

2007-OCT-17

STAFF REPORT

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

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

RE: REPORT OF THE PUBLIC HEARING HELD THURSDAY, 2007-OCT-04
FOR BYLAWS NO. 6000.078 AND 6000.076

STAFF'S RECOMMENDATION:

That Council receive this report and the minutes of the Public Hearing held on Thursday, 2007-OCT-04.

EXECUTIVE SUMMARY:

A Public Hearing was held on 2007-OCT-04, the subject of which was two items. Approximately 70 members of the public were in attendance. Minutes of the Public Hearing are attached.

BACKGROUND:

1. BYLAW NO. 6000.078:

OCP11 – 6975 Island Highway North

This bylaw, if adopted, will amend Schedule A (Future Land Use and Mobility) of the "OFFICIAL COMMUNITY PLAN BYLAW 1996 NO. 6000" by designating the subject property as "Regional Shopping Town Centre." The subject property, previously located within the Regional District of Nanaimo, was incorporated into the City of Nanaimo in 2003, but is still subject to the "Regional District of Nanaimo Lantzville Official Community Plan Bylaw No. 974, 1995." The subject property is legally described as LOT A, DISTRICT LOT 26, WELLINGTON DISTRICT, PLAN 12781, EXCEPT PART IN PLAN VIP62700.

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

Two verbal and one written submission were recognized at the Public Hearing for this bylaw.

2. BYLAW NO. 6000.076:

OCP38 – 1200 Frew Road, 1560 and 1650 Island Highway South

This bylaw, if adopted, will make text amendments to the City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 1996 NO. 6000" to provide for a comprehensive mixed use development of residential, commercial and industrial uses.

The proposed amendments will provide for development of a major retail centre within the South Nanaimo area. The 'Town Centre' is intended to provide a mix of retail and office uses, together with residential, accommodation or other supporting uses adjacent or in close proximity to the commercial uses. The 'Regional Shopping Town Centre' is proposed as a destination retail area, including "large box" retailers. 'Neighbourhoods' are intended to provide a mix of housing types, ranging in densities from 30 to 50 units per hectare, and 50 to 150 units per hectare, based upon location. The 'Service Industrial Enterprise Area' will accommodate light industrial type uses, including warehouse, light manufacturing, distribution centres, accommodation, and technology oriented research and development. A proposed 'Local Service Centre' will also be provided for neighbourhood conveniences.

Future development of the site is subject to a detailed Master Plan and Phased Development Agreement for individual areas.

This bylaw, if adopted, will also amend Schedule A (Future Land Use and Mobility) of the "OFFICIAL COMMUNITY PLAN BYLAW 1996 NO. 6000" by realigning the Urban Containment Boundary; and Schedule A-7.3 (Chase River Neighbourhood) of the "OFFICIAL COMMUNITY PLAN BYLAW 1996 NO. 6000" by realigning the Urban Containment Boundary and redesignating the subject properties from 'Rural Resource Lands' and 'Industrial Enterprise Area' to 'Neighbourhood', 'Town Centre', 'Regional Shopping Town Centre' and 'Service Industrial Enterprise Area'. Those portions of the subject properties within the Agricultural Land Reserve will remain outside the Urban Containment Boundary and retain the 'Rural Resource Lands' designation.

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 Reading and Adoption.

26 verbal and eleven written submissions were recognized at the Public Hearing for this bylaw.

Respectfully submitted,



D. Lindsay
Manager, Planning Division
Development Services Department

/pm

Council: 2007-OCT-29

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A. Tucker
Director, Planning & Development
Development Services Department

**MINUTES OF THE PUBLIC HEARING HELD PURSUANT
TO THE LOCAL GOVERNMENT ACT IN THE BOARD CHAMBERS
OF THE REGIONAL DISTRICT OF NANAIMO,
6300 HAMMOND BAY ROAD, NANAIMO, BC, ON THURSDAY, 2007-OCT-04,
TO CONSIDER AMENDMENTS TO THE CITY OF NANAIMO
"OFFICIAL COMMUNITY PLAN BYLAW 1996 NO. 6000"**

PRESENT: Mayor G.R. Korpan
Councillor W.L. Bestwick
Councillor M.D. Brennan
Councillor J.D. Cameron
Councillor W.J. Holdom
Councillor C.S. Manhas
Councillor L.D. McNabb
Councillor L.J. Sherry
Councillor W.M. Unger

STAFF: A. Tucker, Director, Planning & Development, DSD
D. Lindsay, Manager, Planning Division, DSD
B. Anderson, Manager, Community Planning Division, DSD
D. Jensen, Planner, Community Planning Division, DSD
P. Masse, Planning Clerk, Planning Division, DSD

PUBLIC: There were approximately 70 members of the public present.

CALL TO ORDER:

Mayor Korpan called the meeting to order at 7:01 pm and asked Mr. Lindsay to explain the required procedure for this evening's Public Hearing. Mr. Lindsay explained the required procedure in conducting a Public Hearing and the regulations contained within Section 892 of the *Local Government Act*. Mr. Lindsay 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 and Adoption on Official Community Plan Amendment Bylaws No. 6000.078 and 6000.076, at the next regularly scheduled Council meeting of 2007-OCT-29.

1. BYLAW NO. 6000.078:

OCP11 – 6975 Island Highway North

This bylaw, if adopted, will amend Schedule A (Future Land Use and Mobility) of the "OFFICIAL COMMUNITY PLAN BYLAW 1996 NO.6000" by designating the subject property as "Regional Shopping Town Centre." The subject property, previously located within the Regional District of Nanaimo, was incorporated into the City of Nanaimo in 2003, but is still subject to the "Regional District of Nanaimo Lantzville Official Community Plan Bylaw No. 974, 1995."

The subject property is legally described as LOT A, DISTRICT LOT 26, WELLINGTON DISTRICT, PLAN 12781, EXCEPT PART IN PLAN VIP62700.

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

Mr. Jim Crawford, 945 Highview Terrace – Applicant Representative

- President of South Point Property Group, which has optioned the subject property from the Catrall family.
- Has reached an agreement with the Ministry of Transportation regarding access and is working on severance of that portion of the property located to the west of the Parkway.
- Proposal includes the construction of a hotel, upscale restaurant and mixed-use, retail shopping space. Preliminary discussions have taken place with two hotel operators who have expressed a strong interest in the project, but who will not commit until rezoning is approved.
- This OCP amendment is concerning land use issues only; access and engineering issues will be dealt with when, and if, the amendment is approved.

Mr. Dave Hammond, 3712 Glen Oaks Drive – Owner Representative

- Representing the Catrall family who are the registered owners of the subject property, and have been for 48 years.
- The property was "split" by the construction of the Nanaimo Parkway, with some of the subject property now under the jurisdiction of Lantzville; it is the Nanaimo portion of the property that is the subject of this evening's application.
- Challenges of the property are due to the complicated circumstances caused by the construction of the Parkway. The family has attempted for many years to move the approval process forward and they believe now is the time for the property to be considered as an "equal" to the neighbouring properties by the OCP.

No further written or verbal submissions were received for this Bylaw.

2. BYLAW NO. 6000.076:

OCP38 – 1200 Frew Road, 1560 and 1650 Island Highway South

This bylaw, if adopted, will make text amendments to the City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 1996 NO. 6000" to provide for a comprehensive mixed use development of residential, commercial and industrial uses.

The proposed amendments will provide for development of a major retail centre within the South Nanaimo area. The 'Town Centre' is intended to provide a mix of retail and office uses, together with residential, accommodation or other supporting uses adjacent or in close proximity to the commercial uses. The 'Regional Shopping Town Centre' is proposed as a destination retail area, including "large box" retailers. 'Neighbourhoods' are intended to provide a mix of housing types, ranging in densities from 30 to 50 units per hectare, and 50 to 150 units per hectare, based upon location.

The 'Service Industrial Enterprise Area' will accommodate light industrial type uses, including warehouse, light manufacturing, distribution centres, accommodation, and technology oriented research and development. A proposed 'Local Service Centre' will also be provided for neighbourhood conveniences.

Future development of the site is subject to a detailed Master Plan and Phased Development Agreement for individual areas.

This bylaw, if adopted, will also amend Schedule A (Future Land Use and Mobility) of the "OFFICIAL COMMUNITY PLAN BYLAW 1996 NO. 6000" by realigning the Urban Containment Boundary; and Schedule A-7.3 (Chase River Neighbourhood) of the "OFFICIAL COMMUNITY PLAN BYLAW 1996 NO. 6000" by realigning the Urban Containment Boundary and redesignating the subject properties from 'Rural Resource Lands' and 'Industrial Enterprise Area' to 'Neighbourhood', 'Town Centre', 'Regional Shopping Town Centre' and 'Service Industrial Enterprise Area'. Those portions of the subject properties within the Agricultural Land Reserve will remain outside the Urban Containment Boundary and retain the 'Rural Resource Lands' designation.

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 Reading and Adoption.

Chief Viola Wyse, Snuneymuxw First Nation – Applicant Representative

- Introduced Snuneymuxw Council present at the hearing: Councillor Sandra Good, Councillor Bill Yokum, Councillor Mike Wyse, Economic Development Officer Dave Mannix, and Administrator, Sandra Brown.
- Pleased to represent Island Wolf Properties and is excited about the partnership between Snuneymuxw First Nation and Northwest Properties to develop the south Nanaimo lands.
- This project is the first of its kind for the Snuneymuxw people, and not only will it bring much-needed services to residents of this part of the region, but it will also bring economic development to the Snuneymuxw people and provide a real business opportunity for them.
- Snuneymuxw First Nation's involvement in this project and others in the Nanaimo area is important for the economic growth of the region and for the people of the south end of Nanaimo.

Mr. David Thom, 1285 West Pender Street, Vancouver - IBI Group Managing Partner

- IBI Group is the firm consisting of "master planners" and urban designers for this project.
- Mr. Thom's presentation is attached as part of "Schedule A – Submissions for Bylaw No. 6000.076".

Mr. Richard Wozny, Vancouver, BC – Cushman & Wakefield LePage Inc., Vice President

- Has been a real estate consultant for 22 years and has worked on the development of over 400 shopping centres and thousands of acres of industrial and residential lands.
- Works for and with all parties including government and developers; provides objective, reliable advice as to impact, property value and optimal land use.
- Mr. Wozny's presentation is attached as part of "Schedule A – Submissions for Bylaw No. 6000.076".

Councillor Manhas asked for clarification regarding the total amount of land, in square footage, that is being reserved for industrial lands within the project.

Mr. Thom noted that the total amount of industrial building space between the two parcels is 1.1 million ft².

Mr. Fred Pattje, 2830 Fandell Street – FPN Representative, Opposed

- Mr. Pattje's presentation is attached as part of "Schedule A – Submissions for Bylaw No. 6000.076".

Mayor Korpan noted that the RDN authorized and supported this application at their regular meeting of Tuesday, 2007-OCT-02.

Councillor Holdom asked Mr. Pattje for clarification regarding what the FPN position is on the densification of existing suburban neighbourhoods within Nanaimo.

Mr. Pattje responded that as long as densification is within the Urban Containment Boundary (UCB), then liveable neighbourhoods could be created using many tools that are too detailed to go into at this hearing.

Councillor Holdom reiterated that he is interested to know the FPN position regarding densification.

Mr. Pattje noted that there are many ways to achieve infill densification, including working with neighbourhoods, adding that infill densification should be a priority for the City. When the City initiated the OCP review in November 2006, four panellists spoke at the meeting, including Cheeying Ho of Smartgrowth BC. She is a woman to be respected and represents an organization to be respected within BC. Ms. Ho has expressed that "you don't mess with the UCB until it's full"; Nanaimo's is not full until 2031, and there is projected room for 37,000 additional inhabitants.

Councillor Holdom asked for confirmation of whether Mr. Pattje is in favour of the densification of existing neighbourhoods, regardless of whether or not the neighbourhood agrees with it.

Mr. Pattje responded that densification should only occur with detailed and well-intentioned consultation with the affected neighbourhoods. Nanaimo has 15 or 16 neighbourhoods, and only four or five currently have neighbourhood plans. The OCP stated 10 years ago that 'Neighbourhoods' are the building blocks of our society. The way this City has created neighbourhood plans, it would take another 10 years to create plans for the remaining 10 neighbourhoods; does not believe there has been serious effort on behalf of the City to complete those plans. Growth should be community driven, not developer driven, with no ad hoc or market driven development.

Councillor Brennan asked if the FPN has had an opportunity to consult with the Chase River Neighbourhood Association regarding this project.

Mr. Pattje confirmed that the FPN has had some input from members who live within the Chase River area.

Councillor Brennan asked if the FPN has spoken with the Chase River Neighbourhood Association about this project.

Mr. Pattje confirmed that the FPN has not contacted the Chase River Neighbourhood Association regarding their opinion of this project.

Councillor McNabb asked for clarification on where the information comes from for the statement that the City has enough land until 2031.

Mr. Pattje responded that a speaker from Urban Futures presented these statistics regarding the demographics of Nanaimo.

Councillor McNabb noted that the amount of people that move into the RDN and Nanaimo area per year is approximately 15,000 people.

Mr. Brian Chatwin, 3689 Glen Oaks Drive – In Favour

- Has no affiliation with the applicant; is in favour of this amendment to the OCP because of the positive effect this project would have on the community and entire City.
- Has worked with the OCP for many years and believes it is a good, well thought out document. Like all plans and documents, it is a dynamic instrument that needs to be subject to change, as required.
- Has been an ambiguity to the OCP that has bothered him; there is a strong urging to reduce vehicular traffic; however, all of the shopping is at the north end of the City, which requires all citizens in the south end of the City to travel to the north end. Environmentally speaking vehicular traffic is the highest polluter and, as it stands now, half of our entire community needs to travel to the other end of the City to shop.

Mr. Russ Burke, 6061 Parkway Drive – In Favour

- Has no affiliation with the applicant of this project. Was in Campbell River when Northwest Properties collaborated with the Campbell River Indian Band and developed the shopping centre there. Was an excellent project that built capacity within the First Nations and he looks forward to the same sort of capacity with this project in Nanaimo.
- Snuneymuxw First Nation is a neighbour of ours and will be an important partner in the development of our downtown; believes it is important that we develop a strong working relationship.

Mr. Casey Timmermans, 3140 Graham Road – In Favour

- Lives in the Yellow Point area, which will be affected by the development.
- Believes the growth in this region, including the trend of aging demographics moving here from all over the country, has been grossly underestimated.
- This project will be positive for Snuneymuxw First Nation for employment opportunities and to give them a much-needed footprint in the economy. Would be positive for the whole community.

Mr. Ryan Brown, 740 Starling Place – Opposed

- Speaking as a current Director of FPN and a concerned citizen of Nanaimo.
- Perhaps naïve, but he cannot picture the citizens of this City waiting excitedly for the arrival of a new “Bed, Bath and Beyond”. No longer will affordable housing or downtown revitalization be a problem, because we will have more sprawling commercial space and single-family residential development.
- Thanked Councillors for promoting Nanaimo in the greatest way possible, by following the OCP’s motto of sustainability and sustaining Nanaimo’s excessive capacity of per capita commercial space. If the market for commercial space in Nanaimo is not already overly saturated, then it will be with this project.
- People from the north end of the City will bypass the downtown in their cars so they can shop at big box stores in the south end.
- This is a very serious matter for the future of Nanaimo. This development defies all logic of the supported goals of the OCP. Why have a plan if we continue to do more of the same bad development.
- Not only is this an unnecessary development, it is being done without any of the design principles that are advocated to achieve smart urban design.
- The zoning layout may have been impressive if it was the 1950’s, but planning principles have evolved since then. After the last several decades of sprawling development, and the problems it has caused for the efficient and healthy functioning of Nanaimo, why will there be even an inkling of support for such an atrocious development proposal. Finds it difficult to see how Council can find any need for an OCP if they ignore all of its principles.
- If we are truly going to move towards a sustainable Nanaimo, then maybe it should be backed up with more than words.

Mayor Korpan noted that no decision has been made regarding this application, adding that any reference to it being approved at this point is premature.

Mr. Jordon Ellis, 5314 Williamson Road – Opposed

- Speaking on behalf of the Green Party of Nanaimo and Port Alberni, Provincially and Federally.
- The concept of community means people should be able to live, work, shop, seek recreation and be able to worship near where they live. The Green Party supports this concept of community as it results in less vehicular travel, better land use and diversification, and ownership of the community by the people who live within it.

- The original Plan Nanaimo supported the basic ideas of encouraging a complete community rather than housing complexes, shopping centres and industrial complexes as separate entities. Development over the past ten years in Nanaimo seems to have strayed from these concepts.
- Growth is not an end in itself. Restrictions should be put in place that ensure the residential, commercial and community service aspects be built together at the same time. It is not reasonable to allow a developer to begin by building a huge shopping mall, promising to add residential and other components later on. This will be difficult to control once approval has been given.
- Businesses of a certain size require Regional Shopping Town Centre designation. Such businesses have very limited desirability as they encourage people to travel from out of their own community. Woodgrove is such a shopping centre and depends upon a customer base drawn from Duncan to Port Hardy in order to survive.
- Has lived in North Nanaimo for six years and never has walked to Woodgrove.
- The challenge that this project poses to the whole of Vancouver Island affects other small communities economically, socially, culturally, and environmentally. Yet, the local communities who suffer from the proliferation of Regional Shopping Town Centres concepts still have to pay to support the development through general costs of infrastructure, such as highways.
- Downtown Nanaimo has been negatively affected for years by the past shopping centre development in the north end. Millions of dollars and much time and effort are being expended in the downtown by this Council to try to rectify those negative results.
- The proposed south end proposal seems diametrically opposed to the efforts of the City to rebuild the downtown, and is in direct competition with the development in the Southgate area of Chase River. Southgate is developing naturally, as services are required; this development will hurt them.
- Not sure if the residents of the south end having to drive 5 km versus 15 km are going to consider this a benefit, compared with the people who will need to travel all the way from the Duncan area to south end shopping centre.
- The subject properties consist of good forestland that should not be considered unproductive. We need to recognize the value and need for this kind of undeveloped land in and around our communities as part of a healthy community. Not all developable land needs to be developed.
- Invites Council to consider the perception that is now being held by some citizens of the community that this not a project that needs to go ahead at this time.

