

**SUBMISSION TO NANAIMO CITY COUNCIL**  
**Re: COVENANT AMENDMENT CA000011**  
**(6340 MCROBB AVENUE)**



**BY THE TEXADA STRATA COUNCIL**  
**VIS 6620, 6310 MCROBB AVENUE**  
**(25 MAY 2020)**

## **1. INTRODUCTION**

- 1.1 This submission, on behalf of the Strata Council and residents of The Texada, VIS 6620, 6310 McRobb Ave., is to voice our opposition to the application CA000011 for a covenant amendment for 6340 McRobb Avenue, Phase 1. The application seeks to change plans for townhouses in Phase 1, approved by the City in 2008, to a 6-storey multi-family apartment building. In the following paragraphs, our submission outlines the primary concerns we have with the proposed development of 6340 McRobb Avenue and our recommendation against the application to amend the covenant amendment. Appendix A – Background, seven slides in .pdf format, traces the evolution of developments in our neighbourhood, Georgia View Village (GVV), as well as the increasing density of succeeding proposals, from the original concept of the 2003 master plan, through the plan approved by the City in 2008, to the current status of development in 2020, including the various proposals for 6340 McRobb Ave.

## **2. CONCERNS**

### **Density**

- 2.1 Notwithstanding the proposal's technical compliance with the Official Community Plan and zoning, we urge City Council to consider the following with respect to CA000011:
- Owners/residents since 2008 have chosen to live/invest in GVV, in part taking into account the 2008 plans approved by the City, which CA000011 will significantly alter;
  - We support the 2008-approved plans for 6340 McRobb, the Phase 1 of which is more commensurate with the developer's sole experience building single-family housing;
  - As the Woodgrove Urban Node is already being heavily developed in other areas (e.g. three rental buildings at 6975 North Island Highway and two upscale condo buildings at 6540 Metral Drive), little is to be gained and scale/liveability to be lost by changing previously approved plans for our neighbourhood - plans which already envision two high rise towers that eventually will dominate the skyline of North Nanaimo;
  - From 2003 to 2019, 6340 McRobb Phase 1 plans have expanded from parking spaces to townhomes, now to a mid-rise building, and from 0 residential units to 66 units;
  - In the same period, Phase 2 plans have ballooned from two 15-storey towers with 266 units to two 20-storey towers linked by another 5-storey building, totaling 432 units;
  - Unlike the recently approved DP001155 (neighbouring 6117 Uplands Dr.), which we supported, we contend that the applicant's plans for both development phases of 6340 McRobb Ave. would bring much greater density, which would adversely impact the nature, quality and liveability of the neighbourhood.

### **Traffic**

- 2.2 In addition to the parking concerns detailed below, it should be noted that Sentinal Drive is a narrow, private road, governed by General Instrument EX124369, raising the following issues:
- **Safety** – high volume, two-way traffic poses risk to vehicles in outdoor parking stalls along the narrow road and to pedestrians/cyclists in Texada's lane, where there are no sidewalks;
  - **Construction equipment** – too big and heavy for the narrow road, could add street maintenance costs;

- **Cost-sharing** – higher density now proposed for 6340 McRobb will bring greater traffic volume, increasing road maintenance costs, while further distorting the cost sharing formula set out in EX124369 (see Appendix A, page 9).

### **Site plan**

- 2.3 Should City Council approve CA000011, we are apprehensive that the developer and the City Planning Department may not address our following concerns regarding the Phase 1 design:
- **Parking** - insufficient resident and visitor parking, no parking area for delivery, service and emergency vehicles, and no on-street parking on Sentinal Dr. (too narrow);
  - **Access** – none to the main entrance and no loading zone;
  - **Garage** - entrance aligned with Texada's lane and adjacent to 6117 Uplands' Sentinal Dr. entrance, concentrating traffic in one area, which could be dissipated by moving the entrance to the Sentinal/Calinda connector;
  - **Building Footprint** – too big for the size of the property, overwhelming compared to the approved 2008 townhouse plan (a concern which also applies to the 5-storey building proposed to link the two towers in Phase 2).

## **3. RECOMMENDATION**

### **Rejection**

- 3.1 For the foregoing reasons, The Texada (VIS 6620) recommends that City Council should:
- Reject CA000011 respecting 6340 McRobb Avenue;
  - Reaffirm the 2008 approval of the City for townhome development in Phase 1.

