



AGENDA REGULAR COUNCIL MEETING

Monday, September 14, 2020

4:00 to Proceed "In Camera", Reconvene Open Meeting at 7:00 p.m.
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE
80 COMMERCIAL STREET, NANAIMO, BC

SCHEDULED RECESS AT 9:00 P.M.

Pages

1. CALL THE MEETING TO ORDER:

2. PROCEDURAL MOTION:

That the meeting be closed to the public in order to deal with agenda items under the *Community Charter*:

Section 90(1) A part of the Council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

(c) labour relations or other employee relations;

(d) the security of property of the municipality;

(g) litigation or potential litigation affecting the municipality;

(n) the consideration of whether a Council meeting should be closed under a provision of this subsection or subsection (2); and,

Community Charter Section 90(2):

(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;

3. INTRODUCTION OF LATE ITEMS:

4. APPROVAL OF THE AGENDA:

5. ADOPTION OF THE MINUTES:

a. Minutes

6 - 15

Minutes of the Regular Meeting of the Council of the City of Nanaimo held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2020-AUG-31 at 4:30 p.m.

6. MAYOR'S REPORT:

7. RISE AND REPORT

8. PRESENTATIONS:

9. COMMITTEE MINUTES:

a. Special Health and Housing Task Force Meeting 2020-JUL-20

16 - 17

Minutes of the Special Health and Housing Task Force Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Monday, 2020-JUL-20, at 9:00 a.m.

b. Health and Housing Task Force Meeting 2020-JUL-22

18 - 25

Minutes of the Health and Housing Task Force Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Wednesday, 2020-JUL-22, at 3:00 p.m.

10. CONSENT ITEMS:

11. DELEGATIONS:

a. Delegation from Brunie Brunie re: People without a home

26

Brunie Brunie to speak regarding people without a home being allowed to shelter without being moved every day.

12. REPORTS:

a. City's Role in Health and Housing

27 - 33

To be introduced by Dale Lindsay, General Manager, Development Services.

Purpose: To provide Council with Staff comment on the draft position statement "City's Role in Health and Housing" as requested by Council.

Recommendation: That Council refer the position statement on the "City's Role in Health and Housing" to the Health and Housing Task Force to be considered as part of their ongoing work.

- b. Heritage Alteration Permit No. HAP00030 - 421 Franklyn Street 34 - 40
- To be introduced by Dale Lindsay, General Manager, Development Services.
- Purpose: To present for Council's consideration, a heritage alteration permit to allow demolition of the Franklyn Street Gymnasium at 421 Franklyn Street.*
- Recommendation: That Council issue Heritage Alteration Permit No. HAP00030 for the demolition of the Franklyn Street Gymnasium at 421 Franklyn Street.
- c. Development Permit Application No. DP1163 - 1220, 1225 and 1221 Manzanita Place 41 - 62
- To be introduced by Dale Lindsay, General Manager, Development Services.
- Purpose: To present for Council's consideration, a development permit application for a multi-family development with 16 residential units at 1220, 1225 and 1221 Manzanita Place.*
- Recommendation: That Council issue Development Permit No. DP1163 at 1220, 1225 and 1221 Manzanita Place with the following variances:
- increase the maximum allowable building height from 7m to 7.75m at 1220 Manzanita Place to 8.93m at 1225 Manzanita Place and 8.87m at 1221 Manzanita Place;
 - reduce the minimum required front yard setback from 6m to 3.25m at 1225 Manzanita Place and from 6m to 4.5m at 1221 Manzanita Place; and
 - reduce the minimum required rear yard setback from 7.5m to 5.8m at 1225 Manzanita Place
- d. Development Permit Application No. DP1172 - 2348 Kenworth Road 63 - 77
- To be introduced by Dale Lindsay, General Manager, Development Services.
- Purpose: To present for Council's consideration, a development permit application for the new location of the Mitsubishi auto dealership.*
- Recommendation: That Council issue Development Permit No. DP1172 at 2348 Kenworth Road with the following variances:
- to increase the maximum permitted front yard setback from 6m to 22.41m for 100% of the front face of the building;
 - to waive the minimum building height requirement to allow the building as proposed; and
 - to allow parking between the front property line and the front face of the proposed building
- e. Development Permit Application No. DP1177 - 191 and 195 Fourth Street 78 - 93

To be introduced by Dale Lindsay, General Manager, Development Services.

Purpose: To present for Council's consideration, a development permit application for a proposed renovation of the existing Nanaimo Search and Rescue building at 191 and 195 Fourth Street.

Recommendation: That Council issue Development Permit No. DP1177 at 191 and 195 Fourth Street with the following variances:

- reduce the minimum required rear yard setback from 7.5m to 1.3m;
- reduce the minimum landscape buffer width for the side and rear yard from 1.8m to 0m;
- eliminate the requirement for shrub plantings on the sides of the garbage enclosure; and
- reduce the minimum required setback for the garbage enclosure from 3m to 1.5m.

f. Wakesiah Avenue Corridor Improvements Project 94 - 97

To be introduced by Bill Sims, General Manager, Engineering and Public Works.

Purpose: To provide briefing notes on the plans for Wakesiah Avenue Corridor Improvement Project.

g. Terminal Avenue Trans Canada Highway Capital Upgrades 98 - 102

To be introduced by Bill Sims, General Manager, Engineering and Public Works.

Purpose: To provide briefing notes on the plans for road and utility upgrades to Terminal Avenue and the Trans-Canada Highway.

13. BYLAWS:

a. "Subdivision Control Amendment Bylaw 2020 No. 3260.05" 103

That "Subdivision Control Amendment Bylaw 2020 No. 3260.05" (To amend Schedule A – Manual of Engineering Standards and Specifications) be adopted.

b. "Housing Agreement Bylaw 2020 No. 7314" 104 - 111

That "Housing Agreement Bylaw 2020 No. 7314" (To authorize a housing agreement to prevent any future restrictions on the rental of individual units at 20 Barsby Avenue) be adopted.

c. Bylaw Status Sheet (For Information) 112 - 115

14. NOTICE OF MOTION:

15. OTHER BUSINESS:

16. ADJOURNMENT:

MINUTES
REGULAR COUNCIL MEETING
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE,
80 COMMERCIAL STREET, NANAIMO, BC
MONDAY, 2020-AUG-31, AT 4:30 P.M.

Present: Mayor L. Krog, Chair
Councillor S. D. Armstrong
Councillor D. Bonner
Councillor T. Brown
Councillor B. Geselbracht
Councillor E. Hemmens
Councillor Z. Maartman
Councillor I. W. Thorpe
Councillor J. Turley

Staff: J. Rudolph, Chief Administrative Officer
R. Harding, General Manager, Parks, Recreation and Culture
D. Lindsay, General Manager, Development Services
B. Sims, General Manager, Engineering and Public Works
L. Fletcher, Inspector, Police Services
P. Rosen, Director, Engineering
J. Holm, Director, Development Approvals
B. Corsan, Director, Community Development
W. Fulla, Manager, Business, Asset and Financial Planning
F. Farrokhi, Manager, Communications
D. Walker, Financial Analyst
T. Loewen, Communications and Marketing Specialist
D. Blackwood, Client Support Specialist
K. Robertson, Deputy City Clerk
J. Vanderhoef, Steno
S. Snelgrove, Recording Secretary

1. CALL THE REGULAR MEETING TO ORDER:

The Regular Council Meeting was called to order at: 4:30 p.m.

2. PROCEDURAL MOTION TO PROCEED IN CAMERA:

It was moved and seconded that the meeting be closed to the public in order to deal with agenda items under the *Community Charter*:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- (c) labour relations or other employee relations;

- (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the municipality; and,
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the municipality if they were held in public.

The motion carried unanimously.

Council moved In Camera at 4:30 p.m.

Council moved out of In Camera at 6:45 p.m.

Council recessed the Open Meeting 6:45 p.m.

Council reconvened the Open Meeting at 7:00 p.m. in the Shaw Auditorium.

3. INTRODUCTION OF LATE ITEMS:

- (a) Reorder Agenda Item 11(a) Delegation from MLA, Sheila Malcolmson re: BC's Situation Tables and Next Steps to Tackle Social Disorder to become Agenda Item 8(b) and add the following:
 - PowerPoint presentation
 - "Situation Tables" Fact Sheet

4. APPROVAL OF THE AGENDA:

It was moved and seconded that the Agenda, as amended, be adopted. The motion carried unanimously.

5. ADOPTION OF THE MINUTES:

It was moved and seconded that the following Minutes be adopted as circulated:

- Minutes of the Special Council Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2020-JUL-13, at 11:00 a.m.
- Minutes of the Regular Council Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2020-JUL-20, at 4:00 p.m.
- Minutes of the Special Council Meeting (Public Hearing) held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Thursday, 2020-JUL-23, at 7:00 p.m.

- Minutes of the Special Council Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2020-JUL-27, at 9:00 a.m.

The motion carried unanimously.

6. MAYOR'S REPORT:

Mayor Krog advised:

- The City has received a letter from Ryan Wainwright, Senior Regional Manager, Vancouver Island Region, Emergency Management BC, thanking the City of Nanaimo ESS Team for their actions on February 2, 2020 when they deployed to the community of Halalt First Nation after a weather event forced 94 community members from their homes. Emergency Management BC acknowledged the City of Nanaimo's ESS Team for the outstanding work and commitment through countless hours they devote to build and maintain their skills to be prepared to support not only Nanaimo but neighbouring communities when called upon.
- The City has received a letter from Canada Post advising that the number of dog incidents with letter carriers have increased and so far this year there have been 49 incidents in Nanaimo. Mayor Krog reminded residents to be mindful of their dogs during the day to help keep postal service workers safe.
- The City has received a letter from Mr. Goerner of Lake Country BC advising of International Overdose Awareness Day on August 31st, which is a day to honour those who have died from overdoses. The Bastion was lit up on Monday evening to honour the fallen and their families. Mayor Krog advised that a member of the Moms Stop the Harm Group placed purple ribbons in various places around Nanaimo and expressed sadness that a number were removed. Mayor Krog advised that we are all very conscious of those impacted by overdose deaths and expressed support for International Overdose Awareness Day.
- Mayor Krog, on behalf of Council, encouraged residents to be calm, be kind and be safe as COVID-19 continues. He advised that businesses in the community are facing challenges and there is significant street disorder and homelessness exacerbated by dangerous drugs in the community. It is a time now to be stronger and more patient than ever and to show maturity as a community. The Province of British Columbia led the wave in the world combatting COVID-19 which is something to be honoured. Mayor Krog thanked those who showed leadership and encouraged continued social and physical distancing, to wear masks and be kind to each other. He thanked Council for the work undertaken to keep the City as happy and prosperous as possible and advised that tough times will be getting tougher for lots of people.

7. RISE AND REPORT:

Mayor advised that at the In-Camera portion of the August 31, 2020 meeting, Council:

1. appointed Karen Robertson as the Deputy to the Officer assigned the responsibility of Corporate Administration pursuant to Section 148 of the *Community Charter* and re-appointed Sky Snelgrove and Laura Mercer until 2021-DEC-31 as Deputy Corporate Officers (to act in the place of the Corporate Officer when the Corporate Officer is absent).
2. nominated Ms. Charlotte Taylor to be one of the 3 students from the Association of Vancouver Island and Coastal Communities region selected to receive a complimentary registration to attend the Union of British Columbia Municipalities virtual convention from September 22 – 24, 2020.

8. PRESENTATIONS:

(a) Dr. Mike Benusic, Medical Health Officer for Central Vancouver Island

Introduced by Mayor Krog.

Dr. Mike Benusic, Chief Medical Health Officer, Island Health, provided an introductory presentation. Highlights included:

- The Medical Health Officer has a statutory role under the *Public Health Act* and other laws
- Responsibilities include:
 - Assessing and monitoring the population health status of the community
 - Acting as a community medicine consultant to provide evidence based opinions regarding ways to improve the health of the community
 - Advocacy and communicating directly on health issues to the community, board and elected officials
- Status Update on COVID-19 on Vancouver Island:
 - 170 cases in 170 days
 - Cumulative case count of 200 per million
 - Comparably Vancouver Island and Nanaimo area has done well to keep cases of COVID-19 low
 - Number of tests performed and positivity rate
 - Assume for every detected case, 8 are not detected
 - 5 community transmission cases where it can't be determined where someone got it from
 - Vancouver Island has a low transmission rate
 - Based on evidence, B.C. is well poised to reopen schools and carefully reopen certain segments of society
 - 95% of current active cases are in the lower mainland
- Overdose projections in Nanaimo and 24 overdoses in Nanaimo this year
- Canadian Drugs and Substances Strategy four pillars to address substance use include: prevention, treatment, harm reduction and enforcement

Council discussion took place regarding:

- Harm reduction and impacts on overdoses
- Using harm reduction as a way to keep people alive to keep them connected to support
- Medical Health Officer's role to collaborate with people and bring more awareness to identified health issues
- Medical Health Officer providing research and evidence to help inform decisions for safe supply
- Unequal distribution of resources south of the Malahat Highway and ensuring there is equity
- Demands on testing facilities for COVID-19 and Island Health ramping up services to deal with testing
- Anticipating more testing in September when schools are back in session
- Shortage of general practitioners in Nanaimo and advocating for more

(b) Delegation from MLA, Sheila Malcolmson re: BC's Situation Tables and Next Steps to Tackle Social Disorder

Sheila Malcolmson, MLA, Nanaimo, provided a presentation regarding situation tables. Highlights included:

- Presented a provincially funded tool that could make a difference in community safety and better connect vulnerable people with services to prevent crisis, crime and social disorder
- Situation table/hub model creates a table for problem solving for one person/case at a time and is intended to break down silos between service providers
- Primary partners of situation tables are government agencies such as Island Health, school districts, non-profits
- Nanaimo's role would be to advise they want this service in Nanaimo as it will not come to Nanaimo if Council does not invite it
- Situation Tables have been established in 10 BC communities
- Primary sources of referrals in 2019/2020 are from police
- Most successful tables are those spearheaded by police chiefs
- For a model to be established in Nanaimo the City would need to organize a meeting for Ministry staff to present the Situation Table model to the Nanaimo-based agencies and non-profits that might form Nanaimo's Situation Table and write a letter of support to the Solicitor General for establishment of a Situation Table in Nanaimo and for requesting a grant for this purpose.

Council discussion took place regarding:

- Resources for treatment options
- A method to take pressure off police and determine where gaps are in social services
- Experience of regional tables addressed by panel in previous government
- Recognizing where there are gaps in the system
- Coordinated response gets better outcomes and working more efficiently for better outcomes within a better structure

It was moved and seconded that the City of Nanaimo organize a meeting for Solicitor General Ministry staff to present the situation table model to the Nanaimo-based agencies and non-profits that might form Nanaimo's Situation Table; and that a letter of general support be provided for the concept of establishing a Situation Table in Nanaimo and any associated grant opportunities. The motion carried unanimously.

9. COMMITTEE MINUTES:

The following Committee Minutes were received:

- Minutes of the Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Monday, 2020-JUN-11, at 5:00 p.m.
- Minutes of the Board of Variance Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2020-JUN-18, at 5:30 p.m.
- Minutes of the Special Economic Development Task Force Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Tuesday, 2020-JUN-23, at 1:00 p.m.
- Minutes of the Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Monday, 2020-JUN-25, at 5:00 p.m.
- Minutes of the Special Mayor's Task Force on Recovery and Resilience Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Friday, 2020-JUL-03, at 9:00 a.m.
- Minutes of the Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Monday, 2020-JUL-09, at 5:00 p.m.
- Minutes of the Special Health and Housing Task Force Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Monday, 2020-JUL-13, at 8:49 a.m.
- Minutes of the Special Mayor's Task Force on Recovery and Resilience Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Friday, 2020-JUL-17, at 9:01 a.m.

10. REPORTS:

(a) Development Variance Permit Application No. DVP404 - 905 Hecate Street

Introduced by Dale Lindsay, General Manager, Development Services.

Delegation:

1. Keely Freeman, Zabo Holdings, provided some history of the daycare operation and advised that if the project were to be approved, there would be an increased capacity to serve 14 more families.

It was moved and seconded that Council issue Development Variance Permit No. DVP404 at 905 Hecate Street with the following variances:

- to reduce the minimum front yard setback from 6.0m to 4.2m; and
- to reduce the minimum required number of parking spaces from 14 spaces to 0 spaces

The motion carried unanimously.

(b) Covenant Amendment Application No. CA12 - 497 Menzies Ridge Drive

Introduced by Dale Lindsay, General Manager, Development Services.

Delegation:

1. Steve Johnston, managing partner for the proposed development, spoke regarding the proposal to amend the existing covenant, the floor area ratio, increase in development cost charges and community amenity contribution, and neighbourhood consultation.

It was moved and seconded that Council direct Staff to proceed with a Public Hearing for covenant amendment application No. CA12 at 497 Menzies Ridge Drive, which proposes to increase the maximum permitted number of residential dwelling units from 10 units to 22 units. The motion carried unanimously.

(c) Housing Agreement No. HA2 - 326 Wakesiah Avenue

Introduced by Dale Lindsay, General Manager, Development Services.

It was moved and seconded that "Housing Agreement Bylaw 2020 No. 7313" (To authorize a housing agreement for student housing at 326 Wakesiah Avenue) pass first reading. The motion carried unanimously.

It was moved and seconded that "Housing Agreement Bylaw 2020 No. 7313" pass second reading. The motion carried unanimously.

It was moved and seconded that "Housing Agreement Bylaw 2020 No. 7313" pass third reading. The motion carried unanimously.

It was moved and seconded that Council direct Staff to register a covenant to reinforce the terms of the Housing Agreement. The motion carried unanimously.

(d) Housing Agreement No. HA3 - 20 Barsby Avenue

Introduced by Dale Lindsay, General Manager, Development Services.

It was moved and seconded that "Housing Agreement Bylaw 2020 No. 7314" (To authorize a housing agreement to prevent any future restrictions on the rental of individual units at 20 Barsby Avenue) pass first reading. The motion carried unanimously.

It was moved and seconded that "Housing Agreement Bylaw 2020 No. 7314" pass second reading. The motion carried.

Opposed: Councillor Armstrong

It was moved and seconded that "Housing Agreement Bylaw 2020 No. 7314" pass third reading. The motion carried.

Opposed: Councillor Armstrong

It was moved and seconded that Council direct Staff to register a covenant to reinforce the terms of the Housing Agreement. The motion carried.

Opposed: Councillor Armstrong

(e) Rezoning Application No. RA454 - 5485 and 5495 Godfrey Road

Introduced by Dale Lindsay, General Manager, Development Services.

It was moved and seconded that "Zoning Amendment Bylaw 2020 No. 4500.181" (To rezone 5485 and 5495 Godfrey Road from Single Dwelling Residential [R1] to Low Density Residential [R6]) pass first reading. The motion carried unanimously.

It was moved and seconded that "Zoning Amendment Bylaw 2020 No. 4500.181" pass second reading. The motion carried unanimously.

It was moved and seconded that Council direct Staff to secure the road dedication Section 219 covenant with condition of one driveway access and lot consolidation and a community contribution prior to the adoption of the bylaw, should Council support the bylaw at third reading. The motion carried unanimously.

(f) Proposed Bylaw Amendments to "Subdivision Control Bylaw 1989 No. 3260" Schedule 'A' - The Manual of Engineering Standards and Specifications

Introduced by Poul Rosen, Director, Engineering.

It was moved and seconded that "Subdivision Control Amendment Bylaw 2020 No. 3260.05" (To amend Schedule A – Manual of Engineering Standards and Specifications) pass first reading. The motion carried unanimously.

It was moved and seconded that "Subdivision Control Amendment Bylaw 2020 No. 3260.05" pass second reading. The motion carried unanimously.

It was moved and seconded that “Subdivision Control Amendment Bylaw 2020 No. 3260.05” pass third reading. The motion carried unanimously.

(g) BC Housing Navigation Centre

Introduced by Dale Lindsay, General Manager, Development Services.

It was moved and seconded that Council authorize the Mayor to provide a letter of support to the Ministry of Municipal Affairs and Housing regarding the City of Nanaimo’s interest in hosting a navigation centre in Nanaimo for people who are experiencing homelessness that involves an agreement with Island Health to provide an adequate level of ‘integrated clinical health supports’. The motion carried.

Opposed: Councillors Armstrong, Thorpe

The Council Meeting recessed at 9:26 p.m.

The Council Meeting reconvened at 9:31 p.m.

(h) Investing in Canada Infrastructure Program

Introduced by Wendy Fulla, Manager, Business, Asset and Financial Planning.

Presentation:

1. Richard Harding, General Manager, Parks, Recreation and Culture, and Deanna Walker, Financial Analyst, provided a presentation. Highlights included:
 - Grant improves citizens’ access to and quality of cultural, recreational and community spaces
 - Municipalities may submit one application which targets projects starting in 2021 and must be completed within 5 years
 - Three projects for consideration include artificial turf field at Harewood Centennial Park, Loudon Boathouse, and Maffeo-Sutton Playground Phase 2

It was moved and seconded that Council direct Staff to submit an application to the Investing in Canada Infrastructure Program – Community, Culture and Recreation Stream for the Loudon Boathouse project. The motion was defeated.

Opposed: Mayor Krog, Councillors Armstrong, Bonner, Brown, Geselbracht

It was moved and seconded that Council direct Staff to submit an application to the Investing in Canada Infrastructure Program – Community, Culture and Recreation Stream for the Artificial Turf Field Harewood Centennial Park project and that Council commits to funding \$1.19 million of the project. The motion carried.

Opposed: Councillors Thorpe, Turley

11. BYLAWS:

(a) "Zoning Amendment Bylaw 2019 No. 4500.141"

It was moved and seconded that "Zoning Amendment Bylaw 2019 No. 4500.141" (To rezone 25 Front Street to allow "Cannabis Retail Store" as a site-specific use in the Gateway [DT5] Zone) be adopted. The motion carried unanimously.

(b) "Zoning Amendment Bylaw 2020 No. 4500.172"

It was moved and seconded that "Zoning Amendment Bylaw 2020 No. 4500.172" (To rezone 200 Hansen Road from Low Density Residential [R6] and Residential Corridor [COR1] to Medium Density Residential [R8]) be adopted. The motion carried unanimously.

(c) "Zoning Amendment Bylaw 2020 No 4500.178"

It was moved and seconded that "Zoning Amendment Bylaw 2020 No. 4500.178" (To rezone 1840 Stewart Avenue to allow "Cannabis Retail Store" as a site-specific use in the Harbour Waterfront Zone [W2]) be adopted. The motion carried unanimously.

12. ADJOURNMENT:

It was moved and seconded at 10:02 p.m. that the meeting adjourn. The motion carried unanimously.

C H A I R

CERTIFIED CORRECT:

CORPORATE OFFICER

MINUTES
SPECIAL HEALTH AND HOUSING TASK FORCE MEETING
BOARDROOM, SERVICE AND RESOURCE CENTRE,
411 DUNSMUIR STREET, NANAIMO, BC
MONDAY, 2020-JUL-20, AT 9:00 A.M. – 11:00 A.M.

- Present:** Councillor Bonner, Chair
Councillor Hemmens
H. Hartman, BC Housing (joined electronically)
L. McHaffie, Service Manager, Service Canada (joined electronically)
K. Smythe, CEO, Chamber of Commerce (joined electronically)
T. Kaethler, Impact Officer, United Way (joined electronically)
V. Fenton, Director of Programs, John Howard Society (joined electronically)
M. White, Health Director, Snuneymuxw First Nation (joined electronically)
L. Murphy, Director, Mental Health and Substance Use, Island Health (joined electronically)
L. Fletcher, Inspector, Police Services
- Absent:** A. LaHue, A/Director Partnerships and Strategic Initiatives Strategic Services Branch, Service Delivery Division, Ministry of Social Development and Poverty Reduction
J. Harrison, Executive Director, Canadian Mental Health Association
- Staff:** J. Rudolph, Chief Administrative Officer
D. Lindsay, General Manager, Development Services
B. Corsan, Director, Community Development
F. Farrokhi, Manager, Communications
L. Bhopalsingh, Manager, Community Planning
K. Kronstal, Social Planner, Community Planning
D. Stewart, Social Planner, Community Planning
S. Snelgrove, Deputy Corporate Officer
N. Sponaule, Legislative Communications Clerk
K. Lundgren, Recording Secretary

1. **CALL THE SPECIAL HEALTH AND HOUSING TASK FORCE MEETING TO ORDER:**

The Special Health and Housing Task Force Meeting was called to order at 9:00 a.m.

It was moved and seconded that the heading Adoption of the Agenda be added to the Agenda. The motion carried unanimously.

2. **APPROVAL OF THE AGENDA:**

It was moved and seconded that the Agenda, as amended, be adopted. The motion carried unanimously.

3. PROCEDURAL MOTION:

It was moved and seconded that the meeting be closed to the public in order to deal with agenda items under the *Community Charter*:

Section 90(1) A part of the Council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the municipality if they were held in public; and,

Section 90(2):

- (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

The motion carried unanimously.

The Task Force moved In Camera at 9:02 a.m.

The Task Force moved out of In Camera at 11:00 a.m.

4. ADJOURNMENT:

It was moved and seconded at 11:01 a.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

MINUTES
HEALTH AND HOUSING TASK FORCE MEETING
BOARDROOM, SERVICE AND RESOURCE CENTRE,
411 DUNSMUIR STREET, NANAIMO, BC
WEDNESDAY, 2020-JUL-22, AT 3:00 P.M.

Present: Councillor Bonner, Chair
Councillor Hemmens (vacated 5:03 p.m.)
H. Hartman, BC Housing
A. LaHue, A/Director Partnerships and Strategic Initiatives Strategic Services Branch, Service Delivery Division, Ministry of Social Development and Poverty Reduction (joined electronically 3:49 p.m.)
K. Smythe, CEO, Chamber of Commerce (joined electronically 3:10 p.m.)
J. Harrison, Executive Director, Canadian Mental Health Association
S. Madden, Executive Director, United Way
E. Manson, Councillor, Snuneymuxw First Nation (joined electronically 3:03 p.m., disconnected 3:56 p.m.)
L. Murphy, Director, Mental Health and Substance Use, Island Health
L. Fletcher, Nanaimo Detachment RCMP

Absent: J. Fix, Director Program Delivery, Service Canada
J. McCormick, Executive Director, John Howard Society

Staff: J. Rudolph, Chief Administrative Officer
B. Corsan, Director, Development Approvals
L. Bhopalsingh, Manager, Community Planning
D. Stewart, Social Planner
K. Kronstal, Social Planner
S. Snelgrove, Deputy Corporate Officer
K. Gerard, Recording Secretary

1. CALL THE HEALTH AND HOUSING TASK FORCE MEETING TO ORDER:

The Health and Housing Task Force Meeting was called to order at 3:03 p.m.

2. INTRODUCTION OF LATE ITEMS:

- (a) Agenda Item 6(b) Nanaimo Rent Bank – Add Correspondence from Dianne Varga, dated 2020-JUL-21, re: the Situation for Nanaimo Renters.

3. APPROVAL OF THE AGENDA:

It was moved and seconded that the Agenda, as amended, be adopted. The motion carried unanimously.

4. ADOPTION OF THE MINUTES:

It was moved and seconded that the following Minutes be adopted as circulated:

- Minutes of the Health and Housing Task Force Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Wednesday, 2020-JUN-24, at 3:00 p.m.
- Minutes of the Special Health and Housing Task Force Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Wednesday, 2020-JUL-13, at 8:49 a.m.

The motion carried unanimously.

E. Manson joined the meeting electronically at 3:03 p.m.

5. PRESENTATIONS:

(a) Kelowna's Journey Home - Partnerships and Implementation

Introduced by Lisa Bhopalsingh, Manager, Community Planning.

Presentation:

1. Sue Wheeler, Social Development Manager, City of Kelowna, and Stephanie Ball, Executive Director, Central Okanagan Journey Home Society, provided a presentation. Highlights included:
 - Kelowna's Journey Home Strategy included three foundational concepts: Innovation, Reconciliation and Lived Experience
 - The goal of the strategy was three fold and included
 1. End homelessness
 2. Introduce measures to prevent homelessness and
 3. Implement a coordinated systems approach
 - Kelowna realized that the most important part of success would be learning from and including people who have lived with homelessness
 - Other foundational groups to include in workshops and discussion are Indigenous, key stakeholders, developers and the private sector
 - The framework for the community engagement was moving toward a systems thinking approach which encourages a common understanding of issues, builds trust and educates the community on the root causes of homelessness
 - The first goal was to bring the community together with service providers and voices of homelessness to connect, listen and learn, organize and initiate
 - Phase 1 - Designed a workshop which brought together over 100 community partners, residents and service providers titled "Systems Thinking 101"
 - Workshop contained education and interactive exercises to show how systems thinking can work better and how all service providers can work together
 - Phase 2 - brought leaders of organizations, service providers, developers and community partners together to initiate a key

- conversation regarding the management of the Journey Home project and who would become the central contact
- Turner Strategies created a visual resource guide to showcase the proposed homelessness information management system
- A number of different groups consisting of the information technology sector, LGBTQ2+ community, key stakeholders, service providers and community groups were brought together to discuss the best way to move forward
- Created eight design labs including topics on lived experience , youth, funders, and Indigenous voices
- Strategy and design labs were completed over a two year period with key take away being to ensure you include people experiencing homelessness in the conversations and design labs
- A focus of all conversations and some design labs include an Indigenous voice with the goal of reconciliation through inclusion in the project and embedding the Indigenous view into the Journey's Home Strategy
- Staff collaborated with the University of British Columbia – Okanagan and Okanagan College to conduct community participatory research
- Created a pilot project titled "People" which included partnerships with the City of Kelowna, Interior Health, Indigenous groups and Community Action Team
- "People" is designed to help homeless/vulnerable people access the care and support they require through a connection with peers who have lived experience
- "People" peers manage a pop-up washroom and act as mentors for homelessness/vulnerable people
- The Journey Home Society have received three years of funding for the "People" program through Health Canada and has just received \$691,000 to develop a peer navigator program

K. Smythe joined the meeting electronically at 3:10 p.m.

- The Journey Home Society are actively engaged in the implementation of the strategy and a transition team was engaged to ensure momentum was not lost
- The City of Kelowna initiated a Complex Needs Advocacy Project and partnered with Interior Health, BC Housing, the Journey Home Society and other municipalities
- Goals of the project include identify levels of needs, develop a strategy, identify opportunities and create a Union of British Columbia of Municipalities resolution through interviews with community partners, service providers and homeless people
- Through the "Built for Zero" program staff can better track housing movements, inflow, understand placement breakdowns and identify where improvements can be made
- Current information shows there are approximately 374 active homeless people in the City of Kelowna

- The City of Kelowna COVID-19 response focused on five factors including enhancing current shelters, securing spaces for those at risk of COVID-19, securing mentors and health supports, finding and activating COVID-19 shelter space and providing access to basic needs
- The first priority was to find those without shelter, who were at risk and those who were unable to self isolate
- Key take aways included:
 - Designating one service provider or community partner to be the backbone, point of contact, for vulnerable/homeless people
 - Ensure that the those who have lived with homelessness are heard and have a voice
 - Ensure a partnership with Indigenous groups to teach and guide
 - Create a cohesive coordinated system

Task Force discussion took place. Highlights include:

- The pros and cons of the approach taken by the City of Kelowna and the Journey Home Society
- The workshop titled “Systems Thinking 101” and can the Task Force add the workshop to our existing list of design labs
- The contributions made by the private and business sectors and what approach was used to secure contributions and/or donations
- Cost of the program and funding providers
- Youth housing and identifying an approach for creating youth housing

Sue Wheeler, Social Development Manager, City of Kelowna, and Stephanie Ball, Executive Director, Central Okanagan Journey Home Society advised:

- They first established trust with other organization and acquired 100 signatures on a pledge to support the Journey Home Strategy and created a Memorandum of Understanding with the City of Kelowna that provides \$160,000 in annual funding
- Transparent engagement and communication with the community
- Operations budget is approximately \$300,000 to \$400,000 per year with \$160,000 provided by the City of Kelowna, Provincial and Federal grants and in kind donations from private donors

A. LaHue joined the meeting electronically at 3:49 p.m.

E. Manson disconnected from the meeting at 3:56 p.m.

Sue Wheeler, Social Development Manager, City of Kelowna, and Stephanie Ball, Executive Director, Central Okanagan Journey Home Society continued their presentation:

- A committee was chosen based on their experience and knowledge and these members became ambassadors for the Journey Home Society

- Developers are working in partnership with BC Housing to create low income housing for vulnerable/homeless population
- Their goal is to have 400 housing units on scattered sites but they are aware that the homeless numbers have been increasing and are working with BC Housing for more housing options in the future
- Created a coordinated access list where an outreach team can provide daily check-ins with at risk people and help people get the services they require
- Created a timing list which includes names of each homeless/vulnerable person
- “Built for Zero Canada” is a national program that assists core groups in leading communities to end chronic homelessness and help communities with the process

Task Force discussion took place. Highlights include:

- \$300,000 in funding is available through the Reaching Home Fund
- Point of time count versus the timing list created by the Journey Home Society

(b) Data Sharing and Integrated Tables - Dr. Alina Turner, CEO HelpSeeker

Introduced by Lisa Bhopalsingh, Manager, Community Planning.

