

From: [Rod Nielsen](#)
To: [Public Hearing](#)
Subject: Rezoning of 5264 Sherbourne Dr.
Date: Wednesday, April 26, 2017 10:19:31 AM

Hi, my name is Rod Nielsen and I live at 5265 Sherbourne Dr., which is directly across the street from the property in question. Firstly I am against the rezoning of this property to allow a duplex. I think this would negatively affect the character of the neighbourhood, as I and my neighbours said 9 months ago on this exact same issue, too much for what is now basically half a lot in this area. In August of last year the developer presented a plan of how great this would be, and how nice it would be, so I have attached a picture of what I now see out my front window. This I feel is a good indication of what this developer is really about, it is not about making anything look good, but solely about greed. When they were not allowed to put in two duplexes they have now moved the mobile home from the middle of the property and set back from the road with some foliage around it, to right in front of my living room window, and as close to the road as possible. So now I have to see this each time I come out my front door and they want to put in a duplex. I don't think so!

On the City of Nanaimo website under Zoning reads "Zoning establishes the permitted use of land, buildings, and structures within the municipality. Zoning guides the growth of the community in a systematic and orderly way, ensuring that use of land and structures develop a proper

relationship to one another” “Proper relationship to one another” Those last five words say it all. Duplexes not welcome! Developer has already divided the lot in half, making two lots, they can build a nice single family home with a secondary suite as a mortgage helper for the new owners.

I built my house here 9 years ago and spent a considerable amount to do so, I picked this area because there were no duplexes and houses have more than five feet to the property line.

If this rezoning is allowed we may as well change the name of the street to Rosstown Rd because that is what it will become. If I may quote Bill Bestwick from last time we were here for this exact same reason. "This property is already zoned, why should we rezone it again"



From: [Michelle Sutherland](#)
To: [Public Hearing](#)
Subject: BYLAW NO.4500.105 File No. Rezoning Application - RA000373
Date: Sunday, April 30, 2017 4:28:23 PM

April 30, 2017

To whom it may concern,

RE: BYLAW NO. 4500.105 FILE NO: REZONING APPLICATION RA000373

I am not able to attend the Public Hearing on May 4th 2017 at 7:00 pm regarding BYLAW NO.4500.105 for the rezoning of Application RA000373. Please note that I AM opposed to the application at the location of 3598 Norwell Drive from a single dwelling residential property to a ten unit row multi housing development property.

Again, I vote **NO** to having the address at 3598 Norwell Drive rezoned from a Single Dwelling residential (R1) property to a 10 unit Row House development (R7). This is with regard to the subject property described as LOT 4, SECTION 5, WELLINGTON DISTRICT, PLAN 16449.

Kindly accept this email as a vote in my absence as a **NO** to this change in the Bylaw.

Thank you.

Regards,

Michelle Sutherland
#4-3570 Norwell Drive
Nanaimo, BC
V9T 1X6

From: [Webmaster](#)
To: [Public Hearing](#)
Cc: [Webmaster](#)
Subject: Send a Submission Online
Date: Sunday, April 30, 2017 7:03:02 PM

rose murphy has sent a Public Hearing Submission Online.

Address: 5212 somerset dr.nanaimo

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 4500.107

Comments: when you allow to many house on one property then the parking becomes a real problem and there is too much parking on the street. it becomes a real safety issue like it is on somerset drive

From: [rosemarie.murphy](#)
To: [Public Hearing](#)
Subject: bylaw 4500.107
Date: Sunday, April 30, 2017 7:09:49 PM

you allow to many people living in one place and the parking is not handled right. they end up parking on the street and it becomes a real safety issue if you want to see the effects of too many rental places in a small area come and drive somerset dr. around 5:30 to 6:00oclock in the evening when everyone is home

Warren Watkins
5323 Somerset Drive
Nanaimo, BC
May 1st, 2017

Dear City Council,

My wife and I live at 5323 Somerset Drive, (the lot directly behind.) I am writing this letter in opposition of the proposed zoning change of lot 5264 Sherbourne Drive from Single Dwelling Residential (R1) to Duplex Residential (R4).