### **Contingency Requirements**

- 3.2 In the event that, notwithstanding the concerns outlined above, CA000011 is approved, The Texada (VIS 6620) recommends that City Council should:
- Ensure that revisions are made in the Phase 1 site plan before approval of DP001130 (6340 McRobb Ave.), in order to address the concerns described above;
  - Obtain a commitment from the developer to adhere to the approved 2008 plans for Phase 2 of development of 6340 McRobb Ave. (i.e., maximum two 20-storey towers with no linking building).

## **4. CONCLUSION**

- 4.1 In conclusion, may City Council be as mindful of our neighbourhood concerns regarding the proposed covenant amendment as the City was, for example, of neighbourhood concerns when drafting the new home-based business regulations. In the latter exercise, the City Staff Report for Decision noted that "the most common concerns raised by neighbours relate to traffic, parking, and noise impacts", not unlike the concerns we have expressed above. We urge City Council to recognize our neighbourhood concerns, to reaffirm the plans for 6340 McRobb Ave. approved in 2008, and to maintain the development integrity of Georgia View Village.

# APPENDIX A – BACKGROUND



## Georgia View Village: 2003

- The original concept: retail centre (Lot 6 – Georgia View Village) and 5 residential properties (Lots 1-5)
- Total residential density for the 5 lots – 490 units
- From 2003-19, Nored Developments sold residential Lots 1-5 to separate developers, while retaining the retail centre

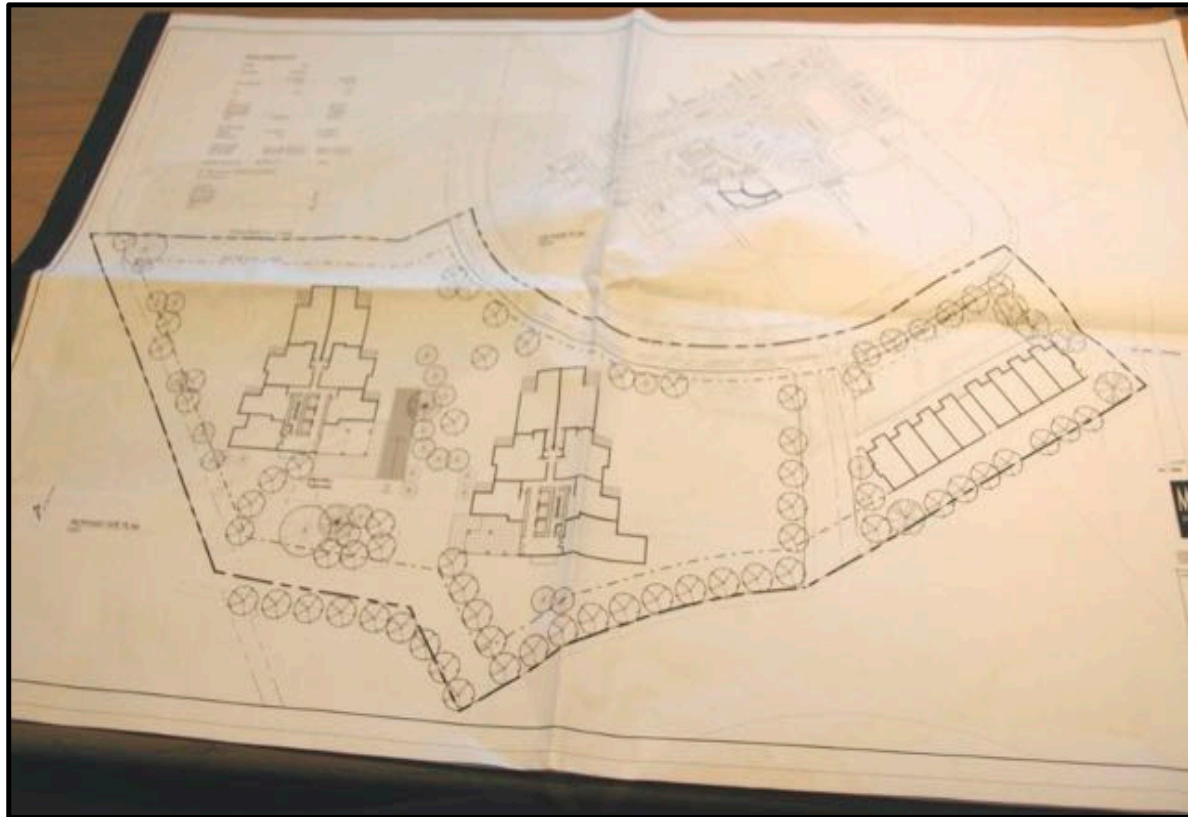
## 6340 McRobb Ave. – *2003 Development Design*

- 2003 site plan:
  - Two 15-storey towers on the west side of the property
  - 133 units in each tower, total 266 units
  - Access to towers via Calinda St.
  - No buildings on the east side of the property - just outdoor parking spaces accessed via Sentinel Dr.