Presentation:

1. Dr. Alina Turner, CEO HelpSeeker, provided a presentation. Highlights included:
 - Progress is being made with Island Health acquiring the information needed for integrated access mapping
 - Community engagement will begin in August and wrap-up in September
 - Design labs will include in person attendance, virtual attendance and will be led by a professional, local, facilitator
 - Advised that Island Health is providing the essential mapping and financial data required for success
 - Facilitation package and recruitment of facilitators by HelpSeeker will be completed next week with the goal of being completed by the end of August
 - Dr. Turner will be leading some of the design lab and with that information will be filling in gaps found in the housing continuum
 - Community leaders in each of the following sectors will facilitate the design labs:
 - Domestic violence & gender-based responses
 - Exploitation and vulnerability
 - Engaging faith/volunteer community
 - Food security
 - HelpSeeker will test drive and validate the emerging priorities/actions, proposed ICA model, complex needs approach and implementation of governance roles

- The complex needs action table will target 50 community members with complex needs in health, justice and housing/homelessness to ask how they can be better supported
- An action table will be created on complex needs with core frontline partners, and will focus on funder buy-ins and designating an action table lead person to coordinate activities

Task Force discussion took place. Highlights included:

- The Reaching Home funds provided by the Federal Government, must be spent by 2021-MAR-31 and are approved to assist in the coordinated access program
- Funding for the coordinated access program has been approved for the next three years, through the United Way
- Island Health and Island Crisis Care have created a small coalition to assist in the coordinated access piece regarding providing additional shelter spaces and designating a person to work with the service providers.

Dr. Alina Turner, CEO HelpSeeker, continued her presentation. Highlights included:

- Action plan overview will include a designed, branded document with graphics, quotes and pictures which is targeted toward interested community members and stakeholders, written in easy to understand language
- The action plan will include a technical report that will bring together all the data collected, financial model and needs assessment
- Next steps include:
 - September 2nd – community engagement update and council input/discussion
 - September 16th – deliverables finalized, plan launch, implement approach and discussion regarding the implementation roles
 - October 1st – discussion regarding project wrap-up and next steps
- Task Force will be required to discuss who or what service providers will be the main contact or backbone of coordinated access once implemented
- Key focus discussion in the future include: collaboration of the system, the capacity to implement the coordinated access plan, funding, key stakeholders, budget based on donations and grants and what the City of Nanaimo is able to provide in funding and support

6. REPORTS:

(a) Discussion re: Daytime Resource Centre Expression of Interest

Introduced by Lisa Bhopalsingh, Manager, Community Planning.

Task Force discussion took place. Highlights included:

- Announcement of Memorandum of Understanding with BC Housing
- Review the expression of interest for a daytime resource centre and if there is seed funding available
- Researching potential issues and success stories from other municipalities
- Ensuring that the money provided is used for its intended purpose
- Touring other resource centres and engaging staff at these facilities to see what has worked and what could be improved upon
- Ensure that partnerships are created with Island Health, Canadian Mental Health Association and other service providers to ensure the needs of all users are met

Lisa Bhopalsingh, Manager, Community Planning, advised the Task Force that Staff have estimated the cost of operating a daytime resource centre could be \$800,000 to \$900,000 annually.

Task Force discussion continued. Highlights included:

- Researching costs, operations and planning of a daytime resource centre
- Location and the potential issue of grouping these resources into the downtown area as residents and business have already expressed frustration with the amount of homeless/social disorder downtown
- BC Housing recognizes that a daytime resource centre is needed and is currently contributing to one in Victoria

Councillor Hemmens vacated the Boardroom at 5:03 p.m.

(b) Nanaimo Rent Bank

David Stewart, Social Planner, provided an overview of rent banks. Highlights included:

- City Staff have been working with BC Rent Bank and the Nanaimo Homeless Coalition (NHC) to establish a rent bank in Nanaimo
- BC Rent Bank was established by the Vancity Foundation in partnership with the Province of BC to provide low income loans to vulnerable and/or homeless people to acquire housing
- 2020-JUL-02, the NHC selected the Nanaimo Region John Howard Society as the lead applicant for the Nanaimo Regional Rent Bank (NRRB)
- The John Howard Society and the City of Nanaimo (the City) submitted a joint application expression of interest in joining the BC Rent Bank
- The final decision will be made on 2020-SEP-18 and if approved the rent bank will begin on 2020-OCT-01
- Staff have identified the Housing Legacy Reserve Fund as a way to provide additional funding support to the rent bank

It was moved and seconded that the Health and Housing Task Force recommend that Council provide \$90,603 from the Housing Legacy Reserve funds received through the Online Accommodation Tax (OAP) to the Nanaimo Region John Howard Society in order to operate a local rent bank as a temporary pilot project. The motion carried unanimously.

7. OTHER BUSINESS:

Due to time constraints, the Health and Housing Task Force agreed to defer the following item to the next Health Housing Task Force scheduled for 2020-SEP-02:

- (a) Letter dated 2020-JUN-08 from Bonnie Henry, MD, MPH, FRCPC, Provincial Health Officer, re: Homeless Encampment Health Issues Guidelines in the Context of COVID-19
-

"It was moved and seconded that Council refer the correspondence from Dr. Bonnie Henry, dated 2020-JUN-08, to the Health and Housing Task Force to make recommendations, if any, to Council."

8. ADJOURNMENT:

It was moved and seconded at 5:07 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

Delegation Request

Delegation's Information:

Brunie Brunie has requested an appearance before Council.

City: Nanaimo

Province: BC

Delegation Details:

The requested date is September 14, 2020.

The requested meeting is:
Council

Bringing a presentation: No

Details of the Presentation:

People without a home must be allowed to shelter without being moved every day.

DATE OF MEETING September 14, 2020

AUTHORED BY KARIN KRONSTAL, SOCIAL PLANNER

SUBJECT CITY'S ROLE IN HEALTH AND HOUSING

OVERVIEW

Purpose of Report:

To provide Council with Staff comment on the draft position statement "City's Role in Health and Housing" as requested by Council.

Recommendation

That Council refer the position statement on the "City's Role in Health and Housing" to the Health and Housing Task Force to be considered as part of their ongoing work.

BACKGROUND

At the Regular Council Meeting on 2020-JUN-15, Council passed the following motion:

"That Council discuss and refer the attached draft position statement on defining the City's role in health and housing to staff for review and comment."

A position statement is a guiding document that outlines an organization's values and goals on a particular issue. Position statements are typically concise and definitive and can be a valuable tool when a clear and united organizational stance is needed on an issue or when the organization is trying to call attention to an issue or perspective.¹ The draft position statement under consideration, "City's Role in Health in Housing", is included as Attachment A.

While the title of the position paper mentions 'health' and 'housing', the first paragraph clarifies that this position statement is specific to the City's response to homelessness. The statement outlines four areas where the City is currently active:

1. Actively seeks to encourage a wide variety of development types and forms to diversify and enhance the available housing stock.
2. Facilitates partnerships with and between other government agencies and social support services that are working to end homelessness.
3. Enhances and supports communications with the public and stakeholders on the causes of and possible solutions for homelessness while working in coordination with our partners in the sector.
4. Advocates to higher levels of government to obtain the resources required to fully address the often complex needs of community members experiencing homelessness.

¹ Ontario Medical Students Association, "Guidelines for Writing Position Papers and Policy Statements." Accessed 2020-AUG-29. Source: https://omsa.ca/sites/default/files/webform/84/omsa_policy_and_position_paper_guidelines_2018.pdf

The draft position statement concludes by noting the City is currently undertaking a collaborative process with our partners at the Health and Housing Task Force, and that the outcome of this work will further refine both the role of the City of Nanaimo and other key stakeholders working to end homelessness.

DISCUSSION

Council has requested Staff review and comment on the attached position statement. Staff comments are as follows:

1. The position statement, as drafted, would be more appropriately titled 'City of Nanaimo's Role in Responding to Homelessness'. The City takes a variety of actions to support both public health and the housing sector in general, so if the position statement pertains only to our response to homelessness, then the title should reflect that focus.
2. While Staff agree that working with the development community as a key stakeholder group in developing a range of housing options is important, the most critical stakeholders in solving our current homelessness crisis are Island Health and BC Housing. The type of housing options the private sector can deliver will not meet the deep affordability and health supports required to successfully house the majority of those experiencing long-term homelessness (i.e., more than a year). The position statement does not mention Island Health's role in successfully supporting transitions out of homelessness into long-term housing, but they are one of the most critical partners the City has in ensuring its success.
3. The statement "working with the development community to encourage all forms of housing" does not fully reflect the financial resources the City has put into developing housing solutions for homelessness over the past 20 years. These contributions have included (but are not limited to):
 - property tax exemptions for shelters (located in churches);
 - financial support for emergency shelter operations;
 - rent supplements;
 - social planning grants;
 - low- or no-cost land leases for supportive housing;
 - development cost charge exemptions for affordable and supportive housing projects;
 - works and services contributions; and
 - land for supportive and affordable housing projects.

Over the past 20 years, the City has made substantial financial investments (not including Staff time) to address homelessness. The position statement should acknowledge the City's leadership in this regard and affirm intent to continue this type of support when it is provided in a context of partnership with higher levels of government.

4. While not a financial investment, the City has also been a leader when it comes to introducing policies that encourage affordable rental housing development, including

density bonuses and parking reductions for rental housing. Nanaimo was one of the first municipalities in BC to permit secondary suites, which has allowed for the creation of over 3000 rental units over the past 15 years.

5. While not a social service agency, the City also provides some direct funding to agencies for services that support the health and well-being of those with lived or living experience of homelessness, including the Caledonia Shower Program and the Urban Clean-up Program. This contribution goes beyond the position statement's assertion of the City's role as a "convener and facilitator" of such solutions; we are also a funder and the statement should recognize this.
6. The position statement does not mention the investment the City has made over the years in providing dedicated Staff to work on ending homelessness. For many years, the City of Nanaimo has had a social planning function, and having dedicated Staff on this file has allowed the City to be more effective in every aspect of the roles mentioned in the position statement. Some of our counterpart cities in BC that have recently created positions specifically to address homelessness do not have other social planners on staff; consequently, it is worth noting Nanaimo is not lagging, but was an 'early adopter' in resourcing this function. The draft statement might make note of the commitment the City has shown in this regard. |

CONCLUSION

The Health and Housing Task Force mandate will conclude on 2020-OCT-31, by which time Council will have received the Health and Housing Action Plan currently being drafted by our consultants at Turner Strategies. One of the expected deliverables of this project is a new governance model for our collective response to homelessness that will have implications for the City's role as well as that of our partners on the Health and Housing Task Force and the Nanaimo Homelessness Coalition. In the immediate term, the position statement "City's Role in Health and Housing" may be referred to the Task Force for their consideration along with the other recommendations regarding government roles and responsibilities in this sector.

Alternatively, a draft revised position statement, "The City's Role in Responding to Homelessness", is attached for Council's consideration. This draft reflects the above information in regards to the City's longstanding commitment to and investment in ending homelessness, and could be endorsed by Council as an affirmation of what is already being done by the City. Once the Health and Housing Action Plan has been reviewed and endorsed by Council, Staff will be prepared to further revise the position statement if so requested to do so by Council.

OPTIONS

1. That Council refer the position statement on the "City's Role in Health and Housing" to the Health and Housing Task Force to be considered as part of their ongoing work.
 - The advantages of this option: This option will ensure the position statement reflects the most up-to-date vision of the City's role vis-à-vis these critical issues.
 - The disadvantages of this option: The City will not have an interim position statement until the work of the Task Force has been completed.

2. That Council endorse the revised position statement on the “City’s Role in Responding to Homelessness,” with the understanding this statement may be revised following the recommendations of the Health and Housing Task Force.
 - The advantages of this option: The revised position statement provides a more comprehensive overview of the City’s current role in addressing homelessness, including financial and Staff contributions the previous statement did not contemplate.
 - The disadvantages of this option: The revised position statement does not take into consideration the work of the Health and Housing Task Force and may need to be revised in two months when the Task Force recommendations are complete.
3. That Council provide alternative direction.

SUMMARY POINTS

- Council has requested Staff comment on a draft position statement concerning the City’s role in responding to homelessness.
- The City has made a number of financial and in-kind investments in addressing homelessness that are not recognized in the current draft, but which should be included to accurately reflect the full extent of resources that are committed by the City. An alternative position statement has been prepared that reflects these contributions.
- The ongoing work of the Health and Housing Task Force to develop a Health and Housing Action Plan will have implications for the City’s role in addressing homelessness, and Staff advise referring the original position statement to the Task Force for their consideration and input.

ATTACHMENTS

ATTACHMENT A: Position Statement – City’s Role in Health and Housing

ATTACHMENT B: Position Statement – City’s Role in Responding to Homelessness |

Submitted by:

Lisa Bhopalsingh
Manager, Community Planning

Concurrence by:

Bill Corsan
Director, Community Development

Dale Lindsay
General Manager, Development Services

ATTACHMENT A

POSITION STATEMENT - CITY'S ROLE IN HEALTH AND HOUSING

The City of Nanaimo believes that our community can be one where everyone is home and belongs. This means that the municipality can play an integral role in advancing solutions to complex social challenges, including homelessness.

Currently, the City's role in responding to homelessness falls broadly within four categories:

Working with our development community to encourage all forms of housing. Appropriate and diverse housing stock provides opportunities for residents to transition through the housing continuum. Along with developers, this function also includes working closely with BC Housing and local housing providers to realize all opportunities available to our community.

Facilitator and convenor in the housing and community supports ecosystem. The City is well positioned to be the convener of agencies and organizations devoted to preventing and ending homelessness. In this role, the City directly participates in problem solving and acts as a clearing house for research and funding opportunities. In this capacity, the City will support and participate in the development of evidence-led solutions to improve Nanaimo for diverse stakeholder groups.

Enhancing communication and engagement in social issues. The City will work with diverse stakeholders to support housing solutions, including facilitation of positive dialogue on homelessness. The City will work with partners to profile solutions and progress, as well as emerging trends relating to social challenges to enhance a coordinated response.

Advocacy to higher levels of government. The City will communicate Nanaimo's needs and advocate for appropriate resources to higher levels of government at the annual AVICC and UBCM conventions, as well as through regular email, phone and in person meetings. Advocacy messaging will be clear, consistent, and data-driven.

The City is currently engaged in a collaborative process with community and government partners to determine priorities in addressing homelessness in Nanaimo, identify evidence-based solutions and define clear accountabilities for implementation. This process will further refine the City's role and those of other levels of government, the private sector and community groups.

ATTACHMENT B

POSITION STATEMENT - CITY'S ROLE IN RESPONDING TO HOMELESSNESS

The City of Nanaimo believes that our community can be one where everyone is home and belongs. The municipality can play an integral role in advancing solutions to complex social challenges, including homelessness.

Currently, the City's role in responding to homelessness falls broadly within six categories:

Working to advocate for, support and contribute to the development of more affordable and supportive housing in our community. The City recognizes that very few individuals transitioning directly out of homelessness will be able to both afford and succeed in market rental housing. The City works in partnership with BC Housing and the development community to facilitate and contribute to the costs of building sufficient affordable and supportive housing units to meet the needs of our community. Though not required to, the City regularly contributes land for projects and makes annual financial contributions to the Housing Legacy Reserve fund, which in turn subsidizes the cost of building affordable and supportive units. The City also works with BC Housing, Island Health and neighbourhood associations to ensure once operational, the building is successful in supporting the well-being of the residents and the surrounding area.

Finding and resourcing creative solutions in response to community needs and concerns. Though housing is not primarily within municipal jurisdiction, the City is often the first level of government people turn to when they have a concern about homelessness. The City is committed to listening to these concerns and either connecting with other agencies that have the resources to address the issue, or finding creative means of meeting these needs by leveraging municipal resources in partnership with other agencies.

Providing dedicated staff resources to support the work of ending homelessness. For over 20 years, the City has employed social planning staff to work on social issues, including homelessness. Three years ago the City doubled this commitment by adding a second Social Planner position, in recognition of the significant growth of the social challenges in our community. This staffing function is a critical support to leadership as they work on solutions to homelessness.

Facilitator and convener in the housing and community supports ecosystem. The City is well positioned to be the convener of agencies and organizations devoted to preventing and ending homelessness. In this role, the City directly participates in problem solving and acts as a clearing house for research and funding opportunities. In this capacity, the City will support and participate in the development of evidence-led solutions to improve Nanaimo for diverse stakeholder groups.

Enhancing communication and engagement in social issues. The City will work with diverse stakeholders to support housing solutions, including facilitation of positive dialogue on homelessness. The City will work with partners to profile solutions and progress as well as emerging trends relating to social challenges to enhance a coordinated response.

Advocacy to higher levels of government. The City will communicate Nanaimo's needs and advocate for appropriate resources to higher levels of government at the annual Association of Vancouver Island and Coastal Communities and Union of British Columbia Municipalities conventions, as well as through regular email, phone and in-person meetings. Advocacy messaging will be clear, consistent, and data-driven.

The City is currently engaged in a collaborative process with community and government partners to determine priorities in addressing homelessness in Nanaimo, identify evidence-based solutions and define clear accountabilities for implementation. This process will further refine the City's role and those of other levels of government, the private sector, and community groups.

DATE OF MEETING September 14, 2020

AUTHORED BY CHRIS SHOLBERG, HERITAGE PLANNER

**SUBJECT HERITAGE ALTERATION PERMIT NO. HAP00030 –
421 FRANKLYN STREET**

OVERVIEW

Purpose of Report

To present for Council's consideration, a heritage alteration permit to allow demolition of the Franklyn Street Gymnasium at 421 Franklyn Street.

Recommendation

That Council issue Heritage Alteration Permit No. HAP00030 for the demolition of the Franklyn Street Gymnasium at 421 Franklyn Street.

BACKGROUND

The subject property is zoned DT-7 Quennell Square and is located in the Downtown Heritage Conservation Area No. 1, where it is listed as having heritage significance in the Official Community Plan (see Attachments A: Location Plan and B: Building Façade Condition Photos). Due to the building's Heritage Conservation Area No. 1 listing, a heritage alteration permit must be issued by Council prior to issuance of a demolition permit.

Heritage Value Statement:

Built in 1922, the Franklyn Street Gymnasium and Auditorium are good examples of a utilitarian, institutional building with some Classical Revival elements. The building is symmetrically arranged with a central entry. Rows of multi-paned windows on the front façade relieve its otherwise boxy appearance. In spite of renovations and additions over the years, this imposing building is substantially intact.

The Franklyn Street Gymnasium caps the vista up Wesley Street and is part of a continuous line of historic buildings on the south side of a full city block.

The Franklyn Street Gymnasium is significant because of its association with the prolific Vancouver architectural firm of Gardiner and Mercer, which operated from 1912 to 1940. The firm's surviving buildings include the Trapp Block, Westminster Trust Building, the Nelson House (all in New Westminster) and the Jewish Community Centre, Pacific Athletic Club, and the St. Vincent de Paul Hospital (all in Vancouver). The Franklyn Street Gymnasium is representative of the firm's generally conservative design aesthetic.

The building's character-defining features include:

- All of the elements of the utilitarian style with Classical Revival elements, including the simple form and massing, symmetrical façade, portico over the front entry door, double-hung casement windows, prominent cornice, and a flat roof at front.
- The building is located in one of Nanaimo's oldest neighbourhoods and is part of a continuous line of historic buildings on this city block.
- Until recent fire damage, the ongoing use for the building was a gymnasium and community centre.

DISCUSSION

The Franklyn Street Gymnasium was badly damaged by fire and the resulting fire suppression action, which occurred on 2018-OCT-18. Rehabilitation of the building was considered by the owner (School District #68), but based on the repair cost and extensive hazard materials (e.g., asbestos) contained in the building, was not deemed cost effective to complete for continued use as a gymnasium. Consequently, the owner has applied for a heritage alteration permit to allow demolition of the building to proceed.

Staff recommend a heritage alteration permit be issued by Council to allow demolition of this building. This position is based on the following observations:

- 1) The building's condition and age, extensive level of hazardous materials, and the corresponding cost for its rehabilitation identified by the owner's restoration consultant.
- 2) While listed in the Downtown Heritage Conservation Area, the building's heritage value is in the medium range in relation to other listed historical buildings. From the evaluative perspective, the building is not highly rated with respect to overall heritage value.

The building exterior has been photo-documented as per Council's Heritage Building Documentation Policy.

OPTIONS

1. That Council issue Heritage Alteration Permit No. HAP00030 for the demolition of the Franklyn Street Gymnasium at 421 Franklyn Street.
 - Advantages: Allows the owner to remove a building that will otherwise remain unoccupied and derelict in this area of downtown. Removal of the building will open up site lines along Wesley Street. Removal of the building will enable future development opportunities for the site and support neighbourhood revitalization.
 - Disadvantages: Results in removal of a building that formed part of the history of Nanaimo's school system, and more specifically, Nanaimo's earliest high school "Central School" (later John Shaw High School) located nearby (existing parking lot area to west of subject property).
 - Financial Implications: There are no financial implications for the City, as demolition and clean up of the site will be paid for by the owner. Security and maintenance of the building would be removed as a cost for the owner.

2. That Council deny issuance of Heritage Alteration Permit No. HAP00030 for the demolition of the Franklyn Street Gymnasium at 421 Franklyn Street.
- Advantages: A piece of Nanaimo's school system history would be retained and permit the opportunity for possible rehabilitation and reuse of the building in the future.
 - Disadvantages: The property would continue in its unoccupied state, and as a result, has the potential to become more derelict and a greater security and maintenance issue as time goes on.
 - Financial Implications: Section 613 of the *Local Government Act* states if a heritage designation causes a reduction in the market value of the property, the local government must compensate the owner of the property.

SUMMARY POINTS

- The Franklyn Street Gymnasium, located at 421 Franklyn Street, is within the Downtown Heritage Conservation Area No. 1, where it is listed as having heritage significance in the Official Community Plan.
- The Franklyn Street Gymnasium was badly damaged by fire and the resulting fire suppression action on 2018-OCT-18.
- While listed in the Downtown Heritage Conservation Area, the building's heritage value is in the medium range in relation to other listed historical buildings. From the evaluative perspective, the building is not highly rated with respect to overall heritage value.

ATTACHMENTS:

ATTACHMENT A: Location Plan

ATTACHMENT B: Building Façade Condition Photos

Submitted by:

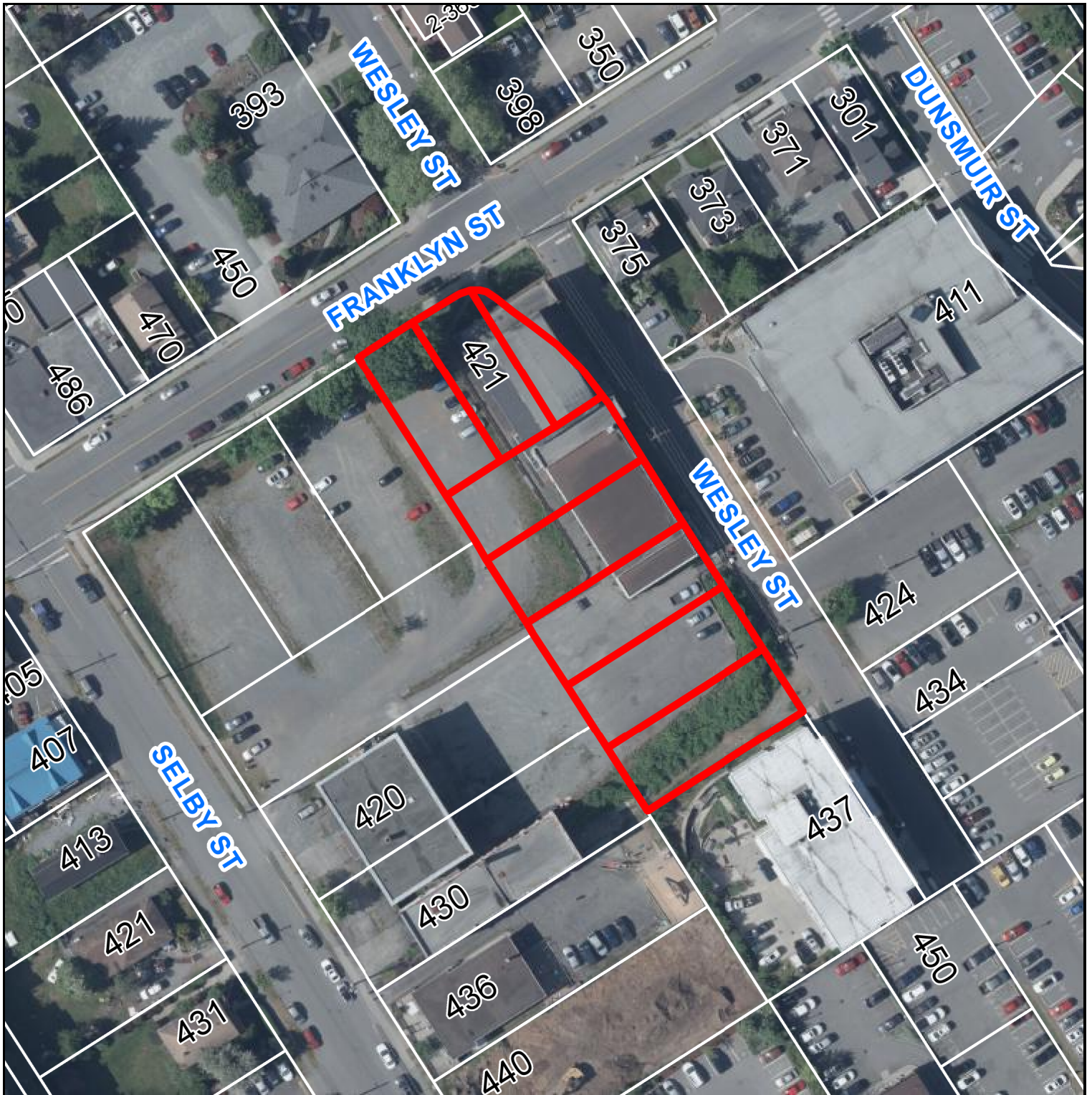
Lisa Bhopalsingh
Manager, Community Planning

Concurrence by:

Bill Corsan
Director, Community Development

Dale Lindsay
General Manager, Development Services

ATTACHMENT A
LOCATION PLAN



CIVIC: 421 Franklyn Street (Quennell Square)

Subject Property



ATTACHMENT B
BUILDING FAÇADE CONDITION PHOTOS







DATE OF MEETING | September 14, 2020

AUTHORED BY | LISA BRINKMAN, PLANNER, CURRENT PLANNING

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1163 –
1220, 1225 AND 1221 MANZANITA PLACE**

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a multi-family development with 16 residential units at 1220, 1225 and 1221 Manzanita Place.

Recommendation

That Council issue Development Permit No. DP1163 at 1220, 1225 and 1221 Manzanita Place with the following variances:

- increase the maximum allowable building height from 7m to 7.75m at 1220 Manzanita Place to 8.93m at 1225 Manzanita Place and 8.87m at 1221 Manzanita Place;
- reduce the minimum required front yard setback from 6m to 3.25m at 1225 Manzanita Place and from 6m to 4.5m at 1221 Manzanita Place; and
- reduce the minimum required rear yard setback from 7.5m to 5.8m at 1225 Manzanita Place.

BACKGROUND

A development permit application, DP1163, was received from BJK Architecture Inc., on behalf of Hazelwood Holdings Ltd., for a 16-unit multi-family development, including five detached residential dwellings at 1220 Manzanita Place, five townhouse units at 1225 Manzanita Place, and three duplex buildings (six residential units) at 1221 Manzanita Place.

Subject Property and Site Context:

<i>Zoning</i>	Low Density Residential (R6)
<i>Location</i>	The three subject properties are located south of Ocean Pearl Terrace, which connects Rock City Road and Barrington Road.
<i>Total Area</i>	9,860m ² 1220 Manzanita Place = 3,340m ² 1221 Manzanita Place = 4,460m ² 1225 Manzanita Place = 2,060m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 5 – Steep Slope Development and Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development
<i>Relevant Design Guidelines</i>	Steep Slope Development Permit Area Guidelines General Development Permit Area Design Guidelines

The three subject properties are located within an established low density area. To the east, on Amphion Terrace, are recently developed single residential dwellings and to the west and north, are undeveloped lands zoned Low Density Residential (R6).

DISCUSSION

Proposed Development

The applicant is proposing to construct a total of 16 residential units on three separate legal parcels, which will remain as separate legal parcels for the proposed development. Each unit will contain three bedrooms, and the unit composition on the three parcels is as follows:

1220 Manzanita Place	1221 Manzanita Place	1225 Manzanita Place
5 single detached units	6 units (3 duplex buildings)	5 townhouse units
Unit size range 203-244m ²	Unit size range 182-185m ²	Unit size range 182-185m ²

1220 Manzanita Place

The property located on the north side of Manzanita Place, 1220 Manzanita Place, is 3,340m² in size and contains large rock outcroppings along the front property line. The remainder of the property is relatively level. A five-unit strata development is proposed with a FAR of 0.32 (a FAR of 0.45 is permitted). The five detached dwellings are sited to face Manzanita Place, and the orientation of the units is designed to optimize views towards Departure Bay. Vehicle access is from a driveway that starts on the west side of the property and extends along the rear property line to each unit. Each unit contains a garage with two parking spaces and an electric vehicle charger.

Due to the slope of the land, Unit 1 on the west side of the property is three-storeys in height, with under-the-building parking on the first level. Units 2-5 are each two-storeys in height, with single-storey garages at the rear of each unit. A contemporary building form is proposed with low sloping shed roofs that adds interest to each unit. The exterior façade will consist of fiber cement board and wood-look siding, with stone veneer accents. Entrances are defined with flat roof canopies, timber details, and glazing.

Pedestrian access for the property will be along a path on the south side of the driveway and via a public sidewalk located along the north side of Manzanita Place. The landscape plan, along the front property line, proposes conifer plantings between the public sidewalk and the rock outcrops, with stepped concrete planters closer to the buildings to screen foundation walls. Plantings are also located at unit entries, along the side and rear property line, and at the driveway entrance. An amenity area for all of the residents is located between Units 1 and 2.

1221 Manzanita Place

The property at 1221 Manzanita Place is 4,460m² in size, located on the south side of Manzanita Place, and contains steep sections with rocky outcrops. Three duplex buildings are proposed for this parcel, with an FAR of 0.26 (an FAR of 0.45 is permitted). The frontage for this parcel is narrow, thus only one unit has a building elevation facing Manzanita Place (along the east property line).

A pedestrian path from Manzanita Place to the front entry of each unit is located along the north property line, and the driveway access to each unit is located along the south property line.

The duplex buildings are two-storeys in height with under-the-building parking, and each garage contains two parking spaces with an electric vehicle charger. Two storeys are visible along the north property line, and two and half storeys are visible along the south property line. A contemporary building form is proposed with low sloping shed roofs. The exterior façade will consist of fiber cement board and wood-look siding, with stone veneer accents. Entrances are defined with flat roof canopies, timber details, and glazing.

Lawn, plantings, and a raingarden accent the front yard area. The side parcel lines and pedestrian paths are also accented with trees, plantings, and boulder rockeries for rainwater management.

1225 Manzanita Place

The property at 1225 Manzanita Place is 2060m² in size, located on the low side of Manzanita Place and slopes down towards the south. Five townhouse units are proposed on this parcel with an FAR of 0.44 (an FAR of 0.45 is permitted). The five townhouse units front onto Manzanita Place, with driveway access extending along the rear of the townhouse units to under-the-building parking. Two parking spaces and an electric vehicle charger are provided in each garage.

Two storeys will be visible from Manzanita Place, with three storeys visible from the rear of the parcel. A contemporary building form is proposed with low sloping shed roofs. The exterior façade will consist of fiber cement board and wood-look siding, with stone veneer accents. Entrances will face Manzanita Place and are defined with flat roof canopies, timber details, and glazing.

A soft surface pedestrian path is provided along the property frontage, and a paved walkway with an arbour is provided to each unit entry. A raingarden, trees, and plantings also accent the front yard areas of the parcel. A retaining wall, not more than 1.5m in height, is proposed to create a level driveway along the rear of the units. Conifers are proposed along the side property line and on the retaining wall to provide screening.

