

STAFF REPORT

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

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

RE: REPORT OF THE PUBLIC HEARING HELD THURSDAY, 2007-JAN-04 FOR
BYLAW NO. 4000.403

STAFF'S RECOMMENDATION:

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

EXECUTIVE SUMMARY:

A Public Hearing was held on 2007-JAN-04, the subject of which was one item. Approximately 17 members of the public were in attendance. Minutes of the Public Hearing are attached and information regarding procedures for Bylaw No. 4000.403 is contained within the report.

BACKGROUND:

1. BYLAW 4000.403 (1583 Bartlett Street – RA164):

This bylaw, if adopted, will allow for greater flexibility in site design and housing forms, and will rezone the subject property from Single Family Residential (RS-1) to Residential Triplex and Quadruplex Zone (RM-2) in order to permit a three-unit residential development. The subject property is legally describes as LOT 3, SUBURBAN LOT 4, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 483.

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

Seven members of the public attended the Public Hearing to speak to this issue. Four written submissions were recognized at the Public Hearing.

Respectfully submitted,


D. Lindsay
Manager, Planning Division
Development Services Department


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-JAN-04, TO CONSIDER PROPOSED
AMENDMENTS TO THE CITY OF NANAIMO "ZONING BYLAW 1993 NO. 4000"**

PRESENT:

Councillor L.J. Sherry - Chair / Acting Mayor
Councillor M.D. Brennan
Councillor W.L. Bestwick
Councillor J. D. Cameron
Councillor W.J. Holdom
Councillor C.S. Manhas
Councillor L.D. McNabb

REGRETS:

Mayor G.R. Korpan
Councillor M.W. Unger

Staff

D. Lindsay, Manager, Planning Division, DSD
J. Carvalho, Planner, Planning Division, DSD
F. Grant, Planning Clerk, Planning Division, DSD

Public

There were approximately 17 members of the public present.

CALL TO ORDER:

Councillor Sherry called the meeting to order at 7:00 p.m. 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 item as it appeared on the Agenda, adding that this is the last opportunity to provide input to Council before consideration of Third Reading to Bylaw No. 4000.403 at Council's next regularly scheduled meeting of 2007-JAN-22.

1. BYLAW 4000.403:

This bylaw, if adopted, will allow for greater flexibility in site design and housing forms, and will rezone the subject property from Single Family Residential (RS-1) to Residential Triplex and Quadruplex Zone (RM-2) in order to permit a three-unit residential development. The subject property is legally describes as LOT 3, SUBURBAN LOT 4, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 483.

Mr. Keith Brown, Keith Brown Associates – Applicant / Representing Owners

- Mr. Brown's submission is attached as 'Schedule 'A' – Submissions for Bylaw 4000.403'.

Councillor Sherry asked if a neighbourhood meeting had taken place or been scheduled.

Mr. Brown stated that no neighbourhood meeting had been scheduled, but that most neighbourhood residents polled were in favour and that only two or three people voiced opposition to the proposal.

Councillor Bestwick asked for clarification regarding the condition of the existing home and whether it is currently being rented.

Mr. Brown stated that the previous owner of the home conducted structural work on the house without a permit, a notice of which is registered on title. Confirmed that the home is currently occupied by a renter.

Councillor Bestwick asked if the current renter would be occupying one of the new homes, if approved.

Mr. Brown noted that the renter would most likely not be one of the new home owners.

Councillor Bestwick asked for clarification on neighbourhood residents who may not be in favour and are shown as in favour in Mr. Brown's submission of the neighbourhood polling.

Mr. Brown responded noting that some of the residents who are opposed may not have yet seen the revised development plans which include three single-family homes; the original plan included a duplex and a single-family home.

Councillor Bestwick asked how those residents might have seen the new plans for the proposal if they have not yet been given the opportunity to see them.

Mr. Brown stated that the strength of this proposal is in the application, adding that if the City is serious about in-fill development in the community this application meets and exceeds all criteria. Noted that they have tried to respect the privacy of the neighbours by reducing the scale of the dwellings. The comprehensive landscape plan also ensures higher privacy for neighbours.

Councillor Manhas asked for clarification on whether a second home could be built on a lot of this size (20,000+ ft²).

Mr. Brown stated that a second dwelling could not be built as a residential lot; must be greater than one acre (43,563 ft²) to do so.