A few months ago, the builder applied to have both halves of the lot rezoned to Duplex Residential. After speaking with many of neighbours I started a petition against the rezoning and collected a total of 26 signatures. My wife and I also attended the public meeting and spoke to counsel. After careful consideration the council agreed the duplex would not suit the theme of the neighbourhood and voted against the zoning change.

We were disappointed to see the builder applying again for the same variance. The neighbourhood is filled with large lots, green space, and single homes set back on the lot. Allowing the rezoning would negatively affect the appearance of the neighbourhood. Although there is one other duplex on Sherbourne Drive and a couple more on neighbouring roads, the duplex would stand out like a sore thumb. The current duplex stands out and feels like it is squeezed on to an already small lot.

We would prefer for a single house with a basement suite be built on the property. A single house would have only one drive way, more green space, and would blend in with the others houses on the street.

Please know if I didn't have a four month baby at home my wife and I would attend the public hearing on May 4th to voice disapproval.

Thank you for your consideration,

Warren Watkins

From: [Webmaster](#)
To: [Public Hearing](#)
Cc: [Webmaster](#)
Subject: Send a Submission Online
Date: Tuesday, May 02, 2017 11:37:31 AM

Sandi Wagler has sent a Public Hearing Submission Online.

Address: 5245 Sherbourne Drive

Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 5264 Sherbourne Dr
Comments: RA000375

Dear Members of Council,

5264 Sherbourne Drive, Nanaimo.

I am writing to you in regards to the proposed rezoning of property located at 5264 Sherbourne Drive (public hearing - 4th May).

I am totally opposed to this rezoning which will allow a total of three residences on the property which formerly held only one home.

My family and I chose our home on this street, in this neighbourhood, more than 20 years ago because we loved the peaceful & quiet residential neighbourhood tucked away in north Nanaimo and within easy reach of all amenities. This is our Home.

In recent years our quiet peaceful neighbourhood has constantly been threatened and overtaken by realtors and developers, who care nothing for where we live, and who have no intentions of living here, but only want to profit from it. The lots here are larger, 1/3 acre and level. The property developers seem to want to turn us into another cramped, close quartered "condo or townhouse village." We say NO.

We do not want the increased traffic - we already have plenty speeding through on their way to the lake or wherever they shortcut to. We already have a huge traffic increase since Dunster was opened up and taken through to Mostar with the many new homes cramped into that small area.

It seems that the last few times homes have come up for sale in our vicinity they get immediately snapped up by a developer and quickly subdivided. We have become very aware of this, and if I am not wrong, I believe that the property in question was offered on by the developer the very day it was to go on the market. This practice makes it extremely difficult, if not impossible, for any normal member of the community to find and purchase a nice home on a larger level lot in this area, but reduces choice to what we see springing up around us - some pretty ugly condo or townhouses. Property needs to be available to everyone, not just the developer quick on the draw.

I'd also like to point out that this rezoning question has already been before council and objected to in regards to multiple homes on site.

I urge you to please stop this now and save our neighbourhood while there is still time. Don't let developers profit big from our community then run off to make their next big buck. This is our Home, and we care.

Thank you for your careful consideration of this matter.

Most sincerely,

Sandi Wagler (Mrs.)
Homeowner
5245 Sherbourne Drive.

From: [Anne Ingalls](#)
To: [Public Hearing](#)
Subject: re: rezoning application RA000373/May 4, 2017
Date: Wednesday, May 03, 2017 1:25:11 PM

After looking at the plan for 3575 Norwell Drive, I would hope that the developer will reconsider the 1.5 m setback on the first lot fronting Norwell Drive. I notice that the other units all have a 5 m setback. I would also like to know about how long this whole process will take...there is the noise factor plus all other kinds of disruption in the neighbourhood for the developer to consider. Last, will this be an adult oriented development? We, next door, are an adult oriented community. Thank you very much.

