may include detached and semi-detached dwelling units, secondary suites, special needs housing, mobile homes, duplexes, triplexes, quadruplexes and townhouses. Residential densities from 10 to 50 units per hectare, in two to four storey building forms, will be supported in 'Neighbourhoods'.
- The development or redevelopment of lands within existing 'Neighbourhood' designated areas shall consider the surrounding context, including architecture, scale, densities, and lot and lane configuration, when creating innovative designs which fit a variety of housing forms and enhance the liveability of the area.

- This plan supports the development of a mix of residential options for all demographic categories and levels of affordability across the city. However, isolated residential developments, which are secured and gated as stand-alone housing, are not supported in the 'Neighbourhood' designation.

Staff is of the opinion that the proposed rezoning complies with the intent of the OCP.

Proposed Development

The applicant is proposing to rezone the subject property from Single Family Residential Zone (RS-1) to Public Institution Zone (P-2) in order to facilitate the construction of a personal care facility for a supportive housing development (Schedule 'B'). The "MoU between BC Housing and the City of Nanaimo regarding the development of sites for supportive housing" identifies the site, owned by the Tillicum Lelum Aboriginal Friendship Centre, as one of the five projects to be developed for homeless and those at risk of homelessness. The proposed facility is an affordable housing complex for youth and elders and will contain a minimum of 10 units. The proposed building is two storeys in form, and sited near the western property boundary. The proposed facility will contain communal areas for the residents. The Nanaimo Parkway Tree Protection Zone and Character Protection Zone will be unaffected by the proposed development.

Storm Water Management Plan

Staff recommend that a covenant be required to maintain storm water flows at, or below, pre-development peak flow volumes, and that a storm water management plan be provided at the development permit stage. In addition, there is an unprotected storm main within the subject property, therefore Staff recommend, as a condition of rezoning, that a RoW over the main be secured.

Erosion and Sediment Control Plan

Staff recommend that a covenant be registered as a condition of rezoning to restrict any regrading, vegetation removal or development of the site, until such time as an erosion and sediment control program and grading plan has been submitted and issued at Design Stage Acceptance (DSA).

Community Contribution

As outlined in Section 7.3 of the OCP, in exchange for value conferred on land through rezoning, the applicant should provide a community contribution. In response to Council's policy the applicant believes that a community contribution is not necessary as the project is intended to support the City of Nanaimo's homelessness initiative by providing affordable housing units to both youth and elders.

Staff support the applicant's request that no community contribution be provided.

planNanaimo Advisory Committee (PNAC)

At its meeting of 2009-MAY-19, PNAC recommended that the application be approved as presented. Staff concur with this recommendation and recommend that Council support the proposed rezoning.

Respectfully submitted,

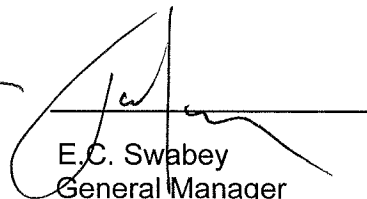


D. Lindsay
Manager, Planning Division
Development Services Dept.

SS/pm Council: 2009-JUN-29
Prospero attachment: RA220



A. Tucker
Director of Planning
Development Services Dept.



E.C. Swabey
General Manager
Development Services Dept.

CITY OF NANAIMO

BYLAW NO. 4000.455

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. 4000.455".
2. The City of Nanaimo "ZONING BYLAW 1993 NO. 4000" is hereby amended as follows:
 - (1) By rezoning a portion of the land legally described as PARTS OF SECTION 9 & 10 (17593N), RANGE 5, 6 & 7, MOUNTAIN DISTRICT, SHOWN ON PLAN 2035 from Parks, Recreation and Culture Two (PRC-2) to Parks, Recreation and Culture One (PRC-1) as shown on the attached Schedule "A".
 - (2) By rezoning the land legally described as THE WEST 1/2 OF SECTION 9, RANGE 7, MOUNTAIN DISTRICT EXCEPT THAT PART IN PLAN 2035 from Parks, Recreation and Culture Two (PRC-2) to Parks, Recreation and Culture One (PRC-1) as shown on the attached Schedule "A".
 - (3) By rezoning the land legally described as PARCEL ADJACENT TO EAST 4 CHAINS, DISTRICT LOT 42, WELLINGTON DISTRICT, PLAN 33291, PARK from Parks, Recreation and Culture Two (PRC-2) to Parks, Recreation and Culture One (PRC-1) as shown on the attached Schedule "B".
 - (4) By rezoning the land legally described as PARK - ADJACENT TO LOTS 77 TO 80, DISTRICT LOT 42, WELLINGTON DISTRICT, PLAN 36355 from Parks, Recreation and Culture Two (PRC-2) to Parks, Recreation and Culture One (PRC-1) as shown on the attached Schedule "B".
 - (5) By rezoning a portion of the lands legally described as LOT B, SECTION 15, RANGE 4, CRANBERRY DISTRICT, PLAN VIP81955 from Steep Slope Residential (RS-7) to Parks, Recreation and Culture Two (PRC-2) as shown on the attached Schedule "C".

PASSED FIRST READING _____
PASSED SECOND READING _____
PUBLIC HEARING HELD _____
PASSED THIRD READING _____
ADOPTED _____

M A Y O R

DIRECTOR,
LEGISLATIVE SERVICES

File: ZA1-11
Address: Various

2009-AUG-04

STAFF REPORT

REPORT TO: A. TUCKER, DIRECTOR, PLANNING & DEVELOPMENT, DSD

FROM: D. LINDSAY, MANAGER, PLANNING DIVISION, DSD

RE: ZA1-11 - PARKS ZONING

STAFF'S RECOMMENDATION:

That Council give First and Second Reading to "ZONING BYLAW AMENDMENT BYLAW 2009 NO. 4000.455"

EXECUTIVE SUMMARY:

During the 2009-MAY-07 Public Hearing regarding "ZONING BYLAW AMENDMENT BYLAW 2007 NO. 4000.426" (Parks Zoning), a number of residents expressed concerns with the proposed rezoning of specific park areas, namely Westwood Lake and Springfield Place Park. In order to respond to these concerns, Staff has prepared a bylaw to rezone Springfield Place Park and a portion of Westwood Lake Park from Parks, Recreation and Culture Zone Two (PRC-2) to Parks, Recreation and Culture Zone One (PRC-1). The bylaw will also rezone newly acquired parkland at Kelsie Road.

BACKGROUND:

Council, at its meeting of 2009-JUN-29, adopted "ZONING BYLAW AMENDMENT BYLAW 2007 NO. 4000.426", which rezoned 339 park properties into the following three newly created park zones:

1. ***Parks, Recreation and Culture Zone One (PRC-1)***: The primary intent of this zone is to provide for the conservation of natural spaces within city parks. Where possible, the zone will allow for recreational and educational use when compatible with the preservation of natural features within the park
2. ***Parks, Recreation and Culture Zone Two (PRC-2)***: This zone will provide park areas which allow for organized and unorganized outdoor recreational activities. Parks to be included within this zone shall include playgrounds, sports fields, and undeveloped parks with limited ecological value.
3. ***Parks, Recreation and Culture Zone Three (PRC-3)***: This zone recognizes the wide variety of uses which exist within the City's developed parks. The primary intent of this zone is to provide opportunities for organized recreational and cultural activities.

During the 2009-MAY-07 Public Hearing regarding Park Zoning, concerns were raised by members of the public with regards to Westwood Lake Park and Springfield Place / Entwistle Parks.

