

From:
To: [PublicHearing](#)
Subject: Public Hearing for "Zoning Bylaw 2011 No. 4500."
Date: Thursday, July 06, 2017 3:38:53 PM

July 6, 2017

Dear Nanaimo City Council,

We are writing to you with our concerns regarding Bylaw No. 4500.110, the property at location of 5030 Hammond Bay Road.

The residents of Renee Place and Hammond Bay Road are all opposed to the proposed rezoning application (RA000376) of the above property.

Our multiple concerns include the following:

- Williamson Road is the main route to Frank J Ney Elementary School and a potential 10 more families living at the end of the road in such a small area will create much more congestion in an already very congested road during the ten months school is in session (this creates a safety concern for all the students walking to and from school, plus holds up traffic in an already busy area); as a side note - Frank J Ney is undergoing a massive reconstruction over the next year, but is slated to only accommodate the families being affected by the closure of Rutherford Elementary
- removal of the trees on the Hammond Bay side of the existing residential home - we are worried that the drainage on the proposed properties will negatively affect the current properties as well as compromising of the root systems of any remaining trees; substantial increase in noise from traffic along Hammond Bay Road with the road being exposed to our properties; removes any and all shade provided by the trees currently
- where the sewer lines are currently proposed to be placed, no other trees by the fence line on the property can be saved - the add a nice view from all properties located on the other side of the fence, plus there are multiple bird species that nest in the trees
- there are several species of wildlife on the property daily that will be displaced with the loss of green space

Overall the proposed subdivision of this property and the density of new houses affects all of our privacy and current appreciation of the area surrounding our homes.

Thank you for your time and we hope that you will take our reasons into consideration and will oppose this rezoning application.

Sincerely,

Stephen and Adrienne Epp -
Rebecca Hauca and Darren and Teresa Hauca -
Jason and Paula Kuffler -
Gursharan Gurm -
Boota Bhatti -

**KEITH BROWN ASSOCIATES LTD.
5102 Somerset Drive Nanaimo. BC V9T 2K6**

July 6, 2017

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

Attention: Mayor and City Councilors

**SUBJECT: PROPOSED REZONING, LOT 11, DISTRICT LOT 54,
WELLINGTON DISTRICT, PLAN 17453, 5030 HAMMOND BAY
ROAD NANAIMO, BC.**

This proposed Rezoning Application being presented to City Council provides for smaller residential lots by rezoning from R1 Zone to R2 Zone (minimum lot size from 500 m² to 325 m²). This rezoning provides for improved land utilization. The new lots proposed will include full servicing for the development with concrete curbs, gutters and sidewalks. All residential driveways will access onto Williamson Road.

To date, the existing house on the property currently accesses directly onto Hammond Bay Road. Through the subdivision design process all new lots will access onto Williamson Road. Major renovation/improvements are proposed for the existing dwelling located on proposed Lot 3 of the 5 lot subdivision.

Newcastle Engineering Ltd.'s enclosed letter/report outlines the availability of services for the proposed subdivision. The City's Design Stage Approval for Subdivision will clarify specific requirements for site servicing of the proposed subdivision.

The purchaser commits to providing cash-in-lieu of for the required 5% park dedication pursuant to the City's subdivision regulations.

The subject site is located near amenities being adjacent to Harry Whipper Park/trail, Frank Ney Elementary School and Regional Transit on Hammond Bay Road fronting the property. This proposed subdivision represents an in-fill within the neighbourhood.

An informal meeting was held today with three of the homeowners to discuss the rear lots abutting the new subdivision. Concerns for some of the trees which are located along the new development and were advised that the tree arborist will be engaged during the building and utility construction processes.

The residents expressed some concern for surface drainage from the construction along the common property line when the sewer line for the subdivision is installed. They were advised this would be consideration by inclusion of a very slight surface swale as required.

Given City Council's review of the Rezoning Application, we therefore seek Council's consideration for this application.