Steep Slope Guidelines

The development on each of the three properties respects the slope of the land as follows:

- Residential unit entries correspond to the existing grade conditions of the properties;
- Driveways are proposed to be minimum widths with minimal slopes to reduce impacts;
- Parking is provided under the buildings where possible;
- Rooflines are low profile and mimic the topography of the land;
- Building mass respects sightlines and views from adjacent properties and units; and
- Building foundation walls are used to retain finished grades, which reduces the need for retaining walls. Where retaining walls are required, they will be 1.5m or less in height and will respect the natural slope of the land.

Design Advisory Panel

This application was not reviewed by the Design Advisory Panel, due to the suspension of meetings as a result of COVID-19 restrictions. However, Staff reviewed the proposal in relation to the General Development Permit Area Design Guidelines and the Steep Slope Development Permit Area Guidelines, and the applicant has addressed Staff's design recommendations.

Proposed Variances

Maximum Allowable Building Height

Variances to the maximum allowable building height are proposed as follows:

	1220 Manzanita Plc 5 single units	1221 Manzanita Plc 3 duplex buildings	1225 Manzanita Plc 5 townhouse units
Maximum Allowable Height	7m ($<$ than 4:12 pitch)	7m ($<$ than 4:12 pitch)	7m ($<$ than 4:12 pitch)
Proposed Height	7.75m	8.87m	8.93m
Proposed Height Variance	0.75m	1.87m	1.93m

The proposed height variance for the single detached units at 1220 Manzanita Place allows for the roofline to flare up, as it is characteristic with the modern shed-roof style. Not all of the units require a 0.75m height variance; the height variance range is 0.52m to 0.75m.

The proposed height variance of 1.87m for the three duplex buildings at 1221 Manzanita Place allows for the building form to respond to the slope of the land such that two storeys are visible along the north property line, and two and half storeys are visible along the south property line. The permitted building height with a pitched roof is 9m, thus the proposed height of 8.87m is within the height range anticipated in this zone.

The proposed height variance of 1.93m for the townhouse units at 1225 Manzanita Place is required due to the steeper topography of the land, such that two storeys will be visible from Manzanita Place and three stories are visible from the rear of the parcel. The permitted building height with a pitched roof is 9m, thus the proposed height of 8.93m is within the height range anticipated in the R6 zone.

Front Yard Setback

The minimum required front yard setback is 6m. The proposed front yard setback at 1225 Manzanita Place is 3.25m; a proposed variance of 2.75m. The proposed front yard setback at 1221 Manzanita Place is 4.5m, a proposed variance of 1.5m.

The proposed front yard setback variances will allow the buildings to be closer to, and more level with the street, reducing site disturbance in the steeper rear yard of the property and allowing for a level entry to each of the townhouse units. The reduced front yard setback, level entries, and landscaping in the front yard area will contribute to an interesting and integrated streetscape on the south side of Manzanita Place.

Rear Yard Setback

The minimum required rear yard setback is 7.5m. The proposed rear yard setback at 1225 Manzanita Place is 5.8m; a proposed variance of 1.7m.

The variance is due to the narrow lot depth on the east side of this parcel. The southeast corner of townhouse Unit 5 will be the only portion of the building that encroaches into the rear yard setback area.

SUMMARY POINTS

- Development Permit Application No. DP1163 is for a multi-family development with 16 units at 1220, 1221, and 1225 Manzanita Place.
- Variances are requested for building height, and for front and rear yard setbacks.
- The proposed development addresses the City's design guidelines.
- Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Context Map
ATTACHMENT C: Location Plan
ATTACHMENT D: Proposed Site Plan
ATTACHMENT E: Proposed Building Elevations
ATTACHMENT F: Site Sections
ATTACHMENT G: Landscape Plan and Details
ATTACHMENT H: Aerial Photo

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

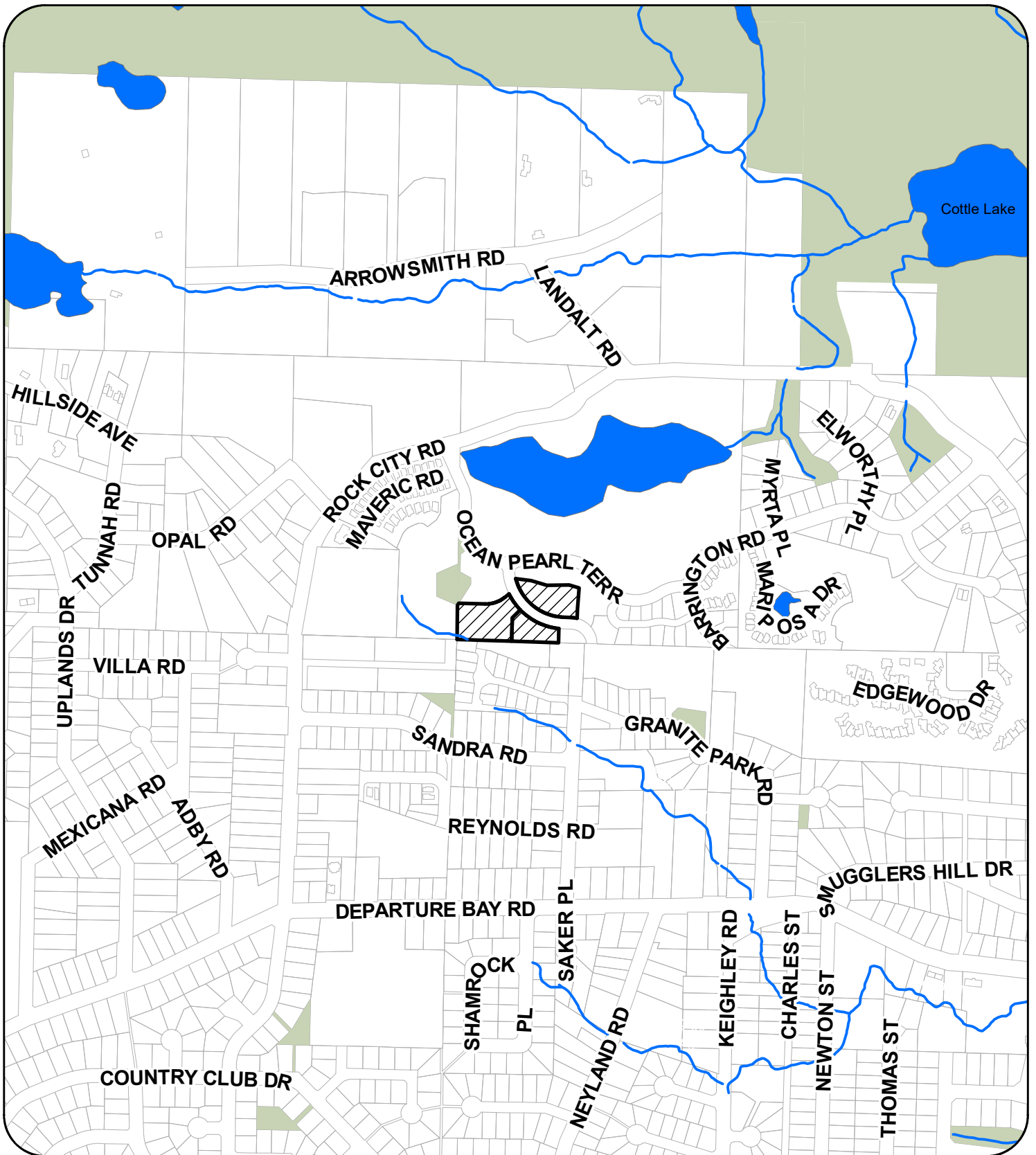
“City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height from 7m (less than 4:12 pitch) to:
 - 7.75m at 1220 Manzanita Place
 - 8.93m at 1225 Manzanita Place
 - 8.87m at 1221 Manzanita Place
2. *Section 7.5.1 Siting of Buildings* – to reduce the minimum front yard setback from 6m to 3.25m at 1225 Manzanita Place, and from 6m to 4.5m at 1221 Manzanita Place.
3. *Section 7.5.1 Siting of Buildings* – to reduce the minimum rear yard setback from 7.5m to 5.8m for unit 5 at 1225 Manzanita Place.

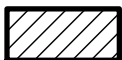
CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan prepared by BJK Architecture Inc., dated 2020-AUG-11, as shown on Attachment D.
2. The subject property is developed in substantial compliance with the proposed Building Elevations prepared by BJK Architecture Inc., dated 2020-AUG-11, as shown on Attachment E.
3. The subject property is developed in substantial compliance with the Site Sections prepared by BJK Architecture Inc., dated 2020-AUG-11, as shown on Attachment F.
4. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by 4 Site Landscape Architecture and Site Planning, dated 2020-AUG-07, as shown on Attachment G.

ATTACHMENT B
CONTEXT MAP



N



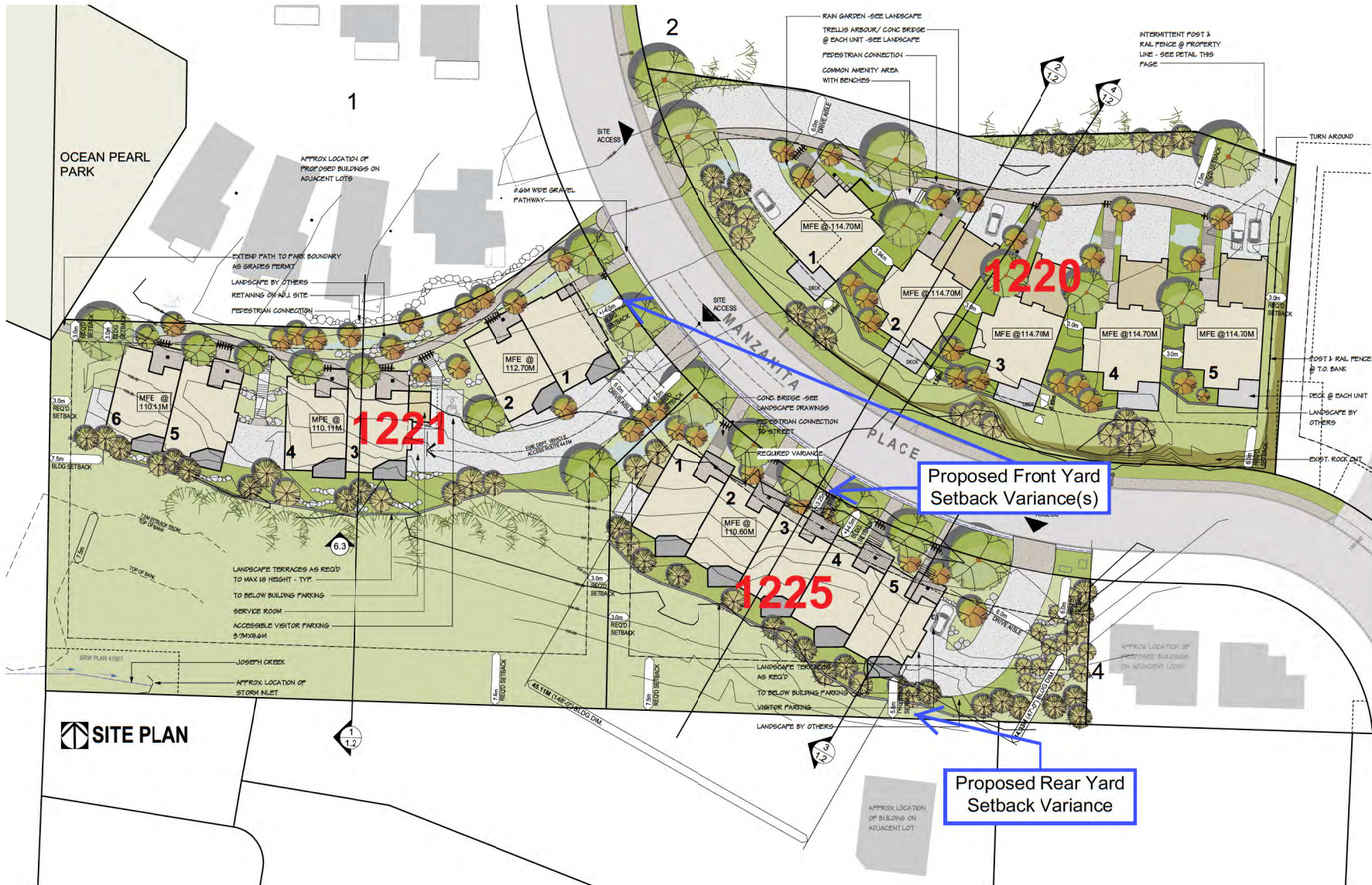
1220, 1221, & 1225 MANZANITA PLACE

The map displays a residential neighborhood with the following details:

- Zoning Districts:** R10 (top left and bottom right), R6 (top center), R8 (middle left), R1 (bottom center), and CD9 (bottom right).
- Streets:**
 - Rock City Rd (top left)
 - Maveric Rd (top left, curved)
 - Radha Way (top left, curved)
 - Ocean Pearl Terr (top center, curved)
 - Manzanita Place (top center, curved)
 - Amphinon Terr (top right, curved)
 - Greystone Pl (bottom center, curved)
 - Rockcliffe Dr (bottom center, curved)
 - Sandra Rd (bottom left, curved)
 - Granite Park Rd (bottom right, curved)
 - Singleton Rd (bottom right, straight)
- Highlighted Lots (Hatched):** 1220, 1221, and 1225.
- Other Lot Numbers:** 3423, 3425, 3426, 3427, 3428, 3430, 3433, 3437, 3442, 3446, 3450, 3454, 3458, 3462, 3466, 3470, 3474, 3478, 3482, 3486, 3477, 3473, 3469, 3465, 3461, 3457, 3453, 3449, 3508, 3512, 3516, 3520, 3524, 1205, 1209, 1217, 1224, 1228, 1229, 128, 132, 121, 3231, 3225, 3219, 3213, 3207, 3201, 3232, 3226, 3634, 3628, 3622, 3616, 3610, 3604, 3635, 3629, 3623, 3617, 3611, 3605, 3225, 3205, 3674, 3666, 3658, 3646, 3634, 3622, 3275, 3271, 3267, 3263, 3259, 3274.
- Other Labels:** C, D, PRC1, PRC2.

Civic: 1220, 1225, & 1221 MANZANITA PLACE
Legal: LOT 3, 5, & 6, DISTRICT LOT 18
WELLINGTON DISTRICT, PLAN EPP67988

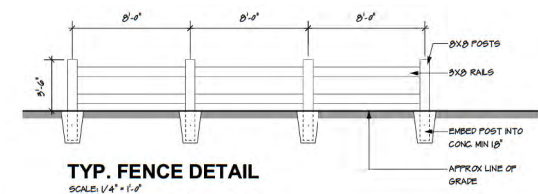
ATTACHMENT D PROPOSED SITE PLAN



PROJECT DATA - LOT 3		** ALL AREAS ARE APPROXIMATE	
CIVIC: 1220 MANZANITA PLACE		UNIT 1	
LEGAL: LOT 3, D.L. 16, WELLINGTON DISTRICT, PLAN EPP97988		LOWER FLOOR	
ZONING: R8		MAIN FLOOR	
LOT AREA: 3048 SQ.M.		UPPER FLOOR	
F.A.R. (0.45 ALLOWED)		TOTAL	
1057.0 / 3048 = 0.32		GARAGE	
PARKING: RECD: 20 UNIT + 10 STALLS		UNIT 2.5	
PROVD: 3 UNIT		MAIN FLOOR	
BICYCLE PARKING: RECD: 0.5 UNIT		UPPER FLOOR	
PROVD: 10 UNIT (WITHIN UNITS)		TOTAL	
		GARAGE	

PROJECT DATA - LOT 5		** ALL AREAS ARE APPROXIMATE	
CIVIC: 1225 MANZANITA PLACE		UNIT 1	
LEGAL: LOT 5, D.L. 16, WELLINGTON DISTRICT, PLAN EPP97988		LOWER FLOOR	
ZONING: R8		MAIN FLOOR	
LOT AREA: 2058 SQ.M.		UPPER FLOOR	
F.A.R. (0.45 ALLOWED)		TOTAL	
1145 / 2058 = 0.44		UNIT 2.5	
PARKING: RECD: 20 UNIT + 10 STALLS		LOWER FLOOR	
PROVD: 2 UNIT + 1 GUEST		MAIN FLOOR	
BICYCLE PARKING: RECD: 0.5 UNIT		UPPER FLOOR	
PROVD: 10 UNIT (WITHIN UNITS)		TOTAL	

PROJECT DATA - LOT 6		** ALL AREAS ARE APPROXIMATE	
CIVIC: 1221 MANZANITA PLACE		UNIT 3	
LEGAL: LOT 6, D.L. 16, WELLINGTON DISTRICT, PLAN EPP97988		LOWER FLOOR	
ZONING: R8		MAIN FLOOR	
LOT AREA: 445 SQ.M.		UPPER FLOOR	
F.A.R. (0.45 ALLOWED)		TOTAL	
1125.2 / 445 = 0.26		UNIT 4	
PARKING: RECD: 20 UNIT + 10 STALLS		LOWER FLOOR	
PROVD: 2 UNIT + 1 GUEST (ACC)		MAIN FLOOR	
BICYCLE PARKING: RECD: 0.5 UNIT		UPPER FLOOR	
PROVD: 10 UNIT (WITHIN UNITS)		TOTAL	



PROPOSED DEVELOPMENT
1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.

bjk architecture inc.
2122 Brandon Rd.
Shawnigan Lake B.C.
V0R 2W3
Ph: 250-891-1602

PROJECT #: 01510-30-18
ISSUED: 14 NOV. 2019
MEETING: 25 JULY 2019
REVISION: 24 SEPT. 2019
CONSULTANT: 31 JAN. 2020
CLIENT: 20 FEB. 2020
DP SUPPLEMENTAL INFORMATION: 31 JULY 2020

RECEIVED
DP 1163
2020-AUG-11
CITY OF NANAIMO

SITE PLAN
PR1.1

THE STUDY AREA. THE STUDY AREA WAS THE SAN FRANCISCO BAY AREA, INCLUDING THE SAN FRANCISCO PENINSULA, THE SAN FRANCISCO BAY, AND THE SAN FRANCISCO BAY BRIDGE. THE STUDY AREA WAS DIVIDED INTO SIX ZONES, NUMBERED 1 THROUGH 6. ZONE 1 WAS IN THE SAN FRANCISCO BAY, ZONE 2 WAS IN THE SAN FRANCISCO PENINSULA, ZONE 3 WAS IN THE SAN FRANCISCO BAY, ZONE 4 WAS IN THE SAN FRANCISCO PENINSULA, ZONE 5 WAS IN THE SAN FRANCISCO BAY, AND ZONE 6 WAS IN THE SAN FRANCISCO PENINSULA.



An architectural rendering of a modern two-story house. The house features a mix of materials: light green horizontal siding on the left, dark grey horizontal siding on the right, and a central section with a stone fireplace and vertical wood slats. Large, multi-paned windows are visible on the upper floor. The house has a flat roof with a white overhang. The background shows a blue sky and a green lawn with some shrubbery.



1220 MANZANITA PLACE



SOUTH ELEVATION

- FACING MANZANITA ROAD

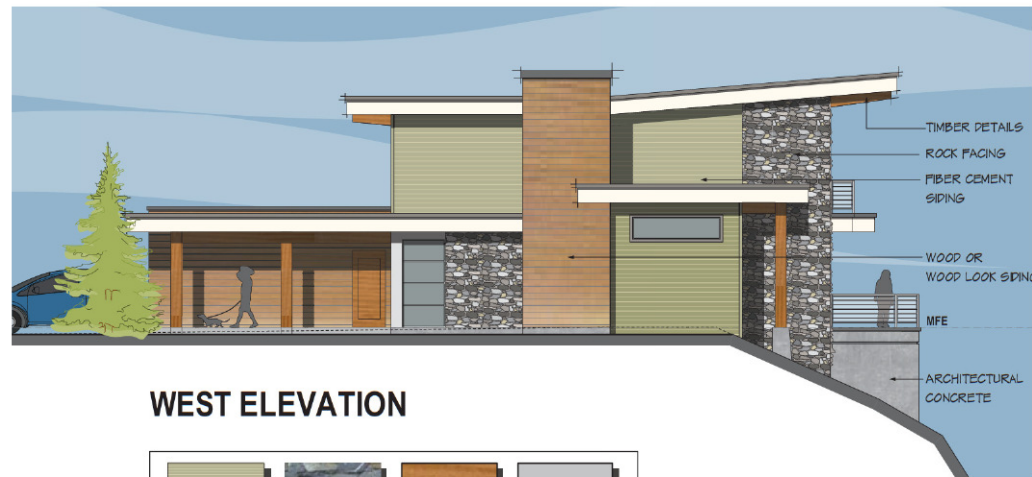
SEE PAGE 3.3 FOR BUILDING HEIGHTS



EAST ELEVATION



NORTH ELEVATION - FACING LANE



WEST ELEVATION

HORIZONTAL LAPPED FIBER CEMENT SIDING BREEZE GREY CORNER TRIMS TO MATCH	LEDGESTONE VENEER	TIMBER / WOOD SIDING	ROOFING - GREY
		WINDOW TRIMS / TRIMS AS NOTED - BRUSHED NICKEL	RAILINGS / GARAGE DOOR

COLOUR SCHEDULE

RECEIVED
DP1163
2020-AUG-11
Current Planning

1220 MANZANITA PLACE

PROPOSED DEVELOPMENT
1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



bjk architecture inc.
2122 Brandon Rd.
Shawnigan Lake B.C.
V8R 2W5
Ph: 250-891-1632

PROJECT # 21163-20-11
ISSUED: 16 NOV. 2010
MEETING: 26 JULY 2010
D.P.: 28 SEPT. 2010
CLIENT: 27 JULY 2010
DP SUPPLEMENTAL: 11 AUG. 2020
INFORMATION: 27 AUG. 2020

1220 Manzanita Place

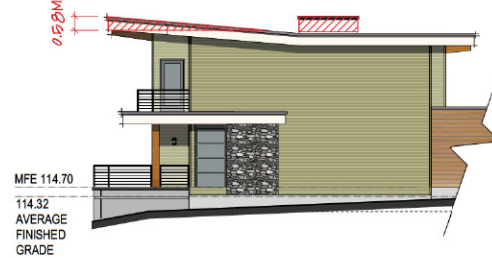
UNIT 2-5

PR3.2



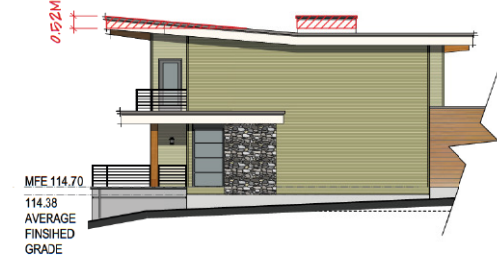
**EAST ELEVATION
UNIT 1**

LOT 3 - UNIT 1	
M.F.E.:	114.70
RIDGE HEIGHT:	7.20
AVERAGE FINISHED GRADE:	121.90
BUILDING HEIGHT:	114.15
MAX. ALLOWABLE:	7.75
VARIANCE:	7.00
	0.75M



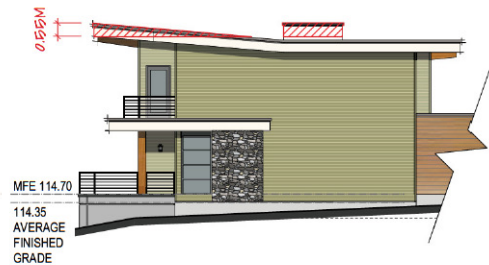
**EAST ELEVATION
UNIT 2**

LOT 3 - UNIT 2	
M.F.E.:	114.70
RIDGE HEIGHT:	7.20
RIDGE HEIGHT:	121.90
AVERAGE FINISHED GRADE:	114.32
BUILDING HEIGHT:	7.58
MAX. ALLOWABLE:	7.00
VARIANCE:	0.58M



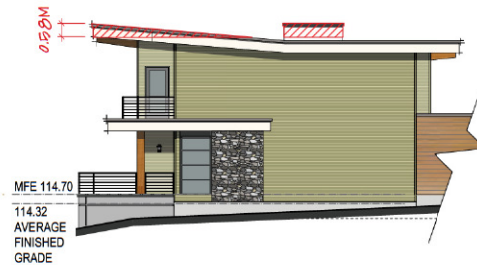
**EAST ELEVATION
UNIT 3**

LOT 3 - UNIT 3	
M.F.E.:	114.70
RIDGE HEIGHT:	7.20
RIDGE HEIGHT:	121.90
AVERAGE FINISHED GRADE:	114.38
BUILDING HEIGHT:	7.52
MAX. ALLOWABLE:	7.00
VARIANCE:	0.52M



**EAST ELEVATION
UNIT 4**

LOT 3 - UNIT 4	
M.F.E.:	114.70
RIDGE HEIGHT:	7.20
RIDGE HEIGHT:	121.90
AVERAGE FINISHED GRADE:	114.35
BUILDING HEIGHT:	7.55
MAX. ALLOWABLE:	7.00
VARIANCE:	0.55M



**EAST ELEVATION
UNIT 5**

LOT 3 - UNIT 5	
M.F.E.:	114.70
RIDGE HEIGHT:	7.20
RIDGE HEIGHT:	121.90
AVERAGE FINISHED GRADE:	114.32
BUILDING HEIGHT:	7.58
MAX. ALLOWABLE:	7.00
VARIANCE:	0.58M

 **AREA OF REQUESTED
HEIGHT VARIANCE**

PROPOSED DEVELOPMENT
1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



bjk architecture inc.

2122 Brandon Rd.
Shawnigan Lake B.C.
V8R 2W9
Ph: 250-891-1602

PROJECT # 01519.36.16
DP SUPPLEMENTAL 11 JUL 2020
INFORMATION

RECEIVED
DP1163
2020-AUG-11
CLERK OF DISTRICT

1220 MANZANITA PLACE

1220 MANZANITA PLACE
BLDG. HEIGHTS
PR3.3



bjk architecture inc.
2122 Brandon Rd.
Shawnigan Lake B.C.
V8R 2W3
PH: 250-891-1602

PROJECT # 48118/30.18
ISSUED: 14 AUGUST 2019
MEETING: 25 JULY 2019
D.P.I.: 26 APRIL 2019
CLIENT: 31 JULY 2020
OR SUPPLEMENTAL INFORMATION: 11 AUGUST 2020

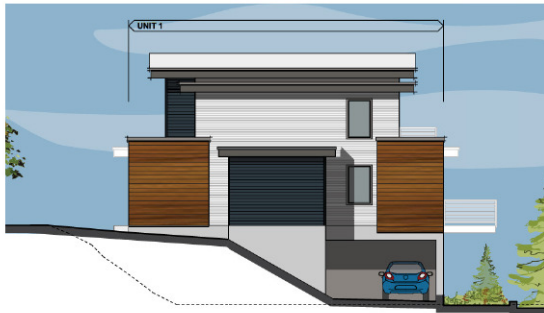
1225 MANZANITA PLACE
UNITS 1 - 5
PR5.2

RECEIVED
DP1163
2020-AUG-11
CITY OF NANAIMO

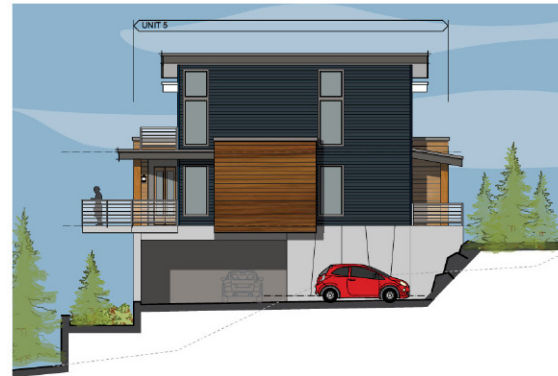
HORIZONTAL LAPPED FIBER CEMENT SIDING	HORIZONTAL CORRUGATED METAL SIDING - GALVALUME
IRON GRAY CORNER TRIMS TO MATCH	WOOD LOOK SIDING
ARCH CONCRETE - NATURAL	TRIMS - BRUSHED NICKEL
ROOFING - GREY	FASCIAS - BRUSHED NICKEL
RAILING/SOFTS - CHARCOAL	WINDOWS/SOFTS - BLACK
COLOUR SCHEDULE	



NORTH ELEVATION - FACING MANZANITA
SEE PAGE 5.3 FOR BUILDING HEIGHT



WEST ELEVATION

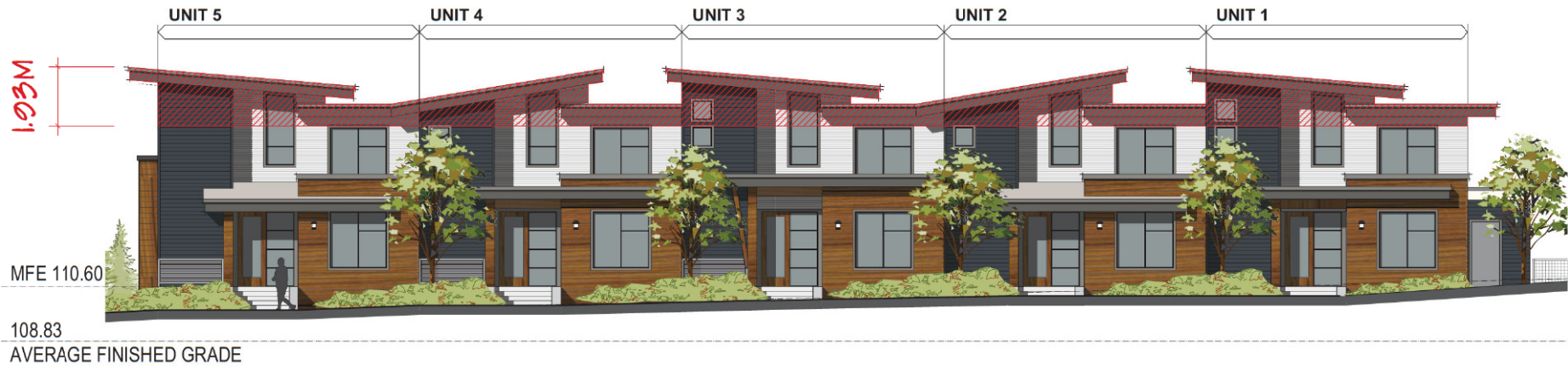


EAST ELEVATION



SOUTH ELEVATION

1225 MANZANITA PLACE



NORTH ELEVATION - FACING MANZANITA

LOT 5	
M.F.E.:	110.60
	7.16
RIDGE HEIGHT:	117.76
AVERAGE FINISHED GRADE:	108.83
BUILDING HEIGHT:	8.93
MAX. ALLOWABLE:	7.00
VARIANCE:	1.93M



**AREA OF REQUESTED
HEIGHT VARIANCE**

PROPOSED DEVELOPMENT
1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



bjk architecture inc.