Anne Ingalls
Unit 1
3570 Norwell Drive

From: [Ben Wagler](#)
To: [Public Hearing](#)
Subject: 5264 Sherbourne
Date: Wednesday, May 03, 2017 6:07:09 PM

Hi my name is Ben Wagler. I live at 5245 Sherbourne Dr.

I want to complain about the rezoning of 5264 Sherbourne Dr.

Turning it from a single residential dwelling R1 to a duplex residential R4, to permit two separate duplexes on half of the current lots will affect our street by overcrowding the look of the neighborhood and by extra unwanted traffic along our street. This has been a nice quiet street where children can safely play and people walk as families or with their dogs without too many cars. Our street has already changed and we don't like it.

please don't let developers make a mess of our street just so they can make more money.

We believe building two duplexes in this neighborhood will destroy the look of the neighborhood. It will look out of place in many ways.

It will look like a eyesore to the neighborhood with big duplexes on a small lot's.

The lots in the neighborhood are big roomy and quiet and that is why we live here!

We are not opposing development but we are objecting to the builder plans, Destroying the old house and building two new duplexes on 5264 Sherbourne Dr lot.

We would like to see a new house be built where the old one is and see a single family move in, and adding value to our country forest neighborhood.

When we have family and friends come and visit us they comment on how beautiful the natural living of the neighborhood is not the duplexes!

Ben Wagler.

In regards to the rezoning of 5264 Sherbourne Drive

My name is Dan Nielsen, I have lived at 5265 Sherbourne Drive for the previous 9 years. The property in question, 5264 Sherbourne Drive is directly across the street. I am not in favor of the proposed rezoning application as I feel that it would be changing the character and feel of the neighborhood. As it stands, the neighborhood consists of family homes, set back on the property with mid to large size trees and green space separating them.

The developer, who has subdivided the property in question, has moved the mobile home over to one side and has placed it as close to the road as he possibly could. This has decreased the amount of green space in front of the mobile and diminished the ability for anyone in the future to put any in place. My father bought and built in this neighborhood, for the attributes that it possessed, large yards, aesthetically pleasing set backs, allowing for green space and also allowing for a touch of privacy. Other properties in the area have been allowed to be built as R4 duplex and in my opinion have diminished the character and sense of community we have.

At the previous hearing, regarding this very same issue, city council ruled against it. The issues that were voiced by the community, that council used to make this decision, as well as their own, I am assuming, have not changed. Therefore, I don't see how this application could possibly be approved. If this rezoning is approved, I believe it may set a dangerous precedent, in that other developers would see this as green light to further sub divide and build even more duplexes.

In closing, I am not opposed to the building of a single family home with a secondary suite attached. I believe this would suit the neighborhood much more and enhance it while still providing the same amount of units on the property. This would create a better atmosphere and would match similar buildings in the area. I have attached pictures of the property in question, one from 2015 and one I took on May 2, 2017. You can see how the landscape has changed and also what we now have as a view out our front window.





From: [Tamera Rogers](#)
To: [Public Hearing](#)
Cc: [Sky Snelgrove](#)
Subject: Petition - RA375 - 5264 Sherbourne Drive
Date: Wednesday, May 03, 2017 11:03:46 AM
Attachments: [Petition - RA375.pdf](#)

A petition was submitted.

Tamera Rogers

Planner, Current Planning & Subdivision
Community Development Department
(250) 755-4450

Petition to Nanaimo Council

Regards to May 4, 2017 Hearing

Residents of Sherbourne Drive, Somerset Drive and surrounding neighbourhoods.

We, the undersigned, petition Council to rule against the proposed rezoning of 5264 Sherbourne Drive, from Single Dwelling R1 to Duplex Residential R4.

