



Public Engagement

Timeline

- 2017 08 08 - DP application.
- 2018 04 05 - Public information meeting.
- 2018 02 20 - Revision 1 to City.
- 2018 06 06 - Strata Council Meeting 1
- 2018 10 04 - Revision 2 to City.
- 2019 01 08 - Revision 3 to City.
- 2019 01 30 - Strata Council Meeting 2
- 2019 02 01 - Revision 4 to City (due to file errors, updated Rev 3 plans were not included).

City Meetings

- Several meetings/ revisions with planning, environmental, engineering, traffic since Aug 2017.

Strata Meetings

- Engaged in public information meeting.
- Engage in two strata executive meetings. (Bradley Neighbourhood Association president member of the adjoining strata).

Changes from Original Approved Development Permit of 1995

- From 56 units to 67 units (later revised to 59 units).
- Parking access from two streets instead of one, to reduce traffic over shared strata driveway easement.

Changes from Public Consultation Since April 5, 2018 Public Information Meeting

- Revised number of units from 67 units to 59 units.
- Parking variance of 37 stalls to 0.
- Onsite parking stalls from 74 to 84 stalls (1.10 stalls/ unit to 1.42 stalls/ unit).
- Relocated garbage enclosure to inside of building and relocated access from shared strata driveway to west side of building.
- Added public sidewalk on covenanted private property from adjoining strata driveway to west side of Millstone and entry to Bowen Park.
- Increased width of proposed public sidewalk to future standard of 1.5m for improved accessibility design.
- Added raised sidewalk and entrance to dead end portion of Millstone Avenue.
- Suggested possible shared strata driveway upgrades.
- Increased covenanted environmental protection area.
- Engaged in additional Staff discussions/ details of environmental protection measures.
- Removed any development within the non developed area south of the building including removal of existing trails on private property.



















Response in **Blue** to Bradley Street Neighbourhood Association Letter to Council

Environmental Issues:

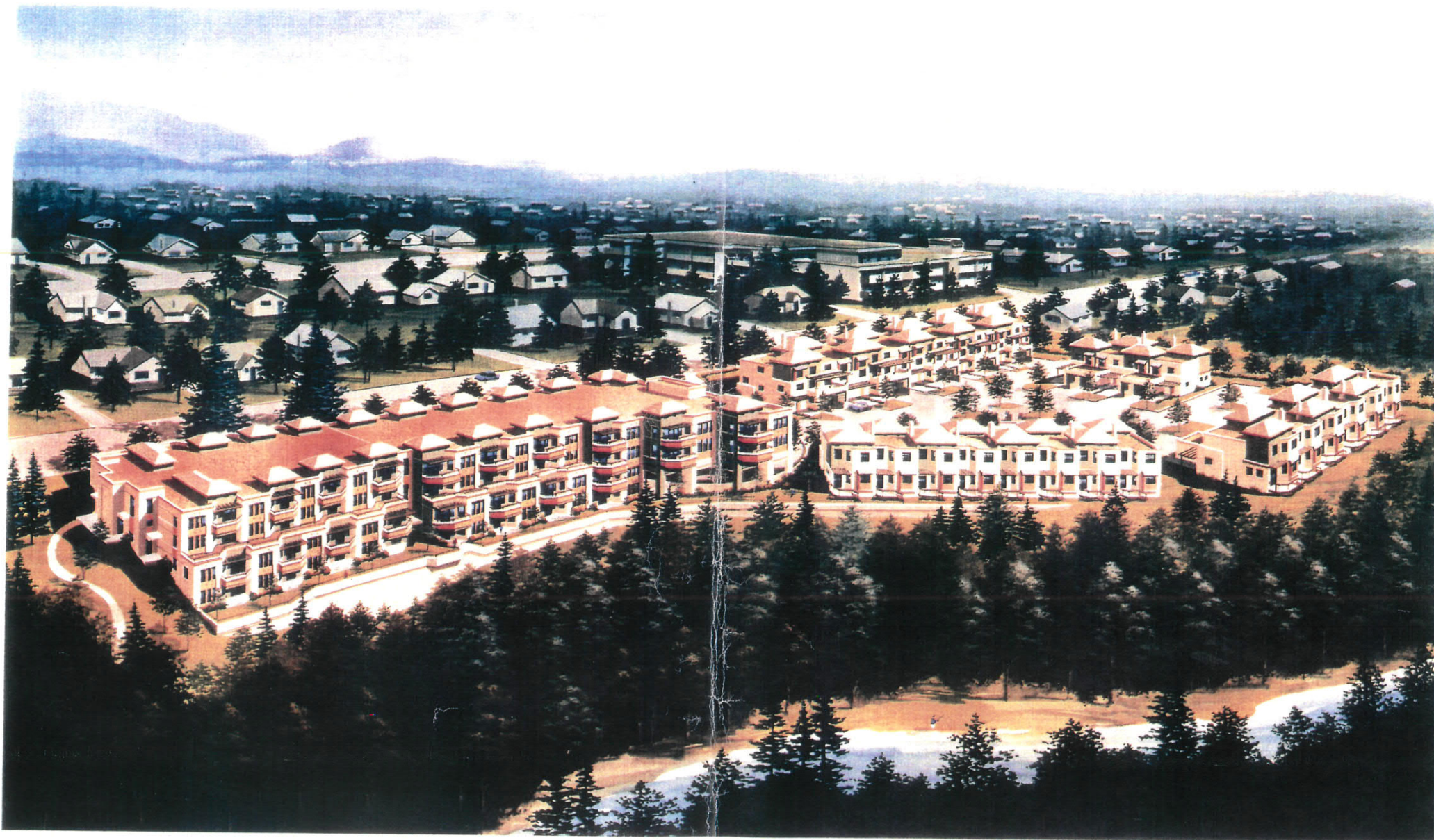
- Protection of salmon during construction.
 - City and Ours as well. General discussion on concerns and procedures during the development permit process. Further details to be developed during the construction drawing and permit phases following best practices/ regulatory requirements with the City and other Authorities with Jurisdiction.
- Tipping over of site preparation equipment downhill.
 - Extremely unlikely as building and excavation area is fairly flat (refer to topographic plan).
 - Construction/ riparian finished guardrail to City standards to be installed prior to any site work.
 - Engineered under ground retaining wall installed to avoid any disturbance of site beyond construction line.
- No natural bench to stop anything going into the river.
 - Unlike the adjacent strata, there is a natural bench (refer to topographic plan).
- Adding land to Bowen Park.
 - That is a City question that would involve the purchase of private land that has been previously approved by a development permit.