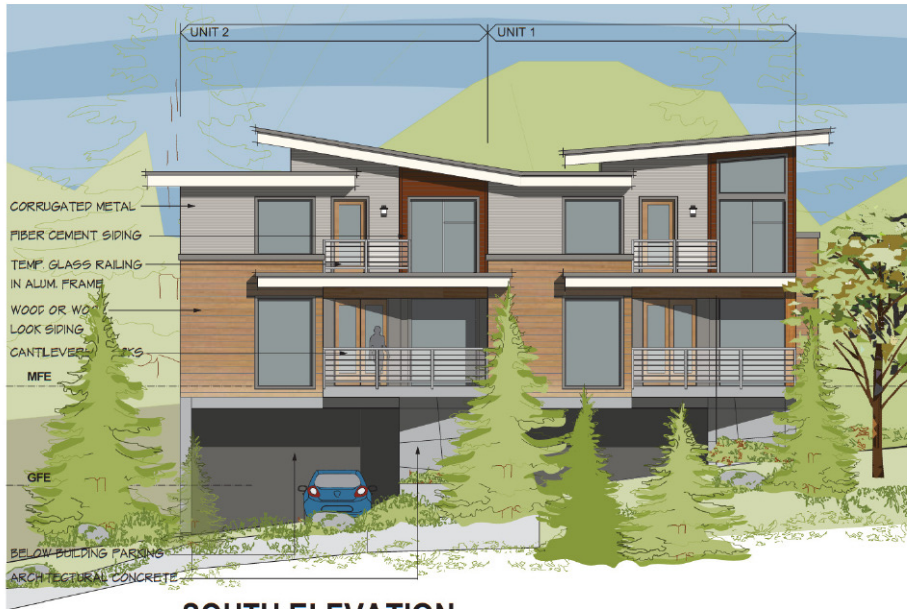
2122 Brandon Rd.
Shawnigan Lake B.C.
V8R 2W3
Ph: 250-891-1602

PROJECT #: 0110036.10
CLIENT: 30 JULY 2020
SP SUPPLEMENTAL: 11 AUG. 2020
INFORMATION:
ISSUED: 27 AUG. 2020

RECEIVED
DP1163
2020-AUG-11
Current Planning

1225 MANZANITA PLACE

1225 MANZANITA PLACE
BLDG. HEIGHTS
PR5.3



SOUTH ELEVATION

SEE PAGE 6.4 FOR BUILDING HEIGHTS

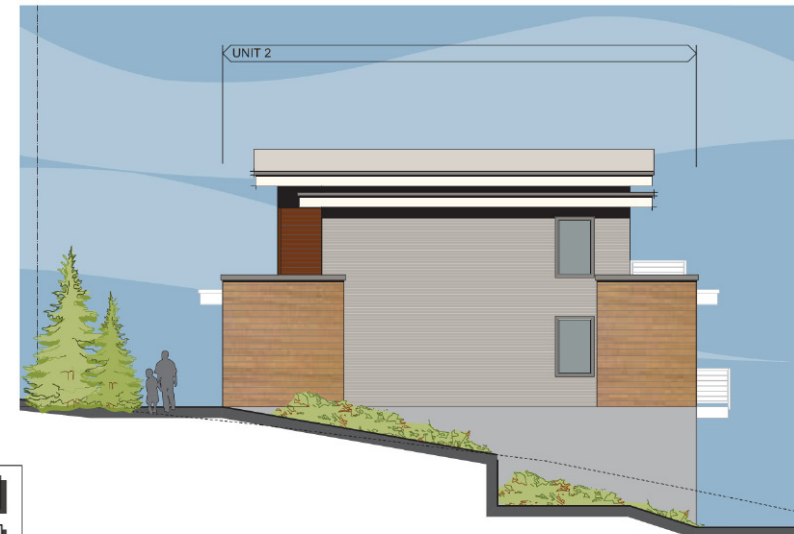


EAST ELEVATION - FACING MANZANITA



NORTH ELEVATION

HORIZONTAL LAPPED FIBER CEMENT SIDING TRADITIONAL KIDS CONCRETE TRIMS TO MATCH	HORIZONTAL CONCRETE METAL SIDING - GALVALUME	WALL CONCRETE - NATURAL	SHEDS / WOOD SIDING	ROOFING - GREY
COLOUR SCHEDULE				
			FRIGAS - MEDIUM WHITE	REVISIONS/SUPPLIES - WHITE
			WOODEN TRIMS / TRIMS AS NOTED - BRIGHTER TONES	KALINGS



WEST ELEVATION

RECEIVED
DP1163
2020-AUG-11
Current Planning

1221 MANZANITA PLACE

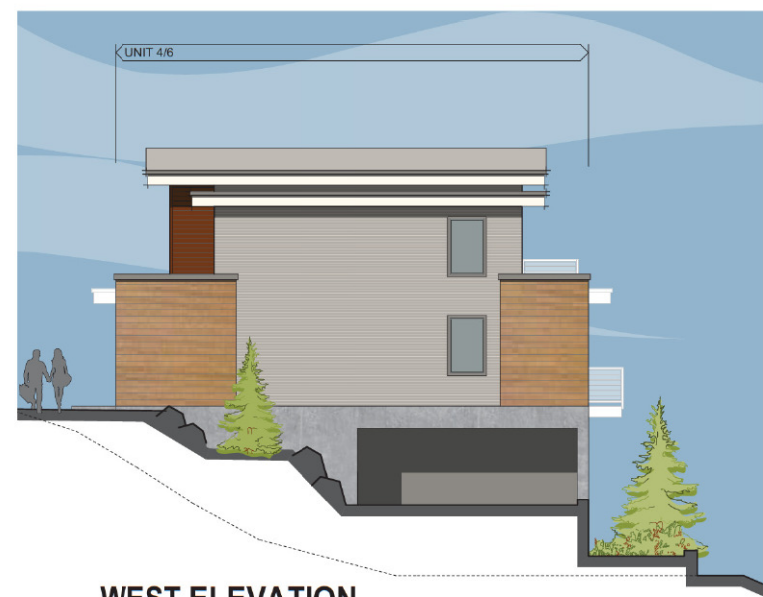
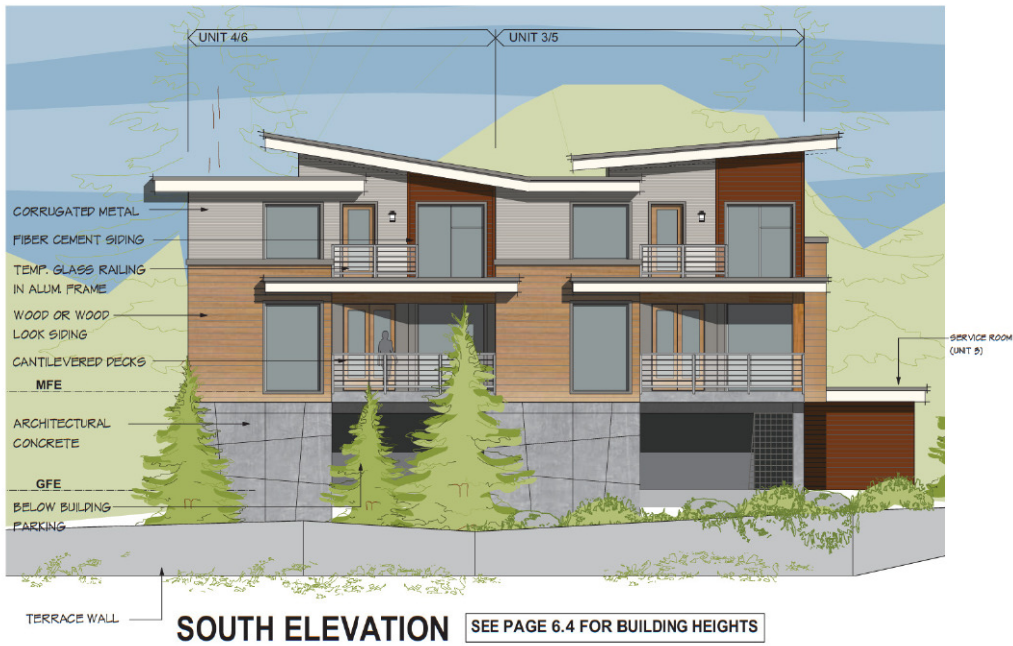
PROPOSED DEVELOPMENT
1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



bjk architecture inc.
2122 Brandon Rd.
Shawinigan Lake B.C.
V8K 2W3
Ph: 250-881-1602

PROJECT # 2019-06-18
ISSUED 14 NOV. 2019
MEETING 26 JULY 2019
D.P. 24 SEPT. 2019
C.D. 18 JULY 2020
OP SUPPLEMENTAL INFORMATION 11 AUG. 2020
REVISION 27 AUG. 2020

1221 MANZANITA PLACE
UNITS 1 & 2
PR6.1



COLOUR SCHEDULE

HORIZONTAL LAPPED FIBER CEMENT SIDING	HORIZONTAL CORRUGATED METAL SIDING - GALVALUME	ARCH CONCRETE - NATURAL	SHAKE / WOOD SIDING	ROOFING - GRAY
TRADITIONAL RED CORNER TRIM TO MATCH			PURCH - MCTC WHITE	WINDOWS/DOORS - WHITE
			WINDOW TRIMS / TRIMS AND NOTES - BRUSHED ALUM.	RAILINGS

PROPOSED DEVELOPMENT
1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



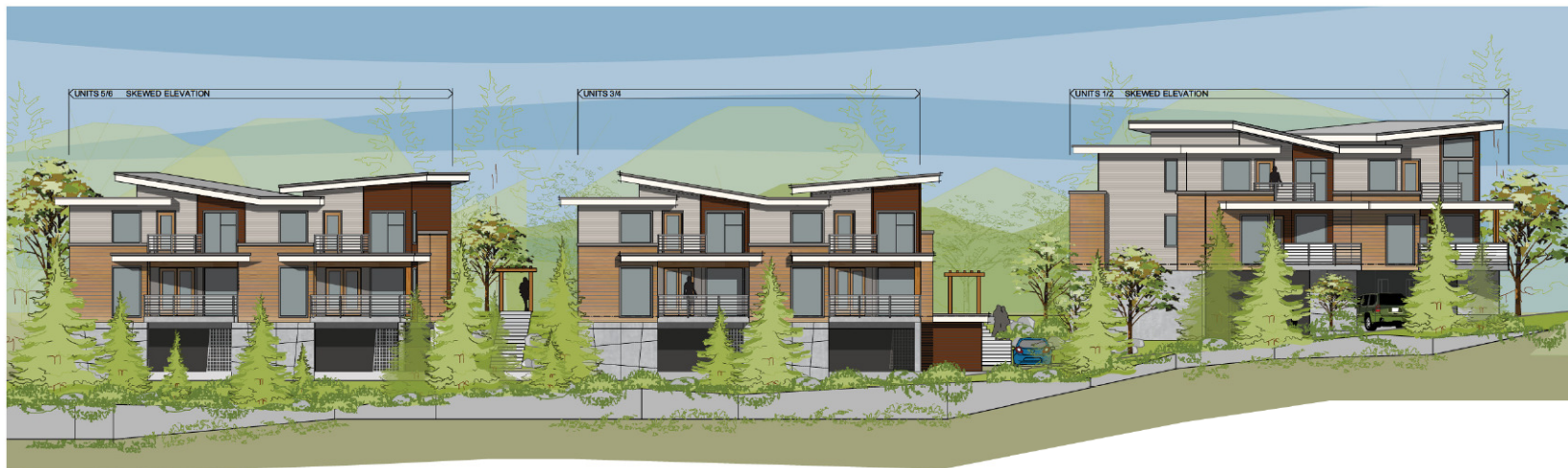
bjk architecture inc.
2122 Brandon Rd.
Shawigan Lake B.C.
V8R 2V9
Ph: 250-899-1802

PROJECT # 2122 BRANDON RD.
ISSUED 14 NOV. 2019
MEETING 28 JUL. 2019
D.P. 28 SEPT. 2019
CLUMP 11 JUL. 2020
UP CLUMP/ENVIRONMENTAL INFORMATION 11 AUG. 2020
ISSUED 27 AUG. 2020

1221 MANZANITA PLACE
UNITS 3-6
PR6.2

RECEIVED
DP1163
2020-AUG-11
Current Planning

1221 MANZANITA PLACE



SOUTH ELEVATION - 1221 MANZANITA PLACE

NOT TO SCALE

PROPOSED DEVELOPMENT
1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



bjk architecture inc.

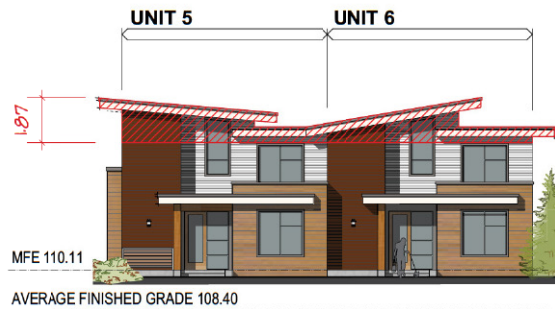
2122 Brandon Rd.
Shawnigan Lake B.C.
V8R 2W3
Ph. 250-891-1602

PROJECT # 091910.18
CLIENT 31 JULY 2020
FOR SUPPLEMENTAL
INFORMATION 11 AUG. 2020

RECEIVED
DP 1163
2020-AUG-11
CURRENT PLANNING

1221 MANZANITA PLACE
BLDG. HEIGHTS
PR6.3

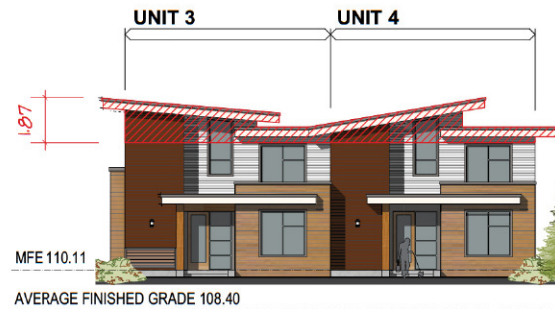
1221 MANZANITA PLACE



NORTH ELEVATION

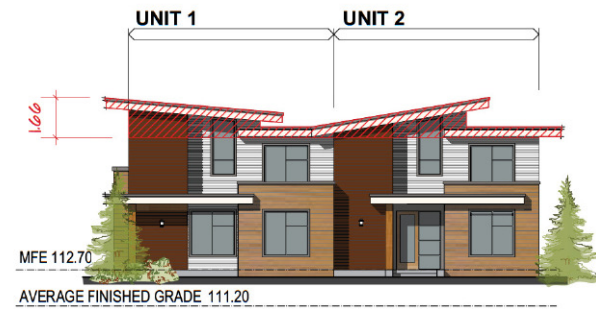


LOT 6 - UNITS 5/6	
M.F.E.:	110.11
	7.16
RIDGE HEIGHT:	117.27
AVERAGE FINISHED GRADE:	108.40
BUILDING HEIGHT:	8.87
MAX. ALLOWABLE:	7.00
VARIANCE:	1.87



NORTH ELEVATION

LOT 6 - UNITS 3/4	
M.F.E.:	110.11
	7.16
RIDGE HEIGHT:	117.27
AVERAGE FINISHED GRADE:	108.40
BUILDING HEIGHT:	8.87
MAX. ALLOWABLE:	7.00
VARIANCE:	1.87



NORTH ELEVATION

LOT 6 - UNITS 1/2	
M.F.E.:	112.70
	7.16
RIDGE HEIGHT:	119.86
AVERAGE FINISHED GRADE:	111.20
BUILDING HEIGHT:	8.66
MAX. ALLOWABLE:	7.00
VARIANCE:	1.66

PROPOSED DEVELOPMENT
1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.



bjk architecture inc.

2122 Brandon Rd.
Shawnigan Lake B.C.
V8R 2W3
Ph. 250-891-1602

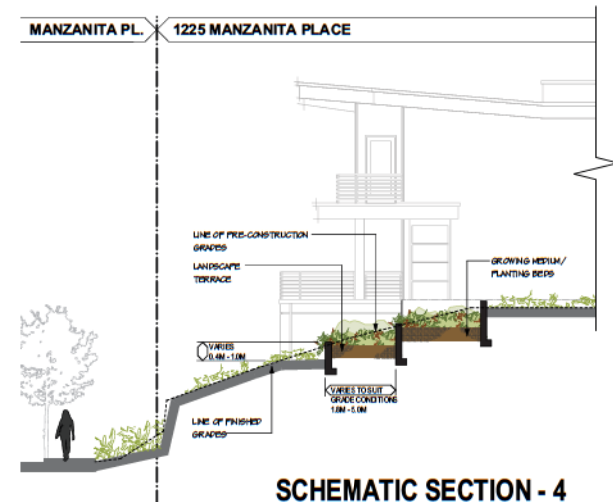
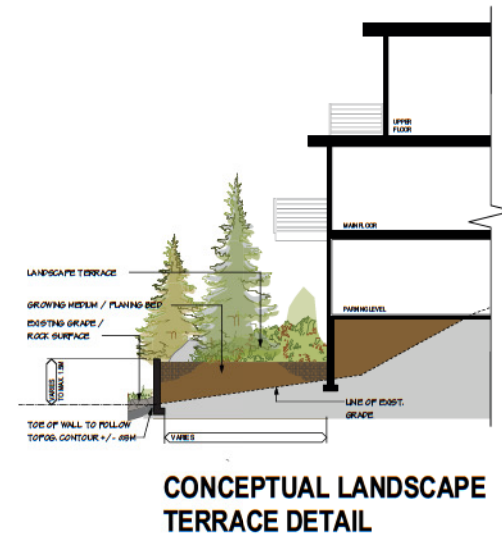
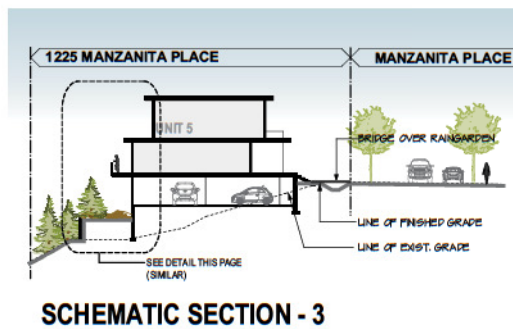
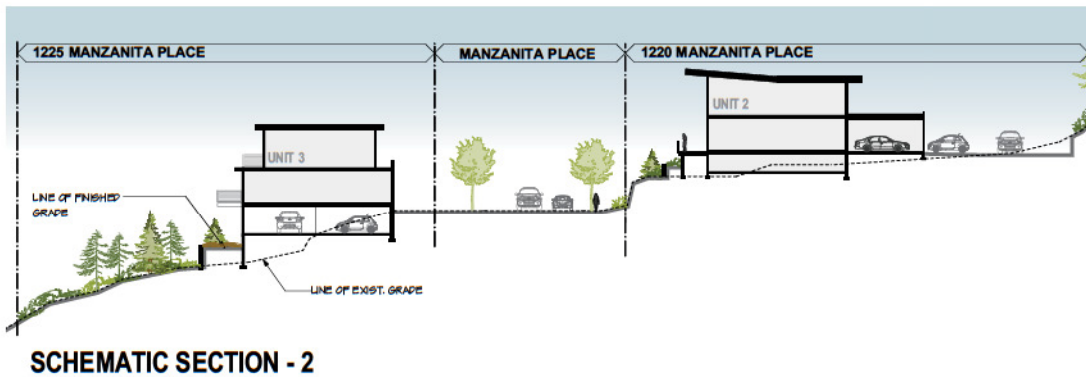
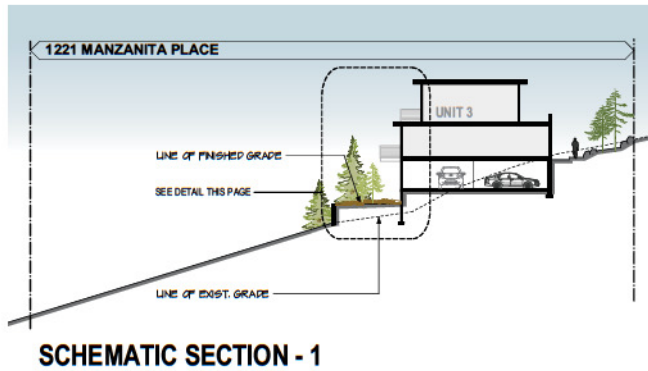
PROJECT # 091910.18
CLIENT: 31 JULY 2020
FOR SUPPLEMENTAL INFORMATION: 11 AUG. 2020

RECEIVED
DP1163
2020-AUG-11
Correct Planning

1221 MANZANITA PLACE
BLDG. HEIGHTS
PR6.4

1221 MANZANITA PLACE

ATTACHMENT F SITE SECTIONS



PROPOSED DEVELOPMENT
1220, 1225, 1221 MANZANITA PLACE, NANAIMO, B.C.

bjk architecture inc.
2122 Brandon Rd.
Shawinigan Lake B.C.
V0R 2W0
Ph: 250-891-1802

PROJECT #: 010103618
DATE: 14 NOV 2019
MEETING: 20 JULY 2019
E.P.: 24 SEP 2019
REVISED: 01 JAN 2020
CONSULTANT: 03 FEB 2020
DATE OF SUPPLEMENTAL INFORMATION: 26 FEB 2020
CLIENT: 01 JULY 2020
DATE OF SUPPLEMENTAL INFORMATION: 11 AUG 2020

RECEIVED
DP1163
2020-AUG-11
CITY OF NANAIMO

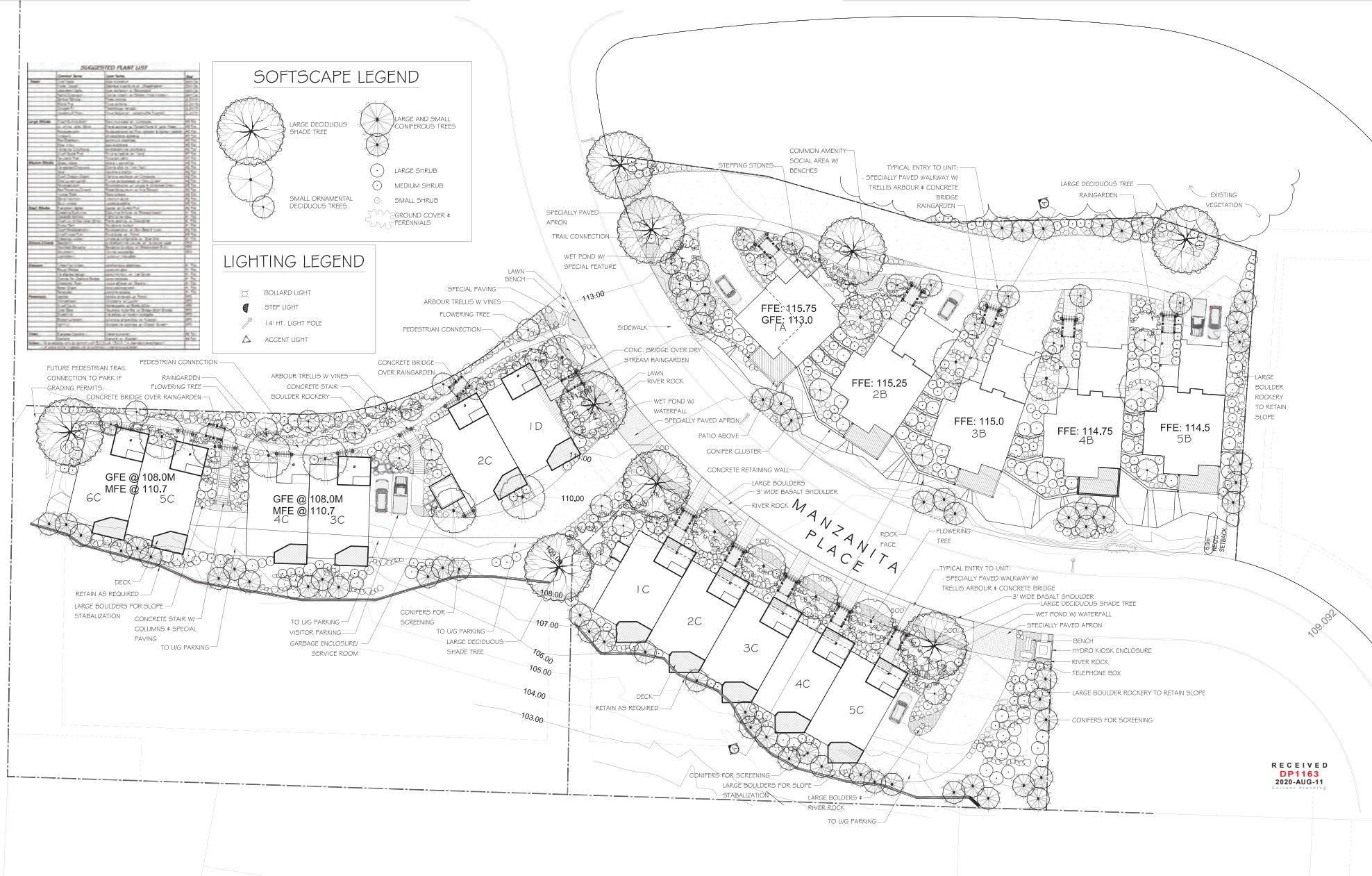
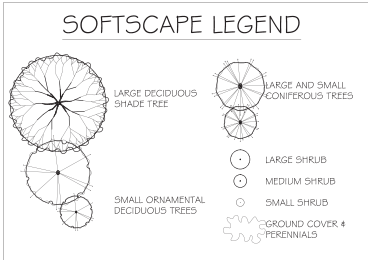
SITE SECTIONS

PR1.2

ATTACHMENT G LANDSCAPE PLAN AND DETAILS

1 of 2

Plant Name	Quantity	Notes
Large Deciduous Shade Tree	10	
Large and Small Coniferous Trees	5	
Large Shrub	20	
Medium Shrub	30	
Small Shrub	40	
Small Ornamental Deciduous Trees	15	
Ground Cover & Perennials	100	



RECEIVED
DP1163
2020-AUG-11
CLAYTON PLANNING

MANZANITA PLACE LANDSCAPE CONCEPT PLAN

SCALE: 1:200

Revised August 7, 2020
SEPTEMBER 5, 2019

4★ SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING 250.508.7885

MANZANITA PLANT LIST				
	Key	Common Name	Latin Name	Size
<i>Trees</i>				
N,D,	VMAP	Vine Maple	Acer circinatum	6cm Cal.
D,F	ROBI	Black Locust	Robinia pseudoacacia var. 'Frisia'	8cm Cal
N,D,	PDOG	Pacific Dogwood	Cornus nuttallii var.'Eddie's White Wonder'	6cm Cal.
N,D,	SPIN	Shore Pine	Pinus contorta	2.2m Ht
N,D,	WRC	Western Red Cedar	Thuja plicata var. 'Excelsa'	2.2m Ht
D,	VPIN	Vanderwolf Pine	Pinus flexilis var. 'Vanderwolf's Pyramid'	2.2m Ht
N,D,	DFIR	Douglas Fir	Pseudotsuga menziesii	2.2m Ht
N,D,	TSUG	Western Hemlock	Tsuga heterophylla	2.2m Ht
N,D,	JMAP	Japanese Maple	Acer palmatum var.'Bloodgood'	6cm Cal.
N,D,	SERB	Serbian Spruce	Picea omorika	2.2m Ht
<i>Large Shrubs</i>				
N,D,F	CEAN	California Lilac	Ceanothus thrsiflorus var. 'Victoria'	#7 Pot
D	PIER	Lily of the Valley Shrub	Pieris japonica var.'Forest Flame' & 'Valley Rose'	#5 Pot
N,D	NINE	Ninebark	Physocarpus capitatus	#5 Pot
N,D	SAMB	Red Elderberry	Sambucus racemosa	#5 Pot
N,D,F	MANZ	Manzanita Columbiana	Arctostaphylos columbiana	#2 Pot
D,F	CUPR	Monterey Cypress	Cupressus var. 'Wilma Goldcrest'	#7 Pot
D,F	MUGO	Mugo Pine	Pinus mugo	#5 Pot
N,D	LRHA	Rhododendron	Rhododendron var. 'Pink Walloper'	#5 Pot
N,D	LRHB	Rhododendron	Rhododendron var. 'Gomer Waterer'	#5 Pot
N,D	PHOT	Photinia	Photinia fraseri var.'Red Robin'	#5 Pot
<i>Medium Shrubs</i>				
N,D	DOG	Variegated Dogwood	Cornus alba var.'Ivory Halo'	#2 Pot
N,D,F	SALA	Salal	Gaultheria shallon	#2 Pot
N	MAHC	Dwarf Oregon Grape	Mahonia aquifolium var.'Compacta'	#5 Pot
D	OTTO	Otto Luyken Laurel	Prunus laurocerasus var.'Otto Luyken'	#5 Pot
N,D,F	MRHA	Rhododendron	Rhododendron var.'Unique'	#2 Pot
N,D,F	MRHB	Rhododendron	Rhododendron var. 'Christmas Cheer'	#2 Pot
N,F	RIBE	Red Flowering Currant	Ribes sanguineum var.'King Edward'	#2 Pot
N,D,F	NROS	Nootka Rose	Rosa nutkana	#2 Pot
D	DVIB	David Viburnum	Viburnum davidii	#2 Pot
N,D	VACC	Edible Blueberry	Vaccinium var.'Legacy'	#1 Pot
N,D	ALAT	Dwarf Burning Bush	Euonymus alata var. 'Compacta'	#5 Pot
N,D	SALX	Dwarf Arctic Willow	Salix purpurea nana	#2 Pot
<i>Small Shrubs</i>				
D,F	EUOF	Creeping Euonymus	Euonymus fortunei var.'Emerald Gaiety'	#1 Pot
N,D,F	CASC	Cascade mahonia	Mahonia nervosa	#1 Pot
D,F	DWPJ	Dwarf Lily of the Valley Shrub	Pieris japonica var.'Debutante'	#2 Pot
N,D,F	POLY	Sword Fern	Polystichum munitum	#2 Pot
D,F	DWRH	Dwarf Rhododendron	Rhododendron var.'Bow Bells' & 'Jock'	#2 Pot
N,D,F	SPIR	Spirea	Spirea x bumalda var. 'GoldFlame'	#2 Pot
D,F	DWMP	Dwarf Mugo Pine	Pinus mugo pumillo	#1 Pot
N,D,F	ADOG	Dwarf Dogwood	Cornus sericea var. 'Kelsey'	#1 Pot
N,D,	SJUN	Spreading Juniper	Juniperus horizontalis var. 'Blue Chip'	#1 Pot
<i>Ground Covers</i>				
N,D,F	BEAR	Bearberry	Arctostaphylos uva-ursi var.'Vancouver Jade'	SP4
D,F	BERG	Heartleaf Bergenia	Bergenia cordifolia var.'Bressingham Ruby'	SP4
N	CORN	Bunchberry	Cornus canadensis	SP4
N,D,F	VITI	Lignoberry	Vaccinium vitis-idaea	SP4
N,D,F	GLOR	Creeping California Lilac	Ceanothus gloriosus	SP5
N,D,F	COTO	Creeping Cotoneaster	Cotoneaster dameri	SP5
<i>Grasses</i>				
D	DESC	Tufted Hair Grass	deschampsia cespitosa	#1 Pot
N,D	OBNU	Slough Sedge	carex obnupta	#1 Pot
D,F	CARX	Variegated sedge	carex morrowii var. 'Ice Dance'	#1 Pot
D	TEST	Orange New Zealand Sedge	carex testacea	#1 Pot
N,D,F	JUNC	Corkscrew Rush	juncus effusus var. 'Spiralis'	#1 Pot
D	DIST	Saltgrass	distichlis spicata	
<i>Perennials</i>				
D,F	IRIS	Sweet Iris	Iris pallida var.'Aureo -Variegata'	SP5
D,F	LAVA	English Lavender	Lavandula angustifolia var.'Hidcote'	SP5
D,F	SCIZ	Kaffir Lily	Schizostylis coccinea var.'Oregon Sunset'	SP5
<i>Vines</i>				
D,F	ARM	Evergreen Clematis	Clematis armandii	#5 Pot
D,F	CLEM	Clematis	Clematis var. 'Elizabeth'	#2 Pot
Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.				
N- Native Plant Selection				
D- Drought Tolerant Plant Selection				
F- Fire Resistant Plant Selection				
- All areas to be irrigated with an automatic underground system.				

ATTACHMENT H
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001163

Legend



Subject Properties

DATE OF MEETING | September 14, 2020 |

AUTHORED BY | LAINY NOWAK, PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1172 –
2348 KENWORTH ROAD** |

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for the new location of the Mitsubishi auto dealership. |

Recommendation

That Council issue Development Permit No. DP1172 at 2348 Kenworth Road with the following variances:

- to increase the maximum permitted front yard setback from 6m to 22.41m for 100% of the front face of the building;
- to waive the minimum building height requirement to allow the building as proposed; and
- to allow parking between the front property line and the front face of the proposed building. |

BACKGROUND

A development permit application, DP1172, was received from Island West Coast Developments on behalf of 2197452 Alberta Ltd., for the development of an auto dealership to be located at 2348 Kenworth Road. The subject property was rezoned (RA288) on 2017-NOV-03, from High Tech Industrial (I3) to Community Corridor (COR3) with a site-specific use permitting automobile sales, service, and rental use.

The subject property is Lot 3 within a recently approved eight-lot subdivision (SUB1234) of 2560/2590 Bowen Road. Kenworth Road has been extended to Labieux Road as a condition of the subdivision (former Madill industrial lands). There is a recently approved development permit (DP1143) for an auto dealership at 2338 Kenworth Road, adjacent to the property.

Subject Property and Site Context

<i>Zoning</i>	COR3 – Community Corridor
<i>Location</i>	The subject area is located between Labieux Road and the Island Highway at the proposed intersection of Labieux Road and Kenworth Road.
<i>Total Area</i>	0.608ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor; Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial/Residential development.
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is now vacant as the buildings onsite were demolished. Beban Park is located to the southeast across Labieux Road, and the City's pump house station is within the adjacent site (Lot 4) to the northeast. The surrounding properties consist of a mix of industrial, commercial and institutional uses. The City Public Works yard is nearby on Labieux Road, to the southeast of the subject site.