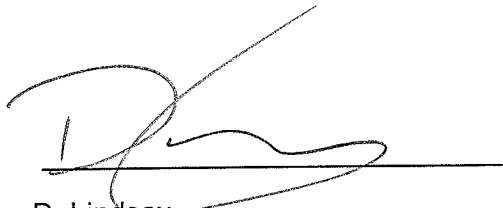
Due to the number of properties involved and the cost of the Public Hearing Notice advertising, Staff recommended that Council proceed with the adoption of the Parks Zoning Bylaw and bring forward an amendment bylaw to address the concerns raised regarding Westwood Lake and Springfield Place / Entwhistle Parks immediately following the adoption of the Parks Zoning Bylaw. Council, at its meeting of 2009-JUN-29, adopted the Parks Zoning Bylaw and Staff are now prepared to bring forward the following amendments:

1. **Westwood Lake Park** – submissions at the Public Hearing questioned why a portion of the walkway around the lake was identified as PRC-2 when it is too narrow to accommodate the permitted uses listed in that zone. Similarly, it was noted that the area to the east of the parking lot was too steep to accommodate PRC-2 uses. It is recommended that both these areas be rezoned to PRC-1.
2. **Springfield Place / Entwhistle Parks** – a submission noted that the properties located at 5291 Entwhistle Drive (Entwhistle Park) and 5373 Fillinger Crescent (Springfield Place / Entwhistle Parks) were originally set aside as environmentally sensitive areas (wetlands). As such, it is recommended that both of these parks be rezoned from PRC-2 to PRC-1.

Since the adoption of the Parks Zoning Bylaw the City has acquired the property located at 2043 Healy Road as parkland through the subdivision of 2030 Kelsie Road. The property is currently zoned Steep Slope Residential (RS-7); staff recommends rezoning the park parcel to PRC-2 Zone.

It is the opinion of Staff that the proposed rezonings will more accurately reflect the use of these parkland properties.