Traffic Issues:

- Traffic and safety issues.
 - Upgrades/ changes/ traffic calming/ rerouting of Bradley Street is beyond this development permit and is a City issue.
 - Any increases/ decreasing in vehicle traffic is more dependent on development beyond the street as there are only 3 crossings over the Millstone. Better public transportation/ street infrastructure/ sustainable design is more achievable with increased density.
 - A new public sidewalk covenanted on private property is proposed on the south side of Bradley street and extends beyond the property frontage of typical developments.
- Limited on street parking.
 - 15 additional/ reconfigured stalls for public use created at end of Millstone Avenue.
- Would be welcome if built on flat land.
 - The portion of the site for the building footprint is actually quite flat compared to the rest of the site.

Developer Issues:

- Can the City guarantee that the building will remain as a rental unit.
 - The Owner has not indicated a preference for rental or condos. Suspect more likely Condo given construction costs. Most privately developed rental buildings are actually setup as Condos to allow future conversion or multiple owners. Condo's don't necessarily rule out rentals by a strata owners/ investors.



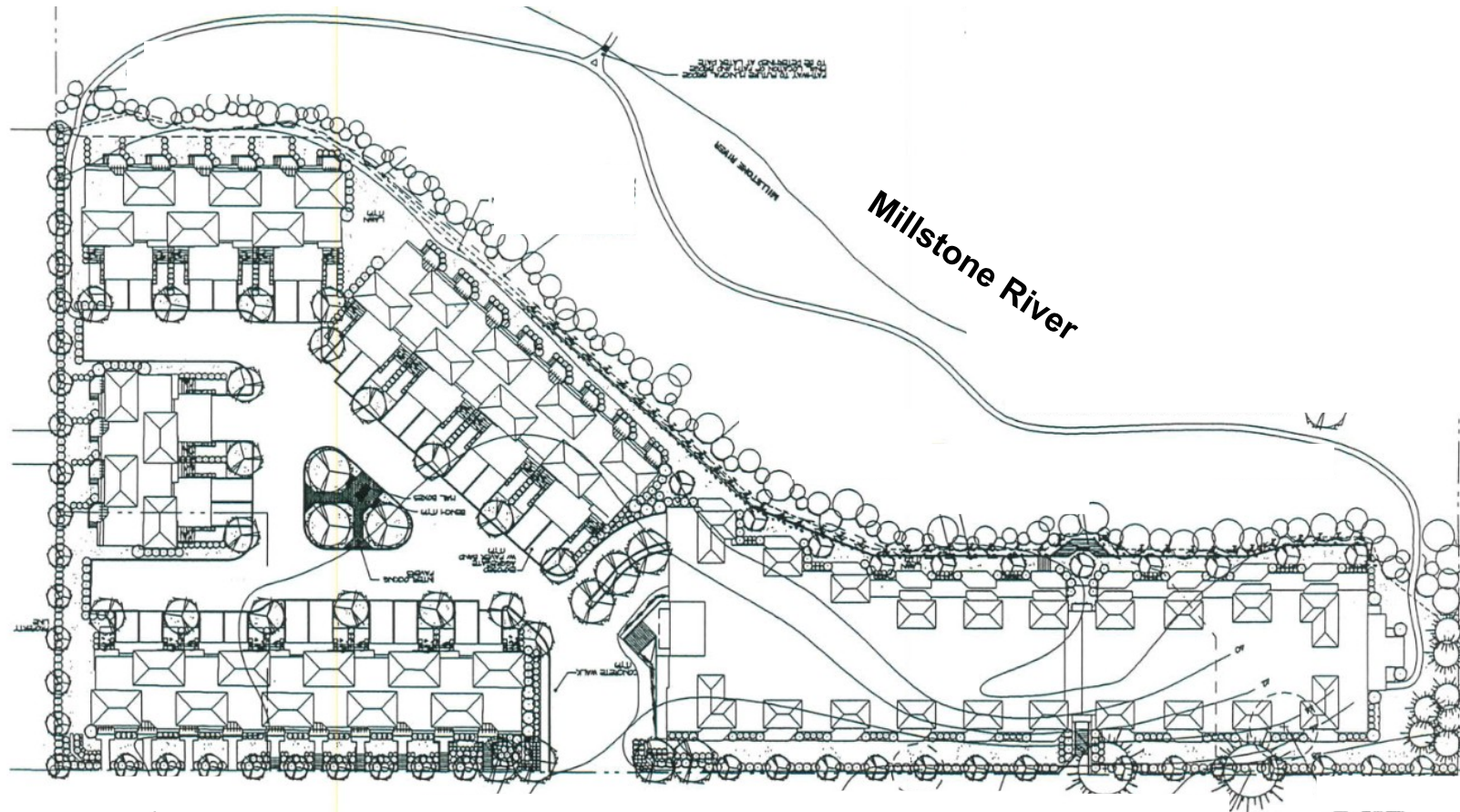
BOWEN PARK ESTATES

NANAIMO, BRITISH COLUMBIA

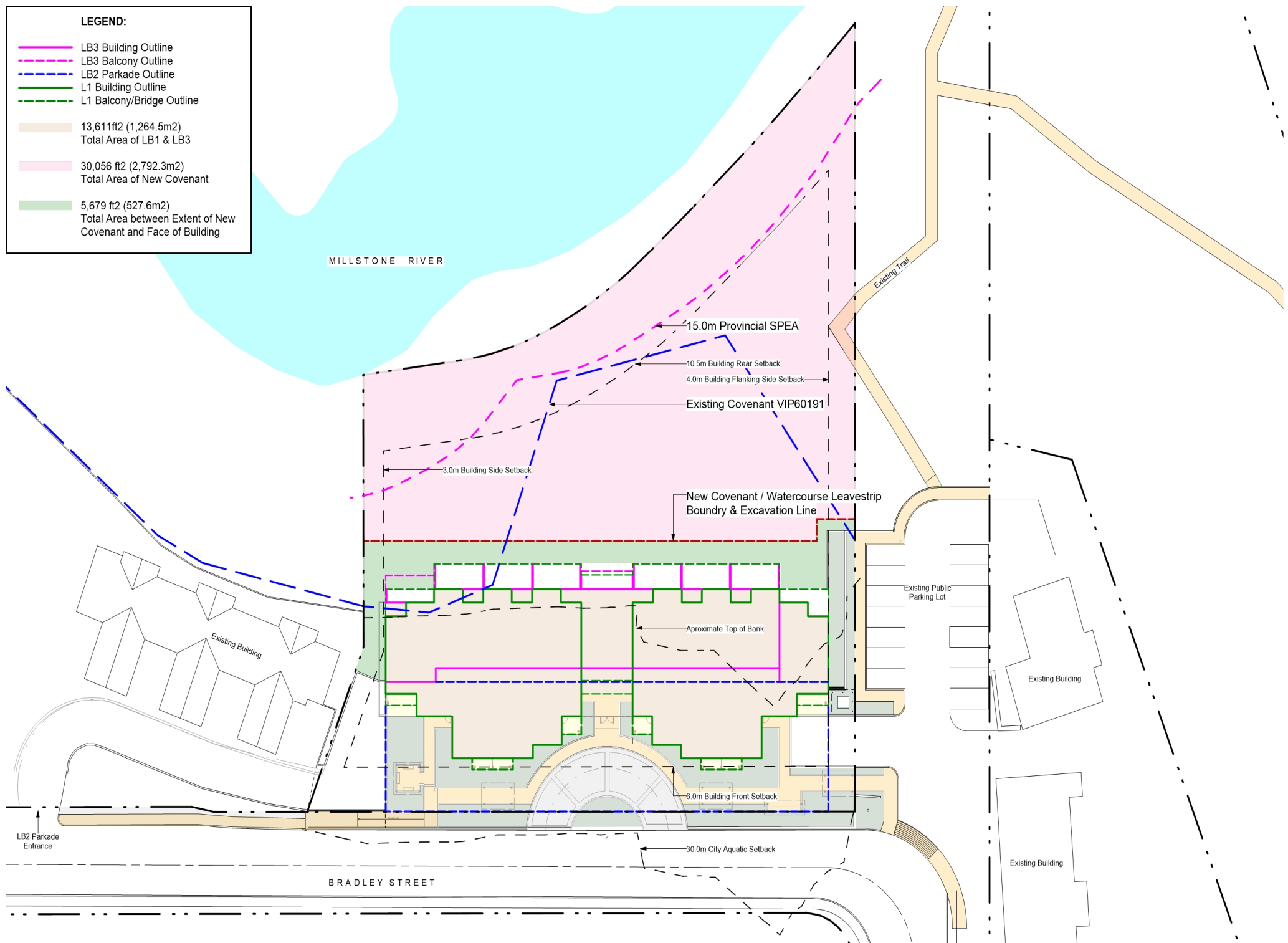
Kasian
Kennedy

Architecture