Yours truly,



R.K. Brown,
Consultant Planner

Enc. Newcastle Engineering Site/Servicing Plan and Report
Ariel photograph of subject and surrounding properties



**NEWCASTLE
ENGINEERING LTD.**

#4-3179 BARONS ROAD, NANAIMO, B.C. V9T 5W5

PHONE: (250) 756-9553

FAX: (250) 756-9503

February 2, 2017

By e-mail

Dear Sir:

**Re: Proposed Rezoning Application
5030 Hammond Bay Road, Nanaimo, B.C.
(Lot 11, District Lot 54, Wellington District, Plan 17543)
Servicing Review**

As requested we have reviewed the servicing available to the above referenced property from the perspective of its adequacy to address a 5-Lot subdivision (including the existing house) proposed to be created under the R2 (Residential Small Lot) zone. The property is currently zoned R1-Single Dwelling Residential.

The subject property is approximately 2,043 square metres in area. A small amount of this area is expected to be required to dedicate corner rounding at the intersection of Hammond Bay and Williamson Roads.

There are 200Ø watermain in both fronting streets, and a fire hydrant on Hammond Bay Road approximately 50m to the east of the intersection of Hammond Bay and Williamson Roads. Given the distance from this hydrant to the most distant proposed lot, we expect that the City of Nanaimo will require the installation of an additional fire hydrant on Williamson Road as a condition of subdivision/rezoning. The (4) additional water services necessary to provide service to the new lots will be constructed at bylaw rate by City of Nanaimo forces, paid for by the Developer.

There is a 1500 sanitary sewer terminating near the north-westerly corner of the subject property. Although not strictly in accordance with the City of Nanaimo Manual of Engineering Standards and Specifications it is expected that this main, given its 2.5% gradient, if extended to the south along the westerly boundary of the subject property, will have adequate capacity to serve the proposed development. The existing sanitary sewer service to the property will require upgrading to current City of Nanaimo standards (new inspection assembly) and possible reconnection to the new sewer main in order to provide service to proposed Lot 5. The existing dwelling (on proposed Lot 3) will be provided with a new sanitary sewer service off the new main along the westerly boundary of the subject property.

There is a 2500 storm sewer in Williamson Road terminating near the north-easterly corner of the subject property. Subject to design flow calculations as detailed in the updated City of Nanaimo Manual of Engineering Standards and Specifications (MOESS) is it not certain whether or not this storm sewer will have adequate capacity to serve the proposed development if extended to the south. Alternatively a storm sewer could be constructed parallel to the sanitary sewer along the westerly boundary of the subject property and connected to the existing 5250 storm sewer in the park to the north of the subject property, if the City of Nanaimo would permit the required tree removal associated with this alignment and if the standard City of Nanaimo Statutory Right of Way width requirement could be relaxed with proposed Lot 3 (due to the location of the existing house relative to the westerly property boundary). Similarly it is not certain that this main would have capacity to serve the proposed development under the new MOESS. In order to meet the current City of Nanaimo requirements infiltration measures will have to be incorporated into the storm sewer design in order to meet the required stormwater retention volume. If downstream capacity constraints exist under the updated design flow calculation regime, storage of stormwater may be required to be included in the design.

The existing house is accessed off Hammond Bay Road very close to the intersection of Hammond Bay and Williamson Road. Given the configuration of the proposed subdivision this access will have to be removed and it is expected that all driveway accesses will be required to be located off Williamson Road. The existing curbing and sidewalk along the Hammond Bay Road frontage of the property and around the return onto Williamson Road have been constructed to an interim standard. It is expected that, as a condition of rezoning/subdivision of the subject property, this portion of the curb and sidewalk would have to be removed and constructed to their ultimate standard. In addition, there will be alterations required to the existing non-mountable curb and adjacent sidewalk along the Williamson Road frontage of the property to provide driveway access to each lot off Williamson Road.

At design stage it is expected that the City of Nanaimo will require a Benkelman Beam test to be completed on the pavement on each fronting street, and should either of the pavements fail to meet the specified deflection criteria, replacement of the pavement, base, and sub-base materials could be required. Regardless of the results of the Benkelman Beam testing the City of Nanaimo may require replacement of pavement to centreline of either or both fronting streets based upon a visual inspection at conclusion of underground utility and curb/sidewalk construction.