Ms. Michele Catley, 2165 Nictash Street – Opposed

- Ms. Catley's presentation is attached as part of "Schedule A – Submissions for Bylaw No. 6000.076".

Councillor Brennan asked Staff to clarify whether or not an application had been made to remove land from the Agricultural Land Reserve (ALR), as the speaker had suggested.

Mr. Tucker noted that the ALR lands are not a part of this application.

Councillor Brennan asked Staff to confirm the year 2031 when the UCB should or could be altered for additional capacity.

Mr. Tucker responded that one of the background reports that Staff produced for the OCP review was a Land Capacity Study (Sheltair Group).

This report found that there was adequate capacity within the existing UCB to accommodate growth up until 2031 with the proviso that approximately 45% of the lands available for additional capacity are lands that are already developed. For example, a single-family dwelling sited on land that falls below density permitted by zoning. Those property owners would then have to redevelop their lands for the City to obtain the desired capacity. The Land Capacity Study also indicated that a shortfall of Light Industrial lands, and a demand for approximately 2.2 million ft² of retail in the City.

Mayor Korpan noted that the Land Capacity Study also indicated that the capacity is based on much higher density usage than has been attempted in the City for the past 20 years.

Mr. Tucker noted that one of the indications coming out of the Land Capacity Study was that people were tending not to develop to the maximum so the theoretical amount of capacity and what was actually built was often quite a bit lower.

Councillor Sherry noted that the Land Capacity Study identified that there were single-family dwellings on parcels that need to be redeveloped for higher capacity, adding that some of these parcels with single-family homes are located on 2 – 5 acre parcels, which could accommodate a much higher capacity.

Mr. Bryan Tysowski, 1640 Extension Road – Not Stated

- Not affiliated with the project in any way.
- Was approached 15 years ago by Inuit First Nations representatives, who owned the subject properties at that time, and the biggest concerns at that time were traffic and access.

Mr. Steve Beasley, 55 Dawes Street – Opposed

- The priority for our community should be increased densification in residential areas.
- The issues we are facing in our community are similar to those issues being faced around the world - increased populations, increased impacts on our environment / climate. We have a collective responsibility to reduce our urban footprint. This proposal stands in opposition to what should be our priorities for development.
- The proposal is a good proposal for urban sprawl, much like the development in the north end which was "bad development".
- Works with the Malaspina Students Union. This kind of development affects students' ability to get to and from their homes because the transit system in the City is inefficient; this further relates to the bad urban development that is in place.
- If the OCP is going to be reviewed, why is it necessary to approve a project of this size? The review should be the priority, with community input, and then this proposal can be looked at again.

Councillor Holdom noted that he is in favour of densification and infill. Asked the speaker if he had to choose between imposing medium-density buildings within an existing residential single-family neighbourhood or extending the UCB, which would he choose?

Mr. Beasley responded that we have a responsibility to go beyond those two choices, take a look at what other communities are doing, and find ways that we can work with our neighbourhoods to increase densification. Communities can benefit by working with land owners to educate them and show that increased density is not necessarily bad for their community, and provide examples of where it has worked well.

There is a lot of academic discourse surrounding urban planning and he would advocate the principles around "new urbanism" and thinking outside of the box, rather than corresponding to NIMBY #1 versus NIMBY #2.

Mr. Simon Shackner, 110 Irwin Street – Opposed

- Not affiliated with this project.
- Nanaimo has a "legacy" of big box stores and this is a legacy that should not be encouraged to continue.
- All we are is a corporate logo; come to Nanaimo to go to WalMart, Costco, etc; there is a lot more to a community than having the flag of a multi-national company.
- Downtown Nanaimo has small businesses; allowing additional big box shopping affects these businesses negatively, which then negatively impacts the community and local culture.
- We have a booming economy, yet the 'big box retailers' are paying the lowest wage rate possible, by law, to their employees.

Mayor Korpan noted that most speakers have been referring to the proposed Regional Town Shopping Centre, which comprises approximately 25% of the overall proposal. Council would like to be informed about opinions of the remaining components of the project regarding the neighbourhood designations on either side of the highway, the town centre and the service industrial area as well.

Mr. Dan Appell, 3233 Fieldstone Way – Opposed

- No affiliation to this project.
- Up to now there have been two approaches to sustainability; finding out what it takes to become sustainable and then doing that, or doing what we have always done and calling it sustainable.
- Merits of the project, as stated by Staff, have been that it provides a shopping centre for the south of Nanaimo, it provides opportunity to place industrial land in an area of the City, and it supports the Snuneymuxw First Nation. All of these are valid reasons but none of them are particularly sustainable.
- One of the goals we should have, in terms of sustainability, is to support the Snuneymuxw First Nation. We would all like them to succeed, especially on a project similar to this where we could see real benefits. The problem with this project is that it is not sustainable.
- Spoke with Mr. Tucker, who stated that Nanaimo in its present form is not sustainable. If Nanaimo is not sustainable now, more development will not make it sustainable.
- Challenged the Snuneymuxw First Nation to put together a plan that is sustainable and then lets all proceed together to achieve that. Suggests leaving the UCB as it is but leave the option open for a truly sustainable plan.

Councillor Holdom asked the speaker to define the word "sustainability".

Mr. Appell said "sustainable" means "do or die". Sustainability is what it takes to survive. Sustainability is doing more with less; if you can do more with less you can do a lot to improve the economy. Looking forward to growth but not looking forward to more of the same.

Ms. Kathleen Erickson, 41 Nicol Street – Opposed - President, NCCA / OCQA

Mr. Eric McLean, 426 Fitzwilliam Street – Opposed - President NCCA / OCQA

- Ms. Erickson's and Mr. McLean's presentation is attached as part of "Schedule A – Submissions for Bylaw No. 6000.076".

Mr. Blake McGuffie, 10 Esplanade – Opposed

- As both a citizen and former Councillor, was very involved in the creation of the current OCP. The OCP was designed to ensure that the policies in place encouraged infill. There were several reasons for this, including mitigating development costs to the City. Services are in place and a recent inventory commissioned by the City indicates there is a large remaining inventory of developable lands within the present boundaries.
- This proposal benefits only the developers. Development will continue throughout the City whether the UCB is adjusted or not. The contractors and sub trades will have plenty to do regardless as growth continues. A strong argument has been made that the infill projects at a smaller scale ensure local trades; the tendency of large developers is to bring in large contractors from out of town.
- The underlying question for Council in any application is "how does it benefit the community". This application poses a risk to the community in that it promotes the continuation of urban sprawl and has the potential to undermine the great policy work currently in place to encourage infill. To support this application would be to ignore the history of the unfettered commercial development of the past and the damage it did to the downtown core and the money the taxpayers are currently expending to reverse this damage with the construction of Port of Nanaimo Centre (PNC).
- There will be a time when this application is appropriate; that time is not now. It is important to note that in the applicant's presentation to the DNP, they stated that the industrial lands would actually develop last because of the fact that services would have to extend through the rest of the property. There is some potential demand for Light Industrial property within the community. If we had rules in place that required Light Industrial rather than commercial or office use, we would have more inventory and opportunity to attract the kind of jobs that Light Industrial would attract.

Mr. Frank Murphy, 360 Selby Street – Opposed

- Mr. Murphy's presentation is attached as part of "Schedule A – Submissions for Bylaw No. 6000.076".

Mr. Jim Young, 1417 Fielding Road – In Favour

- Has resided at his property in Chase River for 35 years and a portion of his property is within 100 metres of the subject properties; he has walked the lands many times and is very well acquainted with them.
- Has been active in community affairs for many years. Activities have included Director and member of the Chase River Community Association, volunteer firefighter in Chase River, Chair of the steering committee that formed the Chase River Neighbourhood Plan adopted in 2000, and sat for two years on PNAC. Has always been a supporter and advocate of Plan Nanaimo.

- In January 2007, the proponents for the proposal attended the Chase River Neighbourhood Association meeting and outlined the development plans for over 700 acres within the community.
- Many residents have expressed concerns; however, the majority support this proposal. The Chase River Neighbourhood Association President has submitted a letter outlining the Association's support (attached as part of "Schedule A – Submissions for Bylaw No. 6000.076").
- Chase River is one of the few areas in Nanaimo where young families are settling and the school population is growing.
- Community residents are fed up with having to travel many kilometres across the City to shop in stores where prices are reasonable and items are available.
- If the proposal goes forward, the neighbourhood will lose a great deal of its rural ambiance, something highly valued, and altering the UCB is a concern to many people. Access and traffic concerns have also been noted. However, the majority will support this proposal.
- Properties were purchased in fee simple and not through a treaty arrangement. They are to be developed by a single ownership group, including the Snuneymuxw First Nation, which is a positive thing.
- The remaining 600+ acres will include almost 300 acres of green space; combining that with the phased out landfill, this would be a model, self-contained place to live. ALR land is left intact.
- The proposed Town Centre will be much superior in several ways to the problematic town centre area in the present neighbourhood plan, where a small area is "sliced and diced" by highways, railways and waterways.
- This is an excellent opportunity for this huge tract of land to be developed in the most well planned fashion by experienced, well-intentioned and cooperative people under the guidelines and direction provided by the City of Nanaimo.

Ms. Marilyn Zink, 1873 White Blossom Way – In Favour

- Has lived in the Cinnabar Valley for 15 years, the area is growing and will continue to do so.
- Neighbourhood needs better shopping options.
- Cinnabar Valley Elementary School is the only school in the City that is growing. Need to accommodate the growing community.
- Appreciates the layout and environmental considerations of the proposal. Suggests that trails be included into the development.

Mayor Korpan confirmed that it is City policy to include multi-use trails throughout the community, particularly interconnection between neighbourhoods, and there are mandatory aquatic setbacks.

Mr. Ron Bolin, 3165 King Richard Drive – Opposed

- Mr. Bolin's presentation is attached as part of "Schedule A – Submissions for Bylaw No. 6000.076".

Mr. Doug Catley, 2165 Nictash Place – Opposed

- Does not believe that a Regional Shopping Centre is a benefit to a community; it takes people out of their respective communities to shop somewhere else.
- An application had been submitted for a big box store on Bowen Road, which was subsequently denied due to its large size and regional scale.
- This proposal is 15 years too late; there are new parameters in which to judge feasibility. With a development of this scale, it should be varied and a complete community.
- Southgate is currently being built and expanded in Chase River, which is positive. Shopping options are needed in the south end, but not regional shopping; need local growth only.

Mr. Fred Taylor, 204 Emery Way – Opposed

- This proposal would continue what has taken place in Nanaimo for many years; one development after another, further away from the downtown core, leaving already created developments with empty space.
- Campbell River has a lot of empty rental space in its core, and Nanaimo's malls show rental space that could be better utilized.
- Surprised that the Chase River Neighbourhood Association is in support of this proposal, especially since investors are finally looking at developing their town centre.
- Would like to see this proposal go back to the drawing board to determine where the town centre should be and then determine the best way to invest and develop.
- Not satisfying density requirements; we have much vacant space throughout the City that we can use.
- A Canadian Tire store was proposed on Bowen Road and was denied. Wonders if Council's plan is to cater to the regional areas of the City only.

Mayor Korpan noted that the big box proposals along Bowen Road worked against Plan Nanaimo principles; Regional Town Shopping Centres were to be located in the peripherals of the community so that the internal roads would not be overtaxed, and because of high servicing costs.

Mr. Taylor noted that a Canadian Tire store would have suited the area.

Mayor Korpan stated that Council wanted to maintain some of the industrial lands in that area as well, and not convert useful and needed industrial lands into commercial and retail space.

Councillor Holdom asked the speaker if he sees a similarity between 'Light Industrial' uses and other uses such as regional distribution centres for Vancouver Island (i.e.: servicing regional retail centres). Is it possible to see regional shopping as a kind of industry that Nanaimo is becoming known for?

Mr. Taylor responded that he would rather see density and services created within existing areas and not at the outer edges of the City. Any development of this nature, regardless of where it is placed within the City, does not help the downtown core or any other established commercial area.

Ms. Nancy Mitchell, 403 – 225 Cypress Street -- Opposed

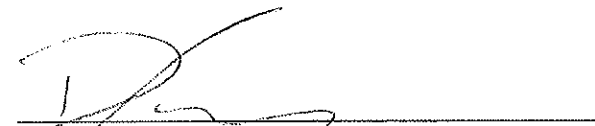
- Ms. Mitchell's presentation is attached as part of "Schedule A – Submissions for Bylaw No. 6000.076".
- Would like to see Snuneymuxw First Nation become part of the community, develop within the community and be neighbours in the community. However, from a planning perspective, this is not the right project. There is 15,000 ft² of commercial space that is vacant in the PNC; this would be an ideal investment for Snuneymuxw First Nation.
- When Home Hardware returns to Commercial Street, that would be an indicator that the downtown core revitalization efforts have succeeded; it would indicate that there is sufficient residential population to support that kind of retail outlet. This proposal will further undermine downtown revitalization efforts.

There were twelve written submissions recognized at the Public Hearing for this Bylaw and they are attached as part of "Schedule A – Submissions for Bylaw No. 6000.076".

MOVED by Councillor Sherry, SECONDED by Councillor McNabb, that the meeting be adjourned at 9:29 pm.

CARRIED

Certified Correct:



A. Tucker
Director, Planning & Development
Development Services Department

/pm
Council: 2007-OCT-29
G:\Devplan\Files\Admin\0575\20\Minutes\2007Oct04PHMinutes

Schedule “A”

Submissions

For

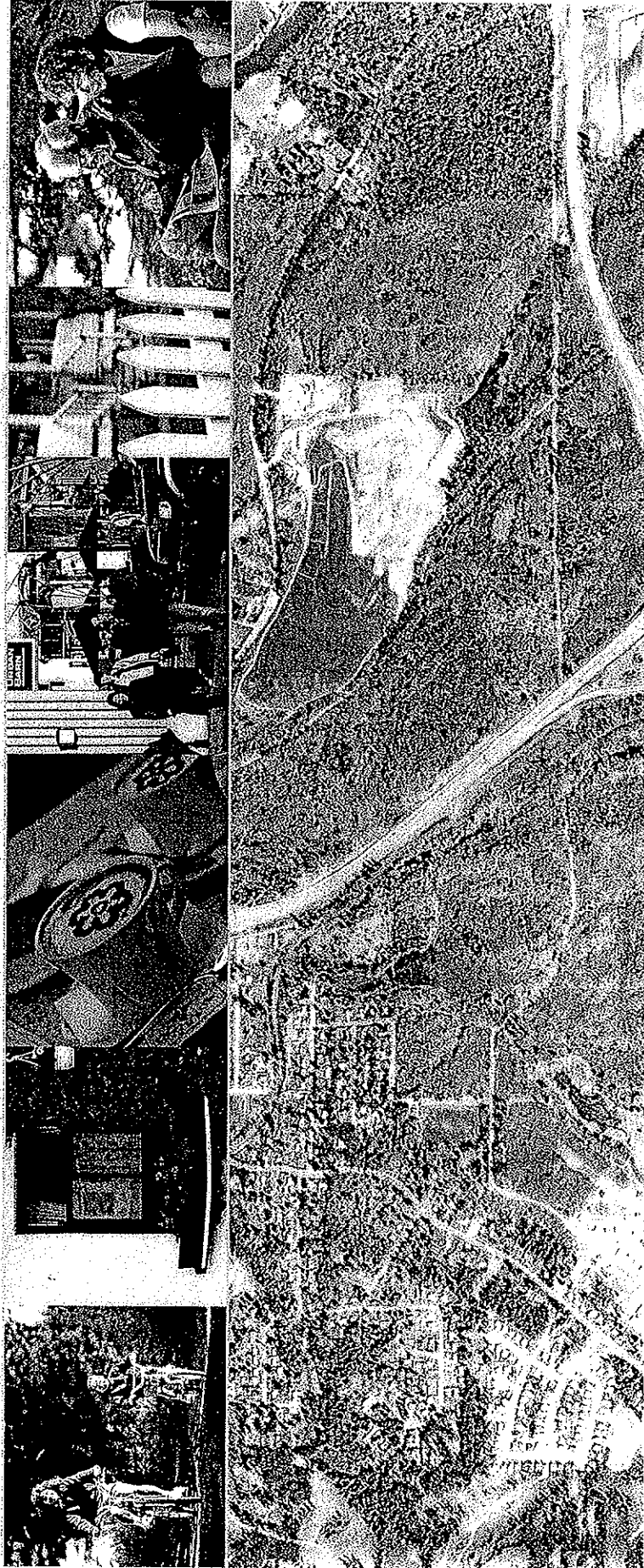
Bylaw No. 6000.076

**(OCP38 – 1200 Frew Road /
1560 & 1650 Island Highway South)**

Submitted by: Northwest Properties
to: Nanaimo City Council
Date: Oct 4/07



Introduction



South Nanaimo Lands

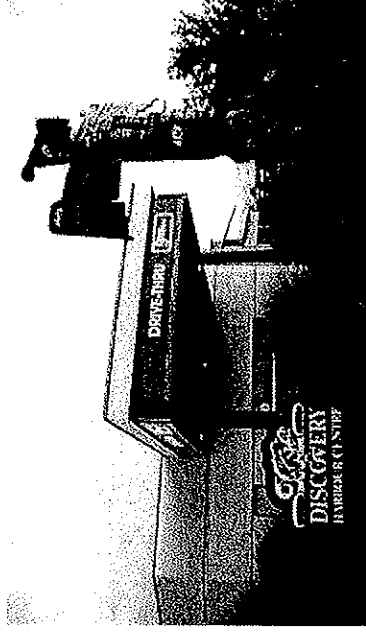
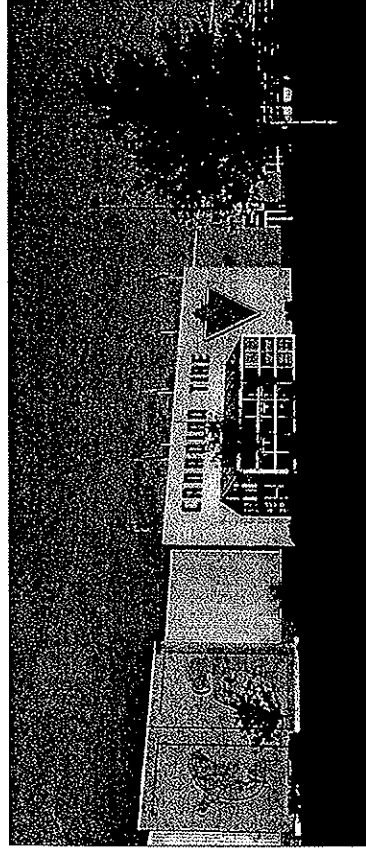


