

**MINUTES**  
SPECIAL MEETING OF THE COUNCIL OF THE CITY OF NANAIMO  
HELD IN THE SHAW AUDITORIUM, 80 COMMERCIAL STREET, NANAIMO, BC  
ON THURSDAY, 2016-OCT-06 COMMENCING AT 7:00 P.M.

---

PRESENT: His Worship Mayor W. B. McKay, Chair

Members: Councillor W. L. Bestwick  
Councillor G. W. Fuller  
Councillor J. A. Kipp  
Councillor W. M. Yoachim  
Councillor J. Hong

Absent: Councillor M. D. Brennan  
Councillor I. W. Thorpe  
Councillor W. Pratt

Staff: D. Stewart, Acting Manager Current Planning  
J. Collinson, Planner  
S. Matthewman, Steno Planning

Public: 18

1. CALL THE SPECIAL MEETING OF COUNCIL TO ORDER:

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

2. ADOPTION OF AGENDA:

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

3. CALL THE PUBLIC HEARING TO ORDER:

Mayor McKay called the Public Hearing to order at 7:00 p.m. and advised that members of City Council, as established by provincial case law, cannot accept any further submissions or comments from the public following the close of a Public Hearing. Mr. Stewart explained the required procedures in conducting a Public Hearing and the regulations contained within Part 14 of the *Local Government Act*. Mr. Stewart advised this is the final opportunity to provide input to Council prior to consideration of further readings of Bylaw No. 4500.099 at this evening's Special Council meeting.

Regular Council Meeting  
2016-NOV-07

- a) Bylaw No. 4500.099 – RA000367 – 615 and 699 Harewood Road – was introduced by Ms. Jill Collinson, Planner, Current Planning and Subdivision.

This bylaw, if adopted, will rezone the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) in order to permit construction of an 11-unit townhouse development.

**Ms. Michele Hayden (on behalf of Glen Hill) de Hoog & Kierulf Architects**

Ms. Hayden's presentation is attached as "Attachment A – Submissions for Bylaw 4500.099".

Councillor Bestwick asked for the size of the units, how they came up with the numbers for public transit of 1.5% of trips in Harewood vs 3.5% for the City, and whether the lane was 7m or less.

Ms. Hayden answered there would be ten 3-bedroom units with one 2-bedroom unit. Eight of the proposed units would be identical, leaving three different.

Ms. Collinson answered the current lane width is less than the required 7m, lane dedication would be required. She also stated the numbers for the usage of public transit came from the Nanaimo Transportation Master Plan.

Councillor Fuller asked if these would be owner occupied or rented?

Ms. Hayden replied that the owner has not yet decided, they are looking at both options.

**Brian King - 650 Wakesiah Avenue - Opposed**

Mr. King was concerned that the developer was taking seven feet away from the laneway which would make it too narrow for emergency vehicles. He was also concerned that the units would be rented.

Mr. Stewart explained that the additional laneway would be from the development property which would make the laneway wider. It would be given to the City as a dedication.

**Lynne Cloverdale - 624 Wakesiah Avenue - Opposed**

Ms. Cloverdale's presentation is attached as "Attachment B - Submissions for Bylaw 4500.099".

**Michael Galvin - 624 Wakesiah Avenue - Opposed**

Mr. Galvin was concerned with increased traffic and parking. He has a heritage property which backs onto the lane. They would lose privacy from the large fir trees on the proposed development property. He would like to see the architect incorporate a plan to include the trees and to downsize the number of units.

**Penny & Christopher Reynolds - 634 Wakesiah Avenue - Opposed**

Mr. and Mrs. Reynolds' presentation was read by Michael Galvin in their absence which is attached as "Attachment C - Submissions for Bylaw 4500.099".

**Kristina Clemotte - 638 Wakesiah Avenue - Opposed**

Ms. Clemotte was concerned with an increase in traffic, and the value of their properties decreasing. She asked for an alternative of three or four units to maintain the character of the neighbourhood. Currently, there are no townhouses in the neighbourhood.

**John Scheck - 630 Wakesiah Avenue - Opposed**

Mr. Scheck purchased his property after investigating zoning of the area, and he knew that this property would be developed eventually. He was not expecting something of this size and scope. Mr. Scheck was also concerned with increased traffic, access to the alley and whether the proposed units would be rented.

There were four written and five verbal submissions received with regard to Bylaw No. 4500.099.

4. **BYLAWS:**

- (a) That "ZONING AMENDMENT BYLAW 2016 NO. 4500.099" (RA367) - to amend "ZONING BYLAW 2011 NO. 4500," by rezoning the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) in order to permit construction of an 11-unit townhouse development pass Third Reading.

Councillor Hong said the zoning is (R1) and the Official Community Plan (OCP) calls for higher density in these areas. Residents need housing, this is not going to be the only area that will come forward for rezoning.

Councillor Fuller said eight units would be better than the proposed 11. He also stated the OCP and Neighbourhood Plans are important. The parking is great but he was concerned with the garbage location.

Councillor Kipp said he was concerned with parking and laneway access. He liked the mixed use of housing in neighbourhoods, but this density was too much. Three and Four Unit Residential (R5) with two fourplexes would be a better zoning for the area.

Councillor Bestwick said he was not convinced that the location of the proposed development suits the form and character of the area, that the excessive number of units would dwarf anything around it.

Councillor Yoachim said he was for development on the site but would like to see fewer number of units. He did not believe that rental units degrade a neighbourhood.

Mayor McKay commented that more rental units are coming into Nanaimo as affordability is a real issue, density is low in Nanaimo compared to other municipalities of the same size.

It was moved and seconded that Rezoning Application RA000367 pass third reading. The motion failed.

*Opposed: Councillors Hong, Yoachim, Bestwick, Fuller and Kipp*

6. ADJOURNMENT:

It was moved and seconded at 8:17 p.m. that the meeting terminate. The motion carried unanimously.

---

MAYOR

CERTIFIED CORRECT:

---

CORPORATE OFFICER

G:\DEVPLAN\FILES\1 ADMINISTRATION\0575\20\Special Council Meetings\Minutes\2016