DISCUSSION

Proposed Development

The proposed development is an auto dealership with a two-storey, 1,866.51m² dealership office, service area, and an underground car storage area.

Site Design

The site will have a shared driveway with the adjacent property (Lot 2), accessed from Kenworth Road. The proposed dealership office and service building will be located approximately within the center of the property, which is set back 22.41m from the front property line. The dealership office faces the front property line (Kenworth Road) with the service area located on the west side. Service bays will be accessed from both sides of the building. A separate wash bay and auto detailing area is located on the northwest corner of the building.

Staff and customer parking is provided along the east and west sides, to the rear of the building, and between the front building face and front property line. Vehicles will be displayed along the southeast corner of the site, facing Kenworth Road.

A covered, service area drop off will be located on the front elevation of the building, and two pedestrian connections are provided from the street to the building, between the vehicle display row and over the drive aisles.

Building Design

The building includes a 1,454.7m² main floor and 411.81m² second floor office area. The proposed building is contemporary in design with a flat roof. The building façade is predominately aluminum curtain wall glazing, corrugated metal siding, painted tilt-up concrete panels, and aluminum composite panels.

The front façade (south elevation) includes prominent glazing in order to feature the interior of the show room. A small projecting red and black canopy connects to the ground and is used to break up the front façade wall face. The façade expresses the corporate colours and geometric logo of Mitsubishi. The principle pedestrian entrance to the showroom will be centered between two pedestrian connections from Kenworth Road.

The southwest elevation features a bumped-out service drive thru area with an open rooftop amenity space for employees, complete with landscaping. Towards the rear of the building (northwest elevation), there is a covered wash bay area which is finished with horizontal corrugated metal cladding.

The northeast elevation, facing the Island Highway, is predominately tilt-up concrete panels with wash bay doors and a painted fascia band on tilt-up concrete with the Mitsubishi logo along the top of the building. Along the eastern side, the finishes include glazing along the side of the showroom, metal cladding, and tilt-up concrete on the rear portion of the building with access to the vehicle elevator.

The massing, articulation, and building materials will provide visual interest to the street scape. The building design meets the intent and objectives of the City of Nanaimo's *General Development Permit Area Design Guidelines*.

Landscape Design

The proposed landscape design includes a 3m-wide landscape buffer along the front property line parallel to Kenworth Road. The Kenworth Road streetscape consists of a bioswale, with columnar trees under planted with low, mixed evergreen and deciduous plantings which will complement the existing street trees. Two pedestrian paths cross the bioswale connecting the sidewalk to the site.

The landscape buffer with Dogwood trees continues along the east property line to provide a buffer to adjacent Lot 4. Evergreen hedges are proposed along the landscape buffer to soften the extent of the asphalt parking areas along both the east and west property lines.

A storm-water pond forms the majority of the northeastern landscape buffer along the rear property line, adjacent to the railway corridor. An old rail spur enters the site at this point that is proposed to be preserved. The applicant proposes to plant coniferous and deciduous trees with native shrubs as the under plantings around the existing retention pond.

The applicant is also proposing landscaping for the rooftop patio, which includes trees in planters. Short-term bicycle parking is provided at the northeast corner of the property, against the building. The garbage enclosure is also located at the rear, attached to the building. It is enclosed by 1.8m-high corrugated metal siding.

Design Advisory Panel

The Design Advisory Panel, at its meeting held on 2020-FEB-27, accepted DP001172 as presented with support for the proposed variances. The following recommendations were provided:

- Look at ways to articulate the north elevation and the northeast corner of the building;
- Consider adding transparency to the north side elevation;
- Consider ways to provide screening for rooftop equipment;
- Look at ways to enhance the front entry to make it more inviting; and
- Consider adding landscape elements closer to the building.

Design changes were incorporated into revised plans in response to Staff and DAP comments, including adding a horizontal painted black band around the top of the service bays to tie in with the front elevation, adding additional glazing and screening to the roof top equipment.

Proposed Variances

Maximum Front Yard Setback

The COR3 zone permits a maximum front yard setback of 6m for at least 50% of the building face. A majority of the building face is set back approximately 22.41m, which is a variance of 16.41m. This is a characteristic of the automobile sales, service, and rental use. The space is necessary for vehicle display and a portion of the required parking. Additional parking is provided to the sides and rear of the building. In addition, the proposed landscaping and street trees will soften the visual impact of the hard surface area in front of the building face. Staff support the proposed variance.

Minimum Building Height

The COR3 zone requires a minimum building height of two storeys above grade. The proposed building is not composed of a full two-storeys which does not meet the intent of the “City of Nanaimo Zoning Bylaw 2011 No. 4500”; therefore, a variance is required. The building form/massing presents as two-storeys and is designed to suit the intended auto-oriented use on the ground level with a small, second floor mezzanine. Staff support the proposed variance.

Location of Parking Area

Section 9.6.1 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” prohibits parking between the front property line and the front face of a building or within the 6m maximum front yard setback area within Corridor zones. A variance is therefore required for the proposed parking and vehicle display areas between the front face of the building and front property line. As the landscape buffer along the Kenworth Road frontage will provide screening for this parking and display area, Staff support the proposed variance.

SUMMARY POINTS

- Development Permit Application No. DP1172 is for a 1,866.51m² commercial building as the new location of Mitsubishi.
- Variances are requested to increase the maximum front yard setback, minimum building height, and location of parking areas.
- Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Context Map
ATTACHMENT C: Location Plan
ATTACHMENT D: Site Plan
ATTACHMENT E: Proposed Building Elevations
ATTACHMENT F: Proposed Building Renderings
ATTACHMENT G: Landscape Plan and Details
ATTACHMENT H: Aerial Photo

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

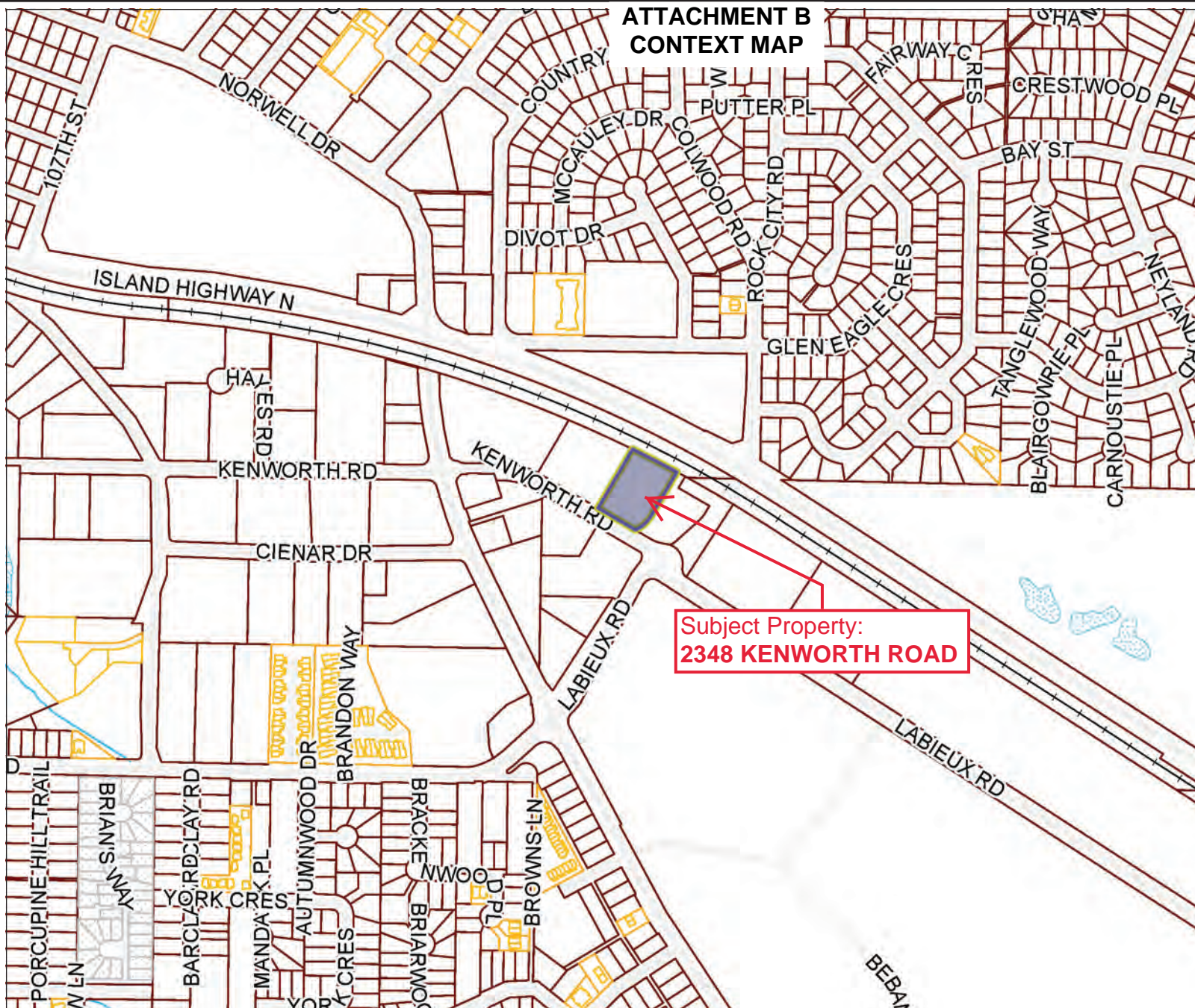
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 9.5.1 and Section 9.5.4 Siting of Buildings* – to increase the maximum permitted front yard setback for 100% of the front face of the building from 6m to 22.41m.
2. *Section 9.7.1 Size of Buildings* – to waive the minimum required building height of two-storeys above grade.
3. *Section 9.6.1 Location of Parking Area* – to allow parking between the front property line and the front face of the building.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the proposed Site Plan prepared by Alan Lowe Architect Inc., dated 2020-SEP-02, as shown on Attachment D.
2. The subject property is developed in substantial compliance with the proposed Building Elevations prepared by Alan Lowe Architect Inc., dated 2020-JUN-15, as shown on Attachment E.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, received 2020-JUL-02, as shown on Attachment G.

ATTACHMENT B CONTEXT MAP



Legend

- + Railways Overview
- Parcel Hooks
- ▨ Mobile Homes
- ▨ Airspace Parcels
- ▨ Water Lease
- ▨ Strata Buildings
- ▨ Strata Lots
- ▨ Bare Land Strata
- ▨ Strata Parcels
- ▨ Land Parcels
- Roads
- Political Boundaries
- ▨ City
- ▨ Indian Reserve
- Rivers
- Streams
- ▨ Lakes
- ▨ Ponds
- ▨ Rivers
- ▨ Wetlands

Subject Property:
2348 KENWORTH ROAD

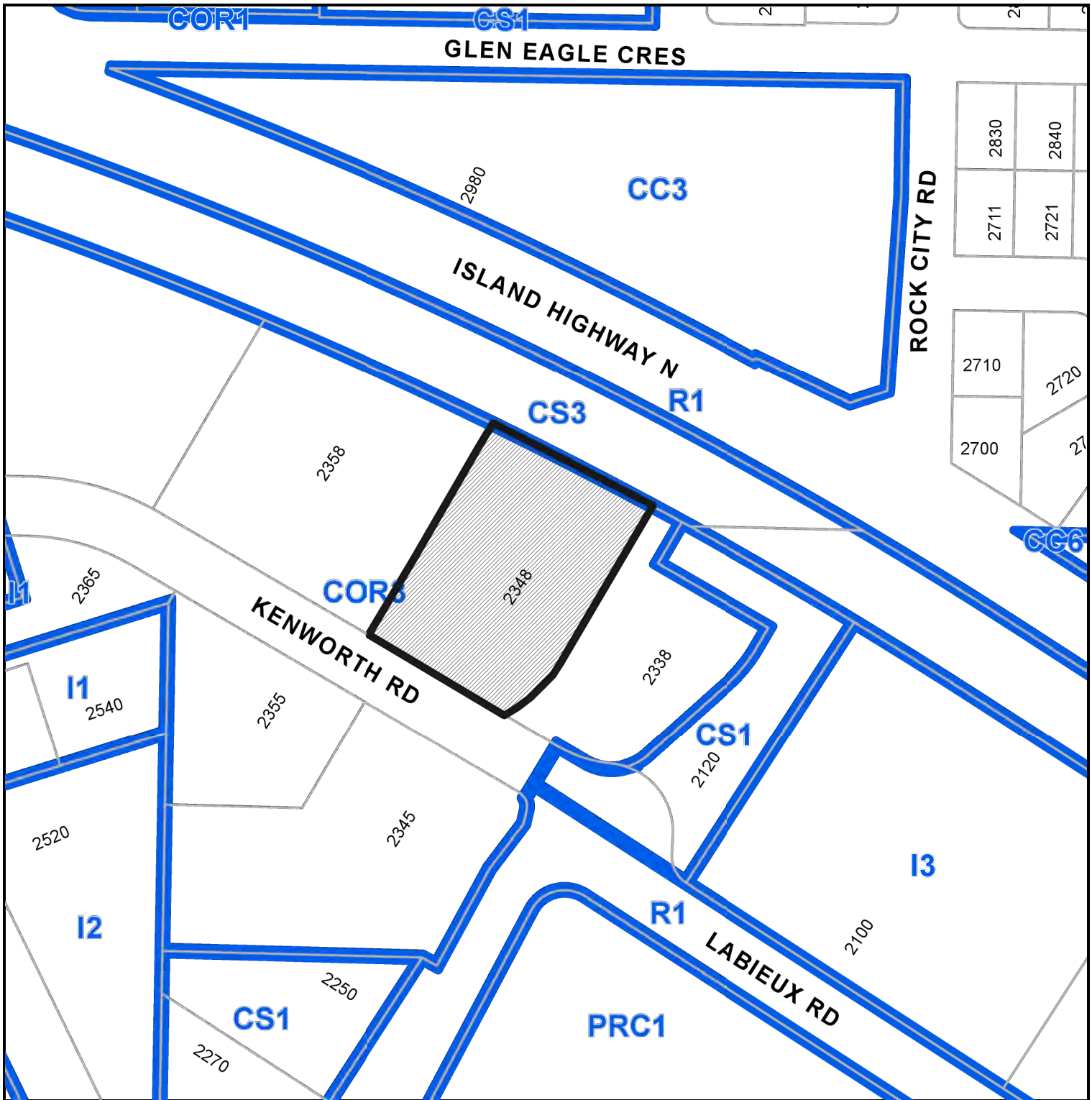
381.0 0 190.5 381.0 Meters

1:7,500



The City of Nanaimo does not warrant or guarantee the accuracy or completeness of the information. You are encouraged to verify the accuracy of the information against copies of actual plans. If there is a conflict between this information and information contained in any other records of the City of Nanaimo or documents that may be prepared by or delivered to the City of Nanaimo, the City of Nanaimo reserves the right to rely in all cases upon the record which it considers to be the most accurate and complete.

ATTACHMENT C
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001172

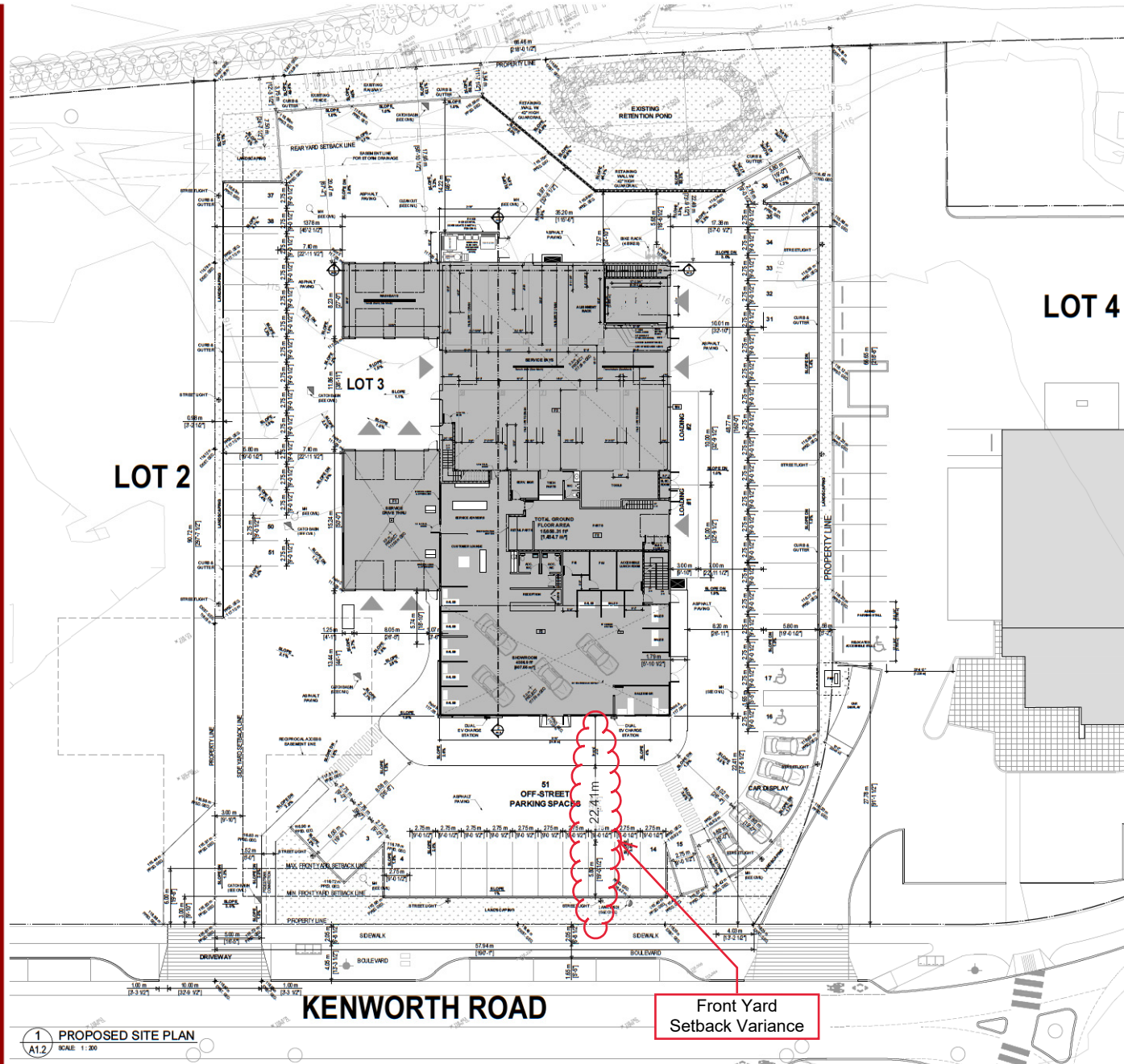


Subject Property

CIVIC: 2348 KENWORTH ROAD

LEGAL: LOT 3, SECTION 5, WELLINGTON DISTRICT & SECTION 20, RANGE 7,
MOUNTAIN DISTRICT, PLAN EPP92969

ATTACHMENT D SITE PLAN



PROJECT INFORMATION

LEGAL ADDRESS:

LOT A (D03932421), SECTION 5,
WELLINGTON DISTRICT, PLAN 14534,
EXCEPT PART IN PLAN 43195, VIPS7019 & MP82719

LOT 1, SECTION 20, RANGES 6&7,
MOUNTAIN DISTRICT, PLAN EPP67724

LOT 4, SECTION 20, RANGES 6&7,
MOUNTAIN DISTRICT, PLAN EPP67724

CIVIC ADDRESS: 2560 BOWEN ROAD (PARENT PARCEL)
NANAIMO, B.C.

ZONING DATA

ZONING: COR3, COMMUNITY CORRIDOR
SITE AREA: 6,082.22 m² (65,468.52 sq.ft.)
GROUND FLOOR AREA: 1454.7 m² (15,658.31 sq.ft.)
2ND FLOOR AREA: 411.81 m² (4,432.78 sq.ft.)
GROSS FLOOR AREA: 1,866.51 m² (20,091.07 sq.ft.)
BUILDING AREA: 1454.7 m² (15,658.31 sq.ft.)

FLOOR AREA RATIO (FAR): PROPOSED 0.30 : 1 ALLOWED 0.75 : 1

SETBACKS:

REQUIRED	PROPOSED
MIN. FRONT YARD SETBACK - 3.0 m (min.)	22.41 m
MAX. FRONT YARD SETBACK - 6.0 m (max.)	22.41 m **
SIDE YARD 1 - 0.0 m	17.98 m
SIDE YARD 2 - 3.0 m (min.)	13.78 m
REAR YARD - 7.5 m (min.)	20.47 m

** VARIANCE REQUIRED FOR MAX. FRONT YARD SETBACK

REQUIRED : PROPOSED
LOT COVERAGE - 60 % (max.) : 23.91 %
NUMBER OF STOREYS - 2 (min.) : 2
BUILDING HEIGHT - 14 m (max.) : 7.96 m

AVERAGE FINISHED GRADE CALCULATION (Points A to F):
(117.05+117.05+117.05+117.05+117.05+117.05) / 6 = 117.05
AVERAGE FINISHED GRADE = 117.05

OFF-STREET PARKING:

- **REQUIRED :**
 - 1 SPACE PER 10m² OF SALES FLOOR AREA
 - 1 SPACE PER SERVICE BAY

CALCULATION :
• 407.55m² (SALES / SHOWROOM AREA) / 10m² = 40.75
• 10 (SERVICE BAYS) x 1 SPACE = 10
REQUIRED PARKING : 50.75

- **PROPOSED :**
 - 51 SPACES (INCLUDING 2 ACCESSIBLE PARKING SPACES EXCLUDING CAR DISPLAY SPACES & UNDERGROUND CAR STORAGE)

LOADING SPACES:

- **REQUIRED : 2**
- **PROPOSED : 2**

BICYCLE PARKING:

- **REQUIRED :** 1 SPACES PER 100m² OF GROSS FLOOR AREA
407.55 m² (SALES / SHOWROOM AREA) / 100m² = 4.075 x 1 = 4.075
- **PROPOSED : 4**

EXISTING ELEVATION

PROPOSED EI

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consultant:

project north



Issue / Revision:

13	AMENDMENT TO DP	03 SEP '20
12	BUILDING PERMIT	07 AUG '20
11	BE CO-ORD. #9	04 AUG '20
10	BE CO-ORD. #8	29 JUL '20
9	BE CO-ORD. #7	22 JUL '20
8	BE CO-ORD. #6	17 JUL '20
7	BE CO-ORD. #5	16 JUN '20
6	AMENDMENTS TO DP	15 JUN '20
5	BP CO-ORD. #4	03 JUN '20
4	BP CO-ORD. #3	22 MAY '20
3	BP CO-ORD. #2	20 MAY '20
2	BP CO-ORD. #1	13 MAY '20
1	DEVELOPMENT PERMIT	26 NOV '19
No.	Issued / Revisions	Date

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seal:



**PROPOSED
MITSUBISHI DEALERSHIP**

2348 KENWORTH ROAD
NANAIMO, BC

drawing by:

**PROPOSED SITE PLAN
ZONING DATA**

project no.: 19-622

date: 02 SEP 2020 scale: AS NOTED

checked by: LOWE drawn by: DM, RT

sheet no.:

A1.2

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CURRENT PLANNING



Front Yard
Setback Variance

ATTACHMENT E PROPOSED BUILDING ELEVATIONS

1 of 2

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project north:

issue / revisions:

Issue / Revisions	Date
6 AMENDMENTS TO DP	15 JUN 20
5 BP CO-ORD.	03 JUN 20
4 BP CO-ORD.	22 MAY 20
3 BP CO-ORD.	20 MAY 20
2 BP CO-ORD.	13 MAY 20
1 DEVELOPMENT PERMIT	26 NOV 19
No. Issued / Revisions	Date

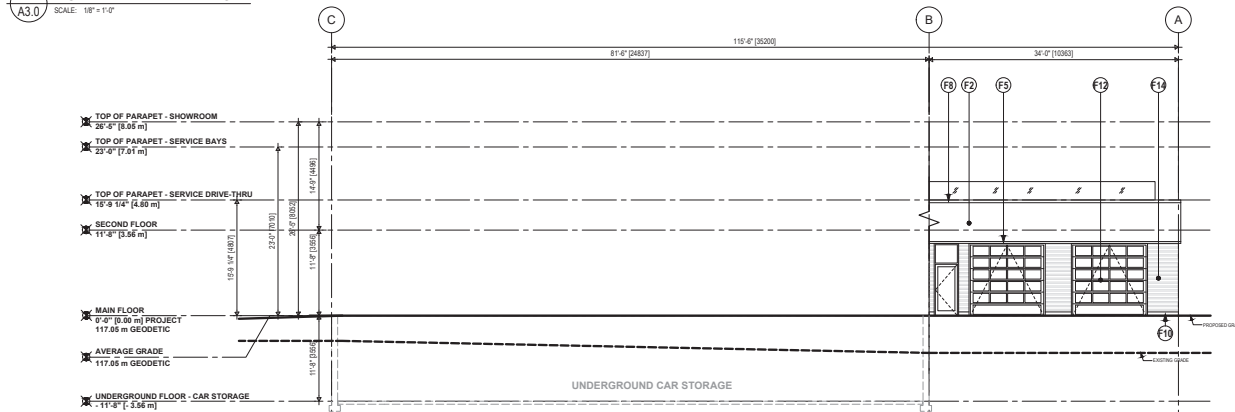
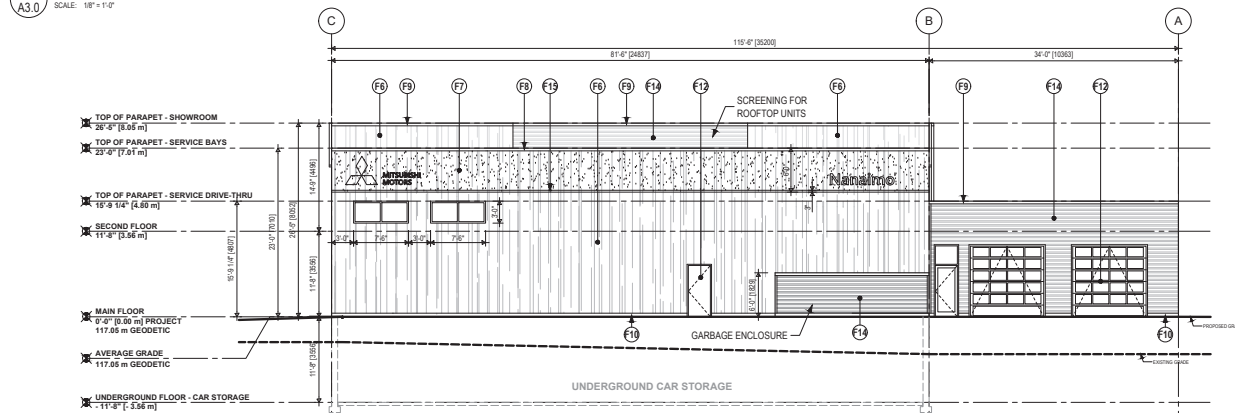
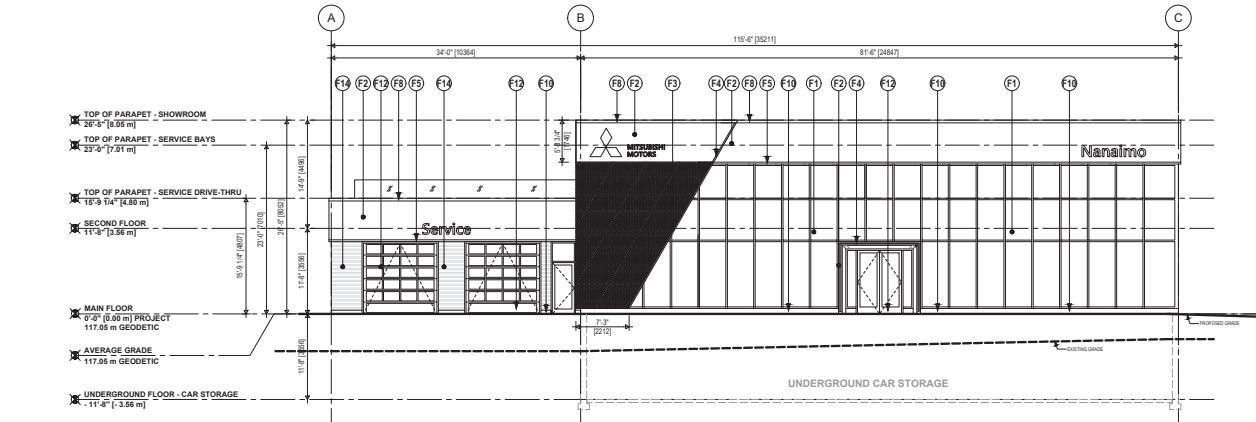
alan lowe architect inc.
#118 - 21 Erie St.
Victoria, British Columbia
V8W 2E1
tel: 250.380.2888

project title:
**PROPOSED
MITSUBISHI DEALERSHIP**
KENWORTH ROAD
NANAIMO, BC
**PROPOSED
ELEVATIONS**

project no.: 19-622
date: 15 JUN 2020 scale: AS NOTED
checked by: LOWE drawn by: DML, RT
sheet no.:

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DP 1172
2020-JUL-02
CLIMATE CONSULTING

A3.0

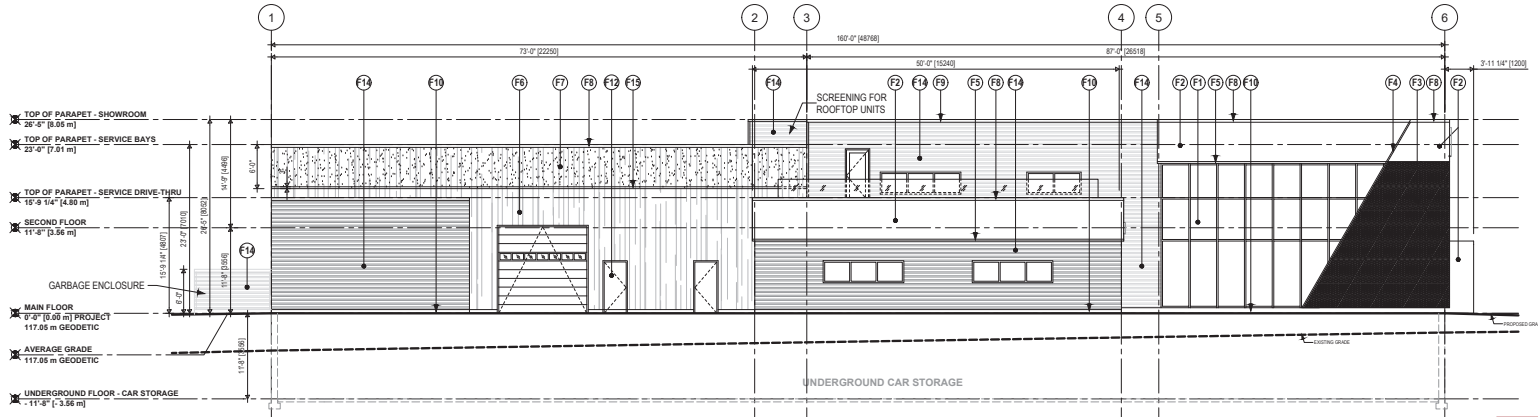


EXTERIOR FINISHES & NOTES:

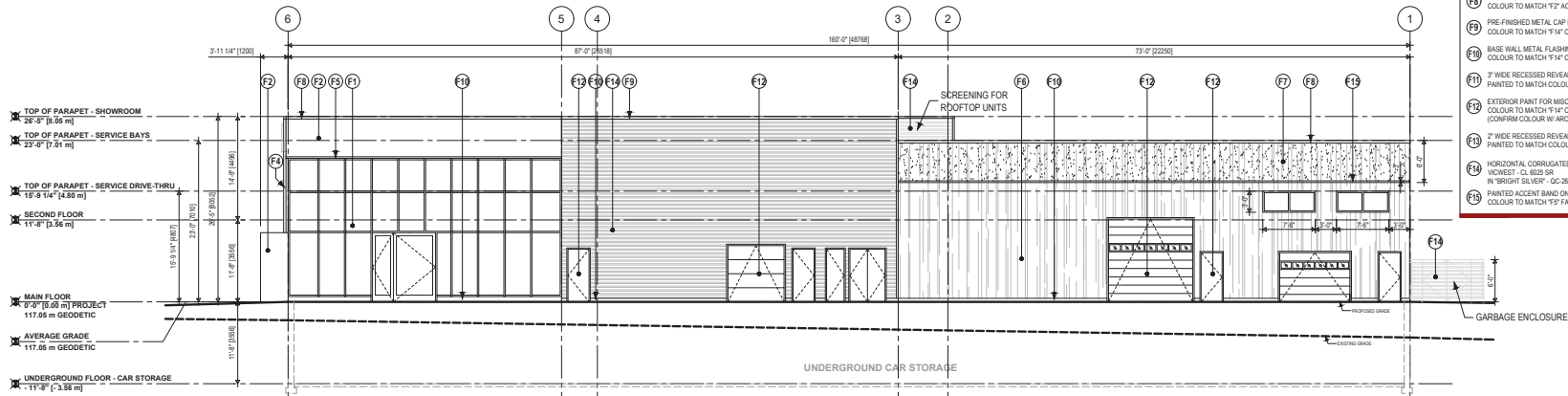
- (F1) SHOWROOM CURTAIN WALL KAWNEER 1600T SYSTEM 1 GLASS SCARLETT 704 FRAME CLEAR ANODIZED
- (F2) FASCIA SOROTECT LTD. ALUMINUM COMPOSITE MATERIALS PANEL "BLACK"
- (F3) PERFORATED METAL PANELS SOROTECT LTD. ALUMINUM PLATE WITH BROND SPECIFIC PERFORATIONS "BLACK"
- (F4) FASCIA ACCENT "RED"
- (F5) FASCIA ACCENT "WHITE"
- (F6) TILT-UP CONCRETE PAINTED TO MATCH COLOUR OF "F14" CORRUGATED METAL CLADDING (CONFIRM COLOUR W/ ARCHITECT)
- (F7) PAINTED FASCIA BAND ON TILT-UP CONCRETE COLOUR TO MATCH "F2" ACM PANEL IN BLACK
- (F8) PRE-FINISHED METAL CAP FLASHING COLOUR TO MATCH "F2" ACM PANEL IN BLACK
- (F9) PRE-FINISHED METAL CAP FLASHING COLOUR TO MATCH "F3" CORRUGATED METAL CLADDING
- (F10) BASE WALL METAL FLASHING COLOUR TO MATCH "F14" CORRUGATED METAL CLADDING
- (F11) "F" WIDE RECESSED REVEAL LINE PAINTED TO MATCH COLOUR OF "F3" (WHITE)
- (F12) EXTERIOR PAINT FOR MISCELLANEOUS FINISHES COLOUR TO MATCH "F14" CORRUGATED METAL CLADDING (CONFIRM COLOUR W/ ARCHITECT)
- (F13) "F" WIDE RECESSED REVEAL LINE PAINTED TO MATCH COLOUR OF "F4" (RED)
- (F14) HORIZONTAL CORRUGATED METAL CLADDING VICTWEST - CL 6025 SR IN "BRIGHT SILVER" - QC 3534 HORIZONTAL ORIENTATION PAINTED ACCENT BAND ON TILT-UP CONCRETE COLOUR TO MATCH "F5" FASCIA ACCENT IN WHITE

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consultants



1 NORTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES & NOTES :

- (F1) SHOWROOM CURTAIN WALL
KAWNEER 1800UT SYSTEM 1
GLASS: SOLARBAN 70XL
FRAME: CLEAR ANODIZED
- (F2) FASCIA
SOBOTECT LTD.
ALUMINUM COMPOSITE MATERIALS PANEL
"BLACK"
- (F3) PERFORATED METAL PANELS
SOBOTECT LTD.
ALUMINUM PLATE WITH BRAND SPECIFIC PERFORATIONS
"BLACK"
- (F4) FASCIA ACCENT
"RED"
- (F5) FASCIA ACCENT
"WHITE"
- (F6) TILT UP CONCRETE
PAINTED TO MATCH COLOUR OF "F1" CORRUGATED METAL CLADDING
(CONFIRM COLOUR W/ ARCHITECT)
- (F7) PAINTED FASCIA BAND ON TILT UP CONCRETE
COLOUR TO MATCH "F2" ACM PANEL IN BLACK
- (F8) PRE-FINISHED METAL CAP FLASHING
COLOUR TO MATCH "F2" ACM PANEL IN BLACK
- (F9) PRE-FINISHED METAL CAP FLASHING
COLOUR TO MATCH "F1" CORRUGATED METAL CLADDING
- (F10) BASE WALL METAL FLASHING
COLOUR TO MATCH "F1" CORRUGATED METAL CLADDING
- (F11) 3" WIDE RECESSED REVEAL LINE
PAINTED TO MATCH COLOUR OF "F5" (WHITE)
- (F12) EXTERIOR PAINT FOR MISCELLANEOUS FINISHES
COLOUR TO MATCH "F1" CORRUGATED METAL CLADDING
(CONFIRM COLOUR W/ ARCHITECT)
- (F13) 2" WIDE RECESSED REVEAL LINE
PAINTED TO MATCH COLOUR OF "F4" (RED)
- (F14) HORIZONTAL CORRUGATED METAL CLADDING
VICINITY: CL 6025 GRA
IN "BRIGHT SILVER" - QC-2624 HORIZONTAL ORIENTATION
- (F15) PAINTED ACCENT BAND ON TILT UP CONCRETE
COLOUR TO MATCH "F5" FASCIA ACCENT IN WHITE

Issue / Revision:

Issue / Revision	Date
6	AMENDMENTS TO DP
5	BP CO-ORD.
4	BP CO-ORD.
3	BP CO-ORD.
2	BP CO-ORD.
1	DEVELOPMENT PERMIT
No.	Issued / Revisions
Date	

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1 250.380.2888

scale:



project title:

PROPOSED
MITSUBISHI DEALERSHIP

KENWORTH ROAD

MANABO, BC

PROPOSED
ELEVATIONS

project no.: 19-622

date: 15 JUN 2020 scale: AS NOTED

checked by: LOWE drawn by: DML, RT

sheet no.:

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ATTACHMENT F PROPOSED BUILDING RENDERINGS

1 of 2



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project notes:

issue / revisions:

No.	Issue / Revisions	Date
6	AMENDMENTS TO DP	15 JUN 20
5	BP CO-ORD.	03 JUN 20
4	BP CO-ORD.	22 MAY 20
3	BP CO-ORD.	20 MAY 20
2	BP CO-ORD.	13 MAY 20
1	DEVELOPMENT PERMIT	26 NOV 19

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project title:
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MITSUBISHI DEALERSHIP**

KENWORTH ROAD
VANUAS BC

drawing title:
**PROPOSED
RENDERINGS**

project no.: 19-622

date: 15 JUN 2020 scale: AS NOTED

checked by: LOWE drawn by: DM, RT

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issue / revisions	date
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4	BP CO-ORD.
3	BP CO-ORD.
2	BP CO-ORD.
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	Date

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**PROPOSED
MITSUBISHI DEALERSHIP**

KENWORTH ROAD
NANAIMO, BC

**PROPOSED
RENDERINGS**

project no.: 19-622

date: 15 JUN 2020 scale: AS NOTED

checked by: LOWE drawn by: DM, RT

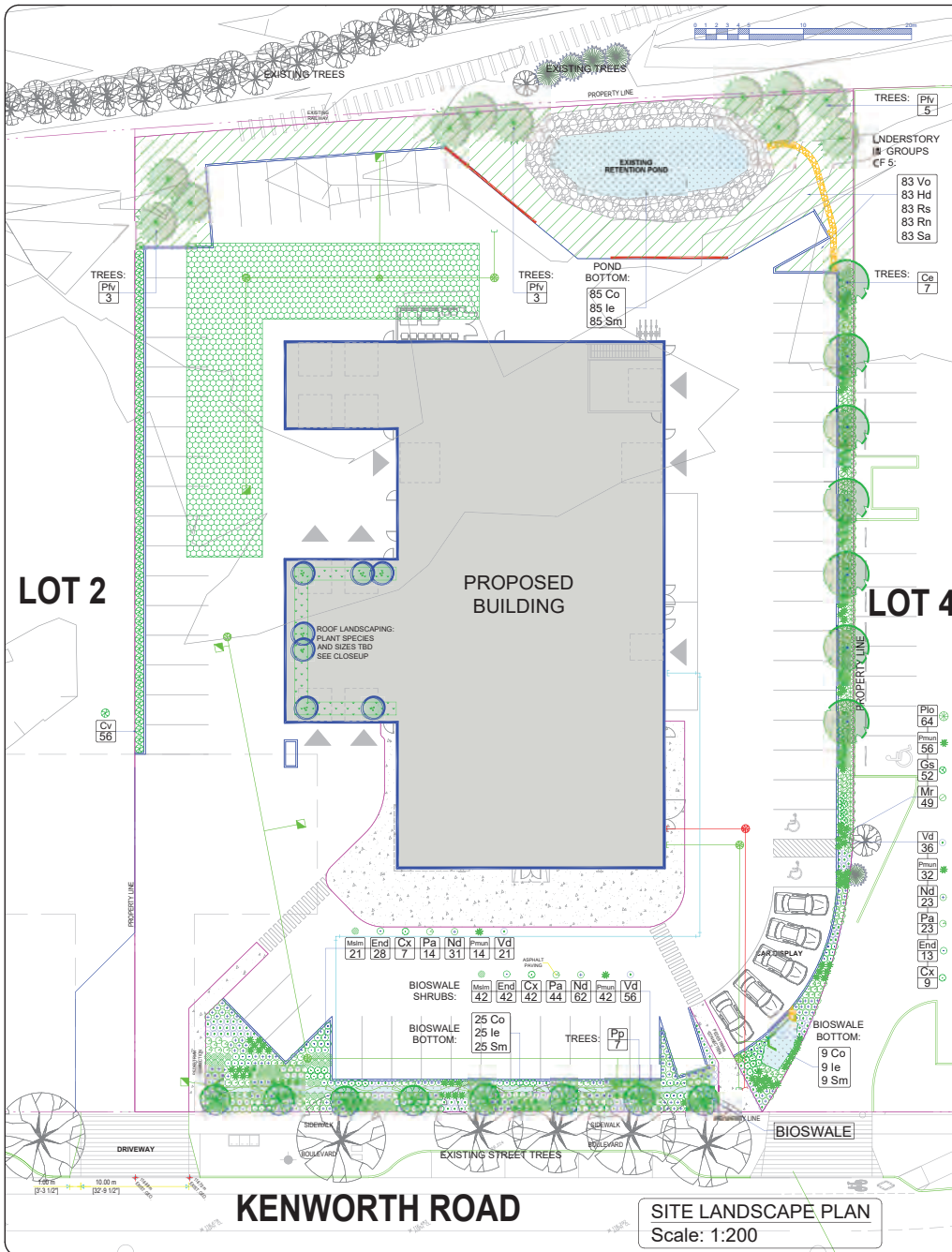
sheet no.:

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ATTACHMENT G

LANDSCAPE PLAN AND DETAILS



PLANT PALETTE

NOTE: THE PLANTS FOR THIS SCHEME WILL BE CHOSEN FROM THE FOLLOWING LIST AS APPROPRIATE. NOT ALL PLANTS WILL NECESSARILY BE USED AND OTHERS MAY BE SUBSTITUTED DEPENDING ON AVAILABILITY AND SUITABILITY. THE NUMBERS MAY CHANGE IF THE SITE PLAN CHANGES.

[illegible]

DESIGN RATIONALE

Introduction: The landscape design for the Mitsubishi project requires balancing the corporate image of the company, allowing maximum amount of visibility into the site and community requirements for creating streetscapes to enhance the public realm in urban areas.

The site: The Mitsubishi site consists of the streetscape along Kenworth Road, the north highway buffer and two buffers along the east and west property lines.

Streetscapes: The Kenworth Road streetscape consists of a bioswale, with columnar trees underplanted with low mixed evergreen and deciduous plantings. The columnar trees will give height and form an edge to the street, while allowing views into the site to the display areas. Two pedestrian paths cross the bioswale connecting the sidewalk to the site.

North property line: A stormwater pond forms the majority of the north buffer. This will be planted with coniferous and deciduous trees and underplanted with native shrubs. An old rail spur which enters the site at this point will be preserved in its present state. This allows an oblique view into the site.

East and West property lines: Evergreen hedges will be planted along these edges to soften the extent of the asphalt parking areas.

Plant Selection: Both evergreen and deciduous plants have been selected to provide habitat biodiversity, a variety of colour and texture and for their comparative ease of management. An irrigation system will be installed.

DESIGN ELEMENTS



COLUMNAR TREE



DOGWOOD

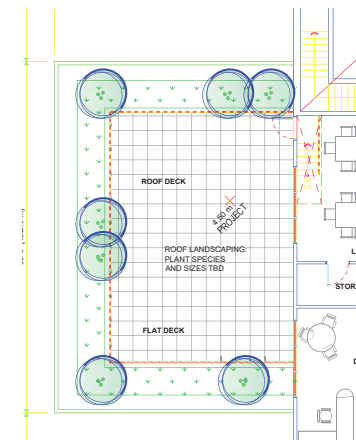


CONIFERS



BIOSWALE

ROOF LANDSCAPE PLAN



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DP1172
2020-11-02

ROOF LANDSCAPE PLAN
Scale: 1:100

NOTES:
For grading information,
see Civil drawings.



NORTH

REVISIONS:

Issued for DP Review - 2019Nov4

Issued for DP Review - 2019Nov15

Issued for DP - 2019Nov18

CoN Comprehensive Letter - 2020May5

CoN Comprehensive Letter - 2020Jun25

CONSULTANT:



PROJECT:

MADILL
MITSUBISHI

SITE LEGAL DESCRIPTION:
Lot A (DD3932421), Section 5,
Wellington District, Plan 14534,
except part in Plan 43195,
VIP57019 & VIP82719

Lot 1, Section 20, Ranges 6&7,
Mountain District, Plan EPP67724

Lot 4, Section 20, Ranges 6&7,
Mountain District, Plan EPP67724

SHEET TITLE:

LANDSCAPE
CONCEPT PLAN

SCALE: AS NOTED	DATE: NOV. 1, 2019
DRAWN: DR	CHECKED: VJD

PROJECT NUMBER:	MITSUBISHI 2019
DRAWING NUMBER:	

L0.1 - DP

ATTACHMENT H
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001172



2348 KENWORTH ROAD

DATE OF MEETING September 14, 2020

AUTHORED BY LAINY NOWAK, PLANNER, CURRENT PLANNING

SUBJECT **DEVELOPMENT PERMIT APPLICATION NO. DP1177 – 191 and 195 FOURTH STREET**

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a proposed renovation of the existing Nanaimo Search and Rescue building at 191 and 195 Fourth Street.

Recommendation

That Council issue Development Permit No. DP1177 at 191 and 195 Fourth Street with the following variances:

- reduce the minimum required rear yard setback from 7.5m to 1.3m;
- reduce the minimum landscape buffer width for the side and rear yard from 1.8m to 0m;
- eliminate the requirement for shrub plantings on the sides of the garbage enclosure; and
- reduce the minimum required setback for the garbage enclosure from 3m to 1.5m.

BACKGROUND

A development permit application, DP1177, was received from R.W. (Bob) Wall Ltd., on behalf of the City of Nanaimo to renovate the existing building located at 191 and 195 Fourth Street. The properties are owned by the City of Nanaimo and are currently being leased to Nanaimo Search and Rescue.

Subject Property and Site Context

<i>Zoning</i>	CS1 – Community Service One
<i>Location</i>	The subject properties are located on the southwest corner of Fourth Street and Chesterlea Avenue
<i>Total Area</i>	1,769 m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial/Residential development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; Harewood Neighbourhood Plan Urban Design Framework and Guidelines

The existing building is non-conforming in siting and straddles 191 Fourth Street and 195 Fourth Street; however, the Community Service One (CS1) zoning boundary includes both properties. The lots will need to be consolidated prior to issuance of a building permit.

The properties immediately adjacent to the subject property are residentially zoned, developed with single family dwellings and apartment buildings. There are commercially zoned properties nearby, on the corner of Fourth Street and Bruce Avenue.

DISCUSSION

Proposed Development

The proposed development is a renovation to the existing Nanaimo Search and Rescue building in order to meet current BC Building Code standards, seismically upgrade the building, and reinstate the overhead doors facing Chesterlea Avenue. The footprint of the existing building will not change with the proposed renovations.

Site Design

There are two access points to the site from Fourth Street and another from Chesterlea Avenue. The lower most-easterly access from Fourth Street will function as a one-way into the site, which may be closed pending design review of a future capital project for road and sidewalk improvements on Fourth Street.

The parking area is located between the proposed vehicle bays on the east side of the building and Chesterlea Avenue. Some parking stalls are currently encroaching onto the City right-of-way and will be reconfigured within the subject property. The existing parking stalls in front of the vehicle bays will be moved to accommodate the bay openings.

Building Design

The existing two-storey building has 529m² of floor area and covers approximately 18.5% of the subject properties, with a floor area ratio of 0.30. The building varies from one storey on the west side, to two storeys on the east side. Two vehicle bays face Fourth Street and four proposed vehicle bays will face Chesterlea Avenue.

The main entrance is accessed from the upper level elevation, facing Fourth Street. The proposed entrance and pedestrian connection to the street will improve the prominence of the building and wayfinding within the site.

The proposed renovations include a variety of materials that will provide visual interest to the existing building. The building front façade (north elevation) is predominately corrugated metal siding with fibre cement panels and some glazing. Yellow seismic steel structures will provide an accent around the entrance and vehicle bays.

The eastern building façade includes corrugated metal siding wrapped around the northeast corner of the top storey. The corrugated metal transitions into fibre cement board that extends to the rear of the façade, which is broken up by glazing. The four proposed ground level vehicle bays are also accented by yellow steel structures. The south (rear) and west elevations are predominantly comprised of fibre cement panels. Rooftop screening is also provided.

Landscape Design

The proposed improvements include a landscaped garden area between the building façade and Fourth Street (north elevation) and landscaped boulevards along Chesterlea Avenue, around the northeast corner of the property. The landscaped boulevards are primarily grass, with street trees provided along Chesterlea Avenue.

The garden is composed of evergreen shrubs such as salal and evergreen huckleberry, shore pine, and deciduous shrubs such as red flowering currant and Saskatoon berries. Boulders, fractured rock, and ground plantings accentuate the proposed trees and shrubs. The proposed garden area provides overall enhancement of the landscaping conditions on the site.

The proposed garbage enclosure is located in the southwest corner of 195 Fourth Street, 1.5m from the side and rear property lines. The enclosure will be made of fir columns, approximately 2.2m high.

Design Advisory Panel

The Design Advisory Panel, at its meeting held on 2020-MAR-12, accepted DP001177 as presented with support for the proposed variances. The following recommendations were provided:

- Consider the addition of street trees to the east side of the property;
- Consider adding screening around the garbage enclosure; and
- Consider incorporating something to reference the history of the building or the Harewood area.

Design changes were incorporated into a revised site plan and an updated landscape plan was provided in response to Staff and DAP comments. These changes include the addition of a landscaped boulevard along the northeast corner of the site, street trees along Chesterlea Avenue, and screening around the garbage enclosure. The design of the building is reflective of its historic use as a fire hall.

Proposed Variances

Rear Yard Setback:

The CS1 zone requires a minimum rear yard setback of 7.5m. The existing building is located 1.3m from the rear (south) property line, a proposed variance of 6.2m. As this is an existing condition, and will have minimal openings, no negative impact is anticipated.

Minimum Landscape Treatment Level:

Part 17 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” requires properties within the CS1 zone meet a Minimum Landscape Treatment Level 2 along the side and rear property lines. The applicant is requesting to reduce the minimum landscape buffer width for the side and rear yard from 1.8m to 0m. There are existing trees on site, which screen the building from adjacent properties along the side and rear of the property.

Garbage Enclosure:

Part 17 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” requires screening of garbage enclosures must be supplemented with shrub plantings not more than 1.8m from the sides of the enclosure. The garbage enclosure must be 3m from all lot lines. The applicant is proposing a setback of 1.5m. The existing trees screen the enclosure from view, and the proposed garbage enclosure is 2.2m in height. There will be no negative impacts to surrounding neighbours. Staff supports the proposed variances.

SUMMARY POINTS

- Development Permit Application No. DP1177 is for a renovation to the existing Nanaimo Search and Rescue building.
- Variances are requested to decrease the minimum required rear yard setback, minimum landscape treatment requirements, and garbage enclosure screening and setback requirements.
- Staff supports the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Context Map
ATTACHMENT C: Location Plan
ATTACHMENT D: Proposed Site Plan
ATTACHMENT E: Proposed Building Elevations
ATTACHMENT F: Proposed Building Renderings
ATTACHMENT G: Landscape Plan and Details
ATTACHMENT H: Aerial Photo

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

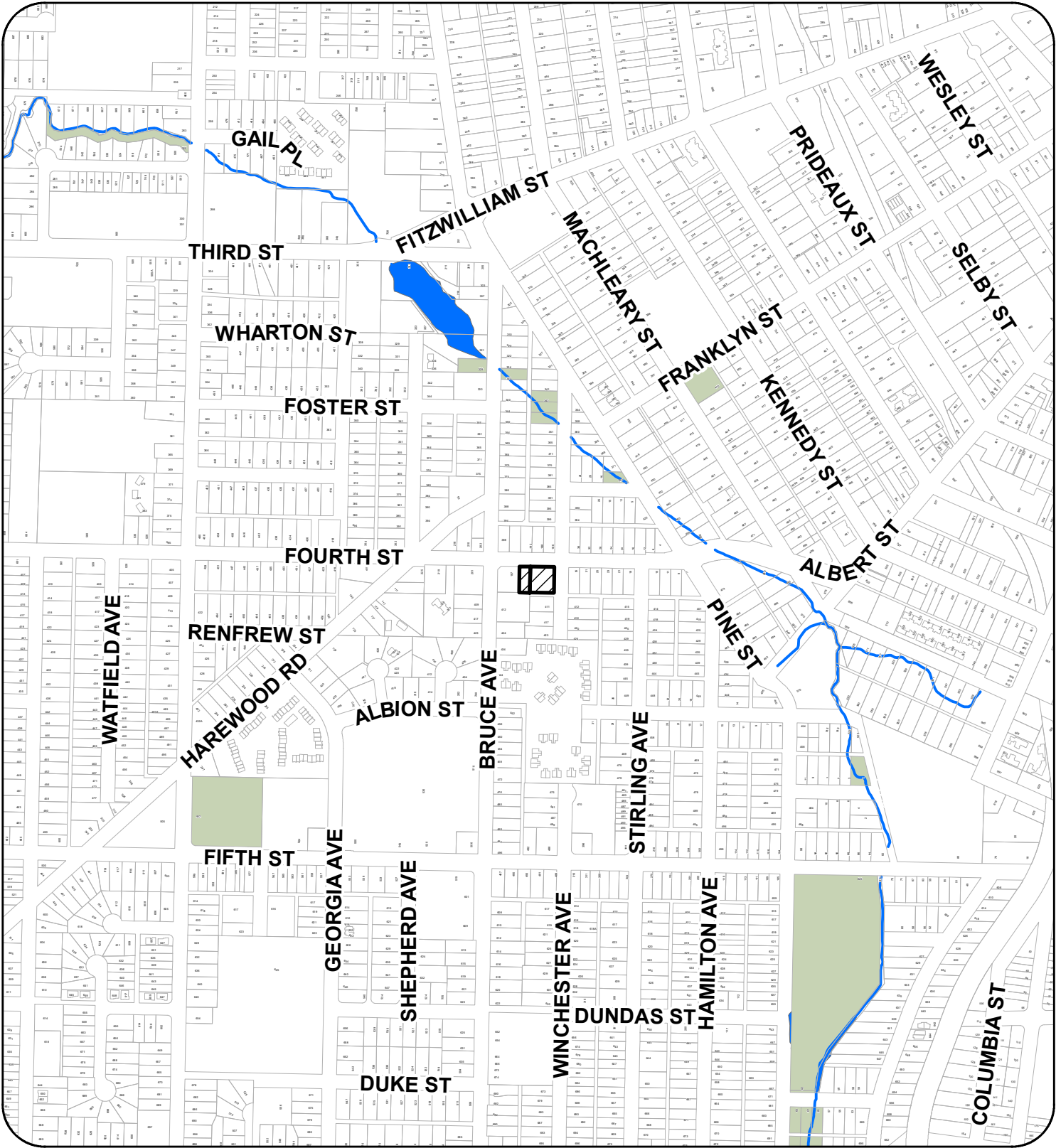
“City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 14.5.1 Siting of Buildings* – to reduce the minimum required rear yard setback from 7.5m to 1.3m.
2. *Section 17.2.1 Minimum Landscape Treatment Levels* – to reduce the minimum landscape buffer width for the side and rear yard from 1.8m to 0m.
3. *Section 17.3.3.2 Landscape Buffer* – to eliminate the requirement for shrub plantings on the sides of the garbage enclosure.
4. *Section 17.3.4 Refuse Receptacles* – to reduce the minimum required setback for the garbage enclosure from 3m to 1.5m from any lot line adjoining a property zoned for residential use.

CONDITIONS OF PERMIT

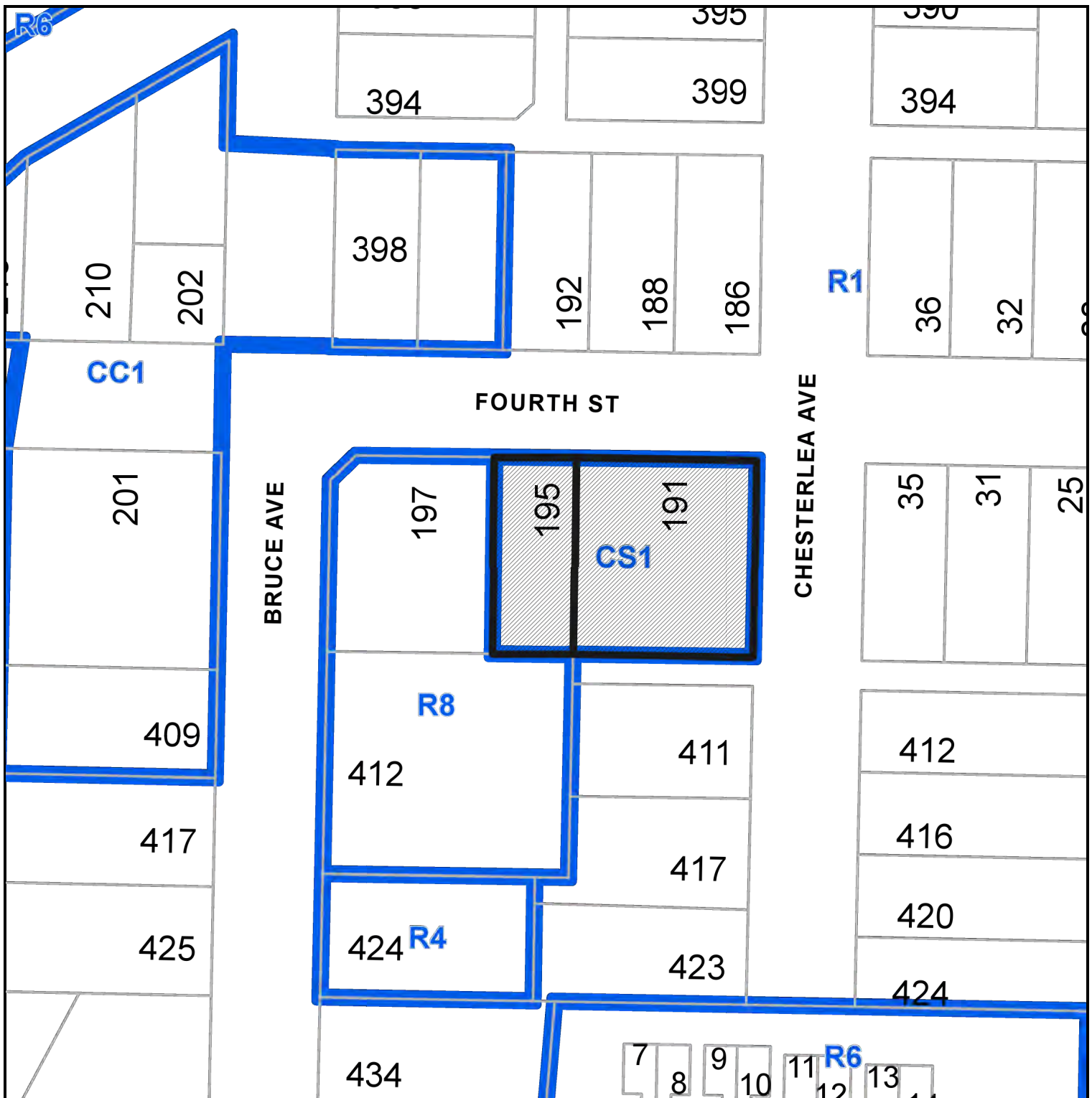
1. The subject property shall be developed in accordance with the Site Plan prepared by de Hoog & Kieruf Architects, dated 2020-JUL-27, as shown on Attachment D.
2. The subject property is developed is in substantial compliance with the Building Elevations prepared by de Hoog & Kieruf Architects, dated 2019-DEC-20, as shown on Attachment E.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, dated 2020-APR-28, as shown on Attachment G.

ATTACHMENT B
CONTEXT MAP



191 & 195 FOURTH STREET

ATTACHMENT C LOCATION PLAN



 **Subject Property**

DEVELOPMENT PERMIT NO. DP001177

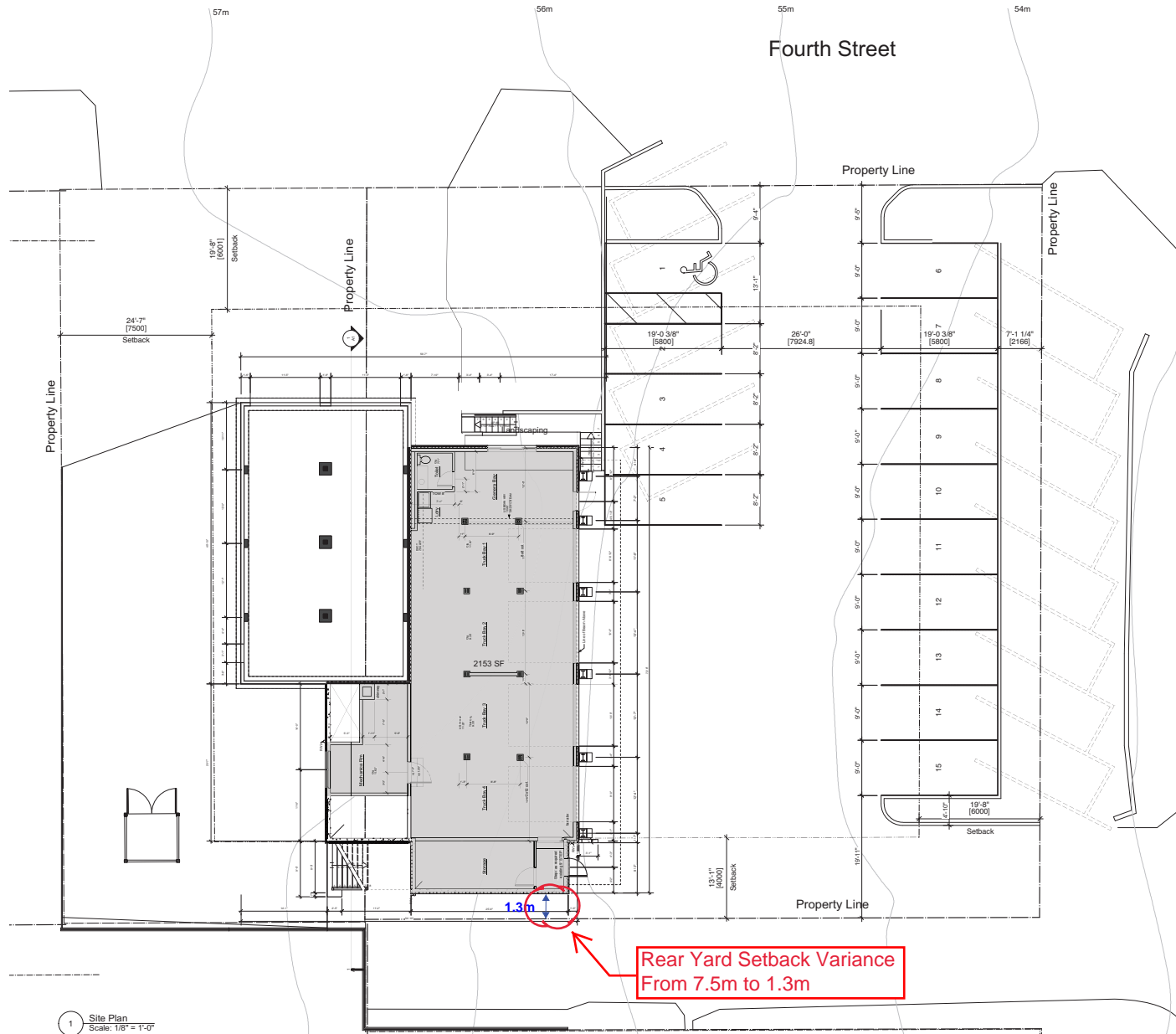
CIVIC: 191 & 195 FOURTH STREET

LEGAL: LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 10331 & THAT PART
OF SECTION 28, RANGE 9, SECTION 1, NANAIMO DISTRICT, PLAN 630,
SHOWN OUTLINED IN RED ON PLAN 536R

ATTACHMENT D PROPOSED SITE PLAN

1 of 2

Lower Level



2 Site Data

LEGAL DESCRIPTION

LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 10331, HAREWOOD FIREHALL-
COMMUNITY HALL, ETC
&
THAT PART OF SECTION 28, RANGE 9, SECTION 1, NANAIMO DISTRICT, PLAN 630,
SHOWN OUTLINED IN RED ON PLAN 563R (LEASE TO RDN - SEARCH & RESCUE)

Municipal Address
191 & 195 Fourth Street,
Nanaimo, B.C.

