

MINUTES
SPECIAL COUNCIL MEETING (PUBLIC HEARING)
BOARD ROOM, SERVICE AND RESOUCCE CENTRE 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2017-SEP-07 AT 7:00 P.M.

PRESENT: Mayor W. B. McKay, Chair

Members:

Councillor W. L. Bestwick
Councillor M. D. Brennan
Councillor G. W. Fuller
Councillor J. Hong (entered 7:03 p.m.)
Councillor J. A. Kipp
Councillor I. W. Thorpe
Councillor W. M. Yoachim

Absent: Councillor S. D. Armstrong

Staff: L. Rowett, Manager of Current Planning and Subdivision
T. Rogers, Planner
B. Zurek, Planner
S. Gurrie, City Clerk
J. Vanderhoef, Steno
Shawna Griffin, Recording Secretary

1. CALL THE SPECIAL COUNCIL MEETING TO ORDER:

The Special Council Meeting was called to order at 7:00 p.m.

2. ADOPTION OF AGENDA:

23517 It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3. CALL THE PUBLIC HEARING TO ORDER:

The Pubic Hearing Meeting was called to order at 7:02 p.m. Mayor McKay spoke regarding the purpose of a Public Hearing, advised that Council was meeting on the traditional territory of the Snuneymuxw First Nation and advised of the standard protocols for a Public Hearing.

Councillor Hong entered the Board Room at 7:03 p.m.

4. PUBLIC HEARING AGENDA:

Lainya Rowett, Manager, Current Planning and Subdivision, explained the required procedures in conducting a Public Hearing and the regulations contained within Part 14 of the *Local Government Act*. Ms. Rowett advised that this is the final opportunity to provide input to Council prior to consideration of Bylaws 4500.112 and 6500.035 at the Special Council Meeting.

(a) Rezoning Application No. RA380 - 615 and 699 Harewood Road – Bylaw No. 4500.112

Bylaw 4500.112 – RA380 – 615 and 699 Harewood Road was introduced by Tamera Rogers, Planner.

Presentation:

1. Michele Hayden, de Hoog & Kierulf Architects on behalf of the applicant 1035137 BC Ltd., spoke in favour of the application for 615 and 699 Harewood Road and stated:
 - Previous application submitted in November 2016 that requested R6 zoning for 11 units was not passed due to two major concerns from Council and the public regarding density on property and loss of trees,
 - Revised plan has similar design requesting R5 zoning with 8 units 4 on each lot,
 - Townhouses along the street frontage and parking in the back off the laneway,
 - Lane widening and lane dedication part of the application,
 - Reducing number of units to create more open space between the two fourplexes,
 - Lower fourplex sited to maintain/preserve one of the trees on the property,
 - Majority of the trees on the property are on City property along the street frontage and the intention is to keep these trees,
 - Parking in the back includes 12 stalls for the 8 units and includes bicycle storage,
 - Overall less dense, better configuration and takes advantage of having more open space on the site to preserve the trees,
 - Across from the property is the National Defense land and to southwest is the Colliery Dam Park and John Barsby School,
 - To the south and west of the site is predominately R1 zoned lots with some duplexes,
 - Lots reconfigured with boundary adjustments to make lots roughly equal in size,
 - Site plan includes landscaped areas and area for tree replacement,
 - Townhouse configurations are ground-oriented with front doors accessible from the street and patios to the rear,
 - Staggered the 2 townhouses on the site to try to accommodate the 2 largest trees on the site,

- Tree management plan completed in July 2017 and identified the largest trees on the site,
- Report does not recommend to maintain the largest trees on the site,
- Cherry tree at the corner of Wakesiah Avenue and Harewood Road is the largest Cherry tree in town and is off the actual property,
- More options for affordable housing in the area, and,
- 3 bedroom units are rare and would appeal to a variety renters, owners, families and student population.