Respectfully submitted,



D. Lindsay
Manager, Planning Division
Development Services Department

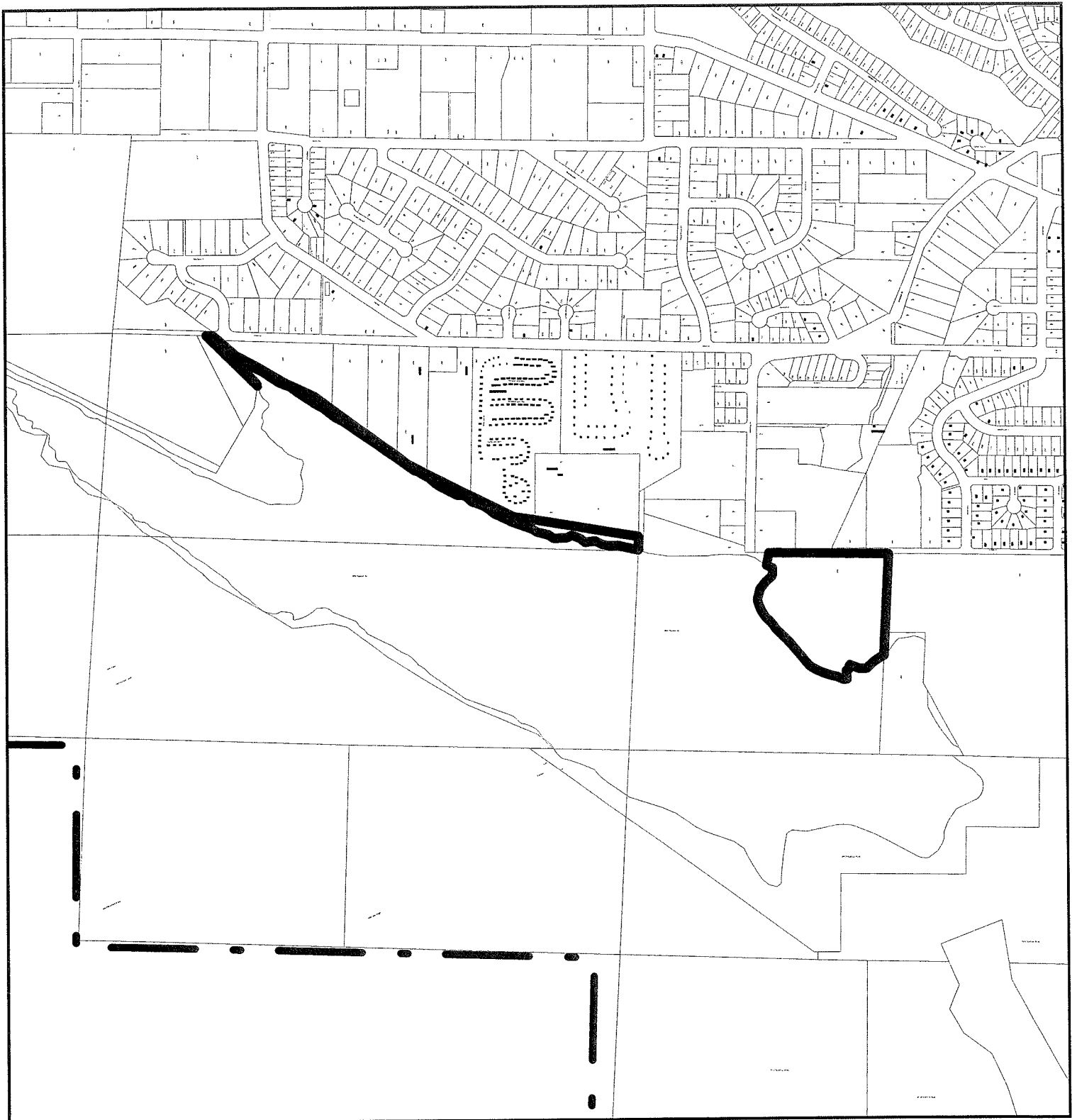


A. Tucker
Director of Planning
Development Services Department



Ted Swabey, General Manager
Development Services Department

Westwood Lake

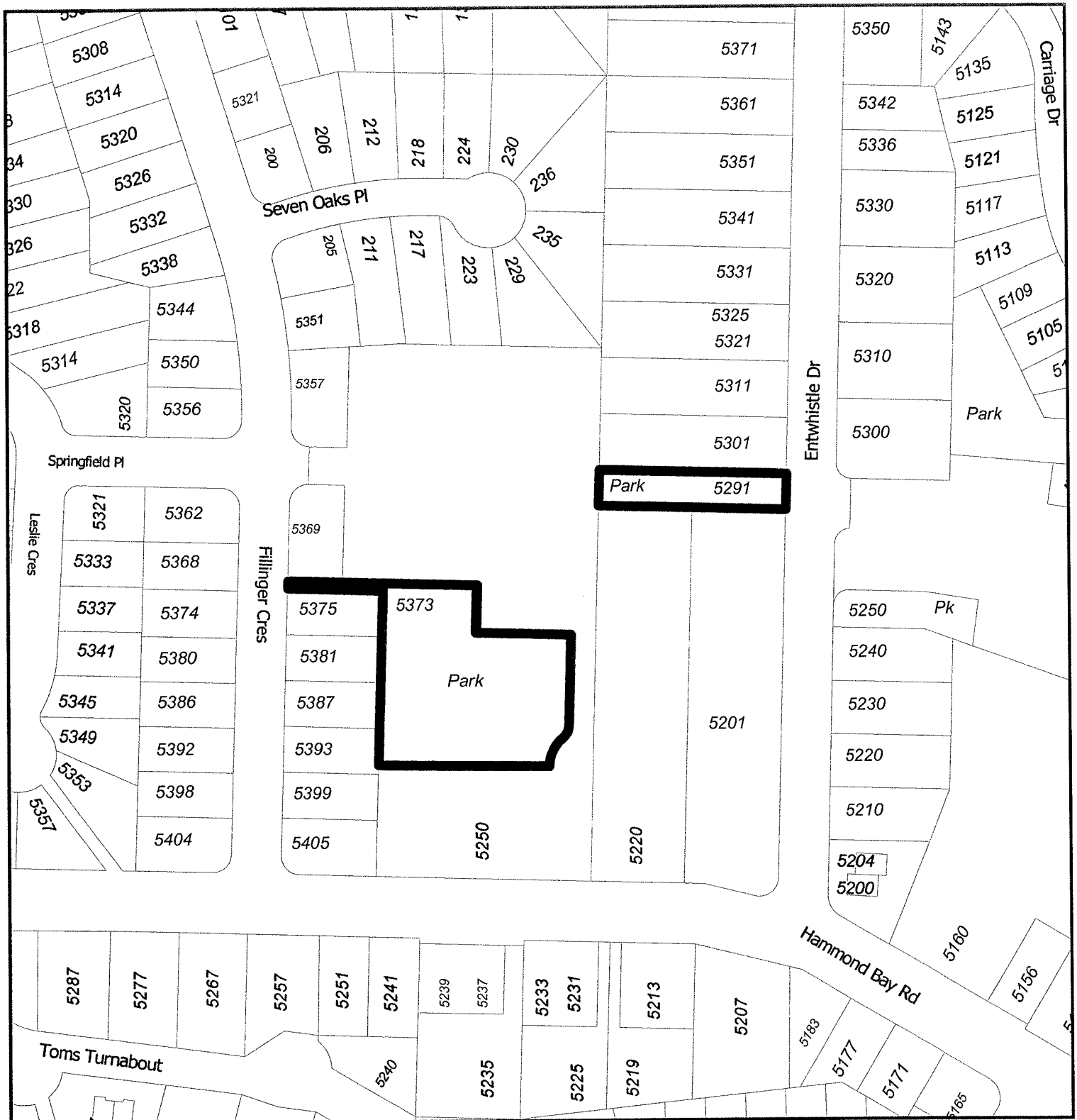


SCHEDULE A



Rezone from Parks, Recreation and Culture Two (PRC-2)
to Parks, Recreation and Culture One (PRC-1)

Entwhistle and Springfield Place Park

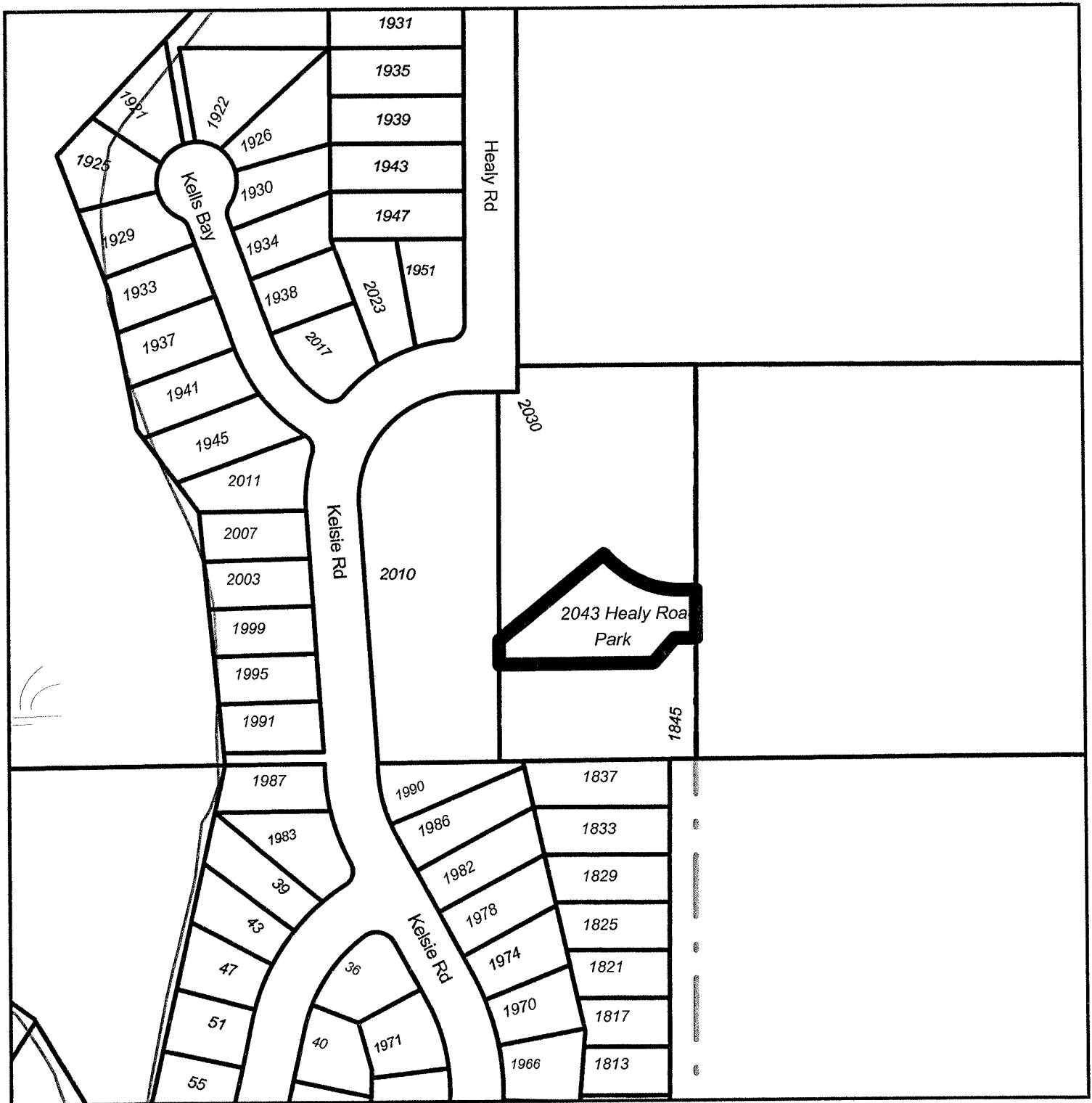


SCHEDULE B



Rezone from Parks, Recreation and Culture Two (PRC-2)
to Parks, Recreation and Culture One (PRC-1)

Healy Road Park



SCHEDULE C



Rezone from RS7 to Parks, Recreation and Culture Two (PRC-2)

FOR INFORMATION ONLY

REPORT TO: ANDREW TUCKER, DIRECTOR OF PLANNING

FROM: BRUCE ANDERSON, MANAGER OF COMMUNITY PLANNING

RE: HISTORIC PLACES INITIATIVE – STATEMENT OF SIGNIFICANCE PROJECT

STAFF'S RECOMMENDATION:

That Council receive this report for information.

EXECUTIVE SUMMARY:

The Historic Places Initiative (HPI) is a national initiative developed by the Department of Canadian Heritage and Parks Canada to identify and conserve historic places in Canada. Under the final phase of the initiative, the Province has offered the City a service contract worth \$18,000 to document 20 locally registered buildings and sites for placement on the Federal/Provincial Heritage Registers. In order to complete the work required under the service contract, staff will hire a local consultant who has completed similar documentation work for the City in the past. It is anticipated that the required documentation will be delivered to the Province by 2009-Sep-30.

BACKGROUND:

In 2003, the B.C. Heritage Branch and Federal Department of Canadian Heritage invited the City of Nanaimo to participate in the creation of the Canadian Register of Historic Places. The City participated in the program in 2003, 2005, and 2006 documenting 109 heritage buildings listed on the City's Heritage Register for placement on both the Provincial and National Heritage Registers. A number of other municipalities in British Columbia, including Victoria, Vancouver, and Kelowna have also been actively participating in this initiative.

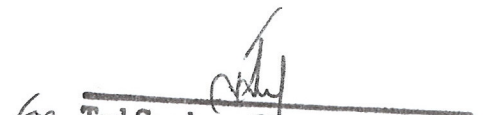
Placement of a local heritage building or site on the Provincial and National Heritage Registers does not confer any level of protection upon the property beyond that imposed by the City of Nanaimo. The property does not have National Historic Site status due to its listing. In other words, the listing is honorary and primarily intended to create a national database of heritage buildings and sites for the purpose of tourism, and the promotion of heritage conservation and awareness.