Councillor Manhas asked if the proposed homes would allow suites.

Mr. Brown stated that the existing zoning allows for a secondary suite, adding that the neighbours also could add a secondary suite. Noted that if the property is rezoned, secondary suites would not be allowed in the new homes. Stated that the minimum lot permitted for the City is 600 m² (6,459 ft²) and this far exceeds that and that the current state of the property is rundown; this would revitalize the site.

Councillor Manhas asked for clarification that the plan is proposing only one extra unit.

Mr. Brown agreed that technically that is correct.

Councillor Holdom noted that this zoning amendment would mean that these three dwellings would not be permitted to have a secondary suite.

Mr. Brown agreed that secondary suites would not be permitted in these dwellings.

Councillor Holdom asked for clarification on the size of the lot and whether or not it could be subdivided if configured differently.

Mr. Brown stated that he is bringing this case to Council with the purpose of in-fill and added that the City discourages panhandle lots. Under current regulations and guidelines the current home is not acceptable.

Councillor Holdom agreed but noted that the subject property is one of the larger single-family residential lots in the area.

Mr. Brown confirmed that it is the largest single-family lot in the area.

Councillor Holdom noted that the square footage could easily allow for two single-family projects with secondary suites.

Mr. Brown stated that the shape of the property encourages different development opportunities; even more so now because the house is being torn down. From a planning perspective the property can be enhanced.

Councillor Cameron asked for the age of the home being demolished.

Mr. Brown stated that the home is approximately 70 years old.

Ms. Lorelie Rozzano, 147 June Avenue – Opposed

- Has lived in the area for approximately 8 years. Believes that renters (including current renters of subject home) do not properly take care of their homes or yards (garbage, rusting automobiles, etc.).
- Originally purchased her home because it is surrounded by home owners and not renters.
- Concerned about three dwellings on a small lot, particularly if they are rented out.

Mr. Keith Przada, 150 June Avenue – Opposed

- Backyard faces the subject property; current renter has created a "junk yard" on the property. On-going problem since original owner passed away.
- Concerned with three houses on such a small piece of property.
- Would like to see the complete plan, including measurements; concerned one of the homes will be too close to his property line to allow for any privacy.

Councillor Brennan asked Mr. Przada if the sideyard setback (1.5 metres) and fencing (1.6 metres) would aid in any privacy concerns he may have.

Mr. Przada noted that he already has a fence that height and he does not believe it would help. Concerned that vehicular noise would be intrusive to his family.

Mr. Dave Rozzano, 147 June Avenue – Opposed

- Born and raised in the neighbourhood; has lived in the neighbourhood all of his life. Bought in the area for its large lots, side yard space and for the quiet.
- Believes vehicular noise will be an issue for the neighbourhood if this project is approved. Concerned that more people and congestion will not help the neighbourhood.
- Does not want renters in the neighbourhood; current area renters have been problematic and show no pride of their property.

Councillor Brennan asked Mr. Rozzano about his opinion on density within the City; noting Council has been looking at changes to the Official Community Plan with the focus that communities must densify. Current densification within Nanaimo is approximately 4.4 per hectare; 12.0 per hectare is needed in order encourage transit as a reasonable travel option for residents. She added she is concerned when a member of the public speaks against densification, and whether or not they are considering the important issue of using transit to reduce greenhouse gases, etc. Asked Mr. Rozzano where he stands on the issue of climate change and if he understands how his own neighbourhood fits into the solution.

Mr. Rozzano believes the proposal is “trying to slam 50 pounds of mud into a 5 pound sack”. Does not believe vehicular traffic will be able to move around within the lot once three homes are constructed.

Councillor Bestwick noted that June Street is the furthest point from the access of the development, adding that how the houses are sited on the plan will block vehicular lights from affecting other homes in the area.

Councillor Manhas stated that the homes will probably be sold to young families or older couples; which would be an improvement to the current situation. Noted that vehicular lights would be blocked by the house in the back of the lot.

Mr. Rozzano stated that he does not want the congestion or noise of added homes or renters. Did not like the previous plan and does not like this plan.