Interior Design
and Planning

WLD 001-002



Bradley Street





















Site Plan Context

May 27, 2019

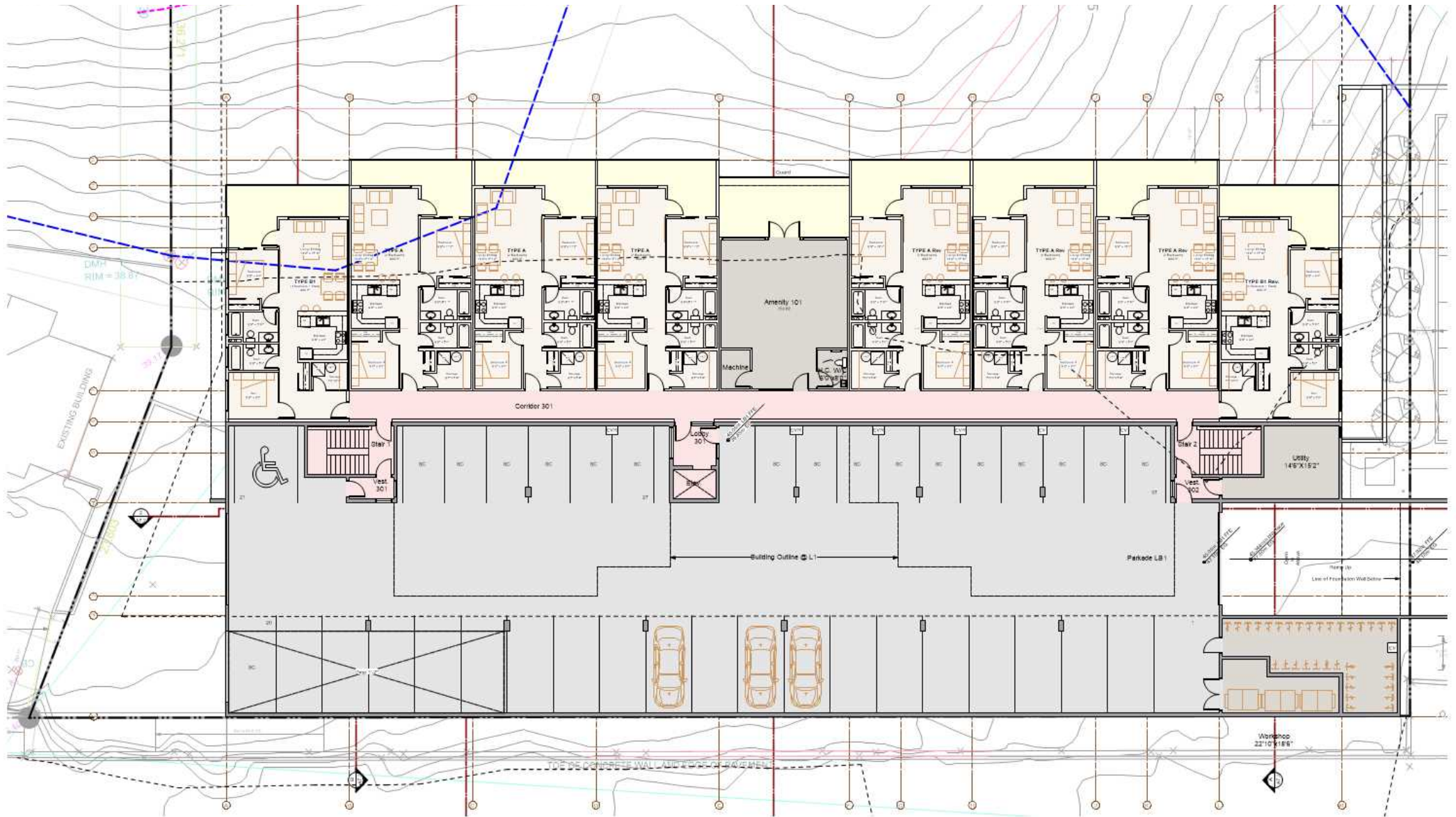


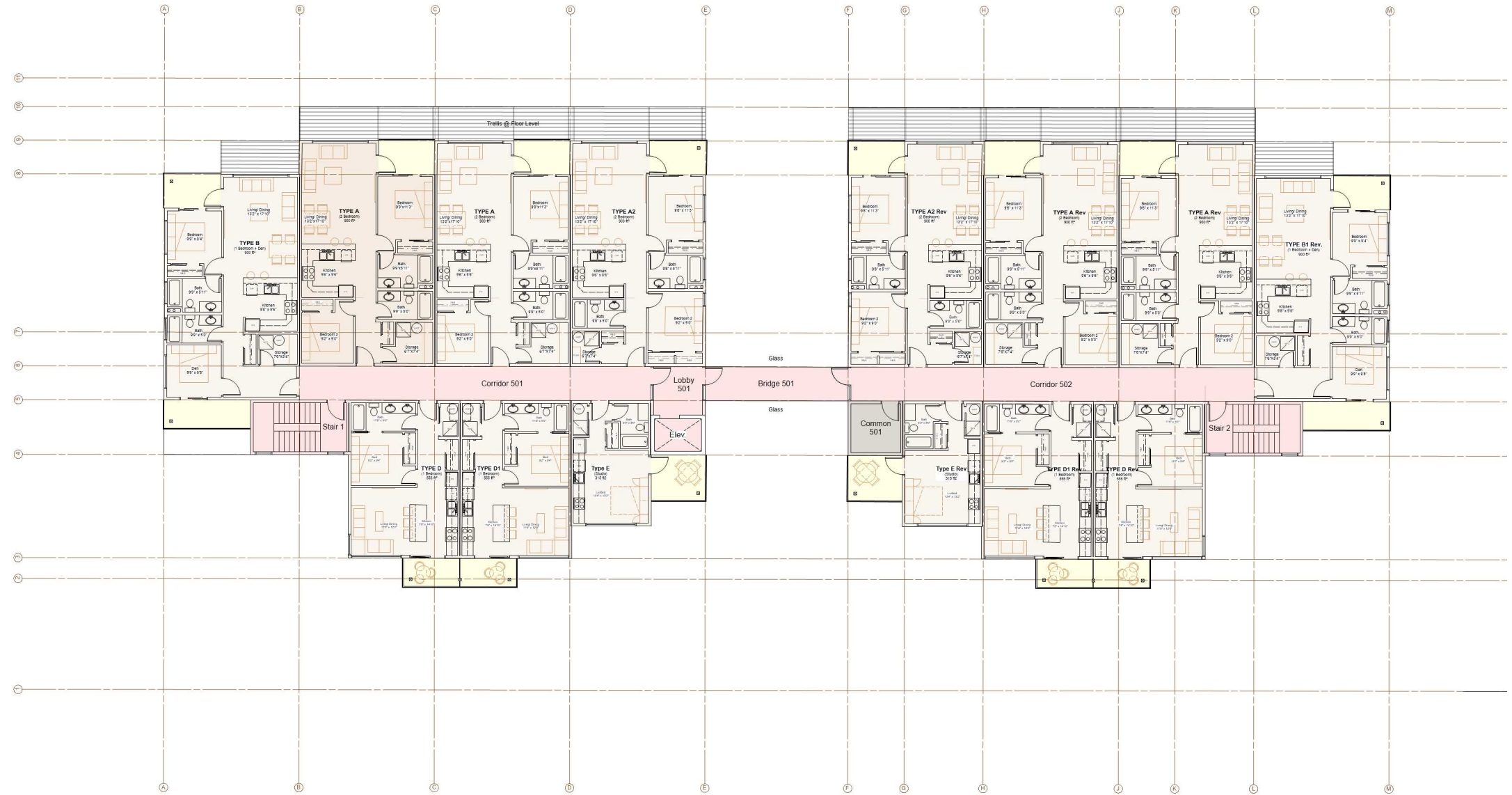


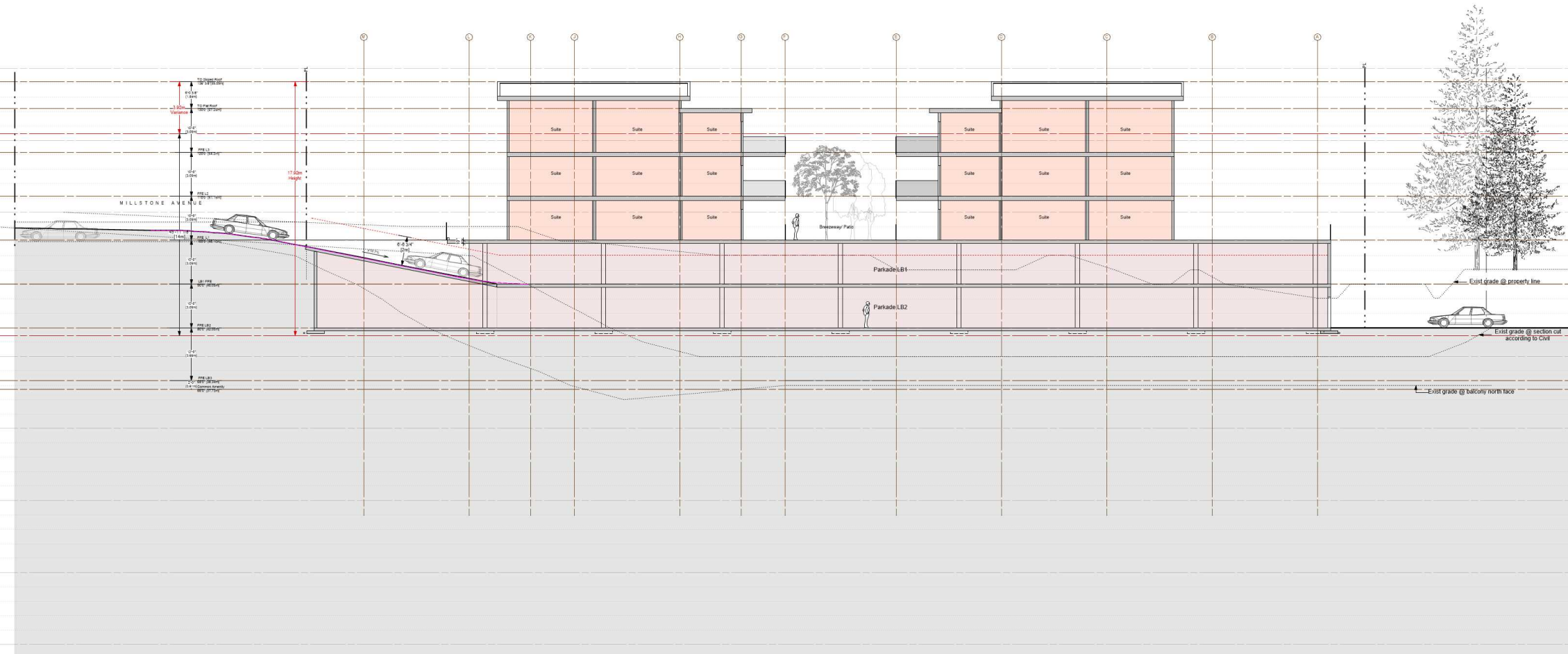


LB2 Floor Plan

May 27, 2019









Public Benefits

Public Participation

- Example of voluntary public engagement for a development permit.
- Provides better design and reduces negative impact onto others.

Beautiful Built Environment

- Well designed buildings in harmony with nature provide a better quality of life.
- A nicer Bradley Street boulevard with street trees and public sidewalk instead of a large retaining wall.

Economic Sustainability

- Beauty and a better quality of life increases economic sustainability of local communities.
- Provides local well paying jobs during construction.
- Provides an increased tax base with existing infrastructure to pay for other services desired by the community.