Respectfully submitted,


Bruce Anderson,
Manager of Community Planning
Development Services Department


Andrew Tucker,
Director of Planning
Development Services Department

CS/ch
g:\commplan\admin\historic places initiative
Council Date: 2009-Aug-10


for Ted Swabey, General Manager
Development Services Department

CITY OF NANAIMO

BYLAW NO. 4000.456

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. 4000.456".
2. The City of Nanaimo "ZONING BYLAW 1993 NO. 4000" is hereby amended by adding the following to Subsection 9.7.1. – Permitted Uses:

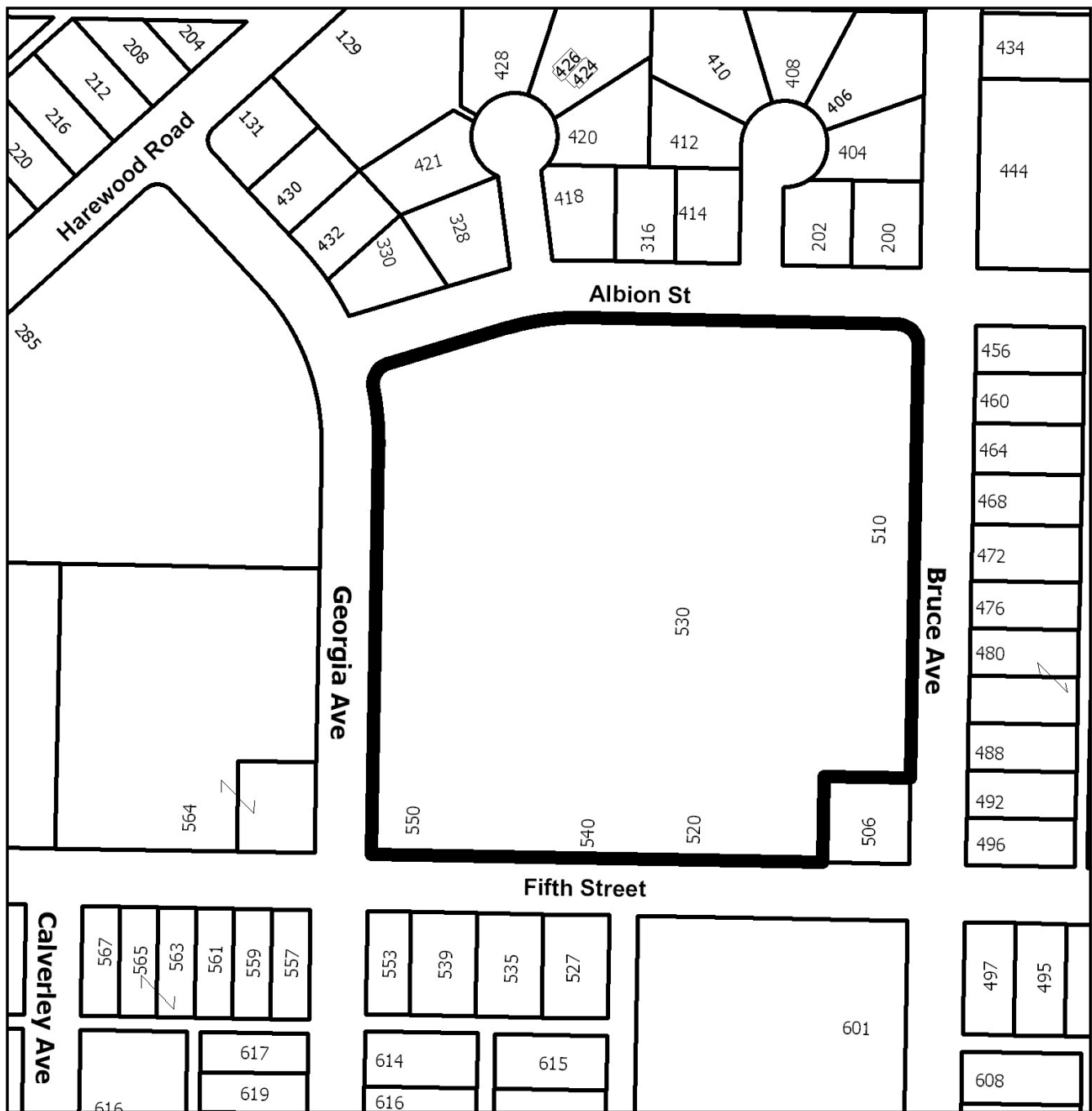
"Liquor Store, on lands legally described as LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 35453 (530 Fifth Street)."

PASSED FIRST READING _____
PASSED SECOND READING _____
PUBLIC HEARING HELD _____
PASSED THIRD READING _____
ADOPTED _____

M A Y O R

DIRECTOR,
LEGISLATIVE SERVICES

SCHEDULE A



File: RA000219
Civic: 530 Fifth Street

LOCATION PLAN

 **Subject Property**

2009-JUL-07

STAFF REPORT

TO: A. TUCKER, DIRECTOR OF PLANNING, DSD

FROM: D. LINDSAY, MANAGER, PLANNING DIVISION, DSD

RE: RA219 – 530 FIFTH STREET

STAFF'S RECOMMENDATION:

That Council:

1. provide direction with regards to the proposed rezoning of the subject property; and
2. if Council is prepared to support First and Second Reading of "BYLAW AMENDMENT BYLAW 2009 NO. 4000.456", direct Staff to secure the proposed community contribution.

EXECUTIVE SUMMARY:

The City has received an application from Mr. Rick Jones of Urban Design Group Architects Ltd., on behalf of Harewood Investments Ltd., for a site-specific rezoning to add 'Liquor Store' as a permitted use to the Community Shopping Centre Commercial Zone (C-7) at University Village (formerly known as Harewood Mall). The proposed rezoning, if approved, will permit the relocation of the liquor store currently located at Woodgrove Centre (#10 – 6631 Island Highway) to University Village. The application has been reviewed by Staff, the planNanaimo Advisory Committee, and the Social Planning Advisory Committee and is now ready for Council's consideration.

BACKGROUND:

Following a decade-long provincial moratorium on the addition of new liquor stores, the province allowed new applications for a brief period of time between 2002-AUG-12 and 2002-NOV-29. Within that timeframe, 17 applications were made to the province for new liquor stores within Nanaimo. Of the 17 applications, 6 had zoning in place. The remaining 11 required rezoning.

Council, at its regular meeting of 2003-AUG-18, adopted rezoning criteria for Licensed Retail Stores (LRS's) and subsequently directed Staff to receive and process rezoning applications.

Since the adoption of Council's Liquor Control Strategy (2003-FEB-10), the City has received 10 rezoning applications to permit 'Liquor Store'. The status of previous applications for 'Liquor Store' is outlined in the following table:

PREVIOUS LIQUOR STORE APPLICATIONS		
PUB/HOTEL	LRS LOCATION	STATUS
The Foundry Pub	125 Comox Road 4750 Rutherford Road	Rezoning application approved (2004-JUL-12). Rezoning application approved (2008-NOV-24).
Northgate Motor Inn	6404 Metral Drive	Rezoning application approved (2004-JUL-12).
Piper's Pub	4700 Hammond Bay Road	Rezoning application approved (2005-MAR-07).
Occidental Hotel	278 Selby Street	Rezoning application approved (2005-AUG-15).
The Balmoral Hotel	6950 Island Highway North	Rezoning application approved (2004-AUG-29).
Dizzy's	2980 Island Highway North	Rezoning application denied at First and Second Reading (2004-JUN-21).
	530 Fifth Street	<i>Application to rezone 530 Fifth Street, applicant transferred location to 1275 Island Highway South, prior to application proceeding to Council (2005-NOV-21).</i>
	1275 Island Highway South	Rezoning application approved (2007-JAN-22).
The Cambie Hotel	63 Victoria Street	Rezoning application denied at First and Second Reading (2004-FEB-09).
	3200 Island Highway	Rezoning application approved (2006-SEP-11).
Chase River Pub	----	Application terminated by LCLB March 2003.
Coast Bastion Inn	----	Application terminated by LCLB April 2003.
Dorchester Hotel	----	Application terminated by LCLB November 2005.
Old Flag Inn	----	Application terminated by LCLB March 2003.

Subject Property

The subject property is located on the northwest corner of the Bruce Avenue and Fifth Street intersection (Schedule 'A'). The site is occupied by University Village, previously known as Harewood Mall. The proposed LRS will be located along the Fifth Street frontage of the site. The subject property is zoned Community Shopping Centre Commercial Zone (C-7).

Proposed LRS

The applicant proposes to transfer the existing LRS from Woodgrove Centre (#10 – 6631 Island Highway) to the proposed site at University Village. A site-specific text amendment to the existing C-7 Zone is required in order to permit a 'Liquor Store' at the subject property.