Ms. Charlotte Bridden, 116 Pryde Avenue – Opposed

- Was never shown a petition and therefore did not sign one. Plan was never explained to her.
- Has lived in the neighbourhood for thirty years.
- Has a home in the area that is deliberately empty now as she does not want to rent it. Believes renters, regardless of their income, do not care what they do to your property once they rent it.
- Does not believe the neighbourhood is safe any more and believes it is due to illegal secondary suites.

- A smaller plan with two homes and no rental suites would be more acceptable.
- She has nothing against people who rent houses; believes this plan is a deliberate destruction of the neighbourhood, and that it shows a lack of understanding; it is a family neighbourhood.
- Traffic density would be more congested and they already have problems with street parking.

Councillor Sherry noted that if this rezoning is approved secondary suites will not be permitted.

Ms. Bridden believes that illegal suites could be implemented into the homes.

Councillor Cameron asked Staff to confirm that secondary suites would not be permitted on the properties.

Mr. Lindsay stated that the proposed zone (RM-2) does not allow suites within the individual units. No suites would be permitted. The maximum density would be the three dwelling units.

Councillor Cameron noted that the *Landlord Tenancy Act* is a Provincial matter, not a municipal one. Asked Ms. Bridden to clarify her opinion that three, small, new homes would not attract good home owners.

Ms. Bridden confirmed that she does not believe the homes would attract good home owners.

Councillor McNabb asked Staff to confirm that it would be illegal for suites to be placed into the proposed homes.

Mr. Lindsay stated that the zoning bylaw, if adopted, would not permit suites within the dwelling units.

Councillor Cameron asked for clarification on the policy of notifying the surrounding neighbourhood of a proposal.

Mr. Lindsay stated that the required notification for rezoning, in addition to the 4' x 8' signage erected on the property which includes contact information and the date and time of the Public Hearing, includes hand delivery and mail notification to all properties adjacent to the subject property. Also, all information is posted on the City's website and three advertisements are placed in community newspapers.

Councillor Bestwick asked for clarification on whether adjacent properties would include those across the road.

Mr. Lindsay confirmed that adjacent properties would include all properties across the street from the subject property.

Ms. Shawna Dixon, 1589 Bartlett Street – Opposed

- Has lived in the area all of her life. Noted that the map presented by the applicant that highlights neighbourhood residents who support this proposal erroneously included her home. Believe this is inappropriate as she is opposed to the project.

- Believes three homes are too many for the subject lot and that it would be detrimental to the neighbourhood.
- Noted that Pryde Avenue is the only access point for the entire neighbourhood and that seven streets use this to access Bowen Road. Noted that the area currently has two high-density properties; duplexes and basement suites also exist in the neighbourhood, therefore she believes her neighbourhood has done its part towards densification.

Councillor Holdom asked Ms. Dixon for clarification on her home and whether it is a fourplex.

Ms. Dixon noted that there are two duplex buildings on the site. Adding that she owns, and lives, within of the in one of the duplex units.

Councillor Holdom asked if there are currently four units on that piece of property, adding that the property is the same size as the subject lot.

Ms. Dixon agreed that it is the same size, adding that if she didn't live there now she would have objected to it 30 years ago when it was built. Problems with renters in the neighbourhood have been ongoing. Believes the neighbourhood is crowded enough and does not think the plans fit in with the existing neighbourhood.

Councillor Holdom asked if Ms. Dixon believes her own home is overcrowding the neighbourhood as it is a higher density than the proposed project.

Ms. Dixon stated her units have been there for 30 years, it can't be torn down and it is doing its part for densification. It is an established neighbourhood, adding that one of the homes would be sited 10 feet from back door. All her privacy would be destroyed by the development of this property.

Councillor Bestwick asked if a large (5-6,000 ft²) home could be built on the property with a secondary suite once it is demolished.

Mr. Lindsay noted that the RS-1 Zone permits a maximum home size of 4,200 ft² of habitable space, which would be exclusive of any garages or out buildings, and that the zoning would allow for one secondary suite in that dwelling. A standard two car garage would be approximately 450 ft². Therefore, maximum size of home, including a garage would be approximately 4,600 ft².