NORTHWEST
PROPERTIES



Development Team

- Real partnership: Northwest Properties + Snuneymuxw First Nations = Island Wolf Properties
- Island Wolf owns all land; no reserve land
- Successful history between Northwest Properties & First Nations with Discovery Harbour Shopping Centre in Campbell River



South Nanaimo Lands



NORTHWEST
P R O P E R T I E S

- [illegible]

South Nanaimo Lands

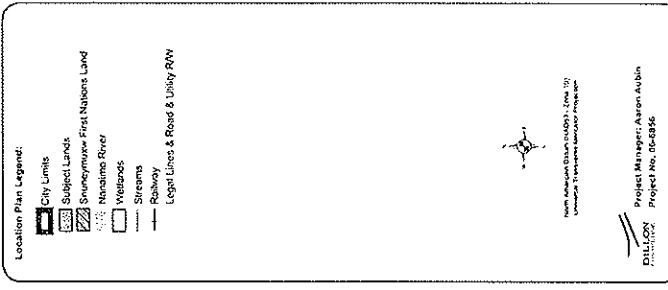
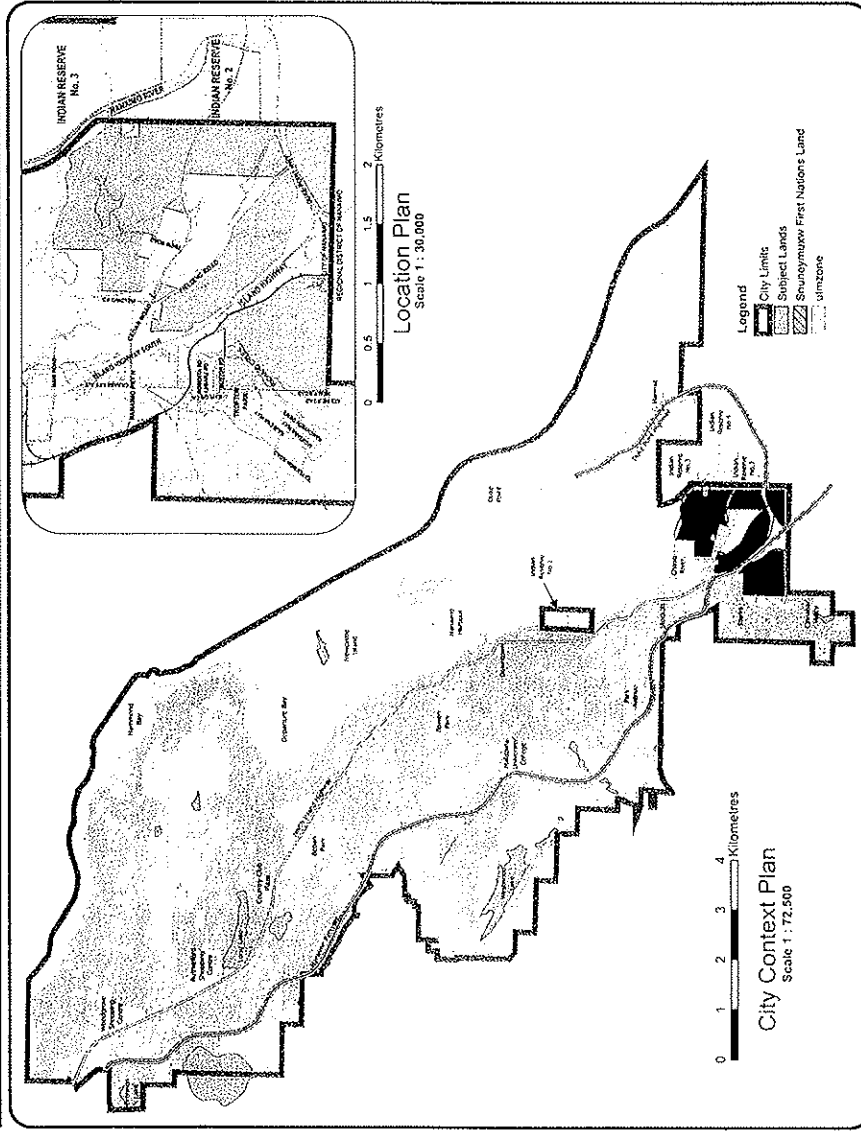


Shuneymuxw
First Nation



City Context

SOUTH NANAIMO LANDS



Context Plan

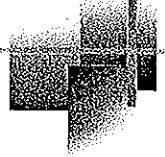
Date: November 2008
Figure No: 1.0

Official Community Plan
Amendment Application

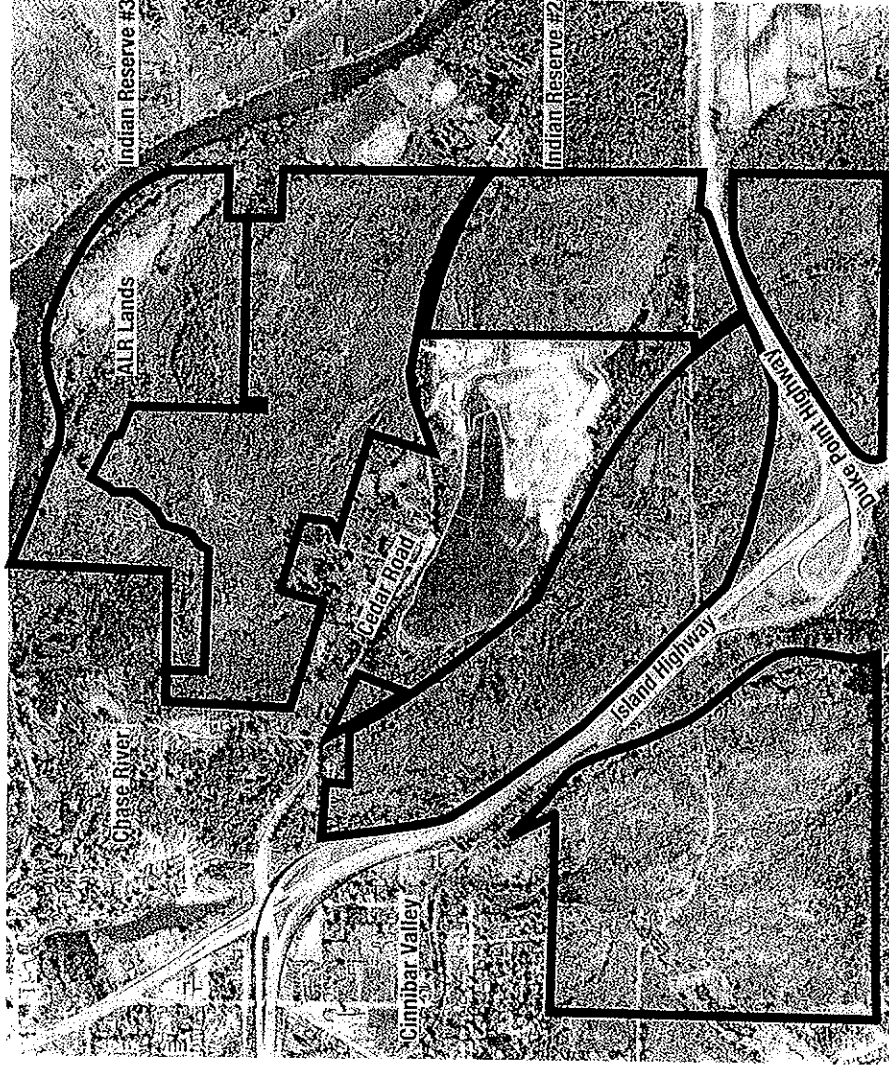


NORTHWEST
PROPERTIES

South Nanaimo Lands



Neighbourhood Context

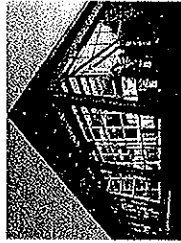
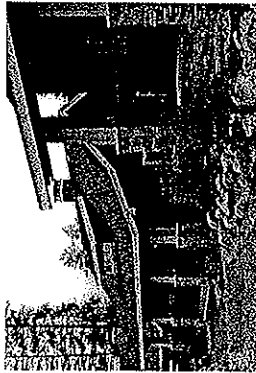


South Nanaimo Lands



NORTHWEST
PROPERTIES

Vision



South Nanaimo Lands is based upon key sustainable principles:

Walkable Neighbourhoods: The 10-minute walk

Most development is under ten-minute walk from potential transit stations: opportunities for alternative transportation and a healthy lifestyle.

Natural Habitat: Preserve & Enhance

Preserve large open spaces and fragile ecosystems.

Economic Opportunities: Many types of work

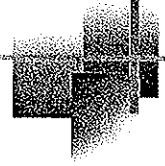
Provide range of employment & economic opportunities in retail and light industrial precincts.

Retail Centre: Anchor for south

Service for southern residents with 'lifestyle' centre & large format shops: reduce vehicle trips to north.



NORTHWEST
PROPERTIES



Sustainable Community Development

LEED for Neighborhood Development-Pilot Version

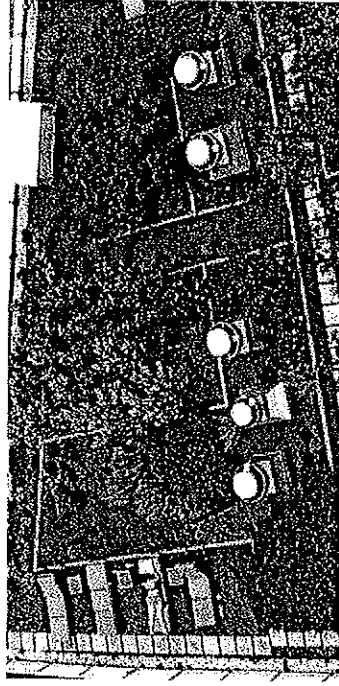
1. Smart Location & Linkage



2. Neighborhood Pattern & Design



3. Green Construction & Technology



4. Innovation & Design Process

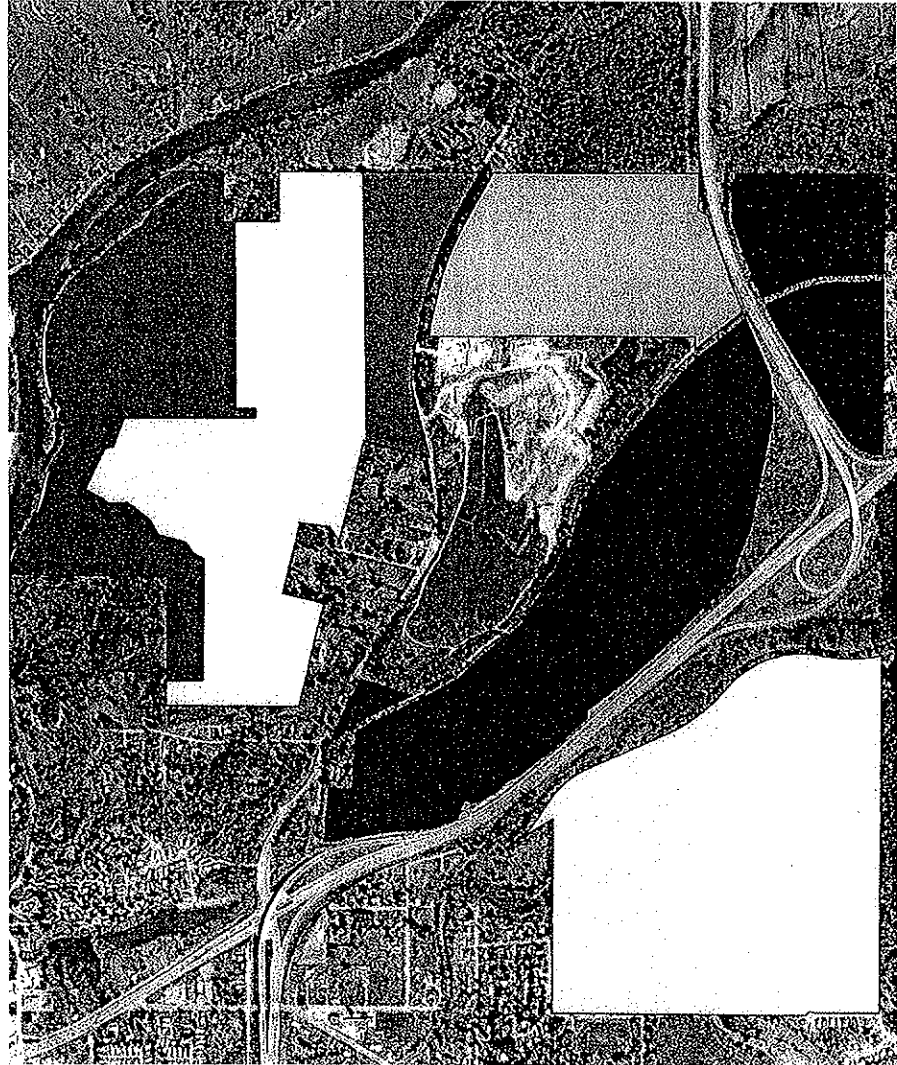


South Nanaimo Lands









NORTHWEST
PROPERTIES

Land Use Plan



South Nanaimo Lands

-  Town Centre
-  Low-Med Density Residential
-  Med-High Density Residential
-  Service/Research/Education
-  Industrial Enterprise Area
-  Agricultural Land Reserve



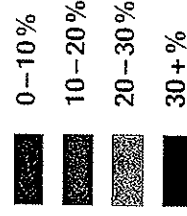
Environmental Preservation

Steep Slopes



South Nanaimo Lands

- Steep slopes preserved
- Development fits organically with natural terrain





Environmental Preservation

Wetland/Floodplain Ecosystems

- Protected wetlands, stream corridors
- Protected floodplain
- Protected ALR



South Nanaimo Lands

- Wetlands
- Riparian Assessment Area
- Floodplain



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Environmental Preservation

Open Space



South Nanaimo Lands

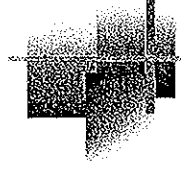
- Approximately 50% preserved as natural open space
- Augmented by neighbourhood parks
- Linked together with multi-use trails

Green Space



NORTHWEST
P E R T I E S

Shuremukw
First Nation



Environmental Preservation

Clustered Development Zones



South Nanaimo Lands

- Development on least sensitive zones: logged areas
- Clustered near existing roads to support transit

Development Zones



Green Space



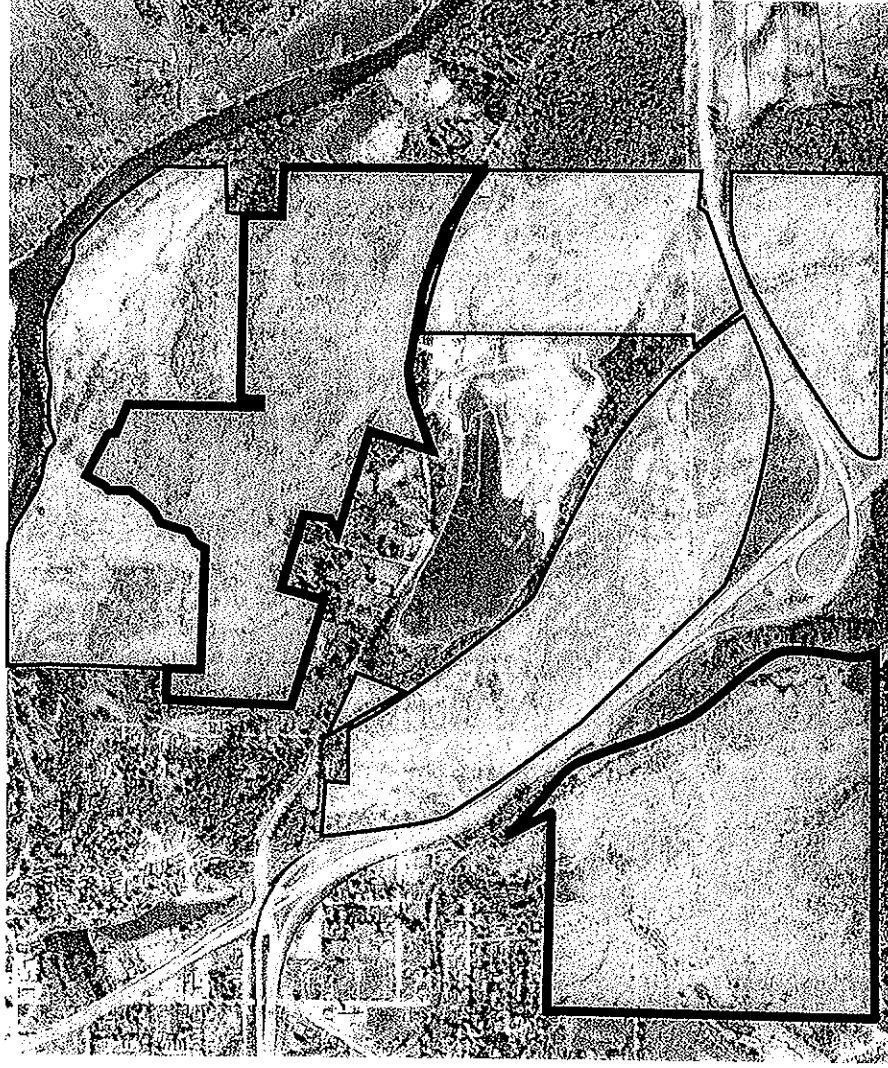
NORTHWEST
P R O P E R T I E S

Spuneymushw
First Nation



Residential Neighbourhoods

Program



South Nanaimo Lands

- Range of home types: single family, townhomes, apartments
- 400-500 homes in south west
- 1300-1500 homes in north west