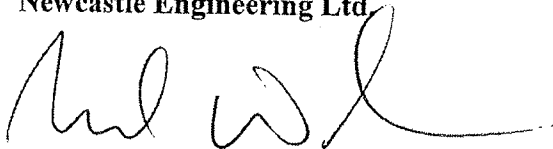
There is overhead B.C. Hydro servicing along the north (near) side of Hammond Bay Road and overhead Telus and Shaw Communications servicing along the south (far) side of Hammond Bay Road. It is expected that B.C. Hydro, Telus, and Shaw Communications servicing to the proposed development will be underground off existing aerial plant.

There is existing ornamental streetlighting in place along the Williamson Road frontage of the subject property, and leased lighting on B.C. Hydro poles along the Hammond Bay Road frontage of the subject property. The City of Nanaimo will confirm at preliminary layout acceptance stage whether or not any alterations to the existing streetlighting are required. Given the location of the overhead B.C. Hydro plan along the Hammond Bay Road frontage of the subject property construction of ornamental streetlighting along the Hammond Bay Road frontage will be problematic due to minimum clearance to conductor requirements.

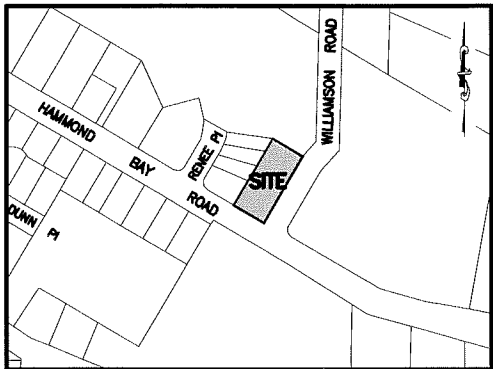
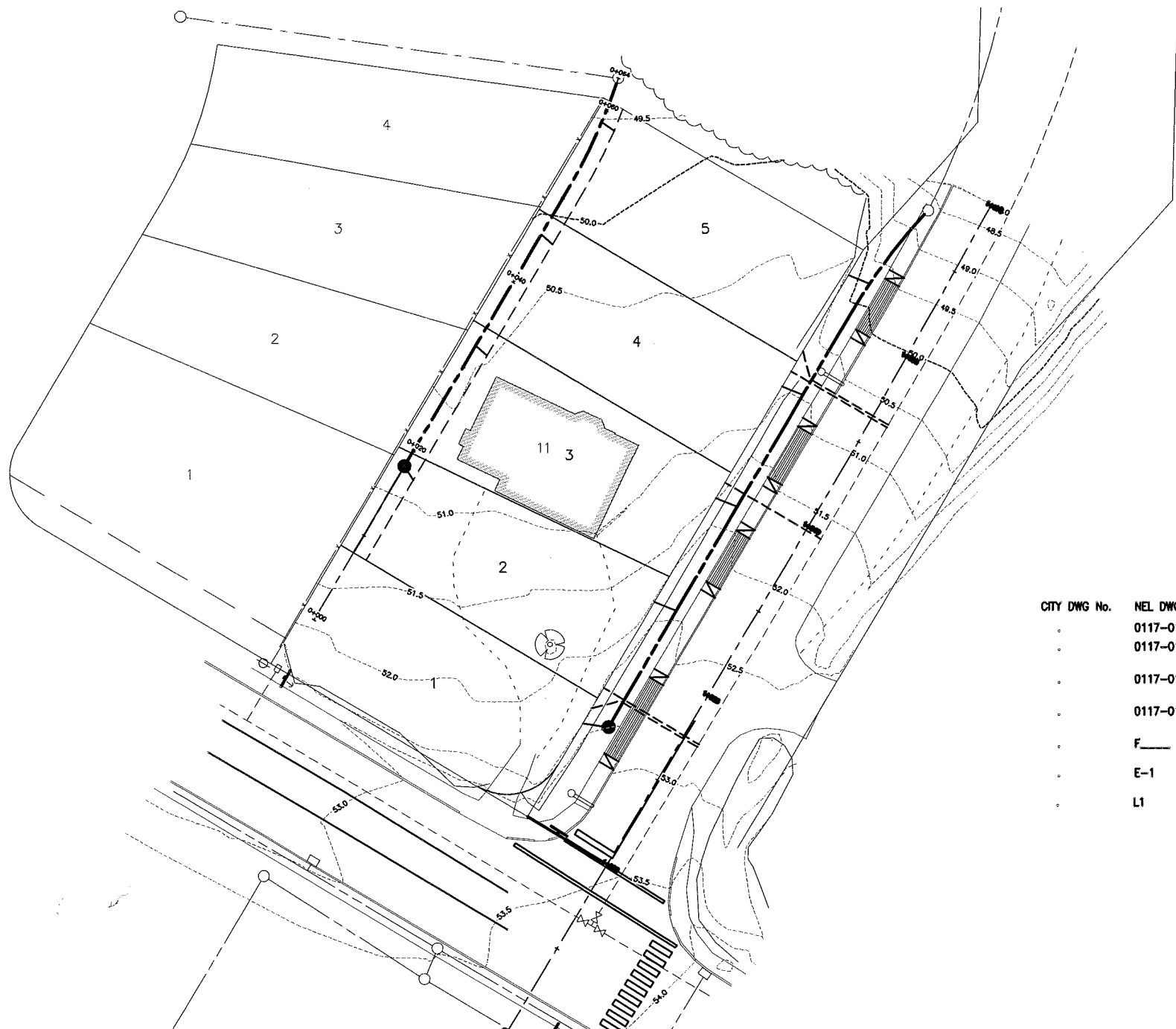
Our review of the available record drawing information indicates that there is a 75Ø gas main along the Hammond Bay Road frontage of the subject property, so gas service is available if necessary.