The existing LRS at Woodgrove Centre is approximately 169 m² (1,817 ft²) in area. The area of the new LRS location within the University Village is proposed to be 390 m² (4,200 ft²), which is approximately double the size of the existing location (Schedule 'B'). The proposed hours of operation are daily from 9:00 am to 11:00 pm, which are consistent with the existing LRS location.

Official Community Plan

The subject property is designated 'Neighbourhood Commercial Centre' according to Map '1' of the Official Community Plan (OCP). Uses in Commercial Centres will include community services and facilities, and personal service, commercial and retail facilities.

Staff is of the opinion that the application complies with the intent of the OCP.

Rezoning Criteria

Council, at its regular meeting of 2003-AUG-18, adopted Rezoning Criteria for LRS's. The following chart attempts to summarize the criteria as they are applied to this application:

CRITERIA	RESPONSE	MEETS CRITERIA
The LRS should be on or in close proximity to a major road.	Bruce Avenue and Fifth Street are both designated as major roads under the OCP.	Yes
The LRS shall not be within 150 metres of a school.	Georgia Avenue School is located 221 metres from the site, which is beyond the 150m criterion.	Yes
The LRS shall not be located adjacent to a nightclub.	There is not currently a nightclub in the vicinity of the proposed LRS.	Yes
The size of the LRS shall be consistent with the nature of the immediate area and the size of the existing retail stores.	The applicant is proposing to construct an LRS of approximately 390 m ² (4,200 ft ²) within an existing shopping centre. Larger retail stores exist in the shopping centre.	Yes
The design of the LRS should enhance or improve the aesthetics of the surrounding area, not detract from them.	The location is part of an existing shopping centre, which has recently undertaken a variety of building improvements.	Yes
Consideration shall be given to a requirement for on-site parking and loading for each LRS within the downtown core and mandatory outside the downtown core: <ul style="list-style-type: none"> 1 space / 20 m² (215 ft²) of gross floor area must be provided. 	Adequate on-site parking is provided for the shopping centre as a whole. Parking requirements for the 'liquor store' are in keeping with requirements for the centre.	Yes
The applicant must outline his awareness of potential negative impacts and include proposed limits on the hours of operation, the product range, target markets, property maintenance and beautification programs.	Applicant's response, attached as Schedule 'C'.	For Council's Consideration
Consideration of impact of LRS, when within close proximity of libraries, public recreation centres, community centres, parks, places of worship and other family-oriented facilities.	Public facilities are not located within close proximity of the site.	Yes
The projected traffic volumes and on-street parking associated with the LRS should not negatively impact nearby residential and commercial areas.	The proposed LRS is to be located within an existing commercial centre and will not generate on-street parking.	Yes

The support of local community, neighbourhood property owners and the local neighbourhood association for the proposed LRS is important to Council's decision.	<ul style="list-style-type: none"> Harewood Neighbourhood Association – submitted a formal request that the application be denied, their letter is attached as Schedule 'D'. The applicant's neighbourhood survey is attached as Schedule 'E'. 	For Council's Consideration
The application shall be reviewed by the Social Planning Advisory Committee (SPAC).	SPAC reviewed the application at its regular meeting of 2009-JUN-02 and recommended that the application be approved as presented.	Yes
The application shall be reviewed by the RCMP.	<p>The RCMP reviewed the application and made the following comments:</p> <p><i>"While we have no specific objection to this application we are cognizant of the fact that historically the area around this mall has had some liquor related disorder challenges. We would encourage Council to consider relevant socio-economic information, noise, traffic, the proximity of other liquor primary establishments, schools, parks, and housing complexes in the context of whether another retail liquor store would provide service and hospitality benefits to the community vs. the potential for greater liquor related disorder issues."</i></p>	For Council's Consideration
<p>The application shall be reviewed by the Rezoning Advisory Committee (RAC).</p> <p><i>RAC was a subcommittee of PNAC (planNanaimo Advisory Committee) and has since been dissolved.</i></p>	PNAC reviewed the application at its regular meeting of 2009-MAY-19 and recommended that the application be approved as presented.	Yes
A copy of LCLB letter of approval for the proposed LRS.	The applicant has submitted a preliminary approval letter for 530 Fifth Street.	Yes

Community Contribution

Section 7.3 of the OCP recommends that in exchange for value conferred on land through a rezoning the applicant should provide a community contribution. The applicant is proposing a monetary community contribution of \$10,000 towards a project as determined by Council. Staff recommend that the contribution be put towards a substance abuse program, which is consistent with the previous LRS rezonings.

Summary

The criteria established by Council to evaluate new LRS's is not a black and white exercise. There is some subjectivity as to each applications compliance or noncompliance. As well, there is no priority given to each criterion and there is no direction as to whether an application must meet one or all of the criteria. From Staff's perspective, it appears that the majority of the criteria have been met with this application.

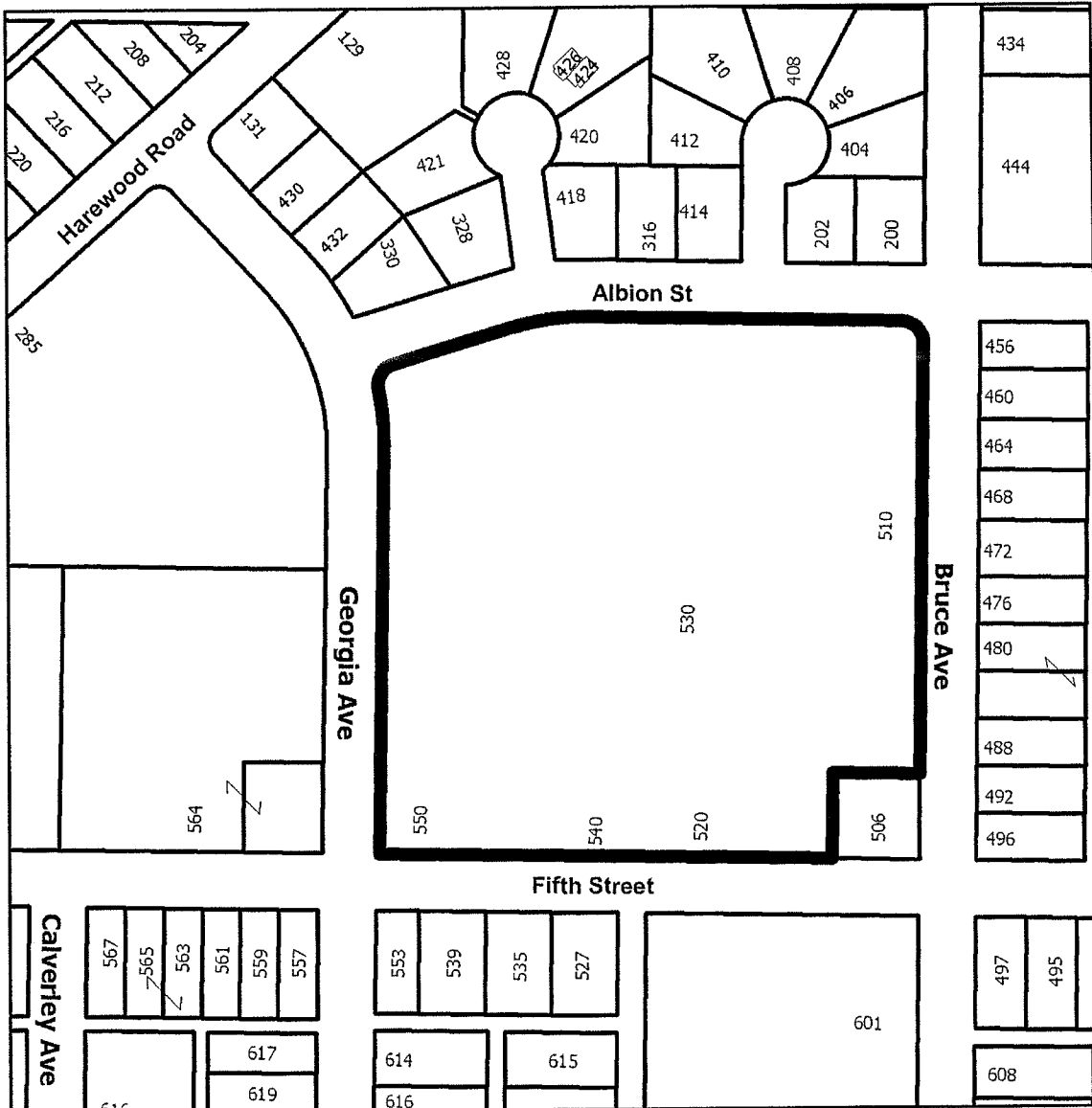
Respectfully submitted,


 D. Lindsay
 Manager, Planning Division
Development Services Dept.
 SH/pm Council: 2009-JUL-13
 Prospero attachment: RA219


 A. Tucker
 Director of Planning
Development Services Dept.


 E.C. Swabey
 General Manager
Development Services Dept.