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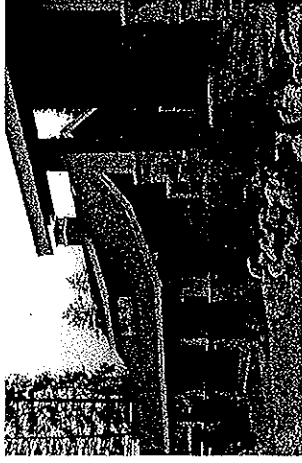
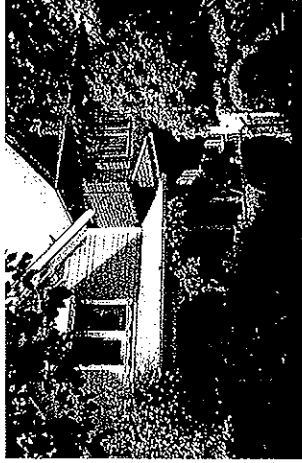
Squamish Nation
First Nation



Residential Neighbourhoods

Precedents

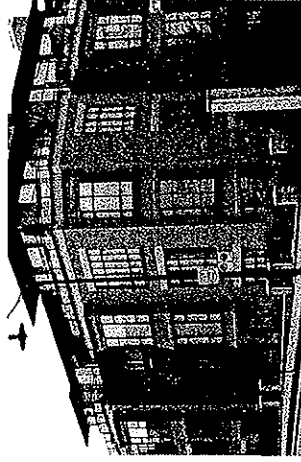
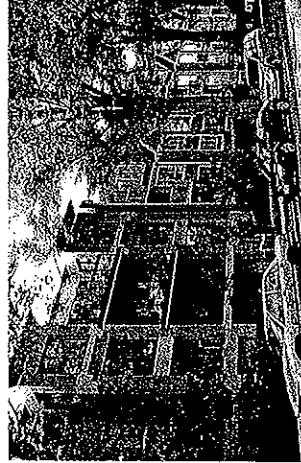
Single Family
Street & Lane Access
±50%



Multi-Family
at grade
(ie townhomes,
duplexes)
±40%



Apartments &
Condominiums
±10%



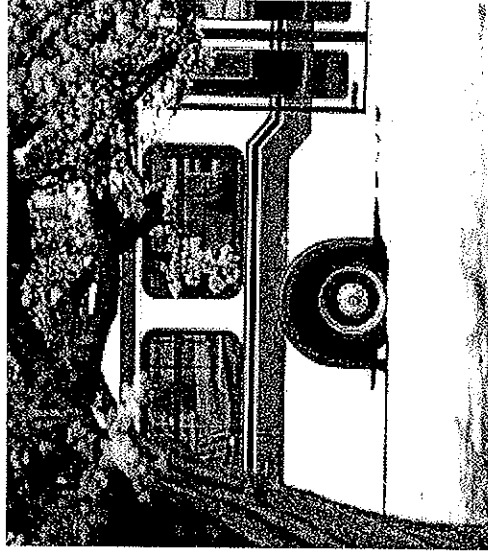
South Nanaimo Lands



Residential Neighbourhoods

Benefits

- Densities consistent with City's target – over 15 units per hectare (7 units per acre)
- Range of tenures & prices
- Results in vibrant, healthy communities
- Most homes within 10 minute walk of potential transit

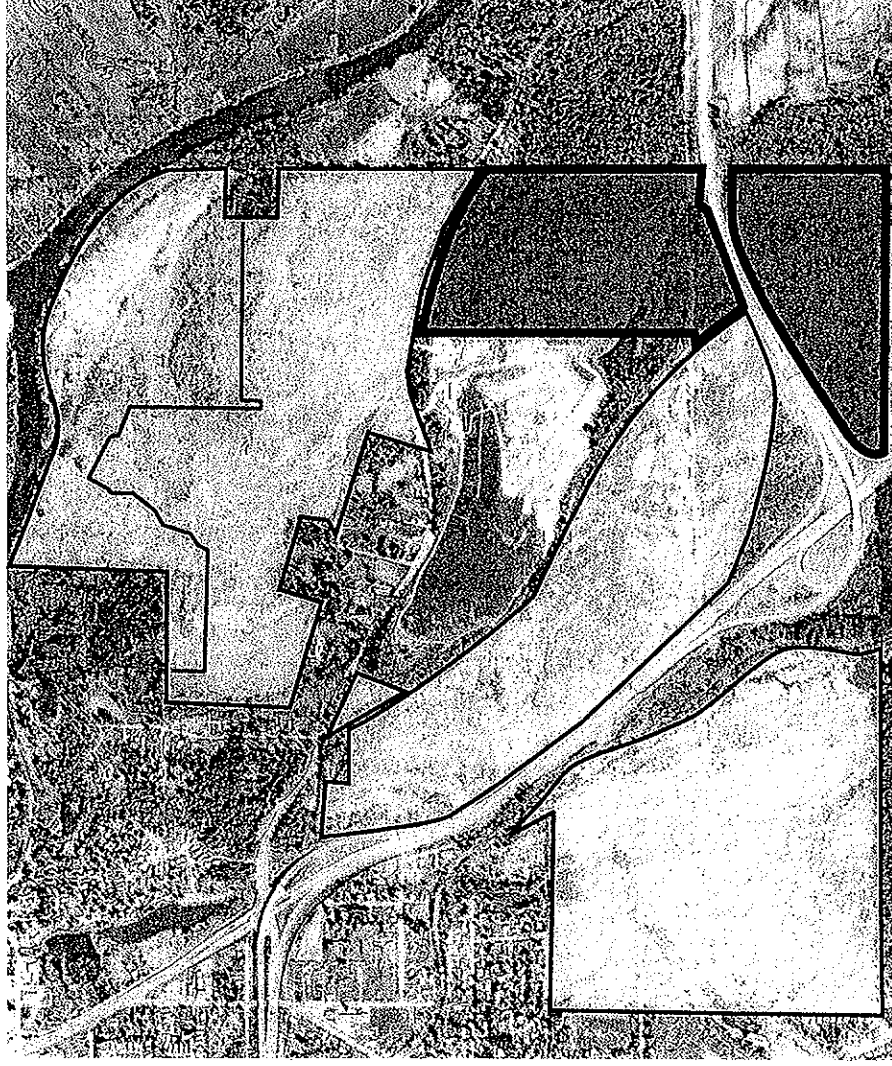


South Nanaimo Lands



NORTHWEST
PROPERTIES

Industrial Precincts Program



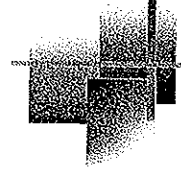
South Nanaimo Lands

- Currently zoned for heavy industrial
- Proposed as light industrial, distribution and warehouse
- 550,000 - 650,000 SF in North
- \pm 500,000 SF in South



NORTHWEST
PROPERTIES

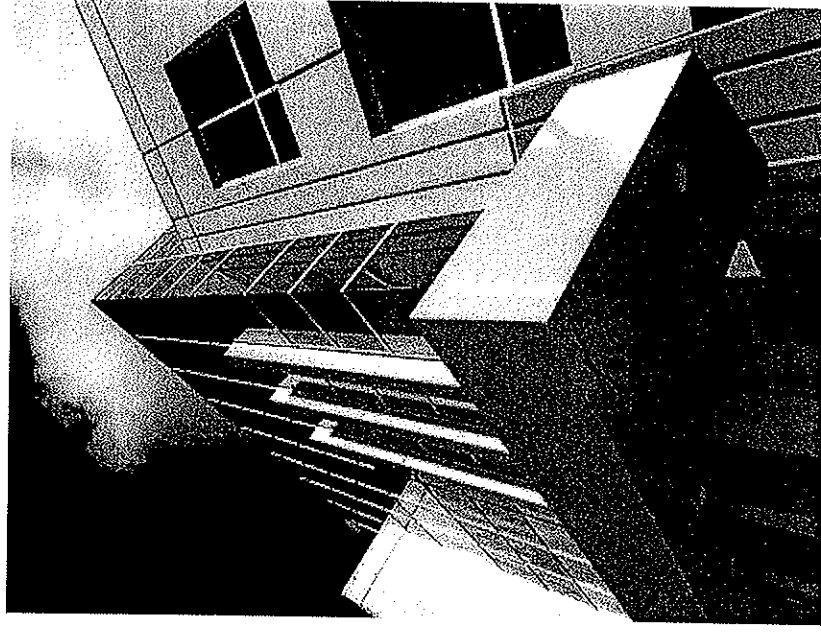
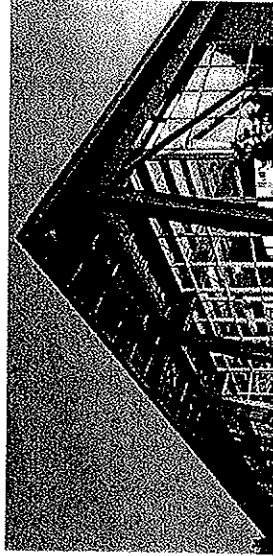
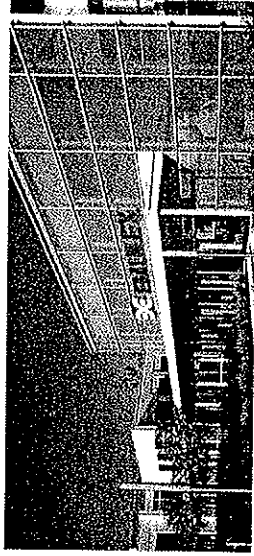
SHURENHOOD
FIRST NATION



Industrial Precincts

Precedents

- Light Industrial
- Warehouse
- Distribution



South Nanaimo Lands



NORTHWEST
PROPERTIES

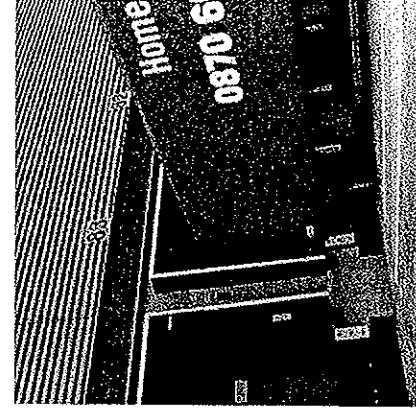
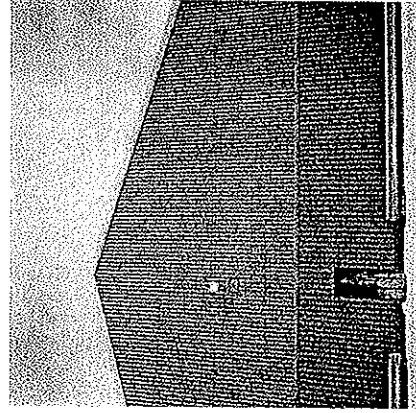
Sauncymuxw
First Nation



Industrial Precincts

Benefits

- Strong demand for Industrial & Distribution space
- Distribution hub for Duke Point Ferry
- Over 3,000 jobs
- Strong tax base



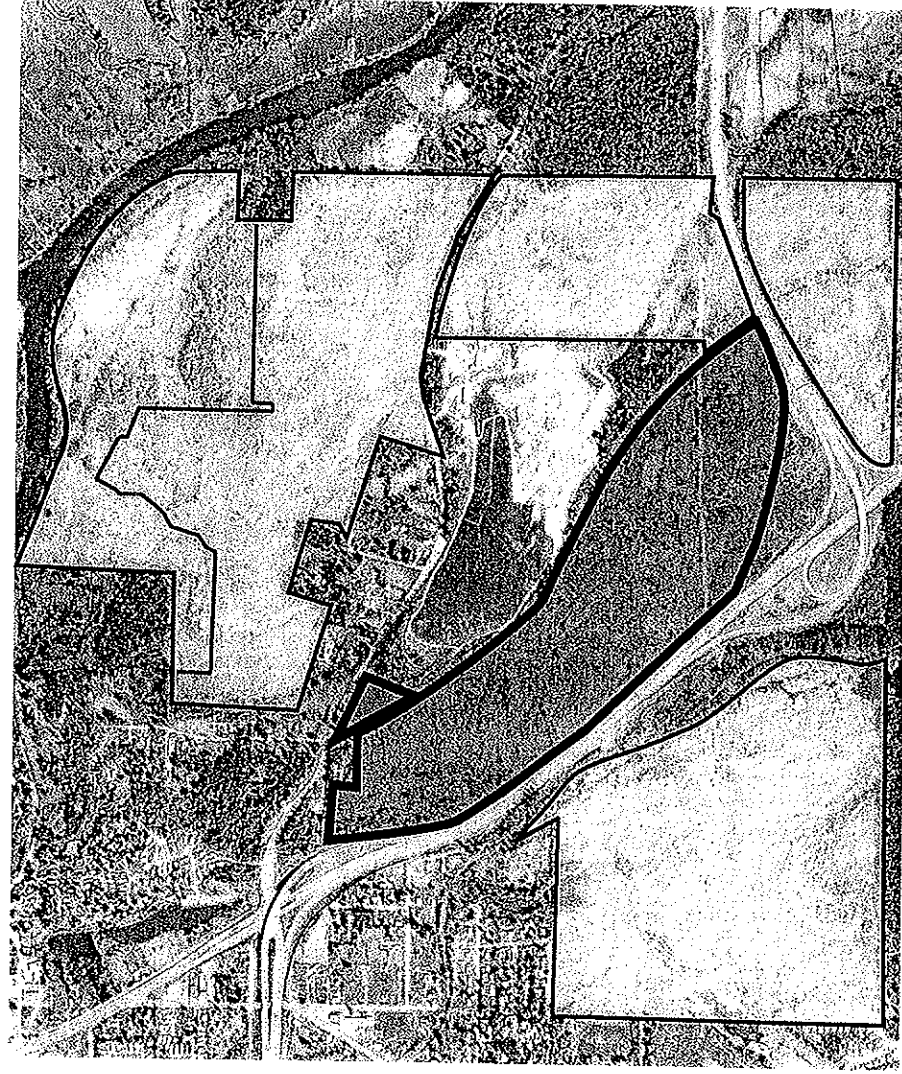
South Nanaimo Lands



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PROPERTIES

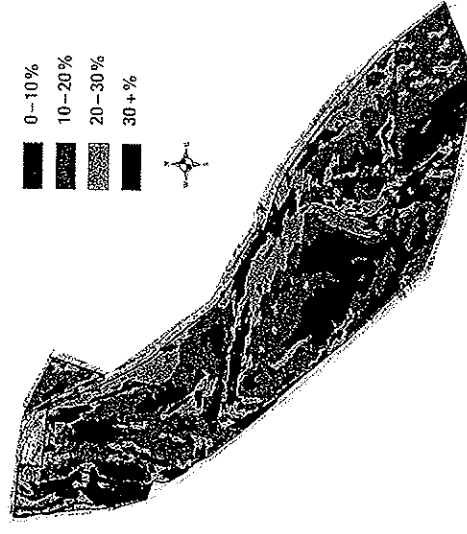
Shawmynxw
First Nation

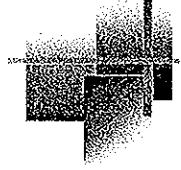
Town Centres Program



South Nanaimo Lands

- Lifestyle Centre: $\pm 250,000$ SF
- Large Format: 600-700,000 SF
- Integrated into rolling topography

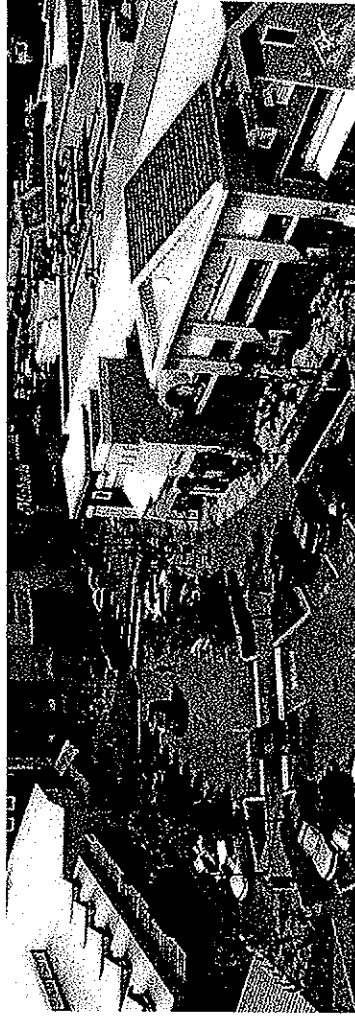




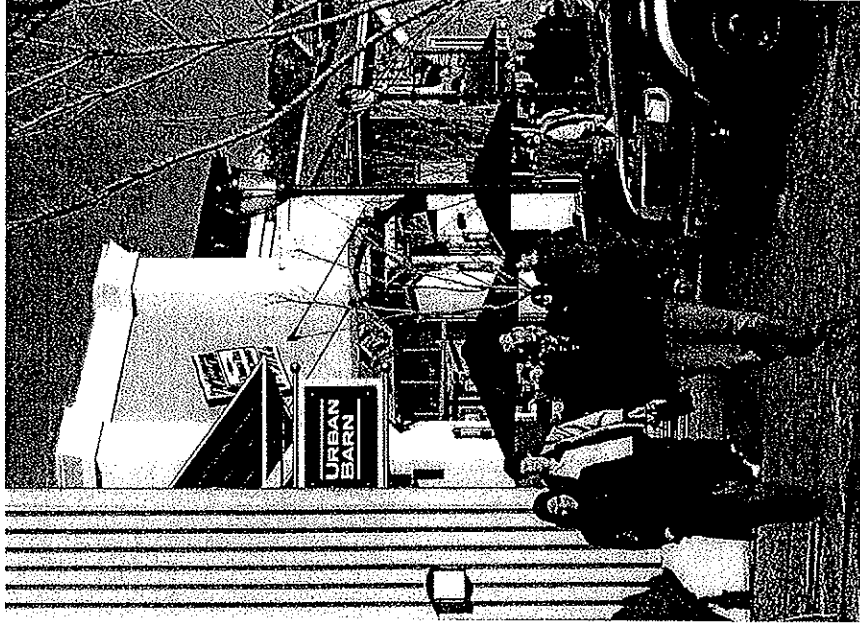
Town Centre

Precedents-Lifestyle Centre

- “Main Street” orientation
- Sense of place
- Community activity / nightlife
- Entertainment and dining opportunities
- “Mixed Use” may contain a second floor residential component