Mr. Rolf Schild, 116 Pryde Avenue – Opposed – Co-owner of property

- Noted that the developer asked his opinion on the project in November, was 'led to believe' there was going to be a single house and a duplex; was not told that there would be rental units.
- No change of plans was indicated to the residents in the neighbourhood.
- Developer should provide the neighbourhood with full and accurate plans.
- Has rented his property for over 10 years and upgraded the home with \$60,000 of improvements during that time. Yet to find appropriate tenants (with the exception of two tenants); usually high damage costs are the result.
- Neighbourhood is family oriented with long-time residents; believes this would destroy the neighbourhood and that tenants 'interfere with the enjoyment of life'.

Councillor Cameron asked Mr. Schild why he believes these are going to be three rental properties.

Mr. Schild stated that they are indeed rental properties.

Councillor Holdom noted that Mr. Schild has owned a single family residence on Pryde Street and he has rented it out. Adding that it does not matter what the housing form is as owners can do what they want with their property, including renting it out. Council can not control what owners do with their properties.

Mr. Schild stated that increased renters in the area will lead to more problems.

Councillor Holdom stated that Mr. Schild has the right to rent out his property and that he has in the past; it is the owners' choice, not Council's choice.

Mr. Schild stated his choice was forced as he was unable to find suitable tenants.

Councillor Holdom noted that there could exist in the City an area with only single-family dwellings and, in theory, they could all be rented.

Mr. Gerald Morton, 1589 Bartlett Street – Opposed

- Does not believe the erroneous indication of support his house was given in the applicants submission was a mistake, believes it speaks to the developer's agenda.
- Notes that some speakers may come across as anti-rental. Stressed that Council does not know the area and that renters have been quite problematic. This particular area has had a bad history with renters, which explains the opposition.
- Believes that rezoning this property to multi-family now will allow the developer to change the plan to anything in the future, including a quadraplex or duplex.
- Current neighbourhood is appreciative of the large area and low population.
- Believes this project would change the quality of life for all residents, adding that the subject lot backs virtually to his back fence. He has spent thousands of dollars in improvements to his house and garden, this would change his lifestyle no matter what goes in. Is opposed to higher density and believes this proposal would significantly change the neighbourhood if approved.

Councillor Holdom noted that the plans can not change if approved by Council as the developer is committed to restrictive covenants that ensure original proposal is what gets built. Three units, not four, will be allowed, by covenant. The covenant would remain a part of the title on the land and therefore any developer would have to follow the criteria set out in those covenants.

Mr. Morton asked what the process would be if a new developer wanted to removed those covenants.

Councillor Holdom explained that in order to remove or change a covenant a public hearing is required to take place.

Mr. Morton noted his appreciation for that information and stated that it would behove Council to visit the lot to gain a better understanding of the size and what would be appropriate on it. Three additional dwellings will increase the density of an already very dense neighbourhood.

Mr. Keith Brown, Keith Brown Associates – Applicant / Representing Owners - Redress

- Listened to all comments, respects neighbourhood concerns.
- Noted that the original application proposed a single-family dwelling and a duplex. After neighbourhood input, the developer amended the plan to three single-family dwellings as it reflected the neighbourhood more accurately (this property abuts two duplexes that has a total of four units).
- Noted that this area is in transition; we should be encouraging new buildings that will upgrade the neighbourhood as this project would be.
- Stated it is cheaper to build a side by side duplex than a single-family dwelling; these homes will be building stratified and will have individual property owners i.e.: families, adults or empty nesters. Not intended as rentals, instead is being converted from a rental property to owned homes.
- Noted that, notwithstanding the land cost, the owner of the subject lot could not recover rent just by building one single-family dwelling, adding that the only way this project could economically survive was to build three single-family, stratified units. The plan is well thought out, with a simple and quality layout.
- Understands that privacy is an issue for neighbours and assures that has been considered; developer trying to provide private areas on the subject property, with the same effort to retain or improve privacy to existing, adjacent home owners.
- Stated that the covenant calls for plant elevations to ensure general conformity, adding if the plan is approved a development permit will ensure the covenant is followed during design phase. Stressed that the plan could be 'tweaked' during this phase in order to accommodate neighbour privacy and that it is important to the owner and developer to the best they can, and they will not compromise the quality of this housing.
- Added that fencing and landscape screening can also be incorporated to aid in loss of privacy.
- Believes that headlight interruption at night will not be an issue; the first two houses can be adjusted to a better fit, including reversing the driveway if needed. Unit three will not cause any problems with headlights at night.
- Noted that strata's are currently deemed to be the best landscaped properties in Nanaimo because under the strata regulations it must include a landscape budget and it must be maintained.
- Does not believe the lot is being overcrowded, as some speakers noted; the building footprints, and the garages, represent only 15%-20% of the entire lot.
- Does not believe traffic would not be increased in any manner that would create a hazard to the streets or neighbourhood.
- Confirmed that there is no discrimination between renters or owners in the developers' minds, although this project is not designed for renters; it is designed for ownership. The plan will enhance the neighbourhood and the approximate value of the new homes would be in the range of \$340,000 to \$345,000.