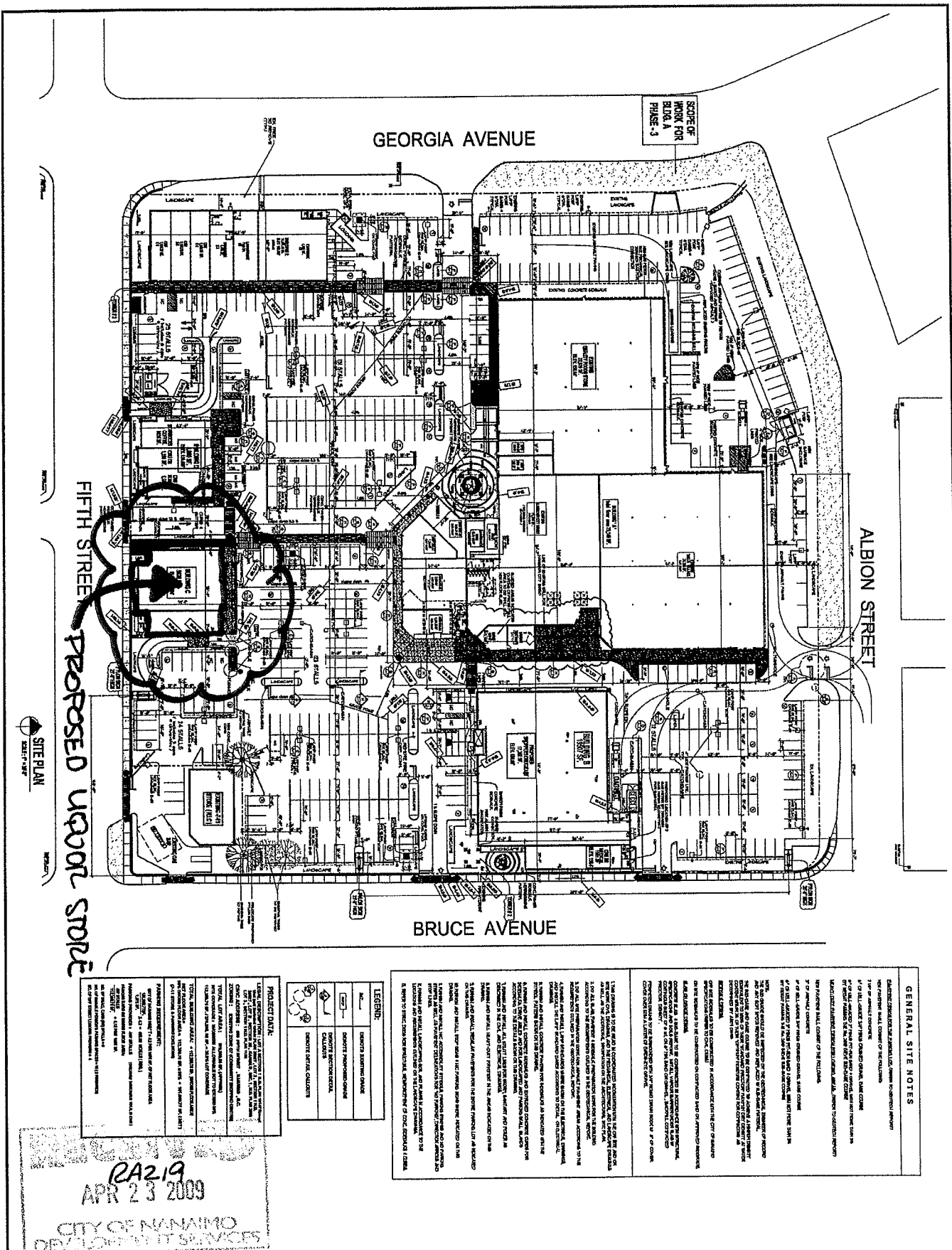
SCHEDULE A



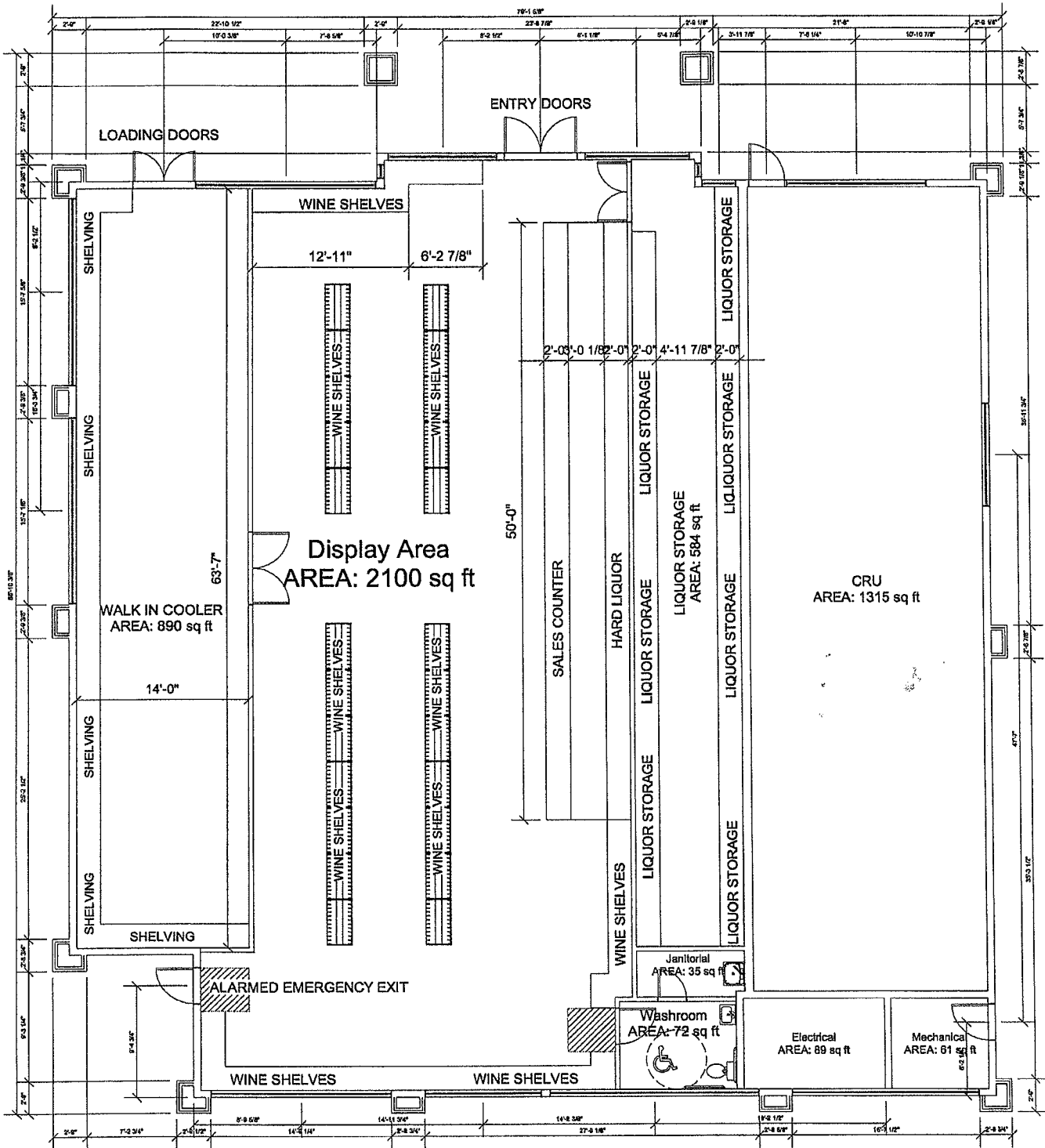
File: RA000219
Civic: 530 Fifth Street

LOCATION PLAN

 **Subject Property**



SCHEDULE B - 2 OF 2



1

LICENSED LIQUOR STORE

Scale: 1:100

APR 23 2009

CITY OF CHICAGO
DEPARTMENT OF PLANNING AND DEVELOPMENT

SCHEDULE C

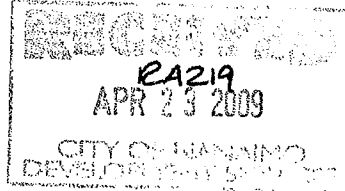
URBAN DESIGN GROUP ARCHITECTS LTD. 600 - 1140 W PENDER ST. VANCOUVER, BC V6E 4G1 (604) 687-2334 FAX (604) 688-7481

Paul Chiu, MAIBC, MRAIC, MSAA, AAA, Principal
Rick Jones, Principal
Aaron Vornbrock, Senior Associate

Rudi Klauser, RID, Associate
Crosbby Chiu, MRAIC, Associate

April 21, 2009

City of Nanaimo
Planning Division
Development Services Department
238 Franklyn Street
Nanaimo, BC
V9R 2X4



Attention: Sheila Herrera
Planner

Re: Text Amendment/Rezoning for Private Retail Liquor Store
University Village Shopping Centre in Nanaimo, BC

Our Job No. 2788 LS

Dear Ms. Herrera,

Please find enclosed our application and supporting materials for the above rezoning. A copy of the Market Analysis for liquor stores in the Nanaimo area prepared by Hudema Consulting Group is enclosed for your review.

The owners also commissioned Malatest Market Research through Maureen Pilcher & Associates Inc. (land use consultants) to provide a door to door canvas of approximately 475 homes in the area of the University Village Shopping Centre of which there were 168 response. The results of the survey are included for your review.

Documents requested such as Servicing, Geotechnical, Environmental, Landscape, etc. have all been submitted as part of the original Development Permit and Building Permit for the project.

If you should require any other information, please call at your convenience.

Yours truly,


Rick Jones, Principal
URBAN DESIGN GROUP ARCHITECTS LTD.

cc: Dale Bosa, Bosa Properties

RJ/cm

Paul Chiu, MAIBC, MRAIC, MSAA, AAA, Principal
Rick Jones, Principal
Aaron Vornbrock, Senior Associate

Rudi Klauser, RID, Associate
Crosbby Chiu, MRAIC, Associate

April 21, 2009

City of Nanaimo
Planning Division
Development Services Department
238 Franklyn Street
Nanaimo, BC
V9R 2X4

Attention: Sheila Herrera
Planner

Re: Rezoning for Private Retail Liquor Store
University Village Shopping Centre in Nanaimo, BC

Our Job No. 2788 LS

Dear Ms. Herrera,

Please find enclosed our application for rezoning to allow a private retail liquor store outlet use at the University Village Shopping Centre in Nanaimo, BC. The premises would be a retail outlet only, will not serve any products on the premises, will not have any entertainment component, and is not located adjacent to any nightclub facility.

There has been, over the past year, extensive new and reconstruction of the old Harewood Mall to develop a new shopping facility for the Harewood neighbourhood. One of the key tenant mixes that creates a viable shopping experience is the combination of food, wine & spirits and drug store uses. These complementary uses provide for the day to day customer shopping and together, create a customer base for all of the smaller retail tenants in the centre.

This centre has struggled over the years and it is the intention of the developer to provide a sustainable development that has a complementary mix of tenants in order to service the community with a new thriving neighbourhood centre.

The proposed University Village private liquor store is located in an ideal area that is the commercial heart to the Harewood community. It has sufficient separation from other incompatible uses such as recreation, institutional and residential.

COMMUNITY IMPACT STATEMENT

- The proposed store will complement the retail mix at University Village and will contribute to a more sustainable shopping experience. The project will make a strong statement to the community that the Village is, and will continue to be, the heart of the Harewood community. This is particularly significant in that University Village could be the largest commercial centre for the entire south part of the City of Nanaimo.
- The store would be buffered by conventional retail and service commercial uses and would have the benefit of a large and convenient pool of parking dedicated to the commercial operations of the shopping centre. The private liquor store location in University Village would also benefit from other operating features of the centre such as management and security.