South Nanaimo Lands



NORTHWEST
PROPERTIES



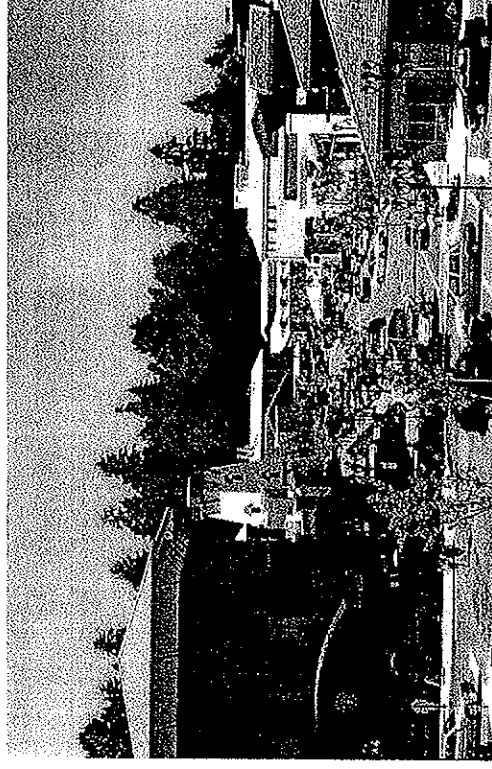
Town Centre

Precedents-Lifestyle Centre

The Village at Park Royal



Water feature in public gathering space

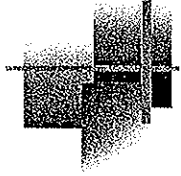


View down Main Street

South Nanaimo Lands



NORTHWEST
PROPERTIES



Town Centre

Precedents-Large Format

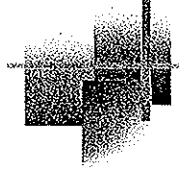
Discovery Harbour Centre, Campbell River



South Nanaimo Lands

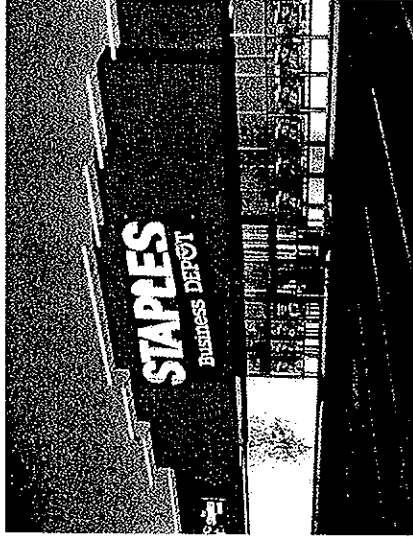


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PROPERTIES

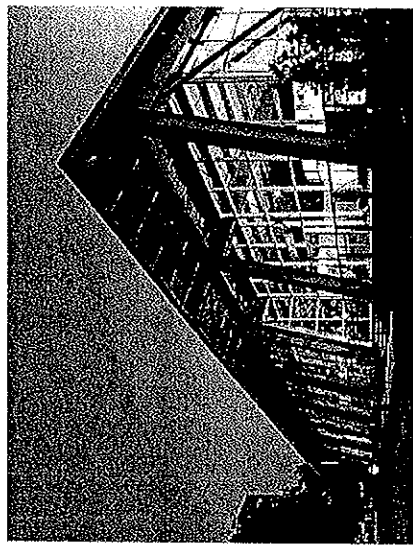


Impact on Downtown

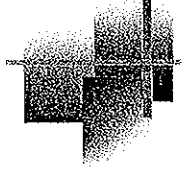
- A vibrant & growing downtown is paramount
- Does suburban South Nanaimo Lands compete with or compliment urban downtown?
- There is overwhelming demand for industrial, residential and retail land uses
- There is a limited supply of land and prices are rising quickly



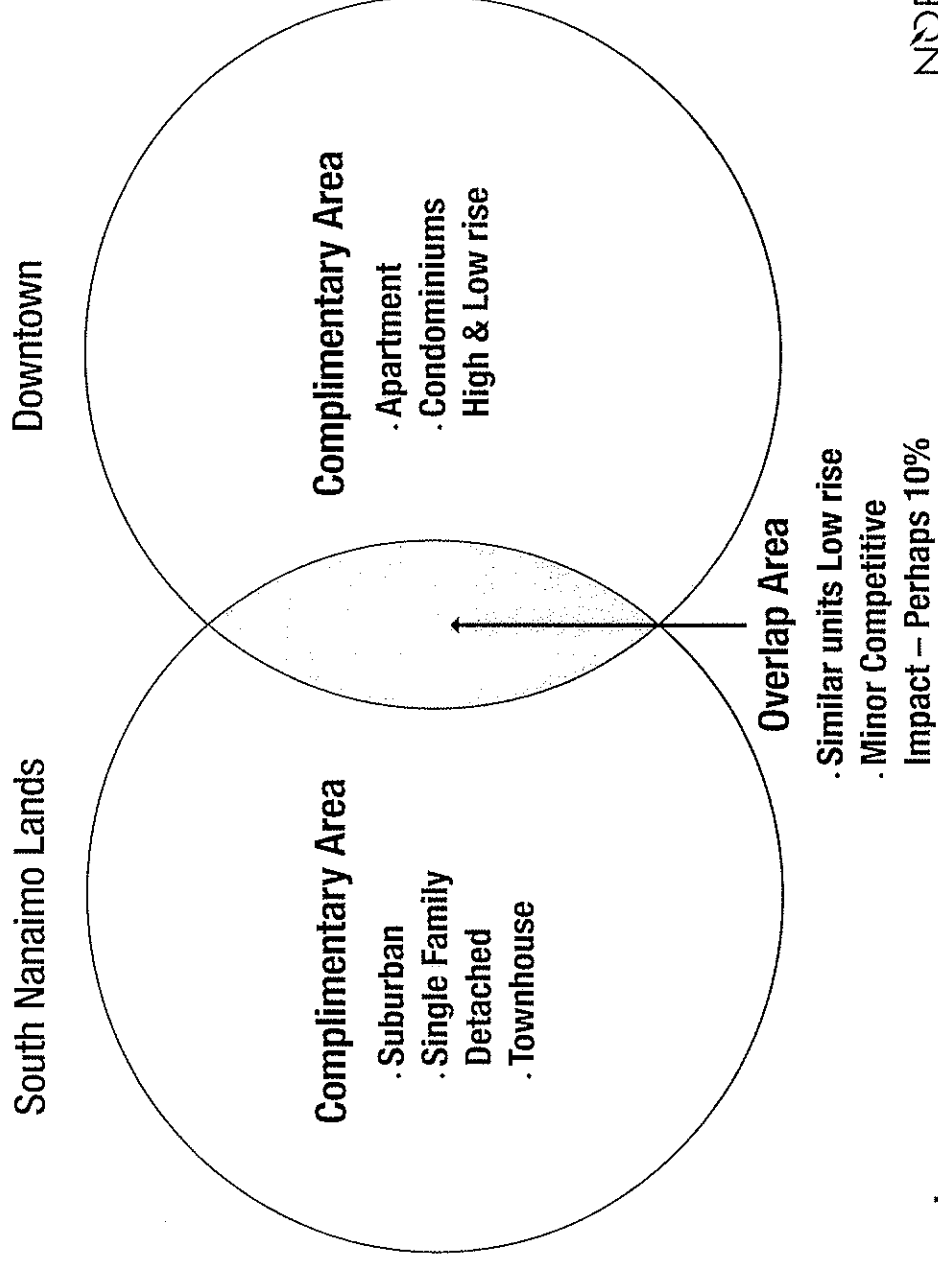
South Nanaimo Lands



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P R O P E R T I E S



Residential Impact



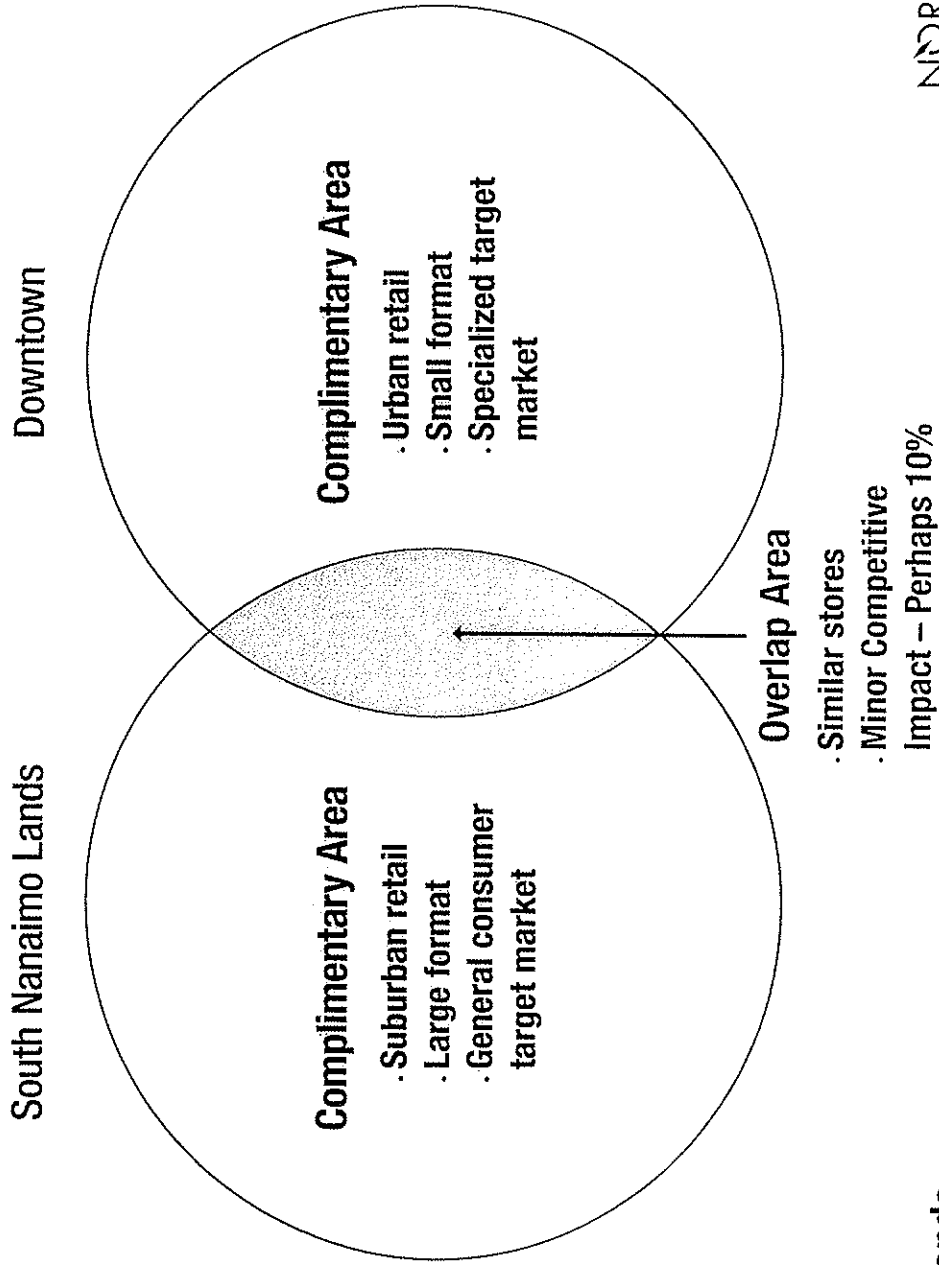
South Nanaimo Lands



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PROPERTIES



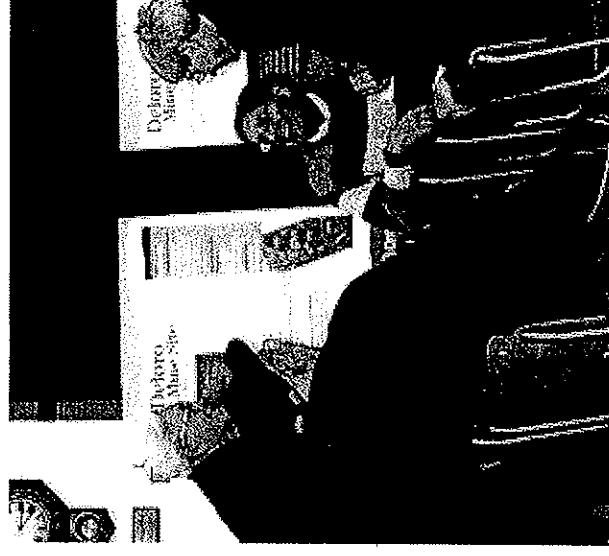
Retail Impact



South Nanaimo Lands

Next Steps

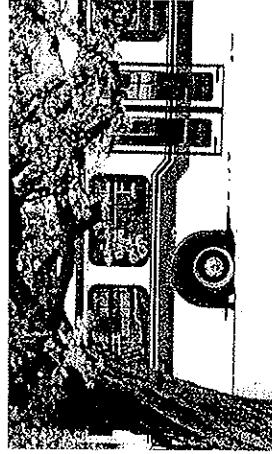
- Detailed studies: environmental, traffic, master plan, detailed design, etc.
- Ongoing community input



South Nanaimo Lands

Community Benefits

1. Sustainable plan – protected ecosystems, walkable neighbourhoods
2. Comprehensive plan – South Nanaimo community made ‘whole’ with added:
 - Infrastructure – sewer and water
 - Mobility – roads and transit
 - Open space, parks, trails
 - Retail – ‘lifestyle’ and large format
3. Affordable housing choices – variety of types and tenures
4. Employment – over 4,000 direct and 2,000 indirect jobs
5. Strong tax base – retail and industrial



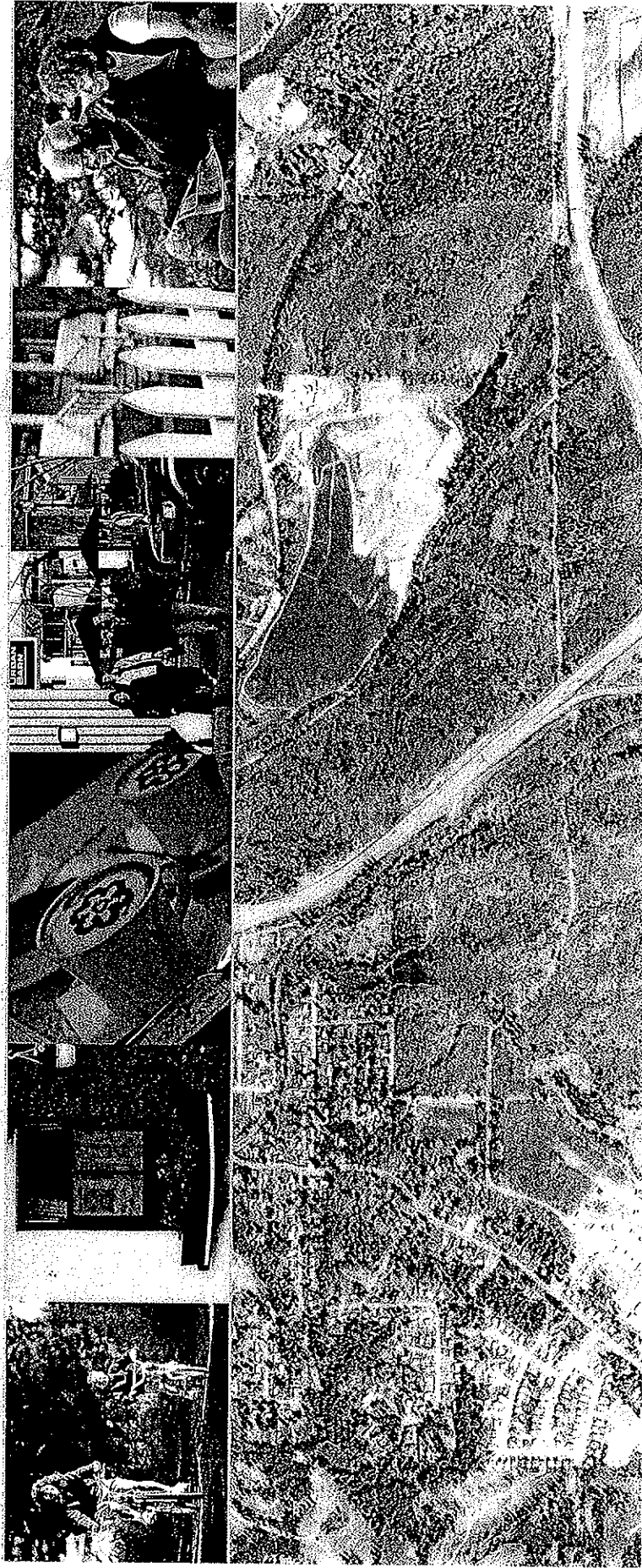
South Nanaimo Lands



NORTHWEST
PROPERTIES



Thank You



South Nanaimo Lands





Cushman & Wakefield LePage Inc.
Valuation & Advisory Services
Pacific Centre, PO Box 10023
Suite 700, 700 West Georgia Street
Vancouver, BC V7Y 1A1
(604) 683 8181 Tel
(604) 683 6435 Fax
www.cushmanwakefield.com

October 3, 2007
Our File No. W7-40

Northwest Properties

Suite 406, 4190 Lougheed Highway
Burnaby, BC
V5C 6A8

Attention: Mr. Klaus Richter

Dear Mr. Richter:

RE: SOUTH NANAIMO LANDS AND THEIR IMPACT ON DOWNTOWN

As per our discussion, the following provides a summary overview of the economic and business impact expected if the South Nanaimo Lands (SNL) are developed. The focus of this analysis is the comparison between downtown Nanaimo and the proposed development.