Councillor Brennan asked Mr. Brown to confirm that these dwellings would be built with the intention of selling them.

Mr. Brown confirmed that the plan is for strata buildings for the real estate market.

Ms. Lorelie Rozzano, 147 June Avenue – Opposed - Redress

- Stated her belief that the developer is not being truthful.
- Believes that the dwellings, although attractive, will not fit on the lot in question and will not achieve the value stated by the developer as the surrounding lots are unattractive and unkept.
- Believes the developer stands to gain money, the neighbourhood was informed that renters would be in the homes, and names are listed as being in support when they are not; therefore does not believe the truth is being brought forward.

Councillor Manhas noted that the selling value of a dwelling is not Council's concern, adding that these three strata title homes would be sold to three individual owners, as stated by the developer. Stated that Council has no control if an owner chooses to rent their property out and that Staff ensures that all regulations and policies are adhered to during the planning process; they would advise Council if the three homes would not fit onto the lot.

Ms. Rozzano stated that she is confused as she was told the homes would be rented out and that misrepresentation of support has been stated by the developer.

Councillor Holdom asked Ms. Rozzano if her view would be altered if she could be convinced that the three homes would be sold separately and would be owner-occupied.

Ms. Rozzano confirmed that her view 'might' be altered if she were convinced that homes would be sold separately and be owner-occupied.

Councillor Brennan noted that the suggestion is that these dwellings will be sold. Concerned about Ms. Rozzano's statement that people are being misled in some way and asked if she had any specifics of anyone being misrepresented, other than the address in question (1589 Bartlett Street).

Ms. Rozzano stated that she has personally talked to 'many' of the neighbours and no one has been in support.

Councillor Brennan reminded Ms. Rozzano that no home on June Avenue was indicated as being in support of the proposal and that the only home who was, by accident or not, was 1589 Bartlett Street.

Mr. Gerald Morton, 1589 Bartlett Street – Opposed - Redress

- Confirmed that he does not want his home listed as in support of this proposal.
- Believes the neighbourhood is not 'in transition' and would only be placed in transition if this proposal were to be approved.

Ms. Shawna Dixon, 1589 Bartlett Street – Opposed - Redress

- Stated that the neighbourhood is 'ours' and that she resents a developer who is 'only looking to make money' off of 'her' neighbourhood.

- Does not believe the plan fits into the aesthetic development of the neighbourhood and asked Council to listen to what the immediate neighbourhood has to say about this development; they are opposed.

Councillor McNabb asked Staff to clarify how many single-family homes could be built upon a 20,000 ft² lot, such as the lot in question.

Mr. Lindsay noted three dwellings could be built on a 20,000 ft² lot, adding it would have to be configured properly.

Councillor Holdom asked Mr. Paley (owner) for clarification on the incorrect information regarding 1589 Bartlett Street and it's indication of being in support of the proposal.

Mr. Cal Paley, 3480 Arrowsmith Road – Owner of property

- Stated that he personally conducted the poll of the neighbourhood and may have made an error at the address in question. Did speak to the family in one of the duplexes (tenants) and they agreed that they were in favour and did sign the form indicating so.

Councillor Sherry asked Mr. Paley for confirmation on when the poll took place.

- Mr. Paley noted that the petition was polled to the neighbourhood last summer.

MOVED by Councillor Bestwick, SECONDED by Councillor McNabb, that the meeting be adjourned at 7:18 p.m.