Please contact the undersigned if you require any additional information in order to complete your review of this submission.

Yours truly,
Newcastle Engineering Ltd



Mark Warbrick, P.Eng.



LOCATION PLAN
N.T.S.

NOTES:

1. ALL WORK AND MATERIALS ARE TO BE AS DESCRIBED IN THE 2013 EDITION OF THE CITY OF NANAIMO'S ENGINEERING STANDARDS AND SPECIFICATIONS OR AS OTHERWISE APPROVED BY THE CITY OF NANAIMO'S ENGINEERING SERVICE DIVISION.
2. THE CITY OF NANAIMO'S CONSTRUCTION DIVISION SHALL BE NOTIFIED 48 HOURS PRIOR TO THE COMMENCEMENT OF WORK ON-SITE.
3. CONNECTION TO, OR ALTERATION OF EXISTING CITY OWNED UTILITIES WILL BE UNDERTAKEN BY CITY OF NANAIMO FORCES ONLY, UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR OF PUBLIC WORKS.
4. A "PERMIT TO INSTALL WORKS WITHIN CITY STREETS, LANES, AND CITY PROPERTY AREAS" WILL BE REQUIRED WHERE CONSTRUCTION IS TO BE UNDERTAKEN IN THESE AREAS.
5. CONTRACTOR IS TO COMPLY WITH ALL APPLICABLE MINISTRY OF ENVIRONMENT AND FISHERIES & OCEANS CANADA REQUIREMENTS AT ALL TIMES DURING CONSTRUCTION.
6. LOCATE FIRE HYDRANTS SO THAT STREET SIDE PORT DOES NOT PROTRUDE OVER SIDEWALK.
7. THE LOCATIONS OF EXISTING SERVICES ARE SHOWN APPROXIMATELY AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. EXISTING & PROPOSED SERVICES MAY REQUIRE ADJUSTMENT WHERE A CONFLICT OCCURS. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT.
8. CONTRACTOR TO CONFIRM THE LOCATION AND INVERT OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTION POINTS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
9. CONTRACTOR TO CONFIRM THAT THE ELEVATION, LOCATION AND GRADIENT OF CURB AND GUTTER MATCH EXISTING PRIOR TO PLACEMENT OF CONCRETE.
10. EXISTING EDGE OF PAVEMENT TO BE SAWCUT STRAIGHT BACK TO THE REQUIRED THICKNESS OF SOUND PAVEMENT TO ENSURE POSITIVE DRAINAGE TO PROPOSED GUTTER, OR AS DIRECTED BY THE CITY OF NANAIMO PUBLIC WORKS INSPECTOR.
11. ALL WORK TO BE EXECUTED IN COMPLIANCE WITH WORKSAFE BC REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF AND ALL PERSONNEL INVOLVED IN THE PROJECT WITH THE MOST CURRENT VERSION OF THESE REQUIREMENTS AND ENSURING THAT THEY ARE ADHERED TO AT ALL TIMES.
12. TO AVOID IMPACTS AND CONFLICT WITH SECTION 34 OF THE WILDLIFE ACT ALL LAND CLEARING ACTIVITIES SHOULD BE SCHEDULED TO OCCUR DURING THE AUGUST 1 - MARCH 1 PERIOD. ANY LAND CLEARING ACTIVITIES UNDERTAKEN DURING THE MARCH 1 - AUGUST 1 PERIOD MUST BE PRECEDED BY A BIRD NEST SITE SURVEY. ACTIVE NEST SITES SHOULD BE IDENTIFIED AND FLAGGED SO THE THE NEST SITES CAN BE LEFT UNDISTURBED UNTIL THE YOUNG BIRDS HAVE FLEDGED AND LEFT THE NEST. SECTION 34(4) OF THE WILDLIFE ACT PROHIBITS THE DISTURBANCE OF A BIRD, EGG, OR NEST WHILE THE NEST IS OCCUPIED.
13. ALL ON-SITE WATER, SEWER & DRAINAGE WORKS NOT COVERED BY NFPA 13 OR THE CITY OF NANAIMO MANUAL OF ENGINEERING STANDARDS & SPECIFICATIONS ARE TO COMPLY WITH THE B.C. PLUMBING CODE.
14. ALL ON-SITE FIRE SUPPLY WATERWORKS ARE REQUIRED TO BE TESTED IN ACCORDANCE WITH NFPA-13. A LICENSED PLUMBER HOLDING AS TRADE QUALIFICATION CERTIFICATE MUST PERFORM THE TEST, CONSISTING OF AS 200 psi HYDROSTATIC PRESSURE TEST TWO HOURS IN DURATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE REQUIREMENTS OF NFPA-13.

