

MINUTES
SPECIAL COUNCIL MEETING (PUBLIC HEARING)
BOARD ROOM, SERVICE AND RESOUE CENTRE, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2017-MAY-04, AT 7:00 P.M.

PRESENT: Mayor W. B. McKay, Chair

Members: Councillor W. L. Bestwick
Councillor M. D. Brennan (arrived 7:04 p.m.)
Councillor J. Hong
Councillor J. A. Kipp
Councillor I. W. Thorpe (arrived 7:04 p.m.)
Councillor W. M. Yoachim

Absent: Councillor G. W. Fuller

Staff: L. Rowett, Manager of Current Planning and Subdivision
T. Rogers, Planner
S. Gurrie, A/City Clerk
S. Griffin, Steno
S. Snelgrove, Recording Secretary

1. CALL THE SPECIAL COUNCIL MEETING TO ORDER:

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

2. INTRODUCTION OF LATE ITEMS:

- (a) Agenda Item 5 (b) Bylaw 4500.107 change the Rezoning Application Number from RA000368 to RA000375.

3. ADOPTION OF AGENDA:

13417 It was moved and seconded that the Agenda, as amended, be adopted. The motion carried unanimously.

4. CALL THE PUBLIC HEARING TO ORDER:

The Public Hearing was called to order at 7:01 p.m.

5. 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 further readings of Bylaw Nos. 4500.105 and 4500.107 at the Special Council Meeting.

(a) Bylaw 4500.105

Bylaw 4500.105 – RA000373 – 3598 Norwell Drive was introduced by Tamera Rogers, Planner.

This bylaw, if adopted, will rezone the subject property from Single Dwelling Residential (R1) to Row House Residential (R7) to permit a ten unit row house development.

Presentation:

Councillors Brennan and Thorpe entered the Board Room at 7:04 p.m.

1. Luke Harrison, Harrison and Company Properties, provided a presentation regarding RA000373 – 3598 Norwell Drive which included:
 - Site context, surrounded by COR1, COR2 and COR3,
 - Infill Development, convenient access to transit, land use designation within OCP, pedestrian oriented form to enhance a walkable neighbourhood,
 - Duplex form provides diversity in housing for families and transition from higher density to single family,
 - Consulted residents and propose community contribution of \$10,000 towards improvements to Loudon Park,

Submissions from the Public:

Mayor McKay called for submissions from the public:

1. Ms. Serena Rodney, 3575 Saxman Road, spoke in opposition and stated:
 - Was not consulted by developers,
 - Understood the area was single family residential,
 - Concerned with increase in traffic and current traffic,
 - Concerned with property values changing,

Mayor McKay called for submissions from the public:

2. Ms. Heather Chisholm, 3106 -107th Street spoke in opposition and stated:
 - Was not consulted by developers,
 - Concerned about garbage at the lake shore and homeless issues on the property,
 - Concerned with traffic congestion,
 - Concerns about proposed density and would prefer a five unit development,

Mayor McKay called for submissions from the public:

3. Mr. Robert Story, 3105 -107th Street, spoke in favour and stated:
 - Supports the proposed use and is aware of the Corridor land use designation,
 - Likes that it is pedestrian friendly,
 - Concerns about additional traffic to the lake access,

Mayor McKay called for submissions from the public:
No one else in attendance wished to speak.

(b) Bylaw 4500.107

Bylaw 4500.107 – RA000375 – 5264 Sherbourne Drive was introduced by Tamera Rogers, Planner.

This bylaw, if adopted, will rezone a portion of the subject property from Single Dwelling Residential (R1) to Duplex Residential (R4).

Presentation:

1. Jason Burrows, applicant, provided a presentation regarding RA000375 – 5264 Sherbourne Drive which included:
 - Current zoning of the property and surrounding neighbourhood,
 - Development meets the OCP requirements and increases housing choices in existing neighbourhood,
 - Servicing upgrades: curb, sidewalk, transformer, pole and lines,
 - Finished duplex will be fully landscaped, enhances property,
 - Adequate onsite parking will be provided with separate garages and driveways for each duplex,
 - Meets setback requirements,

Submissions from the Public:

Mayor McKay called for submissions from the public:

1. Mr. Rod Nielsen, 5265 Sherbourne Drive, spoke in opposition and stated:
 - Presented the City with a petition containing 31 signatures in opposition to the development,
 - Development will negatively affect the character of the neighbourhood,
 - Concerns about impacts on traffic and parking,
 - Would prefer a single family home with secondary suite,
 - Doesn't think the development meets the requirements in "Building Bylaw 2016 No. 7224".
2. Ms. Mireille Foulem, 5255 Sherbourne Drive, spoke in opposition and stated:
 - Concerns about impacts on traffic and parking,
 - Prefers large lots in the area,

3. Mr. Kerry Wagler 5245 Sherbourne Drive, spoke in opposition and stated:
 - Opposed to the development as Council previously turned it down,
 - Would like to see the trailer removed,
 - Would prefer one house with a suite instead.
4. Mr. Ben Wagler, 5245 Sherbourne Drive, spoke in opposition and stated:
 - Development will make the neighbourhood look overcrowded,
 - Concerns about increased traffic and lack of parking,
 - Single dwellings are the norm and a duplex would not fit in,
 - Concerns about additional demand on existing power lines which are problematic,
 - Would prefer a single dwelling home.
5. Mr. Jason Burrows spoke in favour and stated:
 - Previous application was turned down as it was for two duplexes on two lots,
 - The proposed buildings will be a traditional style build,
 - Meets the OCP and City regulations,
 - New building will enhance the property,
 - A new light pole, transformer and line were provided by the developer.
6. Mr. Rod Nielsen, 5265 Sherbourne Drive, spoke in opposition and stated:
 - Would prefer house with a suite,
 - Concerns about previous tree removal on the property.

6. 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.

7. ADJOURNMENT OF THE PUBLIC HEARING:

The Public Hearing adjourned at 8:00 p.m.

8. BYLAWS:

(a) Bylaw 4500.105

13517 It was moved and seconded that "Zoning Amendment Bylaw 2017 No. 4500.105" (RA373 – To rezone 3598 Norwell Drive from Single Dwelling Residential [R1] to Row House Residential [R7]) pass third reading. The motion carried.

Opposed: Councillor Bestwick

(b) Bylaw 4500.107

13617 It was moved and seconded that "Zoning Amendment Bylaw 2017 No. 4500.107" (RA375 – To rezone 5264 Sherbourne Drive from Single Dwelling Residential [R1] to Duplex Residential [R4]) pass third reading. The motion carried unanimously.

9. ADJOURNMENT:

13717 It was moved and seconded at 8:21 p.m. that the meeting terminate. The motion carried unanimously.

M A Y O R

CERTIFIED CORRECT:

CORPORATE OFFICER