CARRIED

Certified Correct:



D. Lindsay
Manager, Planning Division
DEVELOPMENT SERVICES DEPARTMENT

/pm

Council: 2007-JAN-22

G:\Devplan\Files\Admin\0575\20\2006\Minutes\2007Jan04PHMinutes

Schedule “A”

Submissions

For

Bylaw 4000.403

RA164

(1583 Bartlett Street)

January 4, 2007

File No. 809.06

City of Nanaimo
455 Wallace Street
Nanaimo, BC V9R 5J6

ATTN: MAYOR AND CITY COUNCILORS

**SUBJECT: REZONING FILE RA164 - 1583 BARTLETT STREET, NANAIMO.
PUBLIC HEARING – BYLAW NO. 4000.03**

The subject rezoning application involves the redevelopment of an existing property within the "Quarterway" area of the City. The existing home on the property is beyond repair and will be demolished and replaced with three single family dwellings.

The importance attached to redevelopment within an existing neighbourhood is acknowledged. Therefore, a greater influence is given for the design rationale recognizing site organization and building form (see attached plans) which includes:

- Three small scale single family residences to best utilize the narrow lot configuration and optimize livability of the homes.
- Single family detached dwellings, selected to reflect neighbourhood character and context.
- Vehicle access via a single common driveway is located on the east boundary.
- Strategically placed detached garages define private yard spaces for each dwelling.
- Orientation of living spaces is towards the front and rear of the property as not to infringe on adjacent properties.
- Unit 1 faces Bartlett Street to reinforce the rhythm of a single family streetscape.
- The building form and character draws from older neighbourhood homes. They are of character design with dormer and porch elements.
- Finishes are appropriate to the building form and are durable in nature. Finishes include bold wood trims, fascias and railings, shingles, vinyl siding and decorative rock accents.

The immediate area residents/property owners were petitioned providing positive support for the proposed development of three single family dwellings. The enclosed Key Map and Form Letters represent their support.

A restrictive covenant will be registered on Title committing to onsite/off-site servicing upgrades, future road widening dedication (2.15 metres), community contribution of \$1,000.00, and inclusion of the Preliminary Plans/Elevations to ensure general conformity of the plans proposed for development.

From a planning perspective the proposal will enhance the existing neighbourhood and provide guidance for future redevelopment.

We thank you for your consideration and seek City Council's support for the rezoning application.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R.K. Brown', written in a cursive style.

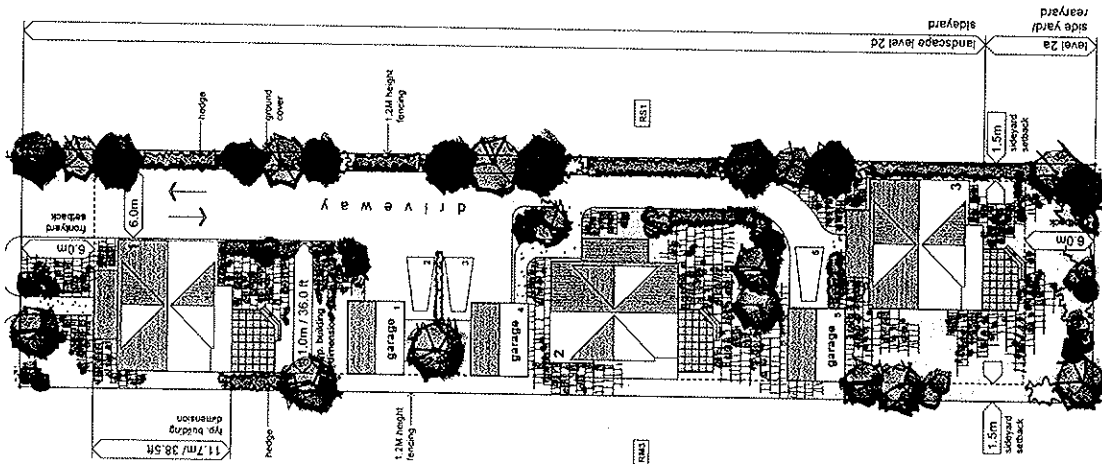
R.K. Brown,
Consultant Planner

Enc.

p.c. - Louise & Calvin Paley

CAD/INFORMATION TO INDUSTRY STANDARDS, LIMITS OF SURVEYS, DIMENSIONS, LOCATION OF BUILDINGS, DRIVEWAYS, ETC. SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.B.S. ACT AND ALL LOCAL BUILDING BYLAWS. THESE PLANS ARE THE PROPERTY OF DELINEAR CONSULTANTS LTD. AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF DELINEAR CONSULTANTS LTD. REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.

