

ATTACHMENT I

Oct 31, 2021

City of Nanaimo

411 Dunsmuir Street
Nanaimo, BC V9R 0E4

Attn: Brian Zurek

Re: Application for amendment of OCP – Sandstone Development – OCP00091

I am writing in response to your request for comment as to the application from Seacliff Properties to amend the Nanaimo OCP regarding the Sandstone lands. As you know the Chase River Community Association (CRCA) has worked closely with Seacliff Properties, the Sandstone project team and City staff on this project. Finally, after almost 3 years, Seacliff is bringing their application forward to staff to take forward to City Council on November 15, 2021.

When we first met with Seacliff Properties and the Sandstone project team, they stated that the current City approved Sandstone Master Plan developed by Northwest properties only required a few minor changes. We agreed that the CRCA had given our input and the OCP had been amended in 2009 to reflect our needs. Secondly, that their plan was to make these changes to the Master Plan and then bring both the OCP amendment and the rezone applications to City Council for approval in the very near future. We spoke to them about the need to make significant improvements to address both road safety and traffic flow from the Cinnabar Valley. Through a variety of open houses or meetings hosted by our Association and attended by City staff and members of City Council, they have brought forward a variety of suggestions to address these issues. We have supported them with the plan to remove the overpass above the Trans Canada Highway that would connect Cinnabar Valley with the remainder of the Sandstone Lands.

Our Association has consulted with area residents throughout this process and now learn that with this current application there is almost a complete change from the presently approved Sandstone Master Plan from 2009. These changes include a significant decrease in both commercial space and residential housing in the Fielding Precinct. In addition, there is significant increase in lands for light industrial usage and now a significant amount of land is proposed for heavy industrial use. None of these changes have been even slightly discussed with area residents through all the previous mentioned open houses or CRCA hosted meetings. How and why did this occur? Why was the rezoning process separated from the OCP amendment?

At this point, I want to make it clear that the CRCA executive group is of the opinion that the parts of application **do not meet** the needs of our community. This is not to say we are opposed to the application and the Sandstone project moving forward, we want the project to proceed with the residents of south Nanaimo finally getting the commercial services and residential options that were promised to us in 2009. It appears to us that something dramatic occurred very recently which resulted

in these significant changes. We are requesting a full disclosure by City Council and City staff as to when and how these changes were brought forward and apparently imposed upon Seacliff Properties and the Sandstone Project team.

Thank you

Mike Parker

Chairperson

Chase River Community Association