- The central intention of the private liquor store program is to make retail liquor more conveniently accessible to residential end users in the Province. The stores are intended to be smaller than Government stores and provide for the local neighbourhood demand. The intention is to open a Licensee Retail Store of approximately 4,200 square feet to meet the needs of the surrounding community.
- The operating hours of the proposed Licensee Retail Store will be 9AM to 11PM as permitted by the Liquor Control and Licensing Branch.
- Our target market is the working class and retired people living in the surrounding area. We will be providing our services to customers within walking distance of the village as well as the drive in traffic who regularly shop at the proposed location.

In terms of negative impacts, the University Village location mitigates against potential negative impacts as follows:

- **The proposed private liquor store will not impact the land use patterns in this area of the City.** University Village is a well-established commercial site (formerly Harewood Mall), and development surrounding the shopping centre has been acclimated to the commercial nature of the site for decades.

- **The proposed private liquor store will not result in closure of other retail liquor stores.** There are no stores currently located or planned to locate within 1.2 km of the University Village site. The Occidental Hotel, Jolly Miner, and Harewood Arms are each more than 1.2 km from University Village, and each has its own market area to support it.

The positive benefits far outweigh any potential negative impacts and include the following:

- For a great number of years there was a provincial liquor store located on the site and with the addition of the proposed Licensee Retail Store to the site, those services will be restored. The mall has a drug store and a grocery store as well as several other services. It is our intent to provide an aesthetically pleasing shopping environment with a large selection of wines and spirits. There are no other Licensee Retail Store establishments available to the general public in the immediate area.
- The establishment of a liquor store at the village would preclude a private liquor store locating in a less appropriate or more impactful site in South Nanaimo. It would also ensure the long-term viability of an important commercial node in the city.
- The store's operation will be an integral and necessary part of the University Village redevelopment project.
- The store is highly complementary to the day-to-day retail goods and services offered at the Village and will contribute to a more full service centre versus the current situation where most residents travel out of the area (likely to North Nanaimo or Terminal Park) to access retail goods and services.
- The store will benefit from the management and security services provided by Bosa Properties in the normal operation of University Village.
- The parking issues that may sometimes arise with retail liquor sales and service will be addressed fully by the provision of parking on-site at the Village.

- The cross-shopping opportunities afforded by the clustering of businesses at the University Village will reduce area shopping trips by enabling more one-stop shopping trips.
- We are expecting a high percentage of walk in traffic as well as drive-up services, this location is surrounded by low traffic volume entrances and exits from all four sides. Since there is ample onsite parking this location will not require any on street parking.
- The partnership and contracts between the private liquor store and Bosa Properties will ensure that the community and Nanaimo receive the highest standard of commercial development – a situation that might not occur in a stand-alone private liquor store building site.
- The proposed private liquor store at University Village is located 360 m from the Harewood Elementary School and 221 m from the Georgia Avenue School, well in excess of the required 150 m spatial separation.

The intent of the store owner is to relocate the Licensee Retail Store license from the #10 - 6631 Island Highway store consisting of 1,817 square feet to the University Village location. The relocation has met all application eligibility requirements from the Liquor Control and Licensing Branch (see letter attached dated March 13, 2009). The existing store hours are from 9am to 11pm.