Mayor McKay called for Submissions from the Public:

1. Lynne Coverdale, 624 Wakesiah Avenue – opposed, stated:
 - Her home was built in the 1900's is a designated heritage house registered as the "Crewes Residence",
 - One of the original homes built on 5 acre parcels sold to mine employees and is possibly the only one left,
 - Would like a covenant to allow for 3 units on each instead of 4 to lower the density and make it possible to save the 5 large Douglas Fir trees on property,
 - Concerned about additional traffic 8 units will create and congestion along with safety concerns for children walking to school,
 - Concerned about the modern design with the slanted roofs as it does not fit into the Harewood Neighbourhood Plan, which states the new development should maintain and enhance the residential character of the existing neighbourhood,
 - Requesting that the design include fencing, hedging and other landscaping as screening for noise and privacy of the heritage home.
2. Mike Patrick Galven, 624 Wakesiah Avenue – undecided, stated:
 - Appreciate the efforts put forward by the architects to make the property look better,
 - Concerned about roof design, spoke to the architect company and was told they do not do gable designs and stated the arborist said none of the trees could be saved,
 - Concerned about Hawthorn trees on property being removed,
 - Would like zoning reduced to a triplex to preserve trees,
 - Concerned about fencing at the corner,
 - Concerned about density of traffic with school students parking all along the road,
 - Concerned about putting it across from Colliery Dam Park as it is already a busy corner,
 - Would not be opposed to a triplex, and,
 - In favour of the design as it enhances the corner.
3. Adam Shack 630 Wakesiah Avenue – opposed, stated:
 - Opposed to the proposed density as it is laid out in the design
 - Concerned about crowding the heritage home, and,
 - Modern design does not preserve the character of heritage.

Four written submission were received from the public with respect to Rezoning Application No. RA380 – 615 and 699 Harewood Road from the following residents:

Ken Martinson, opposed,
Lynne Coverdale, 624 Wakesiah Avenue, opposed,
Monique Raap, 600 Dundas Street, opposed, and,
Lisa Reid, 630 Wakesiah Avenue, opposed.

- (b) Official Community Plan Amendment Application - 301 Eaton Street - Bylaw No. 6500.035
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Bylaw 6500.035 – Official Community Plan Amendment Application – 301 Eaton Street was introduced by Brian Zurek, Planner.

Mayor McKay called for Submissions from the Public:

No one in attendance wished to speak with respect to Official Community Plan Amendment Application – 301 Eaton Street.

No written submissions were received from the public with respect to Official Community Plan Amendment Application – 301 Eaton Street.

5. FINAL CALL FOR SUBMISSIONS:

Mayor McKay announced that following the close of a Public Hearing, no further submission or comments from the public or interested persons can be accepted by members of City Council, as established by provincial case law. This is to ensure a fair Public Hearing process and provide a reasonable opportunity for people to respond.

6. ADJOURNMENT OF THE PUBLIC HEARING:

23617 It was moved and seconded that the Public Hearing adjourn at 7:35 p.m. The motion carried unanimously.

7. BYLAWS:

- (a) “Zoning Amendment Bylaw 2017 No. 4500.112”

23717 It was moved and seconded that “Zoning Amendment Bylaw 2017 No. 4500.112” (RA380 – To rezone 615 and 699 Harewood Road from Single Dwelling Residential [R1] to Three and Four Unit Residential [R5]) pass third reading. The motion carried unanimously.

(b) "Official Community Plan Bylaw 2017 No. 6500.035"

23817 It was moved and seconded that "Official Community Plan Bylaw 2017 No. 6500.035" (OCP84 - To amend "Official Community Plan Bylaw 2008 No. 6500" by designating the lands legally describe as Lot A Section 1 Nanaimo District VIP74056 [301 Eaton Street] as an area eligible for the issuance of a Temporary Use Permit) pass third reading. The motion carried unanimously.

8. ADJOURNMENT:

23917 It was moved and seconded at 7:44 p.m. that the meeting terminate. The motion carried unanimously.

C H A I R

CERTIFIED CORRECT:

CORPORATE OFFICER