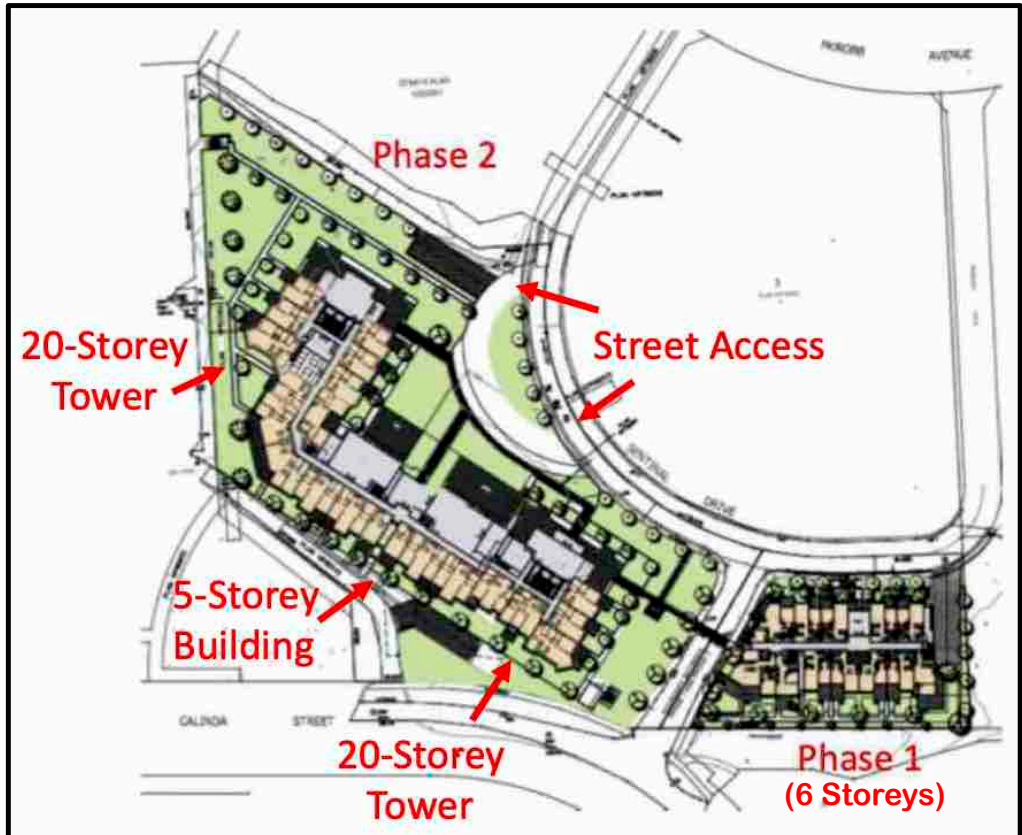
## 6340 McRobb Ave. – *2008 Development Design*



- **Approved by City Council**
- **Changes from 2003 to 2008 plan:**
  - **Two 20-storey towers replace two 15-storey towers**
  - **Tower units increased from 266 to 308**
  - **Access to towers still via Calinda St.**
  - **Eight 3-storey townhomes, accessed via Sentinal/Calinda Connector, replace parking on east side**

# 6340 McRobb Ave. – 2019 Development Design

- Design changes from 2008 to developer's 2019 site plan:
  - In Phase 1, 66 units, 6-storey apartment building replaced 8 units, 3-storey townhomes
  - Access changed from Sentinel / Calinda Connector to east end of Sentinel Dr. for Phase 1 and access added on west side of Sentinel Dr. in Phase 2
  - In Phase 2, 5-storey building added to link the two 20-storey towers
  - Density increased from 308 units to 432 units in Phase 2, and from 316 to 498 overall