DRAWING SCHEDULE

CITY DWG No.	NEL DWG No.	REVISION	TITLE
	0117-015-01	REV00	SITE PLAN
	0117-015-02	REV00	WABORITAS DRIVE - ROAD AND STORM SEWER. STATION 1+000.00 TO 1+260.00
	0117-015-03	REV00	WABORITAS DRIVE - SANITARY SEWER AND WATERMAIN. STATION 1+000.00 TO 1+260.00
	0117-015-04	REV00	UNDERGROUND HYDRO, TEL, CABLE, GAS AND STREET LIGHTING
	F	REV00	EROSION AND SEDIMENT CONTROL PLAN (BY LEWKOWICH ENGINEERING ASSOCIATES)
	E-1	REV00	STREET LIGHTING LAYOUT (BY RB ENGINEERING LTD.)
	L1	REV00	WALL PLANTING PLAN (BY VICTORIA DRAKEFORD)

EROSION and SEDIMENT CONTROL:

1. EROSION AND SEDIMENT CONTROL FOR THIS PROJECT WILL BE AS OUTLINED IN THE FISHERIES AND OCEANS CANADA AND MINISTRY OF WATER, LANDS AND AIR PROTECTION HANDBOOK ENTITLED "LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT, MAY 1992" AND "BEST MANAGEMENT PRACTICES FOR URBAN AND RURAL LAND DEVELOPMENT IN BRITISH COLUMBIA, JUNE 2004" AND "EROSION & SEDIMENT CONTROL GUIDELINE" BY THE CITY OF NANAIMO. IT IS INCUMBENT UPON THE CONTRACTOR TO ACQUIRE THESE GUIDELINES AND FAMILIARIZE HIMSELF WITH THE REQUIREMENTS THEREIN.
2. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR DAMAGES RESULTING FROM IMPROPER EROSION AND SEDIMENT CONTROL MEASURES UNDERTAKEN BY THE CONTRACTOR.
3. ANY DIRECTION GIVEN BY THE ENGINEER TO THE CONTRACTOR FOR EROSION AND SEDIMENT CONTROL NOT FOLLOWED BY THE CONTRACTOR WILL BE REPORTED TO THE CITY OF NANAIMO.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT NO MUD, DIRT, SOIL, SILT OR ANY OTHER SUBSTANCES ARE SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY, OR AREAS THAT LEAD TO CATCH BASINS CONNECTED TO PUBLIC SYSTEMS. THE CONTRACTOR IS TO CLEAN ANY SUCH MATERIAL IMMEDIATELY. STREETS ARE TO BE SWEEPED WITH A VACUUM STREET SWEEPER AFTER WORK STOPPAGE EACH DAY.
5. PRIOR TO CONSTRUCTION, INSTALL A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT TO LIMIT TRACKING OF SITE SOILS ONTO OFF-SITE ROADWAYS. THE WIDTH OF THE PAD SHOULD NOT BE LESS THAN THE FULL WIDTH OF POINT OF INGRESS OR EGRESS AND IN ANY CASE SHOULD NOT BE LESS THAN 6m. WIDE WITH A LENGTH OF NOT LESS THAN 20m. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 200mm OF COARSE GRANULAR MATERIAL. 75mm SHOT ROCK OR FRACTURED DRAIN ROCK UNDERLAIN WITH GEOTEXTILE FABRIC IS RECOMMENDED.