While most private liquor stores stay in their original locations, licensees are permitted a certain amount of mobility: they can apply to move their license anywhere within the same municipality or anywhere outside of the local municipality as long as the new location falls within 5 km of the old location, which it complies with in this case. This ability is subject to the requirement that no new private liquor store or store applying to move locates within 500 m of an existing private liquor store. **In the case of University Village private liquor store there will be more than double this distance to the nearest private liquor store.**

The owner is prepared to provide a cash contribution of \$10,000.00 as a Community Contribution.

The owner has commissioned a market study on liquor stores throughout the City of Nanaimo, from Colliers International, and a copy of the report is attached for your review.

Yours truly,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Rick Jones, Principal

URBAN DESIGN GROUP ARCHITECTS LTD.

cc: Dale Bosa, Bosa Properties

RJ/cm

SCHEDULE D

Harewood Neighbourhood Association
C/O John Barsby Community School
550-7th Street
Nanaimo BC V9R 3Z2

Honorable Mayor John Ruttan
455 Wallace Street
Nanaimo BC V9R 5J6

June 17, 2009

I am writing to you to ask that the application for a zoning change to allow a liquor outlet be denied for University Village. Many concerns of having a liquor outlet at this location were brought up at our community meeting last night including;

The close proximity to the 7-11 store, which has a history of attracting large numbers of youth, and some violent episodes.

A liquor outlet will elevate the youth crime / violence already in the area.

Family violence increases with a liquor outlet in the community, University Village Mall is between two apartment/townhouse complexes that already have a high degree of family violence.

Georgia Ave Community School is within one block of the proposed site; this is a community school offering programs for children aged 6 and up in the evenings, weekends, and through out the summer. There are also 2 high schools very close to University Village; a liquor outlet will only elevate the underage drinking.

Harewood already has liquor outlets on Harewood Road and on 8th street; we adamantly believe another on 5th street is not needed. There are at least two other liquor outlets within 1/ ½ kilometers of the University Mall.

Harewood is striving to become a strong and safe community. A liquor outlet at this location will not support this. We urge you to please deny this application.

Sandy Coones (Treasurer)
Harewood Neighbourhood Association

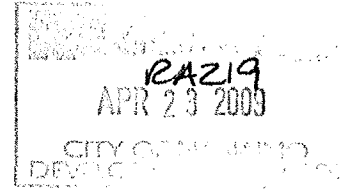
SCHEDULE E

Maureen Pilcher & Associates

Land Use Consultants

2009-April-17

UNIVERSITY VILLAGE SURVEY



BACKGROUND

Urban Design Group requested that Maureen Pilcher and Associates Inc. explore local support for the inclusion of a liquor store at University Village. Malatest Program Evaluation and Market Research, a firm from Victoria, conducted a door to door survey on Saturday, April 11th in order to elicit responses to a two part survey. Malatest has provided the survey data, and Maureen Pilcher and Associates has compiled the results.

RESEARCH OBJECTIVES

University Village, a shopping mall in the Harewood district of Nanaimo, has recently undergone a major renovation, including extensive architectural changes and facility upgrades. University Village is fast becoming the commercial hub of Harewood. The survey requested answers to three questions concerning surrounding residents use of University Village for their shopping needs, and whether they felt that a liquor store at this location would be an asset to the neighbourhood.

RESEARCH ACTIVITIES

The research project entailed a paper survey of 475 homes of the general public in the area of University Village in the City of Nanaimo on Vancouver Island.

Design of Survey Instrument

A survey instrument was developed by Maureen Pilcher and Associates, which was divided into two parts. The first section contained three questions about the utilization of commercial services at University Village, specifically referencing the proposal for a liquor store at this location. The second section contained three demographic questions to enable analysis of the key characteristics of respondents.

Sample Selection

A geographical area within a roughly three-kilometre radius of the site was designated as the survey area. In total, 475 homes were canvassed and 168 completed surveys were obtained for an overall return rate of 35%.

PERCEPTIONS OF POTENTIAL SERVICES

The first survey question asked respondents to evaluate their utilization of University Village for their day to day shopping needs – groceries, drug store items etc. The majority of respondents (89%) indicated that they regularly shop at University Village. Only 14 respondents indicated that they do not utilize shopping options at University Village.

The second survey question asked respondents if they thought that the inclusion of a liquor store at University Village would be an asset to the neighbourhood. Just over half the respondents (51%) indicated that a liquor store would be a positive addition. 35% of respondents did not think a liquor store would be an asset, and 13% were unsure.

Question A2 – Inclusion of Liquor Store

Yes	86	51%
No	59	35%
Don't Know/Unsure	23	13%

The third survey question asked if a liquor store at University Village would decrease the amount of driving required by the household to purchase liquor store items. Just over half the respondents (54%) indicated that a liquor store at this location would be an added convenience.

RESPONDENT CHARACTERISTICS

Respondents were asked three demographic questions in the final section of the survey, concerning age range, type of housing and length of residence.

Respondent Age Group

There was success in obtaining a good distribution of ages among respondents. About half of respondents were concentrated in the upper three ranges of the age demographics (56%), and 41% were within the first three age ranges. This is roughly reflective of population distribution in the Nanaimo area.

Question B1 – Age Ranges

Age Range	Count	Percentage
19 to 24 years	14	8%
25 to 34 years	24	14%
35 to 44 years	31	18%
45 to 54 years	33	19%
55 to 64 years	27	16%
65 + years	35	20%
No response	4	2%

Respondent Housing Type

Almost all respondents indicated that they live in detached houses (83%). One respondent indicated that they lived in a form of accommodation not included in the survey options.

Respondent Length of Residence

More than half the respondents indicated that they had lived in their current residence for more than five years (58%).

Question B3 – Length of Residence

Length of Residence	Count	Percentage
5 years or more	97	58%
2 years to less than 5 years	34	20%
1 year to less than 2 years	19	11%
Less than 1 year	14	8%
No response	3	1%

SURVEY INSTRUMENT

A copy of the survey is attached to this report as Appendix A.

INTRODUCTION

University Village, located at Bruce Avenue and Fifth Street, has recently undergone a major renovation, including extensive architectural changes and facility upgrades. With these changes taking place, **University Village** is fast becoming the commercial hub of Harewood. A retail liquor store serving wine, spirits and beer (with no associated pub or entertainment venue) will add to the shopping convenience at this fabulous new commercial mall. One stop shopping in your community!

University Village is a "neighbourhood" shopping centre, and we want to ensure that our neighbours are informed and that their voices are heard. We appreciate your co-operation in completing this survey.

PERSONAL INFORMATION (Optional): (Will not be redistributed. To be used for prize notification only.)

Name: ☐ Mr. ☐ Mrs. ☐ Ms. ☐ Miss.

(First) _____ (Last) _____

Address: _____

City: _____ Postal Code: _____

Telephone: (_____) _____ Fax: (_____) _____

A – YOUR NEIGHBOURHOOD

- A1. Do you utilize University Village for your day-to-day shopping needs – groceries, drug store items etc.?
- ☐ Yes
☐ No
☐ Don't Know / Unsure
- A2. Do you think that the inclusion of a liquor store at University Village would be an asset to the neighbourhood?
- ☐ Yes
☐ No
☐ Don't Know / Unsure
- A3. Would having a full service liquor store at University Village decrease the amount of driving required by your household to purchase liquor store items?
- ☐ Yes
☐ No
☐ Don't Know / Unsure



B - DEMOGRAPHICS

B1. In which of the following age ranges do you belong: (Check one)

- ☐ 19 to 24 years old
- ☐ 25 to 34
- ☐ 35 to 44
- ☐ 45 to 54
- ☐ 55 to 64
- ☐ 65 and over
- ☐ No response

B2 Which of the following best describes your housing?

- ☐ Townhouse
- ☐ House (including suite within a house)
- ☐ Apartment/Condo
- ☐ Other _____

B3 How long have you lived in your current residence?

- ☐ 5 years or more
- ☐ 2 to less than 5 years
- ☐ 1 year to less than 2 years
- ☐ Less than 1 year
- ☐ No response

***That concludes the survey – your opinion is important to us.
Thank you for your time.***

**Please note: All completed, returned surveys will be
entered into a draw for \$25.00 gift cards from Starbucks
– 3 gift cards will be awarded.**