# Georgia View Village: 2020

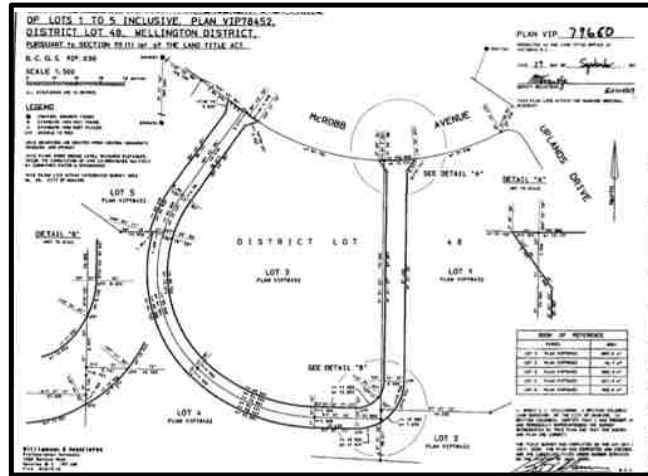
- Lots 1, 3 (Phase 1), 5 and 6 completed
- Lot 2 – DP001155 application approved Apr. 6, 2020
- Lot 4 (Phase 1) – CA000011 / DP001130 applications under review
- Lots 3 (Phase 2) and 4 (Phase 2) undeveloped / no applications
- Sentinel Dr. links all five residential lots





## The Tie That Binds – Sentinal Dr. Right of Way

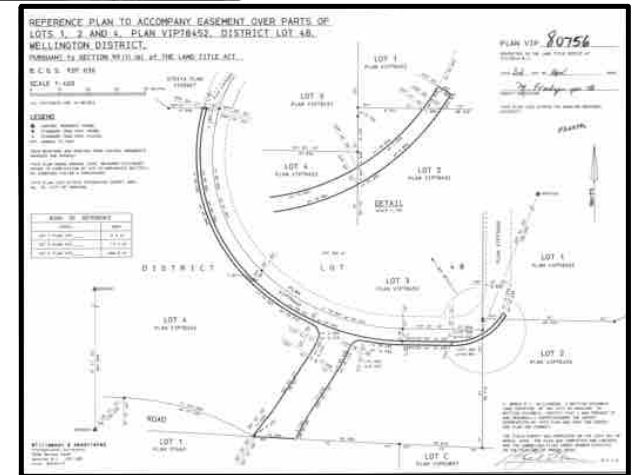
- General Instrument EX124369 of 2005:
  - 1) Grants statutory Right of Way to “all members of the general public” via Sentinal Drive and Texada’s lane
  - 2) Prohibits parking on the Right of Way
  - 3) Requires the owners to respect and maintain the Right of Way
  - 4) Defines a cost-sharing formula, based on density (estimated 2005), for road upkeep (see next slide)
  - 5) Binds the interests of the owners of Lots 1 to 5 together, as rising density in successive site plans impacts on future road safety and maintenance costs (while the cost-sharing formula becomes increasingly obsolete)



***Plan VIP 79660  
-access to  
McRobb Ave.  
(above)***



***Plan VIP 80756***  
***–access to***  
***Calinda St.***  
***(right)***



# Georgia View Village – Density Summary

CHANGING DENSITY AND RIGHT-OF-WAY COST-SHARING										
PROPERTY	2003		2005*		2008		2019		INCREASE**	
	UNITS	SHARE	UNITS	SHARE	UNITS	SHARE	UNITS	SHARE	UNITS	%
LOT 1 - 6310 MCROBB	76	16%	91	17%	89	15%	89	11%	13	17%
LOT 2 - 6117 UPLANDS	56	11%	64	12%	64	11%	108	14%	52	93%
LOT 3 - 6330 MCROBB <sup>1</sup>	76	16%	91	17%	91	16%	91	11%	15	20%
LOT 4 - 6340 MCROBB <sup>2</sup>	266	54%	272	51%	316	55%	498	62%	232	87%
LOT 5 - PACIFIC PLACE <sup>3</sup>	16	3%	16	3%	16	3%	16	2%	0	0%
5 PROPERTIES' TOTAL	490	100%	534	100%	576	100%	802	100%	312	64%
* EX124369 cost-sharing formula				** Increase from 2003 TO 2019						
<sup>1</sup> Currently 50 units completed in Phase 1; unknown if total when Phase 2 is completed will exceed 91.										
<sup>2</sup> Units in Phase 1/Phase 2 by year: 2003 - 0/266, 2005 - 0/272, 2008 - 8/308, 2019 - 66/432.										
<sup>3</sup> 6404 to 6435 Pachena Place, Nanaimo.										