6. SITE ENTRANCE IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. MAINTENANCE MAY INCLUDE THE PLACEMENT OF ADDITIONAL TOP DRESSING MATERIAL AS CONDITIONS DEMAND. A WHEEL WASH SHOULD BE INSTALLED IF REQUIRED. THE TEMPORARY SITE ACCESS PAD MAY BE REMOVED DURING PREPARATION FOR PAVING.
7. PRIOR TO CONSTRUCTION, AREAS OF NO DISTURBANCE AND/OR VEGETATION TO BE RETAINED SHALL BE FENCED OFF AND/OR FLAGGED FOR PROTECTION. THESE MEASURES ARE TO REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.
8. CLEARING AND GRUBBING OF THE SITE SHALL BE COMPLETED IN STAGES IF POSSIBLE TO LIMIT THE DISTURBANCE AND POSSIBLE EROSION TO THE SITE.
9. CONTRACTOR IS TO GRADE THE SITE AND INSTALL DRAINAGE CONTROL MEASURES TO DIRECT SURFACE RUN-OFF TO ON-SITE SEDIMENT CONTROL PONDS FOR DISPERSAL AND INFILTRATION.
10. IF GRADED AREAS WITHIN THE PROJECT WILL NOT BE COMPLETED OUTSIDE OF THE WET SEASON (OCTOBER - APRIL), REVEGETATION OPERATIONS SHOULD BE CARRIED OUT WITHIN ONE WEEK OF GRADING COMPLETION OF NO LATER THAN SEPTEMBER 15th.
11. SILT FENCING IS TO BE INSTALLED AROUND ALL STOCK/SPOIL PILES, OR PILES ARE TO BE OTHERWISE PROTECTED TO LIMIT EROSION AND SEDIMENT GENERATION.
12. INSTALL SETTLEMENT PONDS EQUIPPED WITH EMERGENCY OVERFLOW, FOR RETENTION/INFILTRATION TREATMENT OF RUNOFF COLLECTED BY INTERCEPTOR SHALLES AND/OR SILT BARRIERS. THE SETTLEMENT PONDS ARE TO HAVE A MINIMUM VOLUME TO CONTAIN FLOWS FROM A 10 YEAR RETURN PERIOD. 24 HOUR RAINFALL EVENT. THE PONDS SHOULD BE USED AND MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION PERIOD.
13. THE CONTRACTOR IS TO CARRY OUT ROUTINE INSPECTIONS AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL SYSTEM COMPONENTS ON-SITE. AT A MINIMUM, THE CONTRACTOR SHALL INSPECT ALL BMP'S WEEKLY AND PROVIDE A REPORT TO THE CONSULTANT AND THE CITY OF NANAIMO FOR REVIEW.
14. DURING AND/OR FOLLOWING EACH SIGNIFICANT STORM EVENT, THE CONTRACTOR SHOULD OBSERVE THE SETTLEMENT PONDS AND DOWNSTREAM STORM DRAINS TO CONFIRM THAT TURBID WATERS FROM SOURCES ASSOCIATED WITH CONSTRUCTION ARE NOT ENTERING THE STORM DRAINAGE SYSTEM. THE CONTRACTOR SHALL RECORD INSPECTION DATES &/or ANY SIGNIFICANT OBSERVATIONS AND ACTIONS TAKEN, AND THEN INFORM THE CONSULTANT AND CITY OF NANAIMO.
15. CITY OF NANAIMO STANDARD EROSION AND SEDIMENT SIGNAGE IS REQUIRED TO BE PLACED ON-SITE PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED IN PLACE UNTIL LANDSCAPING IS COMPLETED.