INTRODUCTION AND CONTEXT

The South Nanaimo Lands refer to a proposed master planned real estate development which will comprise approximately 1 million square feet of light industrial space, 850,000 square feet of retail space, 2,000 suburban housing units and 200 low rise apartment units.

Downtown businesses are concerned that this new project, located within their retail trade area, may negatively impact their share of the new housing market and the retail market.

The extent of impact on the downtown core depends on the degree to which the new development accommodates similar commercial activity and residential space, and, especially, the extent to which the new project is directly competitive with the downtown area. The fundamental issue of concern to downtown businesses and property owners, therefore, should be as follows:

- **The degree to which the SNL duplicates, and thus competes directly with, downtown; and**
- **The degree to which the project is different from, and thus complementary to, downtown.**

All salient materials and past economic and land use studies which addressed this and related issues were reviewed. I am in general agreement with each economic report, done by such consultants as Urbanics, Hudema Consulting, Eric Vance and the Shellfair Group, UMA, and others. There is no need to duplicate, amend, correct or even summarize any of these studies except to emphasize the following:

- **In general, all of these past studies point to continued demand growth in the Nanaimo area for all land use categories including residential, retail and industrial.**

To some degree, the studies agree that there is a shortage of serviced land supply for each type of land use in the area. This finding is typical across most North American cities, as is noted in the following conclusion:

- **Within the City of Nanaimo, supply/demand characteristics are similar to most urban centres across North America where population growth has finally outpaced real estate supply and, as land has become scarce, prices have been driven ever higher.**

For the sake of economic health, bringing on new serviced land supply is important for all land use categories. This is especially true for industrial land (which provides jobs and taxes) and residential land. If reasonably priced land is not available for these uses, then these types of developments will tend to locate in other comparable communities where prices are lower.

Of particular importance for this summary opinion report on the Downtown Nanaimo Partnership Society Position Paper. This document persuasively defends the case for restricting any policy change that can be perceived as competitive with residential and retail growth downtown. A clarification of the key factors that match market segments to residential and retail real estate products or categories of development may help resolve any apparent conflict with SNL. It is important to understand and review the key issues that motivate the opinion letter of the Downtown Nanaimo Partnership Society, and their opposition may change if the SNL project is shown to be complementary to, and not competitive with, their interests.

OUR PRINCIPAL CONCLUSIONS

We have reviewed all relevant material and compared this with our understanding of land supply and demand factors as well as competitive land use issues in the Nanaimo area. Our review and analysis has resulted in two principal conclusions which are relevant to your objectives and to the issues raised by the Downtown Nanaimo Partnership Society opinion letter as follows:

- **The proposed SNL development includes very little duplication of the unique and specialized land use in Nanaimo's downtown core and is considered to be only marginally competitive with downtown businesses and property owners.**
- **The proposed SNL development will provide opportunities for significant economic investment and growth in the Nanaimo area resulting in new employment (in the range of 5,000 to 6,000 direct and indirect jobs), new residential demand and new retail demand in the area.**

A VIBRANT AND GROWING DOWNTOWN IS PARAMOUNT

In principle, every stakeholder is in agreement that, above all else, downtown Nanaimo must be encouraged to grow and prosper. As a real estate consultant I have worked on dozens of downtown revitalization studies and big box retail impact studies. From my experience, I have always found that real growth comes from embracing change, adding anchor tenants, creating new and exciting projects, capitalizing on urban strengths such as the arts and lifestyle, and most importantly, an increase in the local population base in downtown high rises. But merely restricting new suburban development won't get these desirable levels of growth in a town centre.

Competition can be restricted to give downtown an advantage, but is the Partnership paper justified in thinking that the SNL will truly compete with downtown? It is important to distinguish real competition from the anxiety aroused by the perception of a competitive threat. Upon examination it is likely the case that SNL offers a type of suburban type of residential product that Downtown's urban residential product cannot and vice versa.

The leading issue within the Partnership paper is that the SNL will divert the market away from downtown, and thus negatively impact its future growth rate. This would be correct if the two were targeting the same customers. While there is always some degree of overlap this is in general not the case. There are subtle and fine distinctions that economic geography uses to match and compare market segments within the residential, industrial and retail sectors.

Upon the basis of such an examination, stakeholders will be able to judge whether SNL would be competitive or complementary to downtown revitalization.

RESIDENTIAL SUPPLY AND DEMAND

This is not a significant issue for future downtown development as most new projects will be high and low rise multi-family condominiums that offer an urban lifestyle. Almost all of units in the South Nanaimo Lands will be single family detached or suburban oriented. Any higher density multi-family sites in SNL are simply making the most of the land base and demonstrate good planning.

Downtown will appeal to an entirely different and complementary target buyer market. All studies show ample demand, the need for more affordable land supply and that downtown offers a complementary and different type of residential product.

Standard ratios of housing units to land areas are shown below. It should be clear that fee simple large and small lots are not going to be developed downtown and that this market is entirely different. The downtown housing market consists only of high and low rise projects. As less than 10% of the SNL units are low rise the project only marginally competes with the subject site.

		SNL	DOWNTOWN
12 Storey Apartment Condominium	@100 upgda (1)	NO	YES
4 Storey Apartment Condominium	@40 upgda	YES	YES
3 Storey Apartment Above Retail	@32 upgda	NO	YES
3 Storey Stacked Townhouses	@26 upgda	YES	NO
2-3 Storey Street Townhouses	@13 upgda	YES	NO
2-3 Storey Duplex, Triplex, Fourplex	@12 upgda	YES	NO
Small Lots & Townhouses Strata	@10 upgda	YES	NO
Fee Simple Small Lots	@ 8 upgda	YES	NO
Fee Simple Large Lots	@ 6 upgda	YES	NO

(1) upgda = units per gross developable acre

The impact on downtown of SNL residential is at worst neutral and most likely positive due to an increase in the numbers of potential retail customers for the stores across the region. The SNL residential component is certainly not competitive with downtown and would not have a negative impact.

Although Sheltair has indicated adequate supply for residential for many years, the report does not address the affordability issue associated with limited small sites within the UCB. Staff has noted that most available sites within the UCB are small in area. Small sites under a fee simple ownership scenario will not be brought into the lot inventory at lower than market prices. A large portion of these sites require site servicing, utilities, and other costs such as slope stabilization, and street improvements. More than half of all new buyers want single family detached homes which are typically found in the suburbs. The SNL are a good option for Nanaimo to supply affordable residential areas.

INDUSTRIAL SUPPLY AND DEMAND

Industrial development in the SNL is not a key issue for this overview as there is no comparable land use downtown.

It is sufficient to say that there is ample new demand from light industrial businesses seeking a location in a new master planned business park in the Nanaimo area. Industrial development will create ample new taxes and employment opportunities and it is vital for the economic health of the city.

The impact of the industrial component on downtown will be to create more jobs in the area. This in turn will generate more demand for housing across Nanaimo including in the downtown area.

Using an average of 300 sq.ft. per employee means that this light industrial complex will accommodate over direct 3,000 new jobs. This would also create more than 3,000 indirect jobs. This will lead to more customer traffic at support business and restaurants, across the city and downtown will clearly benefit.

RETAIL SUPPLY AND DEMAND

The key issue is to what degree the SNL retail lands are complementary to or competitive with downtown. Downtown commercial areas have a specific urban role within the commercial hierarchy and infrastructure. Suburban shopping malls fulfill a different and often complementary role.

The once homogenous market has differentiated into specialties as shown in the attached chart. Downtowns once served all retail needs and the first suburban malls certainly did impact them. Now after 40 years downtowns and shopping centres have all evolved to fulfill different roles. As seen in the table below only like or similar shopping centres actually compete with each other and for the most part different centres are complementary. This applies to downtown and the SNL retail.

Downtown has culture, entertainment, financial, facilitates higher function office tenants, and specialty retail. It does not have large anchor tenants or ample free parking.

The SNL retail will offer suburban retail and to a degree compete with retail in suburban North Nanaimo rather than downtown retail

TYPE OF SHOPPING CENTER	CONCEPT	SQUARE FEET (INCLUDING ANCHORS)	ACREAGE	TYPICAL ANCHOR(S)		ANCHOR RATIO*	PRIMARY TRADE AREA**
				NUMBER	TYPE		
MALLS							
Regional Center	General merchandise; fashion (mall, typically enclosed)	400,000-800,000	40-100	2 or more	Full-line department store; jr. department store; mass merchant; discount department store; fashion apparel	50-70%	5-15 miles
Superregional Center	Similar to regional center but has more variety and assortment	800,000+	60-120	3 or more	Full-line department store; jr. department store; mass merchant; fashion apparel	50-70%	5-25 miles
OPEN-AIR CENTERS							
Neighborhood Center	Convenience	30,000-150,000	3-15	1 or more	Supermarket	90-98%	3 miles
Community Center	General merchandise; convenience	100,000-350,000	10-40	2 or more	Discount department store; supermarket; drug; home improve- ment; large specialty/ discount apparel	40-60%	3-6 miles
Lifestyle Center	Upscale national chain specialty stores; dining and entertainment in outdoor setting.	Typically 150,000-500,000, but can be smaller or larger.	10-40	0-2	Not usually anchored in the traditional sense but may include book store; other large-format specialty retailers; multi-plex cinemas; small department store.	0-50%	8-12 miles
Power Center	Category-dominant anchors; few small tenants	250,000-600,000	25-80	3 or more	Category killer; home improvement; discount department store; warehouse club; off-price	75-90%	5-10 miles
Thema/Festival Center	Leisure; tourist-orient- ed; retail and service	80,000-250,000	5-20	N/A	Restaurants; entertainment	N/A	N/A
Outlet Center	Manufacturers' outlet stores	50,000-400,000	10-50	N/A	Manufacturers' outlet stores	N/A	25-75 miles

In summary the impact of the SNL retail component will be moderate on downtown Nanaimo because it is not directly competitive and it will not draw existing or potential customers away. The SNL retail component will have a negative impact on competitive suburban malls. A positive impact for the city will be that the South side location will make Nanaimo a better regional retail destination for residents living on the south side of the city and support Nanaimo as the centre of commerce on the island.

Yours truly,

CUSHMAN & WAKEFIELD LEPAGE, INC.
Valuation & Advisory Services



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PROFESSIONAL QUALIFICATIONS

Richard Wozny

Vice President and Manager, Vancouver

Valuation Advisory & Property Tax Services, Capital Markets Group



Responsibility

Richard Wozny is the Vice President and Manager of the Vancouver office of Cushman & Wakefield LePage, responsible for Valuation & Advisory operations.

Richard has conducted over 400 studies of shopping centres and commercial districts. He has worked on the development of thousands of acres of residential, commercial and industrial projects, and conducted numerous store location impact and feasibility studies for retailers. Richard combines a creative and worldly project vision with pragmatic and detailed analysis.

Past Experience

Richard was the Principal of Site Economic Ltd., a real estate development-consulting firm from 1990 to 2000. He was previously Manager of Retail Development for Western Canada for Marathon Realty Company Ltd., 1987 to 1990 and Senior Consultant at Thomas Consultants Inc., from 1984 to 1987.

Education

- Masters Degree in Regional Science, University of Pennsylvania, Philadelphia, PA, 1984
- Masters Degree in Religion, Temple University, Philadelphia, PA, 1982
- Bachelors Degree in Philosophy, University of B.C., Vancouver, 1978.

Strategic Real Estate Services

- Development Strategies;
- Highest and Best Use Studies;
- Appraisal and Valuation;
- Market and Feasibility Studies;
- Impact Studies;
- Rational Land Use Planning;
- Tenant Site Selection;
- Location Assessment, Retail;
- Shopping Centre Revitalization;
- Downtown Revitalization;
- Asset and Disposition strategies;
- Property Tax; and,
- Economic Strategies for Communities

Client Groups

- Developers;
- Owners;
- Retailers;
- Financial Institutions;
- Architects and Planners;
- Consultants and Lawyers;
- Business Associations;
- Utilities and Transit;
- Municipalities;
- All levels of Government;
- Hospital Boards and Universities;
- Highway and Port Authorities.



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V9R 5L3 Canada
<http://www.fpnnews.ca>

Friends of Plan Nanaimo's Position
on
OCP Amendment Bylaw No. 6000.076
1200 Frew Road, 1560 and 1650 Island Highway S.

South Nanaimo Lands Development Project

October 4, 2007

My name is Fred Pattje, 2830 Fandell Street, Nanaimo and I'm here tonight representing the Friends of Plan Nanaimo.

The current Official Community Plan identifies two goals that provide a context for the comments I'm about to make. These goals are: 1) Managing urban growth and 2) Building complete, viable communities.

The introduction of an urban containment boundary (UCB) in the OCP over ten years ago has been, for the most part, an effective tool in managing urban growth and assisting in the development of viable communities **within** the urban containment boundary. The UCB has fostered increased residential densities around some town centres and around a few neighbourhood commercial nodes. Now that this process is just beginning to take hold, the City is being requested, by the developer of the South Nanaimo Lands project, to place another 726 acres of rural resource and industrial lands **inside** the urban containment boundary.

A recent land capacity study, completed by the City, notes that there is enough land currently zoned within the City's urban containment boundary to, and I quote, "accommodate the overall projected housing demand to 2031". Given this reality, why would the City even consider allowing another 726 acres to be placed **inside** the UCB?

The South Nanaimo Lands project proposes to accommodate mixed residential, commercial, and light industrial development in an area now zoned industrial and rural resource land. If you support this amendment to the OCP you will simply be encouraging more urban sprawl with its attendant high infrastructure and servicing costs – costs that are, in the long-run, borne by all Nanaimo's taxpayers.

One of the great strengths of the OCP is its goal to encourage greater residential and commercial densification around existing town centres and smaller commercial nodes throughout the city. Certainly, residential densification has occurred in Downtown Nanaimo, to a lesser extent around the Nanaimo Regional Hospital precinct, and virtually none around the Woodgrove shopping mall and surrounding big box areas. Why does Nanaimo need a "Woodgrove South" when there is plenty of room for residential, commercial, and light industrial expansion and densification around Southgate – an area currently designated a "town centre" and one that lies **within** the urban containment boundary? Why create another "commercial node" within a few kilometers of Southgate? Why at this time, when Southgate is just beginning to take hold?

According to the South Nanaimo Lands proponents, their project would house some 5,000 people -- less than 7 people per acre and if this is not urban sprawl, I'm not sure what is! Surely, encouraging more residential in-fill and appropriate densification around existing town centres and neighbourhood nodes is preferred to facilitating low-density suburban sprawl. As everyone knows, residential and commercial densification reduces municipal servicing costs (e.g., lighting, roads, water, sewer, etc.) and, if designed properly, creates more livable neighbourhoods. Allowing additional suburban

development, even in the form of so-called “complete viable communities” - **outside** the UCB - simply encourages and perpetuates high municipal servicing costs – costs borne by all taxpayers in the long run.

Furthermore, if you approve this massive South Nanaimo Lands project, it will negatively impact the City’s efforts to revitalize Downtown. The north end shopping malls, numerous pocket malls, and strip malls that line our major transportation routes throughout the city have greatly weakened commercial activity in Nanaimo’s historic Downtown – an area we are now spending tens of millions of dollars attempting to “revitalize”. Creating another Woodgrove-scale development in the south end will further weaken Downtown’s function as a viable “town centre”. It certainly would seem that you have not learned the lessons from our north end experience of the past thirty years if you are going to vote in favour of this amendment. How many shopping malls and big box areas can Nanaimo support?

The purpose of an urban containment boundary, as noted in the current OCP, is to manage urban growth by “preventing the spread of residential and commercial development into the rural land areas and accommodating growth in the urban areas of the city” (OCP, 1996). In practice, this involves the concentration of new growth within areas already developed, or partially developed, within the UCB. By doing so, valued green space, including forest, agricultural, and other rural resource lands can be preserved for the use and enjoyment of future generations.

FPN recommends that the current positioning of the urban containment boundary remain on the grounds that there is enough land within the UCB to meet population growth to the year 2031; that the notion of “building complete viable communities” within the current urban containment boundary be supported; and, that high-density residential development be encouraged around existing town centres, including Southgate. Surely, such a major adjustment to the urban containment boundary, and the ramifications this will have on the City over the next 20 to 30 years, should await completion of the ten-year OCP review process – a process that will be completed early next year.

Section 879 of the Local Government Act obliges the City of Nanaimo to consult with “the board of any regional district that is adjacent to the area covered by the plan”- the “plan” being this particular request for an amendment to the OCP and so we ask whether the Regional District of Nanaimo has approved the adjustment of the urban containment boundary. If yes, when did citizen consultation take place? If no, why is the City of Nanaimo proceeding to approve this readjustment without the senior level of government’s approval first?

Finally, and sadly, why is it that we and many others in this city once again have this feeling of “deja-vu”, this gnawing feeling that we are attending yet another public hearing where the subject matter already has been decided and seemingly for reasons which are not connected to some of the most basic principles of sound and proper urban planning!