SITE DATA

Site Area : 13200 6000 19200 SF total
Site coverage : 18.5%

Building Area:
Main Floor: 3547 sq.ft. 329 m2
Lower Floor: 2153 sq.ft. 200 m2

Occupancy unchanged
Fire Hall / Search & Rescue
Parking Unchanged, Overhead doors reinstalled at lower level.

A total of 16 Currently provided, 3 to be removed at reinstallation overhead doors
13 Provided Parking Stalls

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NOTES: All dimensions are shown in Feet & Inches

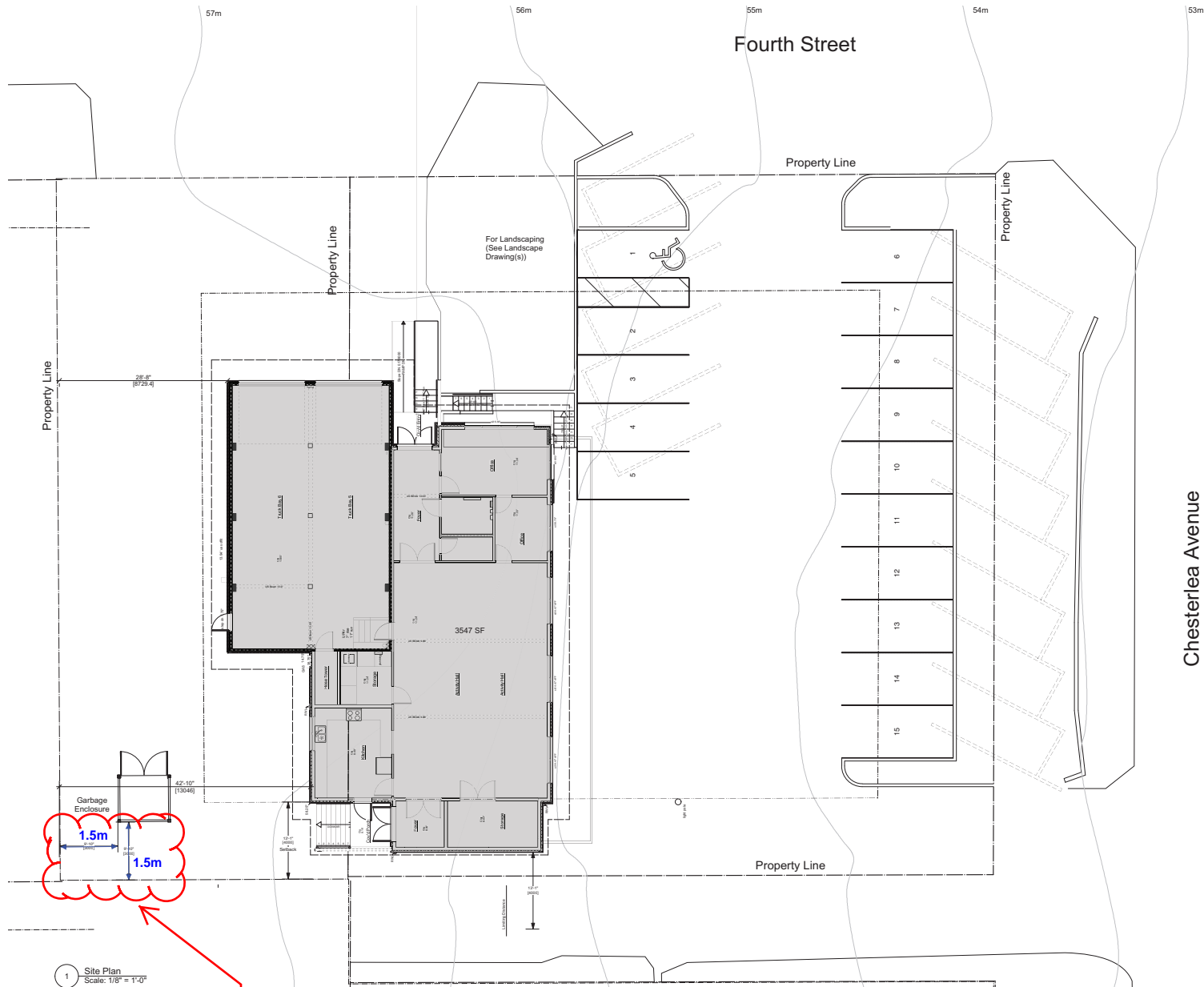
Rear Yard Setback Variance
From 7.5m to 1.3m

1 Site Plan
Scale: 1/8" = 1'-0"

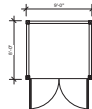


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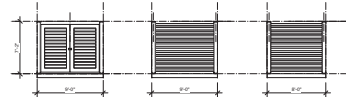
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Nanaimo Search & Rescue	
Lower Level Site Plan	
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2 Garbage Enclosure



3 Garbage Enclosure Floor Plan



5 Front Scale: 1/8" = 1'-0" 6 Back Scale: 1/8" = 1'-0" 7 Sides Scale: 1/8" = 1'-0"

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6	2020-08-18	Revised for P.C. Application
7	2020-08-21	For Review
8	18-01-2020	Garage SP
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NOTES: All dimensions are shown in Feet & Inches

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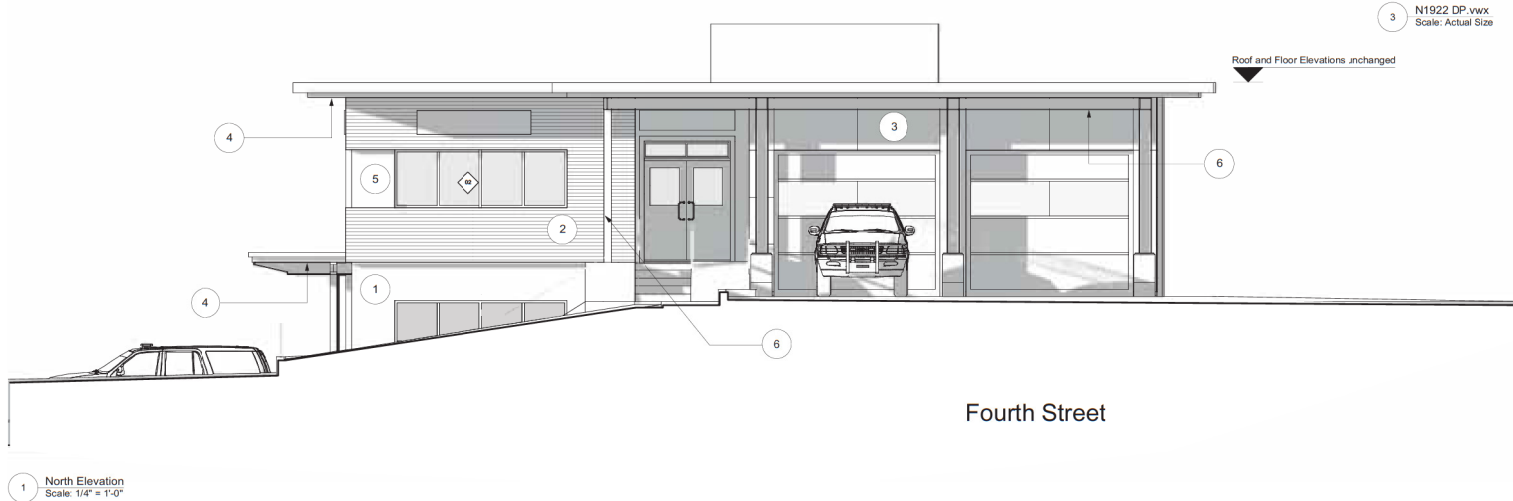


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Garbage Enclosure
Setback Variance from
3m to 1.5m

ATTACHMENT E PROPOSED BUILDING ELEVATIONS

1 of 2



1 Fibre Cement board
Fascia's and Wall



2 Corrugated Metal



3 EIFS



4 Vinyl Soffits, Wood look



5 Fibre Cement Panel
Blue Accent

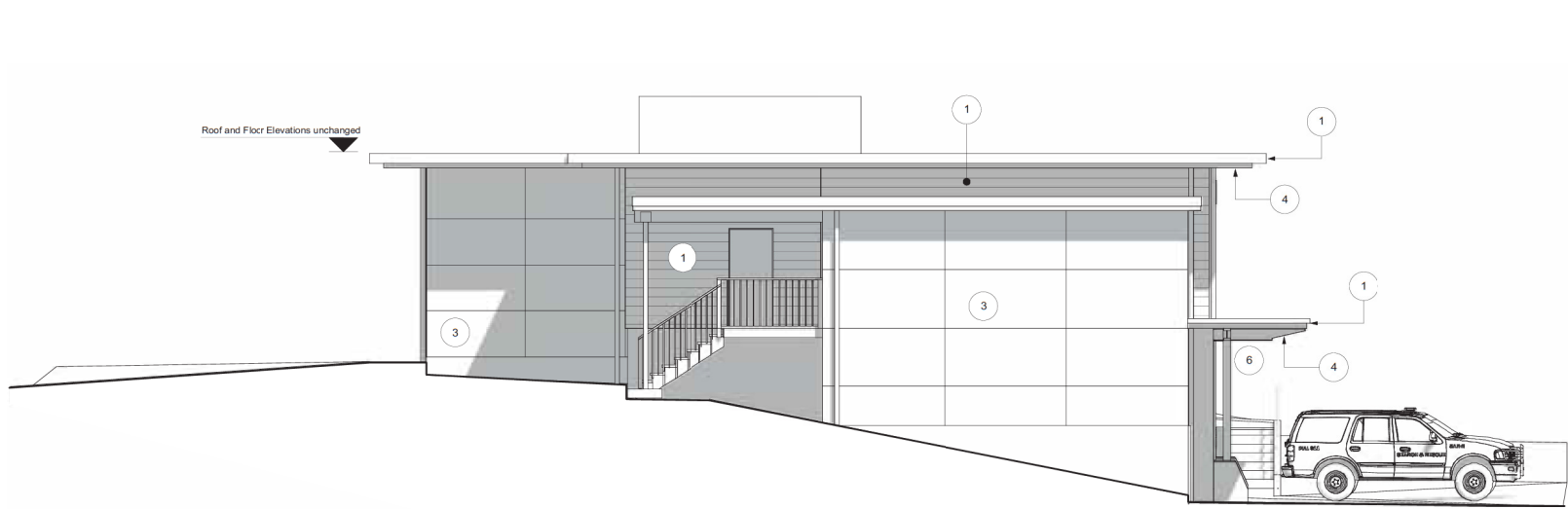


6 Seismic Steel Structure
Yellow Accent



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Nanaimo Search & Rescue 101-105 4th Street Nanaimo, BC	
Elevations 1	
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1 South Elevation
Scale: 1/4" = 1'-0"

1 Fibre Cement board
Fascia's and Wall



2 Corrugated Metal



3 EIFS



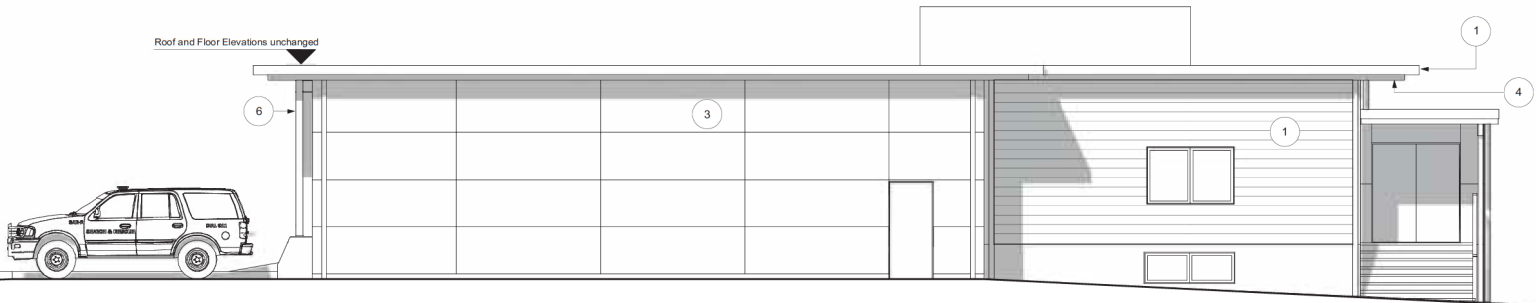
4 Vinyl Soffits, Wood look



5 Fibre Cement Panel
Blue Accent



6 Seismic Steel Structure
Yellow Accent

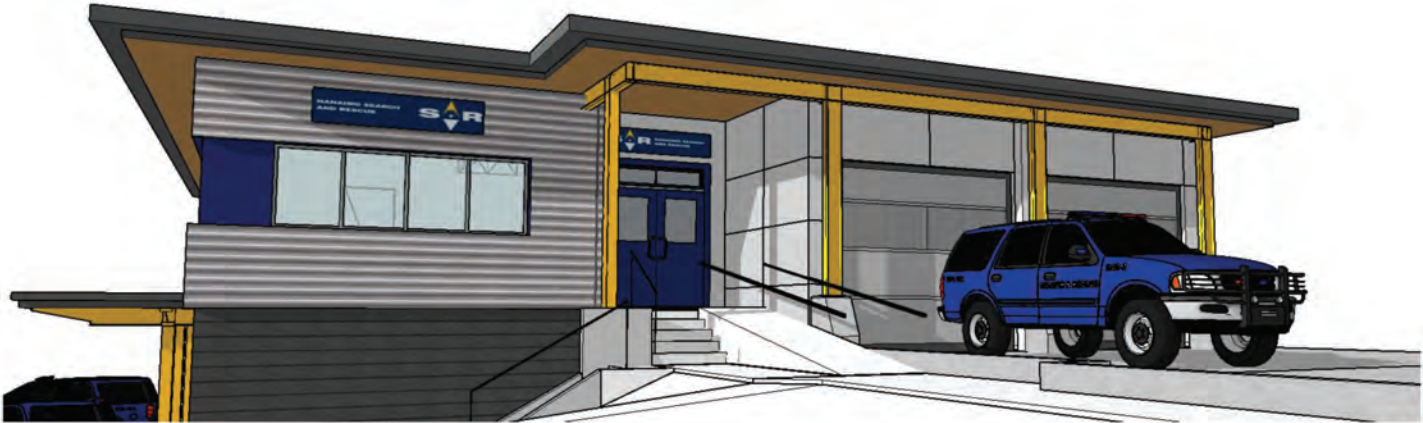


2 West Elevation
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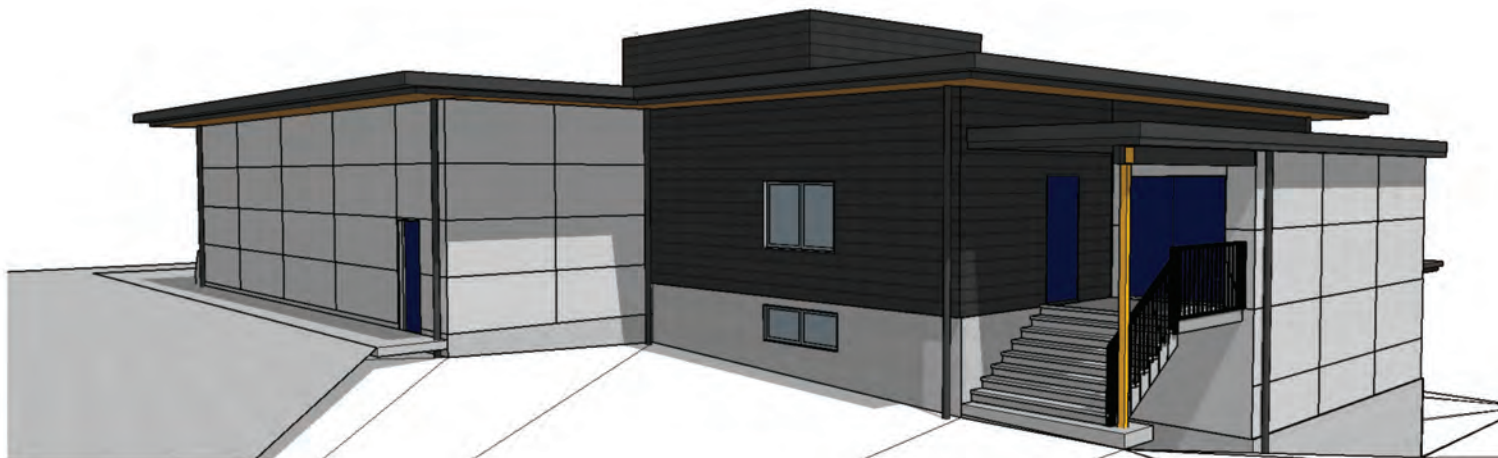
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Nanaimo Search & Rescue 101-105 4th Street Nanaimo, BC	
Elevations 2	
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ATTACHMENT F
PROPOSED BUILDING RENDERINGS



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 Current Planning

1 of 2

This list consists of plants that are indigenous to the area or exotic species that work well with the native plant ecology. This plant list is not definitive and is subject to availability of plants at the time of design development and installation.

Native plants	Botanical Name	Common Name	h/xd	attributes	Wildlife value
Evergreen trees	<i>Pinus caroliniana</i> miller	Short Pine	30-52'	Clean	Variable, mostly low
	<i>Quercus prinus</i>	Live Oak	2-6'	Green, large, thick leaves	Attracts birds, small mammals
	<i>Maclurea aquatica</i>	Yard Orange Tree	2-3'	Green, large, thick leaves, turning yellow in winter	attracts
	<i>Vaccinium nodosum</i>	Evergreen (huckleberry)	6-8'	Green, large, thick, waxy leaves	None
Deciduous Shrubs	<i>Amelanchier alnifolia</i>	Sassaparilla	6-8'	White, green, smooth, shiny	
	<i>Rosa rugosum</i>	Old Blowing Cherry	10-20'	Prickly, thorny	Attracts birds late spring
Grasses, Groundcovers, Perennials	<i>Andropogon scoparius</i>	Double Aster	10-12'	erect, from seedling	Indefinite
	<i>Aspidistra sp.</i>	Varian	1-3'	Medicinal	Attracts bees
	<i>Aspidistra virginica</i>	Arrowweed	1-1.5	Upright, dense	attract

Artemisia tridentata	Cosmos leucis	3X3	Grey foliage, aromatic	Birds, insects, butterflies
Delonix regia	Cassia cyparissia	2x1	Floral and cover for mammals, birds and insects	
Eucalyptus viminalis	Nerium indicum	12x12	White flowers, aromatic	Butterflies, bees
Ficus religiosa	Salvia leucis	1x1	Good for dry slopes	Floral and cover for mammals, birds and insects
Fraxinus velutina	Conoclinium	2x2	Small flowers, species	Birds insects
Gardenia	Dioscorea	various	various	bees
Exotic Plants				
Swart trees	Acacia gummifera	Maple	6x6	
Engineer Shrubs	Abutilon indicum var. nobile	Standard Tree	5x5	attract birds, insects

The landscape design is a representation of the rocky knolls occurring on the slopes of Mount Benson and Westwood Ridges. The plants listed below are drought resistant species that will be suitable for the growing conditions on the site.

While drought resistant once established, these plants will need water for their first two growing season and subsequent years of extreme drought.

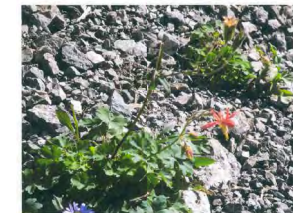
Rock outcrops



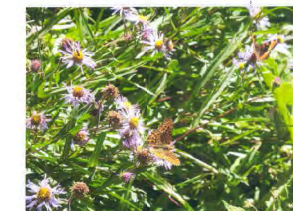
Pines, groundcovers, grasses



Boulders + groundcovers



scree slopes, angular rock
colonized by plants



Flowering plants to attract wildlife



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CURRENT PUBLISHING

25.04.20		Revisions
10.3.20		PARKING LOT REVISED
22.12.19		BOARD P.P.
DATE	REV.	DESCRIPTION
CONSULTANT		

 **VICTORIA DRAKEFORD**
B.Sc. M.P.H. Bielefeld
LANDSCAPE ARCHITECT
236 Pice St. Nanaimo,
B.C. V8R 2B6
250-754-4335
victoria@island.net

PROJECT
NANAIMO
SEARCH and
RESCUE

SHEET TITLE

LANDSCAPE
PLAN

SCALE B^M 1"=10' DATE DEC 23

DRAWN	VJD	CHECKED
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PLANT PALETTE

This list consists of plants that are indigenous to the area or exotic species that work well with the native plant ecology. This plant list is not definitive and is subject to availability of plants at the time of design development and installation.

	Botanical Name	Common Name	ht/spd	attributes	Wildlife value
Native plants					
Coniferous trees	<i>Pinus contorta contorta</i>	Shore Pine	30'x20'	Evergreen	Valuable wildlife tree
Evergreen Shrubs	<i>Gaultheria shallon</i>	Salal	2'x3'	Green foliage, black berries	Mammals, birds, insects
	<i>Mahonia aquifolium</i>	Tall Oregon Grape	4'x5'	Shiny green foliage yellow spring flowers black berries	birds
	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	4'x4'	Green foliage, black edible berries	birds
Deciduous Shrubs	<i>Amelanchier alnifolia</i>	Saskatoonberry	6'x4'	White spring flowers, edible berries	birds
	<i>Ribes sanguineum</i>	Red Flowering Currant	6'x6'	Pink flowers summer	Humming birds early spring
Grasses, Groundcovers, Perennials	<i>Aster subspicatus</i>	Douglas Aster	12"x12"	purple flowers summer	butterflies
	<i>Achillea</i> spp.	Yarrow	1'x3'	medicinal	Butterflies, bees
	<i>Arctostaphylos uva-ursi</i>	Kinnickinnick	1' x 3'	Evergreen, berries	birds

	<i>Artemisia suksdorfii</i>	Coastal Sage	3'X3'	Grey foliage, aromatic	Birds, insects, butterflies
	<i>Danthonia californica</i>	California Oatgrass	2'x1'	Bunchgrass, good for dry slopes	Food and cover for mammals, birds and insects
	<i>Eriophyllum lanatum</i>	Woolly Sunflower	12"x12"	yellow flowers, silver foliage	butterflies, bees
	<i>Festuca idahoensis</i>	Idaho Fescue	1'x1'	Good for dry slopes	Food and cover for mammals, birds and insects
	<i>Fragaria chiloensis</i>	Coastal strawberry	2'x2'	White flowers, berries	Birds insects
	<i>Sedum</i> spp	Stonecrops	various	various	bees
Exotic Evergreen Shrubs					
	<i>Arbutus unedo compacta</i>	Strawberry Tree	6'x6'	late winter flowers	hummingbirds

ATTACHMENT H
AERIAL PHOTO



N



DEVELOPMENT PERMIT NO. DP001177

Legend



SUBJECT PROPERTIES

DATE OF MEETING SEPTEMBER 14, 2020

AUTHORED BY PHIL STEWART, MANAGER, ENGINEERING PROJECTS

SUBJECT **WAKESIAH AVENUE CORRIDOR IMPROVEMENTS PROJECT**

OVERVIEW

Purpose of Report:

To provide briefing notes on the plans for Wakesiah Avenue Corridor Improvement Project.

BACKGROUND

At the May 11th Special Council meeting, Council passed a motion requesting Staff to prepare briefing material on specific capital projects which could be considered for future potential stimulus opportunities. One of the projects that was identified was the Wakesiah Avenue Corridor Improvement Project.

PLANNING AND LAND USE

The Wakesiah Corridor is one of three north south connections through the University Mobility Hub and the Harewood Neighbourhood; Bruce Avenue and Howard Avenue are the other two. Between Nanaimo Lakes Road and Third Street, the west side of the corridor is owned by public entities, (Nanaimo School District No. 68, Vancouver Island University, and the Federal Government/First Nation). At this time, these all represent an institutional type of land use. There is an expectation that each of these will develop or re-develop over time, however, a schedule has not yet been established, so it is unlikely that there will be any activity in the near future.

The remaining land along the corridor is privately owned and is predominantly residential with roughly 60% being single family and 40% being multi-family. With the exception of the institutional land, the remainder of the corridor has been subdivided and is either developed or in the process of being developed. Some land assembly has taken place, but this has been on a small scale and has targeted student only housing. With the impacts from the current pandemic still unclear, it is difficult to say if this type of development activity will continue.

CAPITAL INFRASTRUCTURE RENEWAL AND UPGRADE

Through asset management and strategic infrastructure planning, the Wakesiah Corridor has been identified for a series of renewals or upgrades including:

- Watermain replacement between First Street and Third Street,
- Storm sewer replacement between Third Street and Fifth Street,

- Repaving between Second Street and Fourth Street,
- Cycling upgrades between First Street to Sixth Street (reallocation of road space to create bike lanes),
- Sidewalk on the west side between Second Street and Fifth Street, and
- Minor Intersection upgrades all the signalized intersections along the corridor.

Transportation upgrades are currently planned to include complete street elements, however, it will not be a comprehensive road upgrade project. The capital upgrades would take place primarily on the west side of the road project enhancing mobility and completing required asset management upgrades. Further, the project would develop a vision for Wakesiah Avenue so that future land development would complete frontage upgrades on the east side of the road in conjunction with this comprehensive vision.

DISCUSSION

CURRENT PLAN

Project planning and design began in 2018 with construction anticipated to start in 2020. This process identified required utility renewal and ensured that the transportation upgrades met the community's needs. With guidance from the Official Community Plan, the Transportation Master Plan, the Harewood Neighbourhood Plan, and the Vancouver Island University Campus Master Plan, Staff prepared preliminary road designs. This design was presented to the Neighbourhood Association, VIU, SD 68, and other stakeholder groups from the area to gather feedback. The engagement process concluded in late 2019 with the adoption of a conceptual corridor design which features improved transit features, along with safe and enhanced cycling and pedestrian facilities on every block, as well as landscaped medians, boulevards and swales, and setback multi-use pathways embedded along the institutional frontage of Vancouver Island University and School District No. 68.

With the adoption of conceptual corridor design, cost estimates were developed and the project cost is expected to be approximately 10 million dollars. With rising demand on general revenue, it became apparent that all of the transportation project priorities would not be able to be completed in the short term. When the projects were reviewed in context of their community wide benefit, projects such Metral Drive were prioritized, and despite being an important and beneficial project to the neighbourhood, the Wakesiah project was delayed from 2020 to 2024.

The overall project is estimated to be about \$10 million and it is currently divided into 3 phases, with construction planned in 2024, 2025 and 2026:

- Phase 1 has a budget of \$2.9 million in 2024 and includes water and storm sewer replacements.
- Phase 2 has a budget of \$3.3 million in 2025 and includes surface works from Sixth Street to Fifth Street and First Street to Third Street.
- Phase 3 has a budget of \$3.6 million in 2026 and includes surface works from Third Street to Fifth Street.

Further detail on this project can be found at [Wakesiah Map Boards](#).

POTENTIAL OPPORTUNITIES

Since the onset of the pandemic, there has been speculation that senior government would offer grant or stimulus funding for public projects such as this. These opportunities are rolling out slowly and the information is being shared as to what the project selection criteria could include. At this point, it appears that the focus is on active transportation or infrastructure upgrades that support sustainability. It is also clear that in order for a project to be considered eligible, it must be able to be completed within 1 or 2 years, depending on the funding program. To meet that deadline, an aggressive schedule would be needed, increasing the project risk and possibly the project cost. Also, the underground infrastructure renewal portion of this project does not appear to be eligible for grant funding, so significant funding would need to be allocated to the underground infrastructure. Finally, it is important to acknowledge that the conceptual corridor plan that was prepared for this project was done so prior to the creation of the new road design standards. In order for this project to continue moving forward, the conceptual road design would need to be updated to reflect this change. Applying the new road standards is not expected to have a major impact on the costs, however, the update will take time to complete.

CONCLUSION

The Wakesiah Avenue Corridor Improvement Project is important because it will enhance mobility within the Harewood and University area and will serve to guide future mobility upgrades along the corridor. Unfortunately, it appears that because of its overall size and complexity, it may not be a good candidate for any of the grants that have been shared by senior government so far. Should there be an appetite to discuss the timing of this project, it should be done so as part of the overall budgeting process.

SUMMARY POINTS

- The Wakesiah Avenue Corridor Improvements Project will enhance mobility in the neighbourhood.
- The Project is estimated to be approximately \$9.8 million.
- The Project is planned to be constructed over 3 phases in 2024, 2025 and 2026.

ATTACHMENTS

Attachment A – Wakesiah Avenue Project Location

Submitted by:

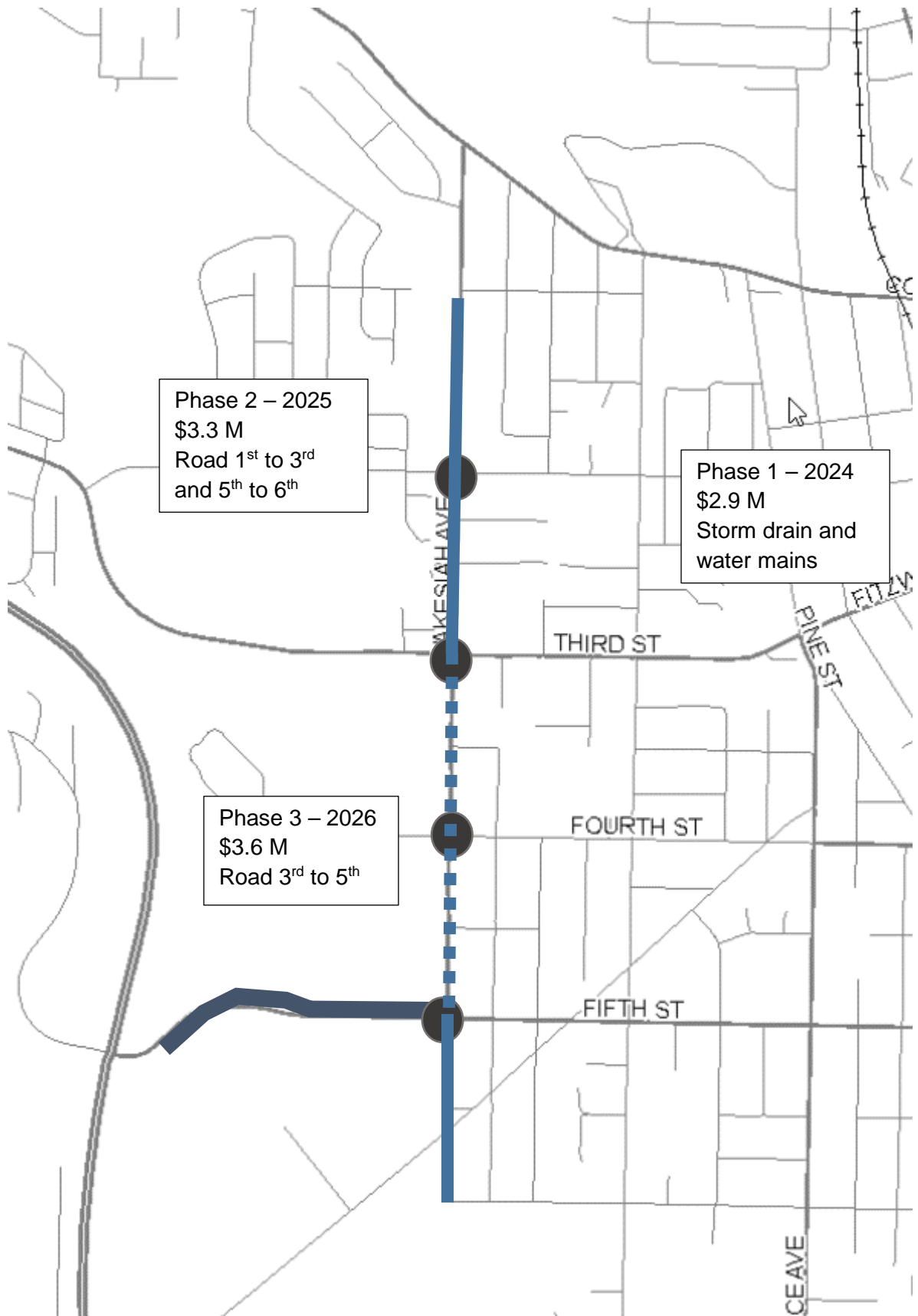
Phil Stewart
Manager, Engineering Projects

Concurrence by:

Poul Rosen
Director, Engineering

Attachment A

Wakesiah Ave Project Location



DATE OF MEETING SEPTEMBER 14, 2020

AUTHORED BY JAMIE ROSE, MANAGER, TRANSPORTATION

**SUBJECT TERMINAL AVENUE TRANS-CANADA HIGHWAY CAPITAL
UPGRADES**

OVERVIEW

Purpose of Report:

To provide briefing notes on the plans for road and utility upgrades to Terminal Avenue and the Trans-Canada Highway.