Transportation/ Mobility

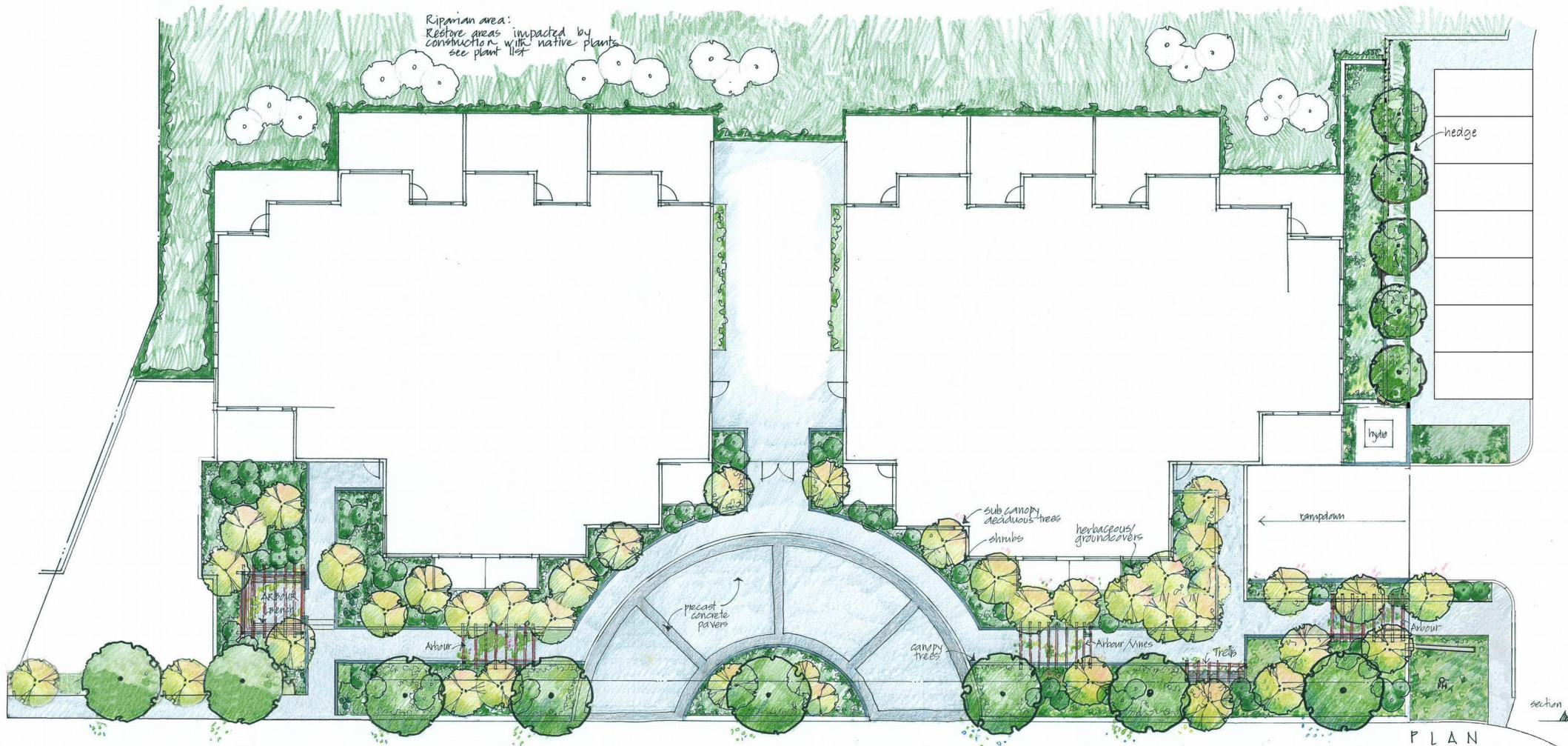
- Additional public parking available to neighbourhood.
- Safer pedestrian movement with additional sidewalk along Bradley Street.
- Safer pedestrian movement to Bowen park with dedicated sidewalk.
- Opportunity to cost share and modify existing shared strata driveway that is near its useful life.
- With two remote driveway accesses, shared strata driveway traffic reduced by 46%.
- Provision of secure covered bike parking, electric vehicle charging, and additional sidewalks improves alternate mobility options that benefits the community as well.
- Existing City retaining wall no longer meets current seismic requirements and becomes redundant with no cost to taxpayers.

Environmental Stewardship

- Existing private trail removed.
- Improved quality of the river bank thru removal of invasive plants.
- Environmentally sensitive private lands protected by covenants provides good stewardship thru individual accountability.
- Living close to nature provides a greater appreciation and desire to protect the environment.
- Eyes of residents over the river bank reduces undesirable human activity that can lead to degradation of the environment.
- Smarter and more environmentally friendly than adjacent strata, with more density, greater % of undisturbed/ permeable lot coverage, and more energy efficient design.