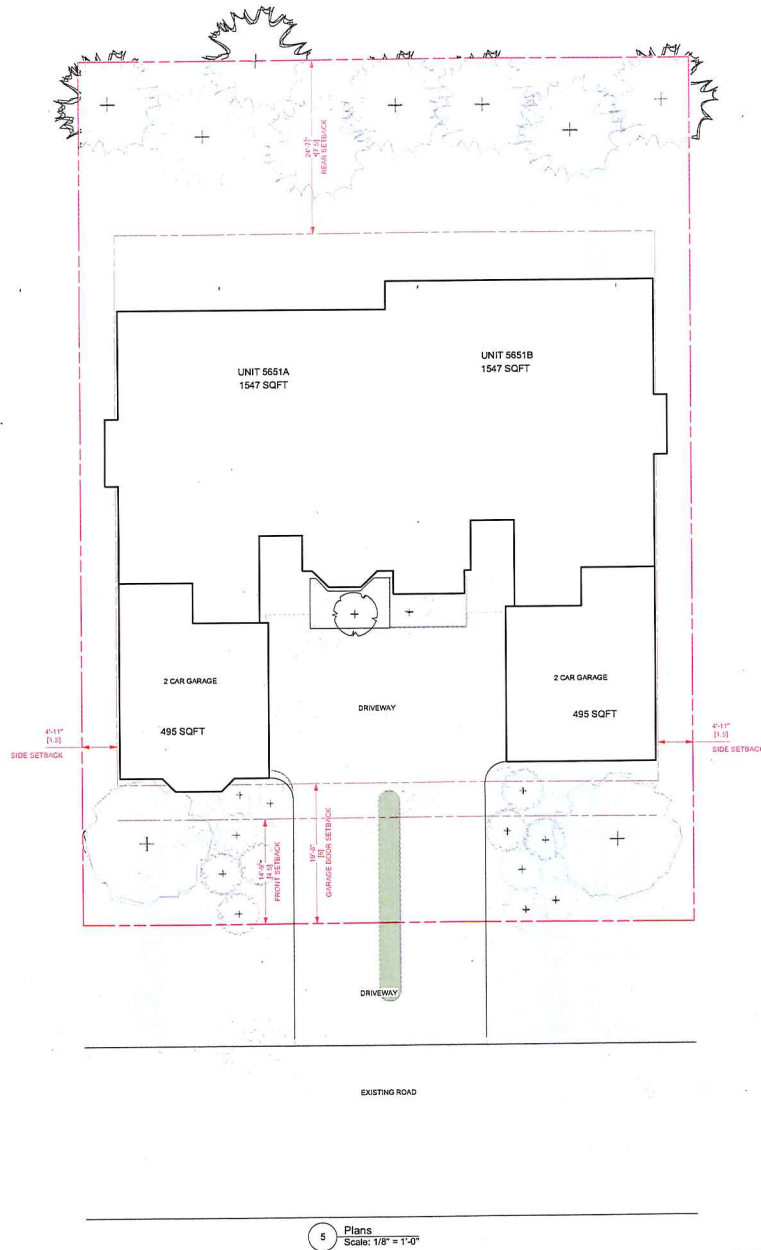
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00	04/27/17	drp	SUBMITTED TO B.C. HYDRO FOR REVIEW - NOT FOR CONSTRUCTION	MW	<table><tr><td>PROPOSED</td><td>EXISTING</td></tr><tr><td>WATERMAIN</td><td>HYDRANT</td></tr><tr><td>STORM SEWER</td><td>ABOVE GROUND</td></tr><tr><td>SANITARY SEWER</td><td>FLUSHOUT</td></tr><tr><td>GAS MAIN</td><td>BELOW GROUND</td></tr><tr><td>ELECTRICAL DUCT</td><td>FLUSHOUT</td></tr><tr><td>CULVERT & DITCH</td><td>CATCHBASIN</td></tr><tr><td>DITCH INLET/OUTLET</td><td>MANHOLE</td></tr><tr><td>SWALE</td><td>CLEANOUT</td></tr><tr><td>EDGE OF PAVEMENT</td><td>HYDRO POLE</td></tr><tr><td>VALVE BOX</td><td>CAP</td></tr><tr><td>LIMIT OF CONSTRUCTION</td><td>PLUG</td></tr><tr><td></td><td>STREETLIGHT</td></tr><tr><td></td><td>FENCE</td></tr></table>		PROPOSED	EXISTING	WATERMAIN	HYDRANT	STORM SEWER	ABOVE GROUND	SANITARY SEWER	FLUSHOUT	GAS MAIN	BELOW GROUND	ELECTRICAL DUCT	FLUSHOUT	CULVERT & DITCH	CATCHBASIN	DITCH INLET/OUTLET	MANHOLE	SWALE	CLEANOUT	EDGE OF PAVEMENT	HYDRO POLE	VALVE BOX	CAP	LIMIT OF CONSTRUCTION	PLUG		STREETLIGHT		FENCE	LOT 11, DISTRICT LOT 54, WELLINGTON DISTRICT, PLAN 17543			WM	KENCO ENTERPRISES (1982) LTD.	SITE PLAN	
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					BENCHMARK DESCRIPTION		ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MONUMENT No. 90H6384 LOCATED AT THE INTERSECTION OF RENEE PLACE & HAMMOND BAY ROAD. ELEVATION = 51.808m		DRAWN drp		PROJECT NAME 5030 HAMMOND BAY ROAD																														
									CHECKED		DRAWING No. 0117-015																														
									PLOT DATE 04-28-17		REVISION No. 00																														
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									HORIZONTAL SCALE 1:250		PROJECT No. 0117-015																														
									VERTICAL SCALE		DRAWING No. 01																														