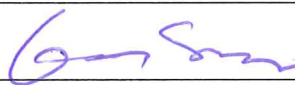
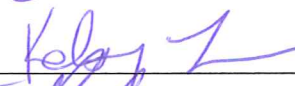



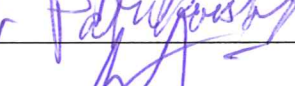


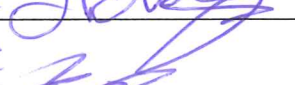
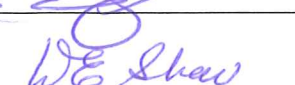
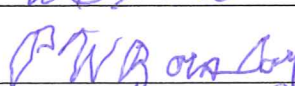
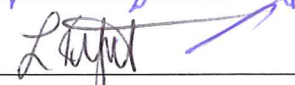


Name	Address	Signature	Date
ROD NIELSEN	5265 SHERBOURNE	Rod Nielsen	Apr 30/17
Lee Foulm	5255 Sherbourne Drive	Lee Foulm	30 APRIL 2017
Mireille Foulm	5255 Sherbourne Dr	Mireille Foulm	April 30, 2017
Frank Foulm	5255 Sherbourne Dr	Frank Foulm	April 30/2017
Ben Wagner	5245 Sherbourne Dr	Ben Wagner	April 30/2017
Sandi Wagner	5245 Sherbourne Dr	Sandi Wagner	April 30, 2017
REKRY WARREN MATTHEWS	5245 SHERBOURNE	REKRY Warren Matthews	APRIL 30 2017
Warren Matthews	5323 Somerset Dr	Warren Matthews	April 30 2017
Bill Palmer	5298 Somerset Dr	Bill Palmer	Apr. 30/17
Wayne Playford	5297 Somerset Dr	Wayne Playford	Apr 30/17
Lindsay Huddleston	5293 Somerset Dr.	Lindsay Huddleston	Apr. 30/17
Jake Recalma	5293 Somerset Dr	Jake Recalma	Apr 30/17
Mike Swift	5352 Somerset Dr	Mike Swift	April 30/17
Sylvia Williams	5381 Sherbourne	Sylvia Williams	Apr 30/17
Number of signatures on page		14	

Petition to Nanaimo Council

Regards to May 4, 2017 Hearing

Residents of Sherbourne Drive, Somerset Drive and surrounding neighbourhoods.

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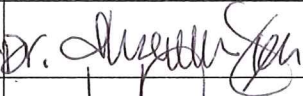

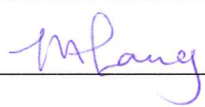
Name	Address	Signature	Date
GARY SLOW	5401 Godfrey Rd		May 1/17
Kelsey Thomas	523 Somerset		May 1/17
Sam Brown	5002 Somerset		MAY 1/17
W. L.	5143 Somerset		MAY 1/17
Tyler Kyle	5257 Somerset		May 1/17
Patrick Ukonobu	5247 Somerset Dr		May 1/17
Mark Gunn	5243 Somerset		May 1/17
Adrienne Gunn	5243 Somerset		May 1/17
Lyn Pritchard	5224 Sherbourne		May 1/17
David Coyle	5224 Sherbourne		May 1/17
Delores Shaw	5363 Taunton PL		May 01/17
Paul Bockrey	5363 Taunton PL		May 01/17
Linda Kitzul	5133 Somerset Dr.		May 2/2017
Dan Nielsen	5265 Sherbourne Dr.		May 2/2017
Number of signatures on page		14	

Petition to Nanaimo Council

Regards to May 4, 2017 Hearing

Residents of Sherbourne Drive, Somerset Drive and surrounding neighbourhoods.

We, the undersigned, petition Council to rule against the proposed rezoning of 5264 Sherbourne Drive, from Single Dwelling R1 to Duplex Residential R4.

Name	Address	Signature	Date
Michelle Dennis	5274 Sherbourne Dr.		4/30/17
Nelson Dennis	5274 Sherbourne Dr.		4/30/17
Marie Haing	5244 Sherbourne		5/1/17

Number of signatures on page

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