Densification

- Infill development uses existing infrastructure.
- Infill permits upgrades to existing infrastructure paid by development and not the taxpayer.
- New construction provides more energy efficient and healthier buildings towards our goal of net zero buildings by 2030.
- Densification allows more opportunities for better public transportation/ alternative modes of mobility.
- Meets City's objective to promote sustainability and address climate change.



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591 BRADLEY MULTI-FAMILY

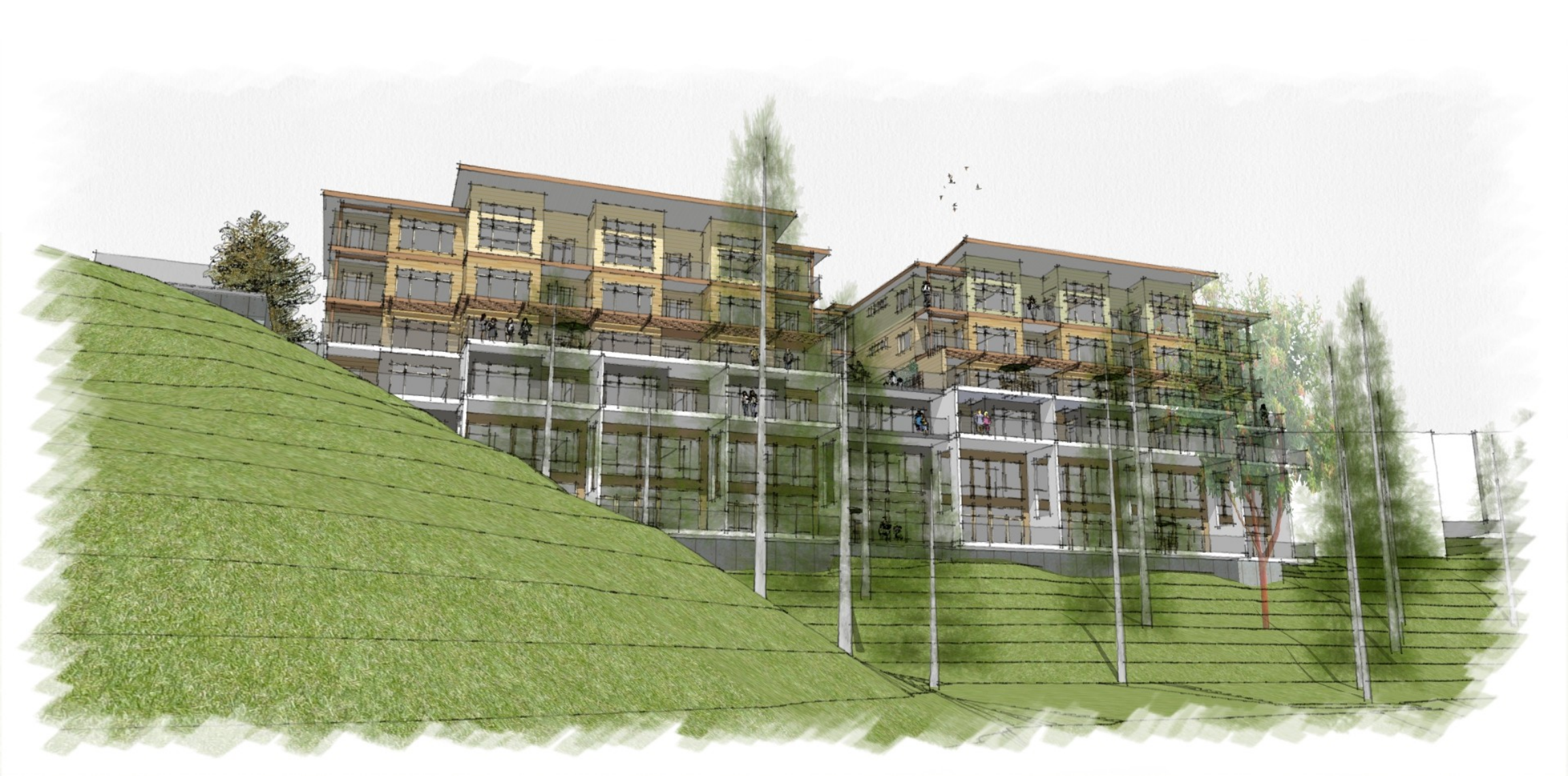
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Revised: 19.2.18
Revised: 21.9.18

RAYMOND
de BEELD
ARCHITECT Inc.

DP1070 591 BRADLEY MULTI-FAMILY

Landscape Plan

May 27, 2019



Thank You