Presentation on the Proposed development at 1200 Fry Road and 1560 and 1650 Island Highway

The proposed development plan seemed to have some merits when I first listened to its presentation at the OCP review meetings. However there are many problems with such proposals.

First, proposing such a large town center next to rural lands and landscapes can only have one outcome: the creation of more city and the demise of the rural lands and rural lifestyles. There are many lots to infill within the urban containment, enough to provide room and work for another 40 000 people which would bring Nanaimo to its growth objective. Why would a developer not take advantage of these opportunities? The developer needs more land because of the magnitude of this project and developers have run out of room in the north, so are looking to the south. Thus, we will see urban sprawl allowed in the south as it was once allowed in the north with all the loss of agricultural and forest land it involved. I moved to Nanaimo in the late 70's and at that time forests and agricultural lands laid where Country Club now stands. No buffers or other measures were successful in protecting the lands adjacent to it and none will help the south. As time goes and pressure builds on the rural lands now adjacent to these developments, more rural land is converted into subdivisions and so on and so on. Are we prepared to repeat the mistakes made in the north end? Are we going to build another regional center in the south, encouraging more and not less people to drive to it as well as to Woodgrove?

A plan that requires to take more land out of the ALR should be viewed with great caution. We need to grow and produce food locally if we want to create sustainable communities, improve our health and assure food safety and security on the island. There is a real assault on agricultural lands taking place, lands quickly deemed of no interest to allow for potential development. This land was a forest a decade ago and trees have grown back on it.

A huge development taking place in an area with many waterways, marshes, sensitive ecosystems and wildlife should be closely reviewed. Have all the questions regarding the protection of these lands been answered specifically rather than by the broad statement of being "an environmentally sensitive development"?

With finite resources, the notion of more growth and huge developments becomes unsustainable ~~and defeats~~

Those are only a few aspects of the development that do not match the goals of the ~~Plan of~~ ~~Nanaimo~~ official community plan to protect the environment and adapt our lifestyles to be more responsible, to manage urban growth and prevent the spread of development into rural areas and to build viable communities.

Please consider not changing the ~~existing~~ urban containment boundaries

Michele Catley - 2165 Nickash
753-4861

KATHLEEN:

Good evening Mayor and Council. I am Kathleen Erickson and this is Eric McLean. As the Presidents of the Nanaimo City Centre Association and the Old City Quarter Association we share City Council's desire for Nanaimo to be known as "one of the most desirable, livable small cities in North America."

We believe that support of the Snuneymuxw people to develop their economic base and improve opportunities for their members is important to achieving this objective.

We also believe that expansion of the urban containment boundary will negatively impact investor interest in property redevelopment, property values and commercial tax base throughout the City.

We respectfully present 5 recommendations with implications to this OCP amendment application along with our rationale for your consideration:

- 1. First, we recommend that the City accept the *June 29, 2007 Working Paper* concept of reducing the number of Town Centres from six to three and that Downtown be recognized as THE 'City Centre', distinct from other 'Town Centres'.**

Downtown Nanaimo, with some 400 commercial properties, 700 businesses, and 5,200 employees, is the largest commercial district on Vancouver Island outside of Victoria and should be permanently positioned in the OCP as our only City Centre.

Downtown is only ~~beginning~~ to attract the residential density needed for long-term vitality, and all our existing 'Town Centres' are 'Town Centres' in name ~~only~~ when you consider that ~~none~~ has the density necessary to be sustainable.

- 2. Next, we recommend that the Official Community Plan include "Adherence to the Nanaimo Community Economic Strategy" as a fundamental goal.**

We support a review of our industrial land requirements to determine if expansion of the Urban Containment Boundary is required to meet demand. We note that one reason for the short supply ~~is~~ that industrial space is regularly converted to retail, office and recreational uses, diluting values and demand elsewhere.

ERIC:

- 3. Thirdly, we recommend that a community-led vision and plan for the Nanaimo waterfront from Departure Bay to the Nanaimo River Estuary be included in the Official Community Plan;**

Our waterfront is perhaps our most important asset and is too valuable to allow developers to dictate the terms of growth and change.

The Snuneymuxw First Nation has significant real estate interests in the waterfront. This presents an opportunity for inclusive and comprehensive planning that represents the full range of community, cultural, recreational and economic interests within the Urban Containment Boundary.

- 4. We primarily and strongly recommend that there be no changes to the Urban Containment Boundary until desired residential density is significantly achieved in the City Centre and in all existing Town Centres.**

Thus, we do not support the South Nanaimo Lands Amendment Application. This application represents 1,800 residential units and almost 2 million sq. ft. of commercial space—almost equaling the present residential population and commercial inventory Downtown.

According to the OCP, changes to the Urban Containment Boundary should only be considered if changes are required to “meet documented community needs which cannot be met on other lands inside the Urban Containment Boundary”. We are not aware of a “documented community need” to expand the Urban Containment Boundary.

The *2007 City of Nanaimo Land Inventory & Residential Capacity Analysis* says that we can accommodate a total population of 125,000 people--*without* expanding, *without* any redevelopment of existing land uses, and *not* including secondary suites.

In addition, it is a fact that our Town Centres have potential for massive redevelopment of under-utilized land. In other words, we have capacity in our City Centre and existing Town Centres for tens of thousands more residential units without any changes to the OCP.

*Theoretical capacity vs. Practical Capacity
for density-report
from city says that no redevelopment
was necessary to increase density*

KATHLEEN:

The report also notes “it is likely to take 25 years for a reduced number of Town Centres to attain the density necessary to justify ‘frequent bus service.’”

According to BC Transit, transit service increases with density. A density of 10 units per hectare is required for hourly service and to achieve more frequent bus service like every 15 minutes you require a density of 37 units per hectare. Currently, Nanaimo has residential densities of 4-5 units per hectare. That’s less than half the density required for hourly service. And our downtown has less than 1/4 of the density required for ‘frequent service.’ For perspective, 20 years from now, *if* we achieve our minimum residential goal, our downtown will have a residential density of 16 units per hectare, still less than half the minimum required for frequent bus service.

A concept in the OCP and put forward in this amendment application is that residential development should include a suite of commercial services so that neighbourhoods are more ‘sustainable’.

In theory the concept seems to make sense. However, if you study the behavior of people in Nanaimo and other centres you find this is not the case. Anecdotally, I ask you, how many employees of City Hall live in the downtown? How many workers in Woodgrove live in the North? It is estimated, for instance, that for every person who lives and works in downtown Vancouver, there are seven people who live in downtown Vancouver and travel elsewhere to work. The point I am making is that people commit themselves to mortgages, schools, and neighbourhoods and then go wherever they must to work. The concept of sustainable neighbourhoods may have logic, but in our present context, expansion of the urban containment boundary goes against all logic of sustainability when none of the existing Town Centres or Neighbourhood Villages shows any signs of achieving the density necessary for their sustainability.

The OCP contains goals of ‘sustainability’, ‘improved mobility’, ‘enhanced environment’, ‘urban containment’, ‘density in Growth Centres’, and ‘thriving economy’. It would be counter-productive to add 726 acres to the Urban Containment Boundary when we have so much under-utilized capacity and when our residential density is only 30% of our identified target.

City staff recommendations to remove a couple of parcels, such as the Pryde Golf Course, from the Urban Containment Boundary, are noted. But these exclusions will not offset and do not justify the impact of the South Nanaimo Lands Application to expand.

ERIC:

The City, in partnership with the Nanaimo City Centre Association and the Old City Quarter Association, has been working to revitalize Downtown Nanaimo by increasing the residential density, strengthening the commercial mix, and establishing downtown as the centre for arts, culture and entertainment.

Our downtown residential population is about 4,200 people. We need at least 8,000 people for a sustainable downtown neighbourhood. Assuming Pacifica, Vivo, Studio NA, Insight, and Millennium projects proceed on schedule, the Downtown residential population *might* be as high as 5,800 people by 2012.

It is projected, even with record-high market demand and no expansion of the Urban Containment Boundary, that we won't reach our minimum residential objective of 8,000 people until 2027.

For perspective, in the last 7 years, the City has issued Building Permits for 4,819 residential units. The 1,800 units proposed in this amendment application is equal to 37% of the total number of units built in the entire city during one of the most robust periods of real estate activity in history.

In the last six years we've seen a net increase of more than 100 new businesses Downtown. Still, we have a significant inventory of vacant and under-utilized commercial property. Any increase of 'green field' development opportunities will diminish commercial redevelopment interest in our Downtown and in all existing Town Centres and will negatively affect the cultural emergence of our Downtown.

Some argue that the proposed South Nanaimo Lands development will help to balance the population and commercial activity which has favoured the North End for several decades while better positioning Downtown as the cultural and geographic centre of the City. Contrary to this, we believe that such expansion would severely weaken Downtown prospects and hinder the revitalization process for the next 20-30 years. In Northwest properties own presentations they state that this project will have the same impact as Woodgrove Centre had on the City of Nanaimo. 30 years later Downtown is still trying to recover.

KATHLEEN:

For investors to justify redevelopment of commercial property Downtown and in all existing Town Centres, lease rates must continue to improve. Because of the ‘green field’ appeal in expansion, the implications of adding more commercial space needs careful analysis. For comparison, the retail component of 850,000 sq. ft. proposed in this amendment application is approximately three times the size of Country Club Shopping Centre. Do we really want another mega, car-dependant shopping centre?

Northwest Properties, the proponent for the *South Nanaimo Lands Application*, owns Country Club Shopping Centre. The Town Centre proposed in their OCP Amendment Application could be a fabulous addition to our community *if* it was in the form of a comprehensive redevelopment of the Country Club Town Centre. However, the task and expense of building partnerships, assembling surrounding properties, deconstructing and reconstructing buildings is so much more difficult and more expensive that Northwest Properties and other similar developers will continue to build on new sites for as long as such sites are made available.

By approving this application, the risk to the community would be that 20 years from now:

- There will still be no residential density in Town Centres such as Woodgrove and Country Club;
- Downtown will still be 2,000 people short of its minimum residential goal;
- Dense residential developments outside of existing Town Centres will have made the OCP irrelevant;
- Regional Transit will be even less effective--stretched to serve additional ‘Town Centres’ without the density for efficient service in any of them;
- Roadways will be more clogged as residents drive greater and greater distances to and from home and work;
- The over-supply of commercial space will reduce lease rates, reduce reinvestment, reduce property values, and dilute tax base;
- Downtown commercial stability and redevelopment will remain beyond reach because financial returns will not justify investment.

ERIC:

5. **And finally, we recommend that the City recognize Nanaimo’s opportunity to be an international leader in Land Use Management taking full advantage of the present rise in demand to create a truly sustainable and remarkable community;**

Land Use Management may be the single most important issue facing all of Vancouver Island for the next 20 years. We are in the midst of an unprecedented growth economy based almost entirely on land development. Land Use policies exist which can allow for appropriate growth while sustaining our coveted quality of life and natural surroundings. But, someone must lead the way so that these policies are properly implemented or 20 years from now we will have endless sprawl from Duncan to Campbell River—the very thing that everyone seems to be coming here to get away from.

Nanaimo has a golden opportunity to be a trend-setter by using present demand to further our community goals rather than simply following trends which distract us from our documented objectives. “Quality of Life” is the Golden Goose of Nanaimo. Protecting this asset must be primary in our community vision and policy decisions.

These recommendations are offered out of genuine interest and concern for the long-term health of our City and for the continuing improvement of our Downtown. We are not ‘anti-growth’ or ‘anti-development.’ The central challenge, in our view, is in how we guide that growth so that Nanaimo can someday truly wear the mantle of “the most desirable, livable small city in North America”.

The Nanaimo City Centre Association and Old City Quarter Association respectfully suggest that **the primary question before City Council is: “What decisions would the most desirable, livable small city in North America make?”**

Thank you for your consideration.

(12 minutes)

Deborah Jensen

From: webmaster@nanaimo.ca
Sent: Thursday, October 04, 2007 11:32 AM
To: Public Hearing
Subject: Public Hearing Submission

Page 1 of 4

A Online Public Hearing Submission has been made:

Name: Frank Murphy
Address: 203-360 Selby Street
Subject: South Nanaimo Lands

Comments:
Mayor Korpan and Nanaimo City Councillors:

You find yourselves at such a critical point in the development of our city at the Public Hearing on OCP amendment applications today.

Both the Plan Nanaimo Advisory Committee (surprisingly and by a thin margin) and the heads of your Planning Department (stunningly and incomprehensibly) are advising you approve the South Nanaimo Lands OCP amendment application.

It may be self-delusion but I consider myself a reasonable person. When I read the minutes of the PNAC meeting and the details of the staff report in support of this OCP amendment application I'm unable to find the logic in their reasoning. I can find rationale and rationalization and techno-bureaucrat speak but not a sound well developed well presented case that I could understand - whether I agreed with it or not.

The primary reason offered by staff for approval is that although there is known to be "adequate land within the UCB to accommodate growth... most sites are small in area. The proposed site is the only one in the community of sufficient size to accommodate a comprehensive development."

I don't have a degree in Urban Planning but here's what I know confidently: approval of this proposal on these grounds is illogical. There is no argument that the residential, commercial and industrial uses proposed by the applicant can't be accommodated within the current UCB; only that there isn't a site large enough. Is this a credible strategy for containing urban sprawl? Once this 700 acre site is approved the rationale for approving further developments will be the need for large sites?

I'm left to read between the lines and I'm concerned that sound judgement and decision making have been impaired by the laudable goal of contributing to the economic development of the Snuneymuxw First Nation.

Councillor Brennan framed her opposition to the Nanaimo Shipyards OCP amendment application within a context of "integrity": Plan Nanaimo calls for densification within town centres and council should take a stand and maintain the original intent of the plan. I hope consideration will be give to what integrity will be left to the Urban Containment Boundary if you approve this application.

If you deny this application, after the dust settles, the needs of South Nanaimo residents will eventually be meet and the economic development of the SFN will proceed. Ingenuity will out. And the city will be the better for it.

Deborah Jensen

From: webmaster@nanaimo.ca
Sent: Thursday, October 04, 2007 11:38 AM
To: Public Hearing
Subject: Public Hearing Submission

Page 2 of 4

A Online Public Hearing Submission has been made:

Name: Frank Murphy
Address: 203-360 Selby Stree
Subject: South Nanaimo Lands

Comments:

Mayor Korpan and Nanaimo City Councilors -

I attended the OCP 10 year review Infill and Densification Workshop Dr Ann McAfee gave at Bowen Park Auditorium.

Dr McAfee - as she was recounting how important the leadership role played by elected city officials was in the successful revitalization of Vancouver neighbourhoods - asked if there were any civic politicians in attendance.

As you'll know there wasn't.

I understand that this process is primarily to hear from the public on issues pertaining to Plan Nanaimo and I also understand that the atmosphere of rancor and vitriol where there should be robust discussion and debate must be tiresome.

However - there is a real need for your leadership at this point in the process.

When the dust settles in many small cities going through this period of change and renewal, I think these will be the standards by which success or failure will be judged -

Did we learn from the past? Did we take the bold steps to reign in sprawl and densify our downtown cores?

Did we innovate? Were our new projects stand-alone entities or were they integrated into their neighbourhoods? Were elements like public transit woven into each new project?

Did we stop planning and designing for the automobile and start planning and designing for the pedestrian?

Did we understand the new economy we will increasingly find ourselves in?
An economy of creativity, education and training, innovation.

It seems to me we're poised to score very highly on these points. We have the opportunity to create a healthy, sustainable little city. It starts with the continued densification and critical mass of mixed uses in the downtown core.

Massive, sprawling projects such as the Snuneymuxw First Nation and Northwest Properties South Nanaimo Lands proposal outside the Urban Containment Boundary will set back downtown revitalization - and therefore the economic and cultural health of the entire city - for 5, 10 even 15 years.

This welcome and exciting investment in our city should be redirected into the downtown core and existing South Nanaimo neighbourhoods. The regional shopping centre envisioned by this project is the revitalized core of the city. The "gateway" to the region described in the South Nanaimo Lands proposal is more accurately a wall.

Deborah Jensen

From: webmaster@nanaimo.ca
Sent: Thursday, October 04, 2007 3:52 PM
To: Public Hearing
Subject: Public Hearing Submission

A Online Public Hearing Submission has been made:

Page 3 of 4

Name: Frank Murphy
Address: 203-360 Selby Street
Subject: South Nanaimo Lands

Comments:

MY NAME IS FRANK MURPHY. I LIVE AT 360 SELBY STREET - ACROSS FROM THE TRAIN STATION.

SO MINE IS A DOWNTOWN PERSPECTIVE

YOU HAVE A PRESENTATION FROM THE NEIGHBOURHOOD ASSOCIATIONS WHICH MAKE UP -WITH THE CITY- THE DOWNTOWN NANAIMO PARTNERSHIP. IT MAKES A STRONG CASE OPPOSING THE SOUTH NANAIMO LANDS PROPOSAL. I'M IN FULL AGREEMENT WITH THEIR POSITION.

THERE IS CONSIDERABLE OPPOSITION TO THIS APPLICATION FROM OTHER SOURCES AS WELL -

STARTING WHERE THERE APPEARS TO BE SUPPORT -

BOTH PNAC'S AND THE PLANNING DEPARTMENT'S RECOMMENDATIONS ARE LUKE WARM AT BEST AND COME WITH SEVERAL CONCERNS AND PROVISOS.

THE EXPERTS AND LUMINARIES INVITED BY THE PLANNING DEPARTMENT TO PARTICIPATE IN THE 10 YEAR REVIEW OF THE OFFICIAL COMMUNITY PLAN WITHOUT EXEPTION BROUGHT A MESSAGE OF DEVELOPING NEIGHBOURHOODS INSIDE THE UCB BEFORE EVEN CONSIDERING EXPANDING IT.

CHEEYING HO OF SMART GROWTH BC MADE THE SPECIFIC RECOMMENDATION THAT THE URBAN CONTAINMENT BOUNDARY BY MAINTAINED AND STRENGTHENED.