bartlett street



site plan
scale 1:250 metric

PROJECT DATA:

LEGAL DESCRIPTION:
LOT 3, SUBURBAN LOT 4, NEWCASTLE TOWNSITE, SECTION 1,
NANAIMO DISTRICT, PLAN 483

CIVIC ADDRESS:
1583 BARTLETT STREET

PROPOSED ZONING:
RM2 - RESIDENTIAL TRIPLEX AND QUADRUPEX ZONE

LAND USE:
MULTI-FAMILY RESIDENTIAL DWELLINGS

LOT AREA:
41,184 SQ.M / 19798.4 SQ.FT.

UNIT	TYPE	FLOOR AREAS	USABLE	PORCH	GARAGE	FOOTPRINT
1	A	1134	548	111	319	1584
2	A	1134	548	111	319	1584
3	A	1134	548	111	319	1584
TOTAL		3402	1644	333	957	4752
CPA						
SITE AREA						19798.4
LOT COV. / FOOTPRINT / SITE AREA						0.235
						23.7%

NOTE: ALL AREAS EXPRESSED IN SQUARE FEET

PARKING REQUIRED
3 UNITS @ 2 PER UNIT 6

PARKING PROVIDED
ENCLOSED GARAGES 3
SURFACE PARKING 3
TOTAL 6



475 GERRARD ROAD, LONDON, ONT. N6C 1G1
will melville
designer 250.245.3894
REVISIONS:
issued for review 18 OCT 2009

PROJECT

Proposed Residences

1583 Bartlett Street
Nanaimo, B.C.
JOB NUMBER
d943.55.05
SCALE:
1:250 metric
DRAWN BY
S.S.
DRAWING TITLE:
proposed site plan

PAGE

PR1

CONTRACTOR TO VERIFY ALL LEVELS, SURVEYS, DIMENSIONS, LOCATION OF SERVICES, UTILITIES, AND ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORKS TO BE DONE IN ACCORDANCE WITH THE CITY OF NASSAU COUNTY AND ALL LOCAL BUILDING BYLAWS.

CONTRACTOR TO VERIFY ALL LEVELS, SURVEYS, DIMENSIONS, LOCATION OF SERVICES, UTILITIES, AND ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORKS TO BE DONE IN ACCORDANCE WITH THE CITY OF NASSAU COUNTY AND ALL LOCAL BUILDING BYLAWS.



1433 BARNETT STREET
NASSAU, B.C.
JOB NUMBER: d943.55.05
DESIGNER: will mcliville
PHONE/FAX: 250.245.3854

REVISIONS:

ISSUED FOR REVIEW: 18 OCT 2006

PROJECT:

Proposed Residences

1433 BARNETT STREET

NASSAU, B.C.

JOB NUMBER:

d943.55.05

SCALE:

as noted

DRAWN BY:

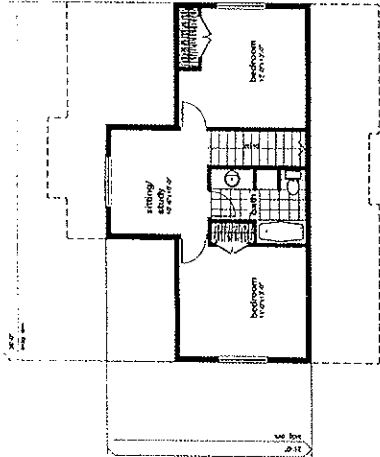
T.F./C.M.

DRAWING TITLE:

floor plans/
elevations

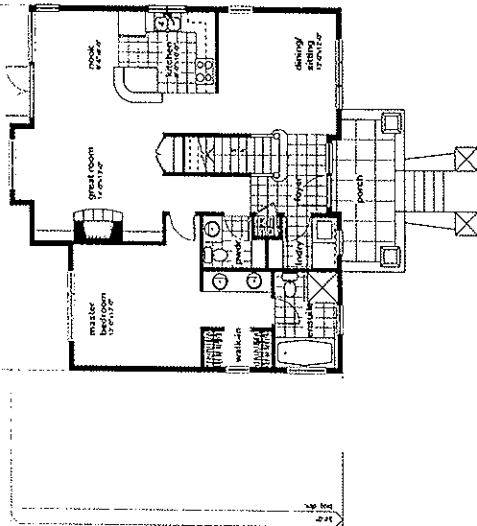
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PR2