5616 Big Bear Ridge
Nanaimo, BC



5616 BIG BEAR LANE DUPLEX



D 17-5-31 C 17-5-10 B 17-2-15 A 17-1-10		REVISE FOR CAMERON COMMENTS Revise for Road Profile Section and levels Revisions as per Planning Design Drawings for Discussion (NOT FOR CONSTRUCTION)
No.	Date	Issue Notes
Project Name Finn & Assoc. Design Ltd. 755 Terminal Ave N. 250-735-8554 richard@finnassoc.com		
Project Title BIG BEAR DUPLEX 5616 BIG BEAR LANE		
Drawn By Planning Review Plans, Elevations, Perspective		
Project Number	1701	
Drawn By	RF	Scale 1/8"
Reviewed By	JM	Sheet No. A01
Date	2017/01/12	of 1
CAD File Name 1701_CD 20170112		

Rezoning Rationale

Reference: 5616 Big Bear Ridge

I am submitting an application to rezone the above mentioned property from single family R1 zoning to R4 zoning for purpose of developing a duplex. The reasons behind this are as following:

A: This part of the city is in transition right now. This property is on a very large lot and would accommodate a duplex very nicely and aesthetically.

B: We are proposing to build a duplex to provide affordable housing to families that would like to stay in an area with proximity to elementary school, shopping and medical facilities.

C: We are proposing a rancher style duplex which will enhance the adjacent properties and will not affect any street or side view. This rancher style will also attract both seniors and younger population alike.

D: The subject property is also located 10 minutes from transit bus route located on Metral Drive and Mostar.

We appreciate your consideration of this application and would be pleased to respond to any questions raised.

Thank You

5616 Big Bear Ridge

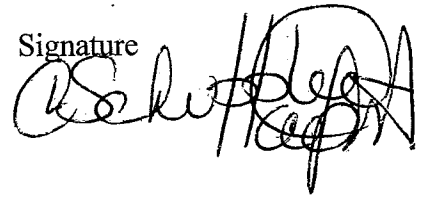
We the neighbours around 5616 Big Bear Ridge are in support of rezoning the property
from single family home to duplex rezoning

Name

Address

Signature

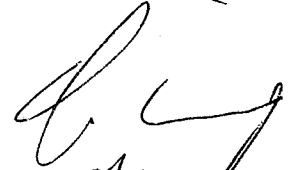
Caroline Schupper - Firefoot



BEN CLARKE



Dwight Gray



Tammy Cote 5646



DAN SABBERTON



DAN SABBERTON

Kyle Schon

CB saulnier

Linda Nelson



L.N.