

MINUTES
SPECIAL MEETING OF THE COUNCIL OF THE CITY OF NANAIMO
HELD IN THE SHAW AUDITORIUM, 80 COMMERCIAL STREET, NANAIMO, BC
ON THURSDAY, 2016-APR-07 COMMENCING AT 7:00 P.M.

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

Members: Councillor G. W. Fuller
Councillor J. A. Kipp
Councillor I. W. Thorpe
Councillor J. Hong
Councillor W. L. Pratt
Councillor M. D. Brennan

Absent: Councillor W. L. Bestwick
Councillor W. M. Yoachim

Staff: B. Anderson, Manager, Planning & Design, CD
K. Kronstal, Planner
S. Matthewman, Steno

Public: There were 22 members in attendance

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. Anderson explained the required procedures in conducting a Public Hearing and the regulations contained within Part 26 of the *Local Government Act*. Mr. Anderson advised this is the final opportunity to provide input to Council prior to consideration of further Readings of Bylaw No. 4500.095 at this evening's Special Council meeting.

- a) Rezoning Application No. RA00363 – 306 Hillcrest Avenue / 525 Third Street / 305, 311 & 321 Watfield Avenue - introduced by Karin Kronstal, Planner, Planning & Design Section.

This bylaw, if adopted, will rezone the subject properties from Single Dwelling Residential (R1) and Duplex Residential (R4) to Mixed Use Corridor (COR2) in order to permit a mixed use development with commercial uses and residential units, including student housing.

Gunter Yost, Universal Estates BC Ltd – Applicant Representative

Mr. Yost's presentation is attached as "Attachment A".

Mr. Yost stated that this development has been substantially changed from the original concept in order to address neighbourhood concerns. One student housing building was eliminated, and the remaining two buildings were repositioned to allow twice the required setback on the southern property line. The concept provides east and west access through on the property to allow for better traffic flow. All required parking is provided on site, the applicant is not looking for a parking variance. Overall, there is a reduced density for student housing from 30% to 18%. This development will contribute substantial infrastructure upgrades and amenities to the area.

Daryoush Firouzli, Daryoush Firouzli Architecture Inc.

Mr. Firouzli provided a presentation which included updated conceptual plans. He stated this project will create a vibrant sustainable community within the existing Harewood District which will integrate functional commercial and professional uses as well as medium density residential and student housing.

Nadine King, Senior Transportation Engineer, Boulevard Transportation Group

Ms. King stated that the traffic study for the new development reflects a 16% reduction in traffic coming to and from the site. Some of the new improvements will include; a new connection through Watfield Avenue, improvements to Third Street, add a centre lane in middle for separate turns for safety into Watfield Avenue and Hillcrest Avenue, bike lanes to improve bike safety, sidewalks for pedestrians, and pedestrian activated flasher on Third Street. The site is designed so parking can be removed to widen road for future use.

Tim McGrath - 431 Third Street - on behalf of Harewood Neighbourhood Association

Mr McGrath expressed concern that this property would not be developed completely and the commercial portion could be sold in the process. He was pleased with Mr. Yost and the significant changes that were made, the neighbourhood spoke out and they listened. Mr. McGrath also had some concerns regarding the community contribution.

Councillor Fuller said he echoes Mr. McGrath's concerns about the timely development of the property.

Ms. Andrea Blakeman, Vancouver Island University, 475 Chestnut Street – In Favour

Ms. Blakeman said Nanaimo is in need of student housing that is close to services and amenities. Student housing within walking distance to the university also creates less vehicle traffic on campus. Onsite housing is for first year students only who need to move in their second year. Last year there were approximately 500 second year students looking for accommodation in Nanaimo which included international and domestic students. A project like this makes it so people do want to come here.

Vania Mazanik - 4881 Finnerty Crescent - In Favour

Ms. Mazanik said she was pleased with the affordable housing within walking distance to VIU along with access to conveniences.

Mr. Jim Basnett – 431 Third Street – In Favour

Mr. Basnett stated that Nanaimo is becoming a university city and we need to provide secure housing for students. This development is providing nice improvements for Third Street with ditch in-fills and sidewalks. Revision of modernization will be appreciated and the University will attract employees.

Lisa Beaudry – 375 Howard Avenue – In Favour

Ms. Beaudry had some concerns whether this project will be completed in a timely manner. Ms. Beaudry said she loves the student housing proposal, green space, bike lane and bus stop. She stated we need housing for students with families and places in the community for people to meet and connect.

Mayor McKay stated that market conditions affect development, and this developer is anxious to go ahead with this project.

Fred Taylor – 204 Emery Way – In Favour

Mr. Taylor stated that he is in favour of this development as proposed, but stated Nanaimo needs to stop upzoning land to be sold. He encourages the City to look at a way to ensure that low cost student housing is built.

Curtis Selinski – 112, 1185 Dufferin – In Favour

Mr. Salinski said the developer has made a huge investment, and commitment. They have chosen Nanaimo. This is a positive proposal for our community and businesses. Good for local jobs, with an estimated \$40 million going back into the community over the span of this project.

There was 5 written and 7 verbal submissions received with regard to Bylaw No. 4500.095.

4. ADJOURNMENT OF THE PUBLIC HEARING

It was moved and seconded that the Public Hearing adjourn. The motion carried unanimously. 8:03 p.m.

5. BYLAWS:

- a) That “ZONING AMENDMENT BYLAW 2015 NO. 4500.095” (RA363) - to amend “ZONING BYLAW 2011 NO. 4500,” by rezoning a portion of the subject property from Single Dwelling Residential (R1) and Duplex Residential (R4) to Mixed Use Corridor (COR2) in order to permit a mixed use development with commercial uses and residential units, including student housing pass Third Reading.

It was moved and seconded that Rezoning Application RA000363 pass Third Reading. The motion carried unanimously.

6. ADJOURNMENT:

It was moved and seconded at 8:05 p.m. that the meeting terminate. The motion carried unanimously.

MAYOR

CERTIFIED CORRECT:

CORPORATE OFFICER