







PROPERTY DISPOSITION

LOCATION PLAN

Civic: 897 Albert St. and
474 and 478 Pine Street

-  Subject Properties
-  Area = 2696 sq m + / -
-  Laneway Closure
-  Laneway Dedication 6m

ATTACHMENT B

Comments:

- Excellent project, Great location, fantastic organisation. Please keep in mind the fragility of the Cat Stream. Set back adherence is crucial.
- Concerned about how close the development is to Cat Stream and I would like to take a closer look at the environmental assessment without going through FOI request process. I support housing for the site in principle but I am unsure about the proposal.
- Concern about possible destruction of wilderness area adjacent to the Cat Stream. Habitat for humanity homes should be available to low income couples/individuals as well as families. E.g, seniors who are becoming homeless in increasing numbers. It seems unfair that Habitat for Humanity homes are available only to families with children – all age groups should be eligible.
- I think the lower area at the corner of 4th and Pin is a flood plain for the Cat Stream. To build up that area with fill and to reduce the area is not a good plan for the sensitive area of the Cat Stream. I would suggest a current study to be done to make sure the cat Stream is not compromised. I do want Habitat for Humanity to have land – is this the appropriate one?
- Would love to hear more about how you will deal with rain water (swales, rain gardens etc vs. into the storm sewer). Would also like to hear about the use of native plant species, endemic to the area being used in landscaping, especially in the riparian setback area.
- Thank you for the public meeting. I am concerned this area is valuable wet lands, which should not be built on. I suggest a current study to ensure the Cat Stream is not compromised.
- It is disappointing that Habitat for Humanity is going to build on salmon Habitat as well as environmentally sensitive area. Please conserve Cat Stream.
- No variances!!!
- Great fill in project on land that has sat vacant for as long as I can remember.
- I fully support this project of Habitat for Humanity. The properties as they are now are a complete eyesore.
- Continue the good work. Fully support this proposal as is fundamentally a solid proposal.
- As a resident of Harewood, I fully support the proposed Habitat for Humanity affordable housing project at this site. I understand that further modifications to the site design may be needed, but in general terms I wish to see a residential affordable housing project happen here.
- I am very concerned about the flood plain on which this property will be built. Apparently, according to the geo-tech survey, houses will need to be 1.5meters above grade. This means the city will have huge expenses infilling. And then the question remains, where will the flood water go once the infill s in? To the neighbours lots? And how will this affect the huge amount of wildlife in this important wetland? These creatures have no voice.
- I'm sorry to say I'm not in favour of the project. There was only 1 copy of an environmental assessment available to view. The director of Habitat that I talked to did not know details of the report and could not provide info. Please choose another site.
- I cannot understand why the City of Nanaimo insists on choosing controversial spots for development when there are so many open lots and empty buildings around. This spot has deer and other wildlife. I am against reducing forested areas in residential areas.
- Please consider provincial RAR assessment methods and honour a 30m setback from fish-bearing stream.

- My main concern is that this development is being proposed for a flood plain. How much infill will be required? How will the inevitably changed drainage affect neighbouring properties? Once the stream and habitat are damaged, reduced, gone – they are gone forever. Suggestion – limit the development at minimum to 4 properties along Pine. Does the city have a pure track record when it comes to the environment ie building of fields on 3rd Street?
- Developing these parcels will require not only infill existing floodplain and storage, but will also generate additional runoff. This is a low gradient creek with downstream flooding that already occurs frequently. I asked how these two aspects of stormwater management would be addressed and the answer was "we haven't gotten that far yet". The Enviro Assessment indicated a 2m SPEA around ditches connected to Cat Stream and there is one such feature that exists where you are planning on putting the laneway. How will this be addressed with the concept layout moving forward? The Harewood Neighbourhood Plan has earmarked Albert/Fourth/Pine as a potential future roundabout. Has the city or habitat been diligent enough to look at any future land needs for this type of intersection and consider this prior to granting these public parcels to private interest? Overall, I am not against the development in principle or function. I do however expect these types of improvements to be made in concert and balance with both the environment and overall community needs. At this point I don't believe it does.
- Right idea, wrong location. We are not opposed to helping other people afford housing, whatsoever. Our main issues have to do with the environmental concerns we have about this property. I realize that the City of Nanaimo staff have stated you can usurp the 30m riparian setback (which is a federal environmental law), but even if you do, and even if you have to pay fines after doing it, is it the right thing to do? Your environmental assessment says 10m - I'm not sure why someone would contradict the federal law and the assessment done only one year ago by the RDN, but again, I ask you: is it responsible to encroach on such an environmentally sensitive area just because you have someone else say they believe it's not a problem? I also take issue with you trying to get an exception to pave over the drainage ditch along the property line of the inside lot (bordering the house next to the vacant lots). The environmental assessment you've obtained states that ditch requires a 2m setback, but you are petitioning the province to let you pave a laneway over it? I find that very irresponsible. You do realize that the lots the City is planning to give away to you are part of a flood plain? That the laneway (also called Pine St) behind the lots that wraps around down to 494 and 492 Pine Street floods every winter? 494 Pine Street has had its basement flooded several winters now. If you take away the upstream area for water to collect it will more than likely exacerbate the flooding issues of that property and the laneway. Lastly, this riparian area has not been developed - though it has been in the hands of the City for 99 years. Why is that? Because as every sign up and down the streets surrounding the area state, it's an environmentally sensitive area. We should not be developing it at all, we should be protecting it. I won't get into all of the wildlife (flora and fauna) that live and depend on that area - you have the assessments. If you are truly a community steward you would build on one of the vacant parking lots, not in an active, fish-spawning stream.