BACKGROUND

At the May 11th Special Council meeting, Council passed a motion requesting Staff prepare briefing materials on specific capital projects which could be considered for future potential stimulus opportunities. One of the projects is the Terminal Avenue/Trans-Canada Highway (TCH) Corridor Upgrade. The details of the project are evolving with the Downtown Mobility Hub Project. This report provides an update on the vision and summarizes potential opportunities.

The corridor between Esplanade and Stewart Avenue has long been identified as a section that would benefit from urbanizing treatments, such as narrower travel lanes, wider pedestrian areas, and landscaping where possible. Between 2015 and 2016, a grassroots movement produced the Terminal-Nicol Re-Imagined visioning document, lead by professionals within the Nanaimo Business and Development Community, and included both Provincial MoTI and City Transportation staff. The final report highlighted a number of opportunities which could enhance the “first impression” of Nanaimo, unify the east and west sides of downtown, and support future growth and development along the corridor.

It was clear that the cost of implementing this vision would be significant and would require careful consideration and planning. A project of this size was seen as difficult to move forward in its entirety without third party contributions, such as senior government grants or adjacent land development. In anticipation of future action, both City and MoTI undertook a full evaluation of the condition of the existing assets: water, sewer, storm, and road.

This assessment revealed that all assets were in need of renewal, regardless of mobility or aesthetic enhancements. Following a significant watermain break in 2017, the City expedited the replacement of the watermain between Commercial Street and Cliff Street in 2018, and have plans to renew the remaining utilities and pavement in the near future. Noting the size, cost, and impact of construction in this area, Staff plan to include new curb in a location that supports the vision of the corridor. The final details have not been worked out, but the

Downtown Mobility Hub Project, coupled with the latest updates to Provincial and City road design standards, will help define the end product. |

DISCUSSION

While attention is being paid to the section between Esplanade and Stewart Avenue, other parts of the corridor are also in need of renewal. This provides a practical opportunity to enhance the overall look and feel in an effort to support the City's All Ages and Abilities (AAA) mobility priorities. This is an inter jurisdictional corridor; both MoTI and City staff will use the latest design standards, and will explore opportunities for collaboration on third party funding sources, such as grants or development contributions.

CURRENT PLAN

The phases outlined below are illustrated on Attachment A.

Phase 1 – Esplanade to Comox Road:

The TCH between Esplanade and Comox Road is identified as the highest priority; both the underground and surface infrastructure has reached the end of life and is failing. The current plan is to renew underground and surface utilities while setting the stage for future land development to complete the remainder of frontage works. Work to be included in this phase are curbs, medians, widened sidewalks, and enhanced pedestrian crossings, where possible. This is a balanced approach which enables the road authorities to take a guiding hand in how the corridor evolves to support the desired land use and mobility in the area. Staff are working towards including approximately \$4 million for this section in the next Financial Plan; however, the exact year will depend on funding availability.

Phase 2 – St. George Street to Brechin Road:

Terminal Avenue between St. George Street and Brechin Road has also reached the end of life for infrastructure and is identified as the next highest priority for major renewal and upgrade. This is a key transition from Highway to Urban Arterial Road. As such, it will include significant urban treatments to reduce speed, enhance safety, and increase comfort for all users. Staff are monitoring this section and will include approximately \$3 million for it in a future Financial Plan as funding availability allows.

Phase 3 – Esplanade to South Street:

The TCH between Esplanade and South Street underwent a major upgrade in the early 1990's which renewed utilities, the road surface, new sidewalks, and street trees. The utilities in this section are not approaching end of life, and there are continuous sidewalks on both sides with low volume local roads paralleling the corridor which can be used as cycling corridors. Upgrades to this section are not within the current Financial Plan.

Phase 4 Stewart Avenue to St. George Street:

Terminal Avenue between Stewart Avenue and St. George Street saw the utilities and road surface renewed in 2018. This section has continuous sidewalks on both sides, but is constrained by land ownership, meaning that any additional mobility upgrades will need to be through future land development or significant land acquisition. Additional upgrades to this section are not within the current Financial Plan.

POTENTIAL OPPORTUNITIES

Through the Downtown Mobility Hub Project, it is clear that the TCH is a high priority for the community. Upgrading would serve to unite the east and west sides of downtown. The community clearly expressed concern for the junction of Comox Road, Terminal Avenue, the Pearson Bridge, and Stewart Avenue. Public feedback indicates that this is viewed as a barrier for biking from Downtown, to areas north of the Millstone River, and that the sidewalks are uncomfortable for pedestrians.

Projects to upgrade the Pearson Bridge and this group of intersections, are in the current Development Cost Charge Bylaw, however, they are multi-million dollar projects which require 40% funding from City General Revenue. This makes them cost prohibitive at current funding levels with other priorities, and they have not been included in the current Financial Plan. For upgrades to this section to be viable, partnership or grant funding would be necessary.

In light of this, Staff developed an interim concept plan focused on the walking and biking connection through this area. The concept re-purposes the existing northbound TCH curb lane from a merge lane into a bi-directional cycle track. This adds an all ages and abilities cycling facility, and increases separation between cars and walkers. It eliminates the confusing merge lane configuration that exists today. This plan does not address all of the goals identified within the DCC Project Summary, however, it does address the highest concerns raised through the Downtown Mobility Hub Project, at a significantly reduced cost. Staff hope to incorporate this work into the 2021 - 2025 Financial Plan; if funding levels can support it.

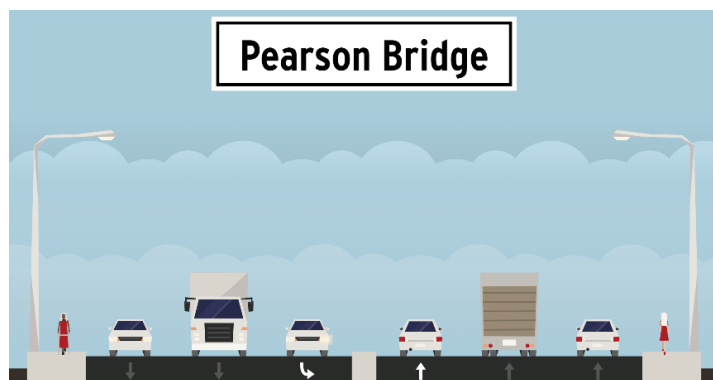


Figure 1 CURRENT LANE CONFIGURATION

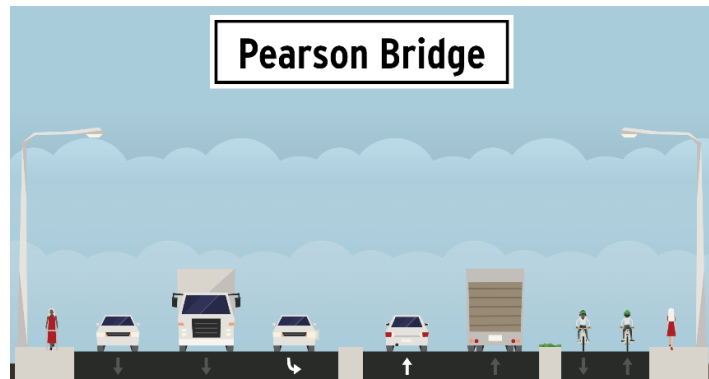


Figure 2 PROPOSED LANE CONFIGURATION |

CONCLUSION

There is a need to upgrade sections of Terminal Avenue and the Trans Canada Highway, including the utilities, in the near future. This work will be included in a future Financial Plan as funding levels allow, the exact year is still to be determined. In an effort to create a more complete and connected mobility network, Staff are continuing to expand and refine project plans to better meet the desires of the community, and Council's goals of improved livability. These types of projects are funded from general taxation. To lessen this burden Staff will continue to seek partnership and grant opportunities to assist with funding all projects. |

SUMMARY POINTS

- The Trans-Canada Highway between Esplanade and Comox Road is in need of significant utility and transportation upgrades in 2022.
- Timing of this work is still to be determined.
- Terminal Avenue between St. George Street and Brechin Road is in need of major transportation upgrades. Timing to be determined.
- The section of the Trans-Canada Highway between Comox Road and Stewart Avenue, including the Pearson Bridge, has been identified as an area of concern by the community, but is not in the current Financial Plan.
- Staff are seeking opportunities to add the Pearson Bridge Cycle Track to the 2021 - 2025 Financial Plan and to offset City expenditures through partnership and grant funding opportunities.

ATTACHMENTS

Attachment A – Phase Map |

Submitted by:

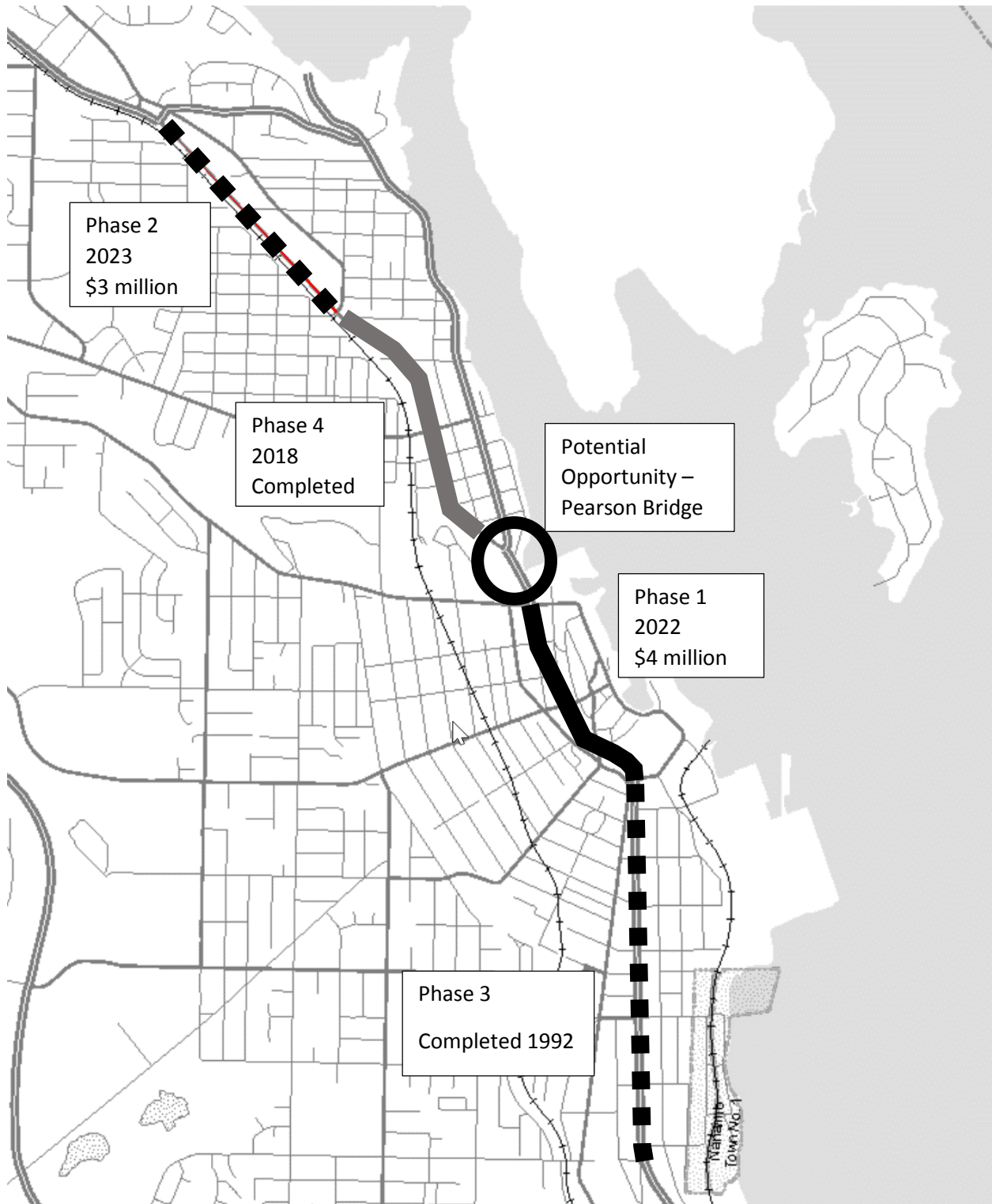
Jamie Rose
Manager, Transportation

Concurrence by:

Poul Rosen
Director, Engineering

Attachment A

Terminal – Nicol Phasing



CITY OF NANAIMO

BYLAW NO. 3260.05

A BYLAW TO AMEND THE SUBDIVISION CONTROL BYLAW

WHEREAS the Council of the City of Nanaimo may by bylaw, under Sections 506, 507 and 509 of the *Local Government Act*, regulate the subdivision of land.

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

1. Title

This Bylaw may be cited as "SUBDIVISION CONTROL AMENDMENT BYLAW 2020 NO. 3260.05".

2. Amendments

The City of Nanaimo "SUBDIVISION CONTROL BYLAW 1989 No. 3260" is hereby amended as follows:

- (1) By deleting Schedule "A" – Manual of Engineering Standards and Specifications Edition No.12 in its entirety and substituting Schedule "A" – Manual of Engineering Standards and Specifications Edition No.13 therefore.

PASSED FIRST READING: 2020-AUG-31
PASSED SECOND READING: 2020-AUG-31
PASSED THIRD READING: 2020-AUG-31
ADOPTED: _____

MAYOR

CORPORATE OFFICER

CITY OF NANAIMO

BYLAW NO. 7314

A BYLAW TO AUTHORIZE A HOUSING AGREEMENT

WHEREAS Section 483 of the *Local Government Act* provides that Council may enter into a Housing Agreement with an owner that may include terms and conditions agreed to regarding the occupancy of the housing units identified in the Agreement; and

WHEREAS the Council wishes to enter into such an Agreement with respect to certain housing units located in the City of Nanaimo;

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

1. This Bylaw may be cited as the "Housing Agreement Bylaw 2020 No. 7314".
2. Subject to Section 3 of this Bylaw, the Council of the City of Nanaimo hereby authorizes the Mayor and Corporate Officer to enter into an Agreement, on behalf of the City of Nanaimo, in substantially the form attached hereto as Schedule A, which sets out the terms and conditions of the occupancy of the housing units identified in the Agreement. The land identified in the Agreement is legally described as "LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 5106 EXCEPT THAT PART IN PLAN VIP82971" and "LOT B, SECTION 1, NANAIMO DISTRICT, PLAN 5106".
3. Upon execution of the Agreement by the Mayor and Corporate Officer and application of the seal of the City of Nanaimo, this Agreement shall be validly entered into as authorized by this Bylaw.

PASSED FIRST READING: 2020-AUG-31
PASSED SECOND READING: 2020-AUG-31
PASSED THIRD READING: 2020-AUG-31
ADOPTED: _____

MAYOR

CORPORATE OFFICER

File: HA000003
Address: 20 Barsby Avenue

Schedule A
HOUSING AGREEMENT

BETWEEN:

CITY OF NANAIMO
455 Wallace Street
Nanaimo, BC V9R 5J6

(the "**City**")

OF THE FIRST PART

AND:

RIVERSTONE PLACE INC. (Inc. No. BC1119162)
707-777 West Broadway
Vancouver, BC V5Z 4J7

(the "**Owner**")

OF THE SECOND PART

AND:

CANADIAN WESTERN BANK
300, 750 Cambie Street
Vancouver, BC V6B 0A2

("**Canadian Western Bank**")

OF THE THIRD PART

AND:

WESTMOUNT WEST SERVICES INC. (Inc. No. BC1195001)
1600 - 925 West Georgia Street
Vancouver, BC V6C 3L2

("**Westmount**")

OF THE FOURTH PART

WHEREAS:

- A. The City may, by agreement under section 483 of the *Local Government Act*, enter into a housing agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in section 483(2) of the *Local Government Act*;
- B. The Owner is the registered owner in fee-simple of the lands described as:

PID: 006-036-635
LOT B SECTION 1 NANAIMO DISTRICT PLAN 5106

and

PID: 006-036-619
LOT A SECTION 1 NANAIMO DISTRICT PLAN 5106 EXCEPT THAT PART IN PLAN
VIP82971

(collectively, the "**Lands**");

- C. The Owner wishes to construct a multi-family condominium development on the Lands (the "**Development**"); and
- D. The City and the Owner wish to enter into this agreement (the "**Agreement**") to establish terms and conditions regarding the form of tenure of the Development.

NOW THEREFORE THIS AGREEMENT WITNESSES that pursuant to section 483 of the *Local Government Act* and in consideration of the premises and covenants contained in this Agreement, the parties hereto covenant and agree with the other as follows:

1.0 INTERPRETATION

- 1.1 In this Agreement, unless otherwise defined words have the same meanings as in the Zoning Bylaw, and the following words have the following meanings:

"**Agreement**" means this agreement and all Recitals thereto;

"**Development**" has the meaning given to it in Recital C;

"**Dwelling Unit**" means a self-contained residential dwelling unit within the building located on the Lands, and includes any dwelling unit that is developed on the Lands in the future, whether as part of the Development or otherwise, and "Dwelling Units" means collectively all of such residential dwelling units located on the Lands;

"**Existing Chargeholders**" means Canadian Western Bank and Westmount West Services Inc;

"**Lands**" has the meaning given to it in Recital B;

"**Non-owner**" means a person who occupies a Dwelling Unit for residential purposes, other than the Owner of that Dwelling Unit;

"**Owner**" includes a person who acquires an interest in the Lands or any part of the Lands and is thereby bound by this Agreement, as referred to in section 5.1;

"**Strata Corporation**" means for the portions of the Lands or any building on the Lands that is subdivided under the *Strata Property Act*, a strata corporation as defined in that *Act*, including the Owner while in control of the strata corporation and subsequently the individual strata lot owners collectively acting as the strata corporation; and

"**Zoning Bylaw**" means the City of Nanaimo Zoning Bylaw 2011 No. 4500 as amended from time to time, and any enactment that may replace it.

2.0 NO RESTRICTIONS ON RENTALS

- 2.1 The Owner covenants and agrees that the Owner shall not take any steps, or enter into any agreements, or impose any rules or regulations whatsoever, the effect of which would be to prevent or restrict the rental of a Dwelling Unit for residential purposes.
- 2.2 Without limiting the generality of section 2.1, the Owner covenants and agrees that it will not make an application to deposit a strata plan for or in respect of the Lands or a building on the Lands unless the strata bylaws in no way restrict rental for residential purposes of any Dwelling Unit.
- 2.3 The Owner covenants and agrees that if the Lands or buildings on the Lands are subdivided under the *Strata Property Act*:
- (a) unless this Agreement is amended, to exercise its voting rights in the Strata Corporation against the passage of any bylaws that would restrict the availability for rental of any Dwelling Unit to a Non-owner for residential purposes; and
 - (b) to notify the City of any proposed amendments to its strata bylaws.
- 2.4 For certainty, if the Lands or the Development on the Lands are subdivided under the *Strata Property Act*, the Dwelling Units within the Development may be occupied by the Owners of the strata lots.

3.0 REPORTING

- 3.1 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.

4.0 NOTICE TO BE REGISTERED IN LAND TITLE OFFICE

- 4.1 Notice of this Agreement shall be registered in the Land Title Office by the City at the cost of the Owner in accordance with section 483 of the *Local Government Act* ("**Notice**"), and this Agreement shall be binding on all persons who acquire an interest in the Lands after registration of this Notice.

5.0 BINDING EFFECT

- 5.1 This Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of the Notice. In accordance with section 483(6) of the *Local Government Act*, this Agreement and all other obligations hereunder are binding on all who acquire an interest in the Lands, and the Owner only during the Owner's ownership of any interest in the Lands, and with respect only to that portion of the Lands of which the Owner has an interest.

6.0 LIABILITY

- 6.1 The Owner agrees to indemnify and save harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reason of or arising out of failure of the Owner to comply with the terms and conditions of this Agreement.
- 6.2 The Owner hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted

assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Owner now has or hereafter may have with respect to or by reason of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

7.0 ENFORCEMENT AND WAIVER

- 7.1 Nothing contained or implied herein shall prejudice or affect the rights and powers of the City in the exercise of its functions under any public or private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner. The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement shall not be construed as a waiver of any future or continuing failure, whether similar or dissimilar.
- 7.2 The parties agree that the City is not obligated to inspect the Lands or to otherwise ensure compliance with this Agreement, nor is the City obligated to remedy any default of this Agreement. A failure by the City to enforce this Agreement shall not constitute a waiver of any of the City's rights hereunder.
- 7.3 No remedy under this Agreement is deemed to be exclusive but will, where possible, be cumulative with all other remedies available at law or in equity.
- 7.4 The Owner covenants and agrees that, in addition to any remedies that are available under this Agreement or at law, the City is entitled to all equitable remedies, including specific performance, injunction and declarative relief to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

8.0 ENTIRE AGREEMENT

- 8.1 This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.
- 8.2 This Agreement may be amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

9.0 PRIORITY AGREEMENT

- 9.1 The Existing Chargeholders, as the registered holders of charges by way of Mortgages and Assignments of Rents against the Lands, which said charges are registered in the Land Title Office at Victoria, British Columbia, under numbers: CA7923256, CA7923257, CA7979269 and CA7979270, for and in consideration of the sum of One Dollar (\$1.00) paid by the City (the receipt whereof is hereby acknowledged), agrees with the City that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to section 483(5) of the *Local Government Act*, this Agreement shall be an encumbrance upon the Lands in priority to the said charges in the same manner and to the same effect as if Notice had been filed prior to the said charges.

10.0 NOTICE

- 10.1 If sent as follows, notice under this Agreement is considered to be received:
- (a) seventy-two (72) hours after the time of its mailing (by registered mail) or faxing; and

- (b) on the date of delivery if hand-delivered,
to the City:

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

to the Owner:

Riverstone Place Inc.
707-777 West Broadway
Vancouver, BC V5Z 4J7

or upon registration of a strata plan for the Lands, to the Strata Corporation, and to the Owner of any Dwelling Unit that is subject to the restrictions under Article 2.0 of this Agreement.

- 10.2 If a party identifies alternate contact information in writing to another party, notice is to be given to that alternate address.
- 10.3 If normal mail service or facsimile service is interrupted by strike, work slow-down, force majeure, or other cause,
- (a) notice sent by the impaired service is considered to be received on the date of delivery; and
- (b) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

11.0 TERMINOLOGY

- 11.1 Wherever the singular, masculine or neuter are used throughout this Agreement, the same shall be construed as meaning the plural or the feminine or the body corporate or politic as the context requires.

12.0 LAW

- 12.1 This Agreement shall be construed in accordance with, and governed by, the laws applicable in the Province of British Columbia.

13.0 SEVERABILITY

- 13.1 If any part of this Agreement is found to be illegal or unenforceable by a court of competent jurisdiction, that part shall be considered separate and severable and the remaining parts shall not be affected thereby and shall be enforceable to the fullest extent permitted by law.

14.0 COUNTERPART

- 14.1 This Agreement may be executed in counterparts and delivered by facsimile or emailed PDF file, each of which will have the same effect as if all parties had signed the same document. Each

counterpart shall be deemed to be an original. All counterparts shall be construed together and shall constitute one and the same Agreement.

15.0 EFFECTIVE DATE

15.1 This Agreement is effective as of the date of the signature of the last party to sign.

EXECUTED BY THE CITY at _____, British Columbia, this ____ day
of _____, 2020.

CITY OF NANAIMO, by its)
authorized signatories:)
)
_____))
)
_____))

EXECUTED BY THE OWNER at _____, British Columbia, this ____ day
of _____, 2020.

RIVERSTONE PLACE INC.)
(Inc. No. BC1119162), by its)
authorized signatories:)
)
_____))
)
_____))

EXECUTED BY THE CHARGEHOLDER WESTMOUNT at _____, British Columbia,
this ____ day of _____, 2020.

WESTMOUNT WEST SERVICES INC.)
(Inc. No. BC1195001), by its authorized)
signatories:)
)
_____))
)
_____))

EXECUTED BY THE CHARGEHOLDER CANADIAN WESTERN BANK at _____,
British Columbia, this ____ day of _____, 2020.

CANADIAN WESTERN BANK by its)
authorized signatories:)
)
_____))
)
)
_____))

3260.05

"Subdivision Control Amendment Bylaw 2020 No. 3260.05" (To amend Schedule A – Manual of Engineering Standards and Specifications)

Passed first, second and third reading 2020-AUG-31.

4500.055

"Zoning Amendment Bylaw 2014 No. 4500.055" (RA324 – To rezone 4015 and part of 4001 Corunna Avenue from Single Dwelling Residential [R1] to Residential Corridor [COR1] in order to construct an office building).

Passed first and second reading 2014-JAN-13. Public Hearing 2014-FEB-06. Passed third reading 2014-FEB-06. Ministry of Transportation approval 2014-MAR-04.

4500.139

"Zoning Amendment Bylaw 2019 No. 4500.139" (To rezone 1483 Bowen Road to allow "Cannabis Retail Store" as a site-specific use in the Community Corridor [COR3] Zone).

Passed first and second reading 2019-APR-01. Public Hearing held and passed third reading on 2019-MAY-02.

4500.140

"Zoning Amendment Bylaw 2019 No. 4500.139" (To rezone 510 Fifth Street to allow "Cannabis Retail Store" as a site-specific use in the City Commercial Centre [CC3] Zone).

Passed first and second reading 2019-APR-01. Public Hearing held and passed third reading on 2019-MAY-02.

4500.145

"Zoning Amendment Bylaw 2019 No. 4500.145" (To rezone 140 Terminal Avenue to allow "Cannabis Retail Store" as a site-specific use in the Terminal Avenue [DT4] zone).

Passed first and second reading 2019-MAY-27. Public Hearing held and passed third reading on 2019-JUN-13. Received Ministry of Transportation and Infrastructure approval on 2019-JUL-09.

4500.146

"Zoning Amendment Bylaw 2019 No. 4500.146" (To rezone 111 Terminal Avenue to allow Cannabis Retail Store as a site-specific use with the Terminal Avenue (DT4) Zone).

Passed first and second reading 2019-JUN-10. Public Hearing held and passed third reading 2019-JUL-04. Received Ministry of Transportation and Infrastructure approval on 2019-JUL-29.

4500.153

"Zoning Amendment Bylaw 2019 No. 4500.153" (RA423 – to rezone 4392 Jingle Pot Road from Single Dwelling Residential [R1] to Mixed Use Corridor [COR2]).

Passed first and second reading 2019-NOV-18. Public Hearing held and passed third reading 2019-DEC-05. Received Ministry of Transportation and Infrastructure approval 2019-DEC-17.

4500.155

"Zoning Amendment Bylaw 2019 No. 4500.155" (To rezone 50 Tenth Street to allow "Cannabis Retail Store" as a site-specific use in the City Commercial Centre [CC3] zone).

Passed first and second reading 2019-JUL-22. Public Hearing held 2019-SEP-19.
Passed third reading 2019-OCT-07. Received Ministry of Transportation and Infrastructure approval 2019-OCT-29.

4500.159

"Zoning Amendment Bylaw 2019 No. 4500.159" (To rezone 150 Esplanade and 155 Fry Street from Community Corridor [COR3] to Mixed Use Corridor [COR2])

Passed first and second reading 2019-OCT-21. Public Hearing held and passed third reading 2019-NOV-07. Requires Public Hearing and Ministry of Transportation and Infrastructure approval prior to adoption.

4500.160

"Zoning Amendment Bylaw 2019 No. 4500.160" (To rezone 115 Chapel Street to allow "Cannabis Retail Store" as a site-specific use in the Core [DT1] zone)

Passed first and second reading 2019-OCT-21. Public Hearing held and passed third reading 2019-NOV-07. Requires Public Hearing and Ministry of Transportation and Infrastructure approval prior to adoption.

4500.164

"Zoning Amendment Bylaw 2019 No. 4500.164" (To rezone 307 Hillcrest Avenue and 308 and 326 Wakesiah Avenue from Single Dwelling Residential [R1] and Residential Corridor [COR1] to Mixed Use Corridor [COR2] with site-specific student housing use).

Passed first and second reading 2019-NOV-18. Public Hearing held 2019-DEC-05.
Passed third reading 2019-DEC-05.

4500.167

"Zoning Amendment Bylaw 2020 No. 4500.167" (To rezone 3841 and 3817 Victoria Avenue and 3896, 3874, 3852, 3848 and 3816 Island Highway North from Single Dwelling Residential [R1] to Community Corridor [COR3]).

Passed first and second reading 2020-FEB-03. Public Hearing held 2020-MAR-05. Third reading passed 2020-MAR-05. Ministry of Transportation and Infrastructure approval received 2020-APR-08.

4500.169

"Zoning Amendment Bylaw 2020 No. 4500.169" (To rezone portions of 3500 Rock City Road from Low Density Residential [R6] to Medium Density Residential [R8] with site-specific Floor Area Ratio).

Passed first and second reading 2020-JUL-20. Bylaw requires Public Hearing prior to adoption.

4500.171

"Zoning Amendment Bylaw 2020 No. 4500.171" (To rezone 405 Rosehill Street from Single Dwelling Residential [R1] to Low Density Residential [R6]).

Passed first and second reading 2020-FEB-03. Public Hearing held 2020-MAR-05.
Passed third reading 2020-MAR-05. Ministry of Transportation and Infrastructure approval received 2020-APR-07.

4500.177

"Zoning Amendment Bylaw 2020 No. 4500.177" (To rezone 30 Lorne Place from Duplex Residential [R4] to Low Density Residential [R6]).

Passed first and second reading 2020-MAY-25. Public Hearing held and passed third reading 2020-JUN-18.

4500.181

"Zoning Amendment Bylaw 2020 No. 4500.181" (To rezone 5485 and 5495 Godfrey Road from Single Dwelling Residential [R1] to Low Density Residential [R6]).

Passed first and second reading 2020-AUG-31. Requires Public Hearing and Ministry of Transportation and Infrastructure approval prior to adoption.

5000.046

"Traffic and Highways Regulation Amendment Bylaw 2019 No. 5000.046" (To remove the time-limit and payment exemptions for vehicles displaying disabled parking permits in City parkades).

Third reading of bylaw rescinded 2019-SEP-16. Referred to Staff for Review in the Downtown Transportation Mobility Study and consultation with stakeholders.

6500.041

"Official Community Plan Amendment Bylaw 2019 No. 6500.041" (OCP90 – To re-designate 4392 Jingle Pot Road on the Future Land Use Plan (Map 1) from Neighbourhood to Corridor).

Passed first and second reading 2019-NOV-18. Public Hearing held 2019-DEC-05.
Passed third reading 2019-DEC-05.

7183

"Trapping Bylaw 2013 No. 7183" (To regulate, prohibit and impose requirements respecting body-gripping traps or devices for animals and wildlife).

Passed three readings 2013-NOV-18. Requires Ministry of Forests, Lands and Natural Resource Operations approval prior to adoption.

7313

"Housing Agreement Bylaw 2020 No. 7313" (To authorize a housing agreement for student housing at 326 Wakesiah Avenue).

Passed three readings 2020-AUG-31.

7314

"Housing Agreement Bylaw 2020 No. 7314" (To authorize a housing agreement to prevent any future restrictions on the rental of individual units at 20 Barsby Avenue).

Passed three readings 2020-AUG-31.

7282

"Port Theatre Borrowing Bylaw 2019 No. 7282" (To authorize the borrowing of up to \$4,500,000 for the construction of the Port Theatre Community Performing Arts Centre).

Passed three readings 2019-JAN-14. Grant approval and Inspector approval required prior to adoption.