DR ANNE MCAFEE, THE FORMER CO-HEAD OF THE CITY OF VANCOUVER PLANNING DEPARTMENT GAVE AN EXCELLENT WORKSHOP ON DENSIFYING EXISTING NEIGHBOURHOODS TO REIN IN URBAN SPRAWL.

URBANIST LANCE BERELOWITZ LEFT US WITH A VISION OF THE COMPACT, EFFICIENT CITY OF THE FUTURE.

THE IDEAS PRESENTED BY THESE FOLKS ARE IN DIRECT OPPOSITION TO PROJECTS LIKE THE SPRAWLING AUTOMOBILE DEPENDENT SOUTH NANAIMO LANDS PROPOSAL. I'M CONFUSED AS TO HOW THE PLANNING DEPARTMENT THAT INVITED THESE FOLKS TO SPREAD THIS MESSAGE ALSO OFFERED EVEN LUKE WARM APPROVAL OF THIS APPLICATION.

CONSIDER THIS - IF I'M A DEVELOPER - I MIGHT BE THE SFN, THE PORT AUTHORITY OR A PRIVATE SECTOR INVESTOR - AND I'M LOOKING AT THE LARGE, KEY SITES IN THE CORE OF THE CITY - THE ASSEMBLY WHARF LANDS, QUESNEL SQUARE BETWEEN ALBERT AND FRANKLYN, OR THE DEPARTMENT OF NATIONAL DEFENSE LANDS ACROSS FROM MALASPINA

- AND I ASK MYSELF -

IS THE REZONING FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT IN THE SOUTHERN GREEN FIELDS OUTSIDE THE CURRENT UCB DISINCENTIVE TO DEVELOP THESE SITES?

I ASKED ANDREW TUCKER THIS QUESTION AT A MEETING HELD RECENTLY BY THE FRIENDS OF PLAN NANAIMO - HERE'S WHAT HE SAID -

"THESE ARE THE MOST COMPELLING ARGUMENTS AGAINST THE SOUTH NANAIMO LANDS PROPOSAL. THIS IS WHAT COUNCIL WILL HAVE TO WEIGH. THIS IS WHAT THEY'LL HAVE TO DECIDE."

MY QUESTION TO YOU IS THIS - WHY WOULD YOU TAKE THE RISK? THESE SITES HAVE THE POTENTIAL TO ANCHOR GENUINE MULTI-USE NEIGHBOURHOODS - ONE OF THE GOALS OF PLAN NANAIMO NOT MET AFTER 10 YEARS.

I'D ASK YOU TO CONSIDER ONE LAST THING -

YOU'VE JUST COME BACK FROM THIS YEARS ANNUAL CONVENTION OF THE UNION OF BC MUNICIPALITIES -

IS THIS THE PROJECT YOU'LL WANT TO BRAG ABOUT AT NEXT YEAR'S CONVENTION?

WHAT WILL YOUR PEERS IN OTHER CITIES AND OTHER PLANNING DEPARTMENTS SAY?

WILL THEY SAY - HOW INNOVATIVE! WHAT LEADERSHIP!

IN A CITY WITH A VAST URBAN CONTAINMENT BOUNDARY WITH POPULATION DENSITIES SO LOW THAT EVEN BASIC PUBLIC TRANSIT ISN'T PRACTICAL -

IN A CITY WHERE THE OFFICIAL COMMUNITY PLAN HAS NOT PRODUCED A SINGLE VIABLE, WALKABLE "TOWN CENTRE" -

THE SOLUTION IS THE EXPANSION OF THE UCB AND REZONING TO CREATE MORE AUTOMOBILE DEPENDENT SUBURBAN SPRAWL AND BIG BOX RETAIL -

WILL THEY SAY -

" WE WISH WE HAD THOUGHT OF THAT!"

Chase River Community Association

C/o 1679 Extension Road
Nanaimo BC V9X 1A5

Mike Parker,
Chairperson

Phone: 250 754 5592
Email: chaseriver@hotmail.com

October 3, 2007

City of Nanaimo
455 Wallace Street
Nanaimo BC V9R 5J6

Re: Bylaw No. 6000.076

I am writing in regards to the public hearing regarding proposed realignment of the Urban Containment Boundary for south Nanaimo.

Our Association through our monthly community meetings have met with representatives of Northwest Properties and the Snuneymuxw First Nation on two occasions. At these meetings, they explained their vision and plan for these parcels of land. Although they have only preliminary plans at this time, they were able to answer most questions of those in attendance.

I believe that most of the residents in attendance were in support of their plan. However, many questions still need to be answered as this project moves forward. The Chase River Community Association is open to having more discussions with them at any time and we want to have input into this project. This project will change our area in a significant way and will have impacts on housing, traffic, employment and commercial development. I believe that most residents in our area accept these changes as part of overall growth. There are residents that are worried about the overall scope of this project. However, through effective planning and future meetings with Snuneymuxw First Nation and Northwest Properties we can all work together to resolve these issues and meet all of our goals.

The Chase River Community Association supports the proposed realignment; however we must to be part of the process and planning regarding the lands in question. We encourage City staff to contact us with any questions or concerns.

Thank you

A handwritten signature in black ink, appearing to read 'Mike Parker', written in a cursive style.

Mike Parker
Chairperson

*Row Boxer - 2165 King Street N. - not available for
opposing at this time*

Mayor Korpan, Councillors, City Staff:

You are tonight holding a public hearing pertaining to the addition of some 726 acres of rural land to the urban land supply by bringing those 726 acres across the Urban Containment Boundary.

I ask that, in your deliberations on this matter, you consider the following:

- 1) In so doing you will be acting antithetically to your own stated goal of sustaining Nanaimo by ^{*the means of*} increasing density so as to minimize urban sprawl, mitigating the development and maintenance costs of urban road and utility infrastructure and minimizing the pollution brought about by a sprawling transportation system. Please keep in mind that a recent city sponsored study on growth indicated that there was already an ample supply of land available for future development under the present circumstances, and that that study did not take into account the possibility that our densification strategy might actually work to create even room for more residents and businesses without adding additional rural land. Why has so little faith been shown in our professed policy of promoting densification or our ability to carry it out?

2) Please do not salve your consciences by pointing to the lands that are to leave the urban development area to be put behind the Urban Containment Boundary. You are aware that the vast majority of this land is already protected either by the Agricultural Land Reserve, the Nature Trust, or pending environmental/species protection from the senior levels of government. Thus, while the move to put these lands behind the UCB may appear to be a tradeoff, it is an empty tradeoff.

3) The citizens of Nanaimo have been led to spend tens of millions of dollars to try to revitalize our downtown area. The development of yet another regional shopping centre is antithetical to that revitalization as we have surely learned from our experience with mall developments over the past decades. And where are the business studies which show that, given ongoing commercial developments in communities both north and south of Nanaimo that another regional centre is feasible? If such a centre is developed before the rest of the city has filled out, will it simply cannibalize downtown and town centre infill in the same way that it appears that the PNC will cannibalize business from the existing downtown hotels?

4) Last, but not least, I find it procedurally difficult to comprehend the rush to judgement on the Nanaimo South/Frew Road proposal when the city's own survey on this issue only closed, without notice, either yesterday afternoon or this morning and no results on this exercise, or from the densification workshop held by the city, have been forthcoming. One would expect the results of the workshop and the survey to have been available to the public prior to this hearing, particularly when the survey contained the following question:

3: A number of options for the Urban Containment Boundary have been considered. Do you support a realigned UCB which would include Northfield industrial area and Snuneymuxw First Nation proposal, as well as exclude Agricultural Land Reserve (Pryde Vista golf course) and environmentally sensitive areas (Buttertubs Marsh and Harewood Plains)?

Neither has the public been presented with the results of discussions on these matters with the regional district which are required under section 879 of the Local Government Act.

Tonight you ^{will} ~~propose~~ to put a muzzle on further discussion with you in this matter which ^{is} ~~is~~ integrally related to other vital elements now under review in the Official Community

Plan Review process. I believe that it is apparent that a true basis for decision in the matter has not been laid, either logically or procedurally, and I ask that you defeat any motion to carry this plan forward at this time.

Thank You

Ron Bolin

758-3973

rlbolin@telus.net

October 4, 2007

To: Mayor and Members of Council, City of Nanaimo

RE: Bylaw No. 6000.076

As a resident of Nanaimo, a former business owner in downtown Nanaimo, a member-at-large of the Downtown Nanaimo Partnership Society (DNPS), and someone who also holds a masters degree in Urban and Regional Planning, I do not support the adoption of Bylaw No. 6000.076.

1. This proposal is extremely premature. We are in the middle of an Official Community Plan review. We need to first verify and confirm our checklist of goals and strategies for the future development of this community against which we can then make an informative decision about this amendment application.
2. This proposals, as it stands, is not consistent with the current Official Plan policies regarding the Urban Containment Boundary. There is no evidence in this proposal of a "documented community need which cannot be met on other lands inside the Urban Containment Boundary".
3. This proposal will be absolutely counter to urban growth management policies in the current Official Community Plan which call for maintaining an Urban Containment Boundary in order to "stop sprawl and contain growth by directing future urban development to areas within the UCB".
4. This proposal will severely inhibit the current Official Plan goal to create those "complete, viable communities" which are currently designated within the Urban Containment Boundary.

We need to make healthy and sustainable choices about the future development of this community; and, in particular, we need to make sustainable choices which will enhance and sustain Nanaimo's downtown. This is, after all, the heart of this city and the historical, cultural, professional and business centre of our community.

Maintaining the Urban Containment Boundary at this time will continue to encourage in-fill development and densification in the downtown core and help the community achieve its residential goals. Downtown, after years of languishing, is only now beginning to attract the level of residential density needed for a thriving downtown. It is likely to take another 10-20 years to achieve the desired downtown residential population. Allowing a project of this scope in this location will have a substantially detrimental effect on immediate and long-term efforts to attract inner city multi-family and affordable residential development.

Downtown Nanaimo still has a 20% office vacancy rate with approximately 100,000 square feet of unoccupied office space. Maintaining the Urban Containment Boundary, at this time, will prevent continued dilution of the market for downtown retail and office commercial space and encourage developers to locate in the centre of the city rather than away from downtown.

There will be a need, in the future, to make changes to the Urban Containment Boundary. When that time comes, proposals such as that contained in Bylaw No. 6000.076 can be considered and may be deemed appropriate as a contribution to the direction that future development in Nanaimo should take. But that time has not come yet.

I urge you to not adopt this bylaw.



Nancy Mitchell
403-225 Cypress Street
Nanaimo, BC V9S 5P2

Deborah Jensen

From: David [dsdunaway@netscape.ca]
Sent: Saturday, September 29, 2007 7:02 PM
To: Public Hearing
Cc: quailanding@shaw.ca; jstanhope@shaw.ca; theseggies@shaw.ca;
leonard.krog.mla@leg.bc.ca; CS.Minister@gov.bc.ca
Subject: Public Hearing - Bylaw No. 6000.076

Sirs:

As one who lives in South Wellington -- the community directly abutting the South Nanaimo Lands, a community that has not been consulted at any stage prior to these proceedings -- I would like to draw the City's attention to the fact that the residents of South Wellington have come together under the banner of the South Wellington and Area Community Association (SWACA);

That central to the formation of SWACA is a shared concern for the future of South Wellington as a community -- a future that does not bode well in the face of the Regional District of Nanaimo's continued consent to industrial sprawl, and the District's inattention to the stated objectives of the Area "A" Official Community Plan;

Born of those concerns, simultaneous to SWACA's formation were overtures for a collaboration between the community and Malaspina University-College's Geography Department -- the object of those overtures are now a reality, SWACA and Malaspina students are now embarked upon a study of South Wellington with the aim of producing a South Wellington scripted vision for the future of South Wellington;

A collaborative endeavour that is doing what the Regional District's subsequent plan for its upcoming RGS review only hopes to accomplish in the way of public engagement.

Now, with respect to the South Nanaimo Lands Development proposal (Bylaw 6000.076):

A forward looking wisdom within the City of Nanaimo's own planning department publicly declared that, "The current model is unsustainable";

The Union of British Columbia Municipalities' Policy Paper #3 (September 5, 2007) insists that "Building green communities means doing things differently -- it's not more of the same";

And in that section of the Regional Growth Strategy where it discusses the objective of creating nodal structures -- "To encourage mixed-use communities that include places to live, work, learn, play, shop and access services" -- and wherein it makes allowances for amendment of Urban Containment Boundaries, the RGS also provides the directive that "Linear and car-oriented developments, such as malls and big-box stores, should be discouraged".

Nevertheless, the City is now engaged in a process that would move 724 acres of land inside the Urban Containment Boundary;

A process that would see a "Service Industrial Enterprise Area" situated on property very near the industrial sprawl of South Wellington's Development Permit Area -- the enacted reality of which might well lead many to conclude that South Wellington and the most southerly portions of Nanaimo are where heavy industry is being encouraged to locate, an invitation to expand industrial mono-culture, the framework for the worst kind of urban ghetto in the midst of that rural landscape;

Also included in the Development's extreme southern mix is provision for a "Regional Shopping Town Centre".

On that item, while some might speak of the pressures this proposal will put upon the City's downtown business community -- this "Woodgrove South" -- and or the more immediate impact which Chase River's businesses will face as a result of their proximity to the Development's big box stores --

"He [Igor Silgailis] said the big box retailers are located on the periphery of the development"

- South Country News, p.4, June/July '07 --

If this development Bylaw is approved by the City of Nanaimo it will fully frustrate the endeavours to which the community of South Wellington and the students of Malaspina have become engaged. South Wellington's wish to reclaim its sense of community -- of being a place of mixed-use community wherein, to "live, work, learn, play, shop and access services", cars are left in driveways -- will be rendered stillborn. Any talk of retail -- "the glue that binds a community together" (Doug Bromage) -- springing up in the shadow of a big-box environment would be a cruel joke at best.

And as the aspirations of South Wellington go, so, too, will go the credibility of the Regional District; for who would dare put any stock in the greening of the Regional Growth Strategy's text, or the texts of the District's OCPs, when a major constituent of the RDN -- the City of Nanaimo -- seems unable to see beyond the short term wants of few of its own?

As well, anyone tempted by the notion that those of us living south of the City -- those of us not served by the RDN's Transit System -- would, nonetheless, achieve a reduced carbon footprint courtesy of the shorter drive to the big-box experience of the South Nanaimo Lands need to recognize, conversely, that new players in the big-box wars will inevitably increase the carbon footprint of the larger population living in the north of Nanaimo; and the same, again, with respect to those of the CVRD who find themselves lured away from Ladysmith by the promises of the South Nanaimo Lands shopping experience.

To conclude: we do not deserve to be confronted with the insanity of more of the same, nor that of a semantic tinkering with a selling of the tried and failing (the Tweedle Dee and Tweedle Dum pairing of malls and urban sprawl). What we need and deserve is a true paradigm shift in our concept of the word "sustainable". One that recognizes that our footprint cannot exceed the finite resources of this planet.

And so, for the sake of the greater community's future, I advise the City to reject all facets of its Bylaw 6000.076.

David S. Dunaway
1644 Morden Road
Nanaimo, British Columbia

This 29th day of September, 2007.

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No virus found in this outgoing message.

Checked by AVG Free Edition.

Version: 7.5.488 / Virus Database: 269.13.33/1037 - Release Date: 2007-09-29 1:32 PM

Deborah Jensen

From: Peter & Caroline Sterczyk [sterczyk@telus.net]
Sent: Sunday, September 30, 2007 3:13 PM
To: Public Hearing
Subject: BYLAW NO. 6000.076:

Dear General Manager,

My name is Peter Sterczyk and my family and I live on Healy Road, straight across from the existing Urban Containment Boundary in South Nanaimo. Five Years ago when we made the decision to build a home and start a family, the rural character and charm of Cinnabar Valley, and the adjacency of the UCB, were major determining factors in our choice of neighbourhood. At that time it appeared the many acres of green space across from us would be protected for another 20 years to come, according to Plan Nanaimo anyway.

You can only imagine how horrified we were to learn last spring, that the peace, tranquility, natural setting and character of our home was in peril at the hands of a narrow minded developer partnered up with a powerful political group. Since the proposal wasn't in response to a regional or community need, it was obviously in the name of simple greed. I was even more disappointed that the very Community Plan that was put in place in 1997 to guard against such unnecessary and over zealous destruction of rural land, could be manipulated to such extent with one single amendment application.

I think I've made it pretty clear by now that I'm dead against the unexpected and premature development of what was suppose to be our neighbourhood's sanctuary for several more years to come. As much as I urge council to vote down this proposal, I fear the lure of a broadened tax base combined with the perceived political risk of opposing the local First Nation's band, will result in the project forging full steam ahead over the next 10-15 years regardless.

Should that be the unfortunate reality, myself and the many other existing residents straddling the proposed development area need assurances from the City that the disruption of such a vast undertaking will be kept to a minimum. It would be inexcusable to allow the noise, dust, wind, erosion, and heavy equipment traffic to impose itself for several years to come upon the good people already in the area trying to maintain a liveable quality of life. Taking measures to minimize the collateral damage prior to any further review of the application is an absolute MUST, and individuals such as myself need to be DIRECTLY involved in determining specifically what measures would be appropriate to contain the debilitating by-products of mega development on our homes and families. Failure to do so would be a serious breach of both the social values and political responsibility owed to the people most negatively impacted.

Thanks for taking the time to listen and respond to the views of this Cinnabar Valley resident, and remember that it also represents the view of 100 more such individuals that didn't write a letter. I voted for this council with the expectation that in these types of situations they would take all considerations to heart and act in the interest of the greater good...not just a select few. Do the city some good, and please don't prove our vote was wrong.

Best regards, Peter.

Peter and Caroline Sterczyk
1939 Healy Rd.
Nanaimo ,B.C.
V9X 1H2
250 741 1980

10/1/2007