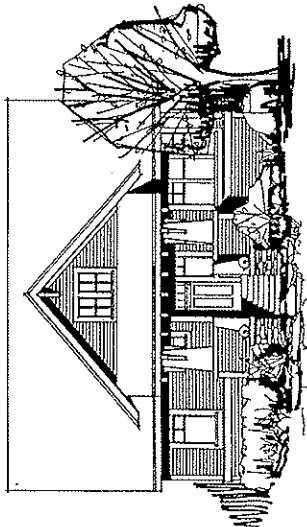
upper floor plan

scale: 1/8"=1'-0"



main floor plan

scale: 1/8"=1'-0"



front elevation



□ DENOTES RESIDENTS/OWNERS
SUPPORT FOR REZONING

TO: Mayor and City Councilors
City of Nanaimo
455 Wallace Street
Nanaimo, BC V9R 5J6

DATE: Jan 3/07

SUBJECT: PROPOSED REZONING APPLICATION FROM RS-1 TO RM-2
ZONE AT 1583 BARTLETT ROAD, NANAIMO, BC

I/We the undersigned owners/residents have reviewed the preliminary plans/elevations to construct three dwelling units. We hereby support the rezoning application as presented.

Owner/Resident Name:

Eileen Bengston
Robert Johnson
E Bengston

Owner/Resident Address:

123 Pryde Ave
" " "

COMMENTS: I am so pleased to know
that this development will be
happening. I believe that it will
improve the quality of the area,
and will encourage other residents
to improve their homes. also.

DATE: MAY 13/06

I/We the undersigned owners/residents have reviewed the preliminary plans/elevations to construct three dwelling units. We hereby support the rezoning application as presented.

HEBERT
1560 Bartlett St.
UAWAIMO

Luke & Sylvia
Hebert.

COMMENTS: I support the Demolition
of The existing building to see
New construction in the Area.

TO: Mayor and City Councilors
City of Nanaimo
455 Wallace Street
Nanaimo, BC V9R 5J6

DATE: MAY 13/06

**SUBJECT: PROPOSED REZONING APPLICATION FROM RS-1 TO RM-2
ZONE AT 1583 BARTLETT ROAD, NANAIMO, BC**

I/We the undersigned owners/residents have reviewed the preliminary plans/elevations to construct three dwelling units. We hereby support the rezoning application as presented.

Owner/Resident Name:

Owner/Resident Address:

ROBERT & MARILYN MORRISON

1570 BARTLETT

COMMENTS: GREAT IDEA!

DATE: MAY 13/06

I/We the undersigned owners/residents have reviewed the preliminary plans/elevations to construct three dwelling units. We hereby support the rezoning application as presented.

Ken Faulk

126 PRYDE AVE

COMMENTS:

DATE: MAY 13/2006

I/We the undersigned owners/residents have reviewed the preliminary plans/elevations to construct three dwelling units. We hereby support the rezoning application as presented.

ARK BROWNLEE

122 PRYDE AVE NANAIMO

COMMENTS:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

DATE: May 13/06

I/We the undersigned owners/residents have reviewed the preliminary plans/elevations to construct three dwelling units. We hereby support the rezoning application as presented.

Owner/Resident Address:

1563 BARILETT St.

COMMENTS:

DATE: 13 MAY 2006

I/We the undersigned owners/residents have reviewed the preliminary plans/elevations to construct three dwelling units. We hereby support the rezoning application as presented.

Owner/Resident Address:

Owner/Resident Name: Bruce Smyth B. Smyth
Pat Smyth

1573 BARTLETT St
1573 Bartlett St

COMMENTS:

DATE: May 13 2006

I/We the undersigned owners/residents have reviewed the preliminary plans/elevations to construct three dwelling units. We hereby support the rezoning application as presented.

Owner/Resident Address:

160 JUNE AVE V9S4R7

COMMENTS:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

DATE: MAY 13 2006

I/We the undersigned owners/residents have reviewed the preliminary plans/elevations to construct three dwelling units. We hereby support the rezoning application as presented.

Owner/Resident Address:

1587 1589 BARTLETT ST.

COMMENTS: