

**MINUTES**  
SPECIAL COUNCIL MEETING (PUBLIC HEARING)  
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE  
80 COMMERCIAL STREET, NANAIMO, BC  
THURSDAY, 2022-FEB-17, AT 7:00 P.M.

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Present: Mayor L. Krog, Chair  
Councillor S. D. Armstrong  
Councillor D. Bonner (joined electronically)  
Councillor T. Brown (joined electronically)  
Councillor B. Geselbracht  
Councillor E. Hemmens  
Councillor Z. Maartman  
Councillor I. W. Thorpe  
Councillor J. Turley (joined electronically)

Staff: D. Lindsay, General Manager, Development Services/Deputy Chief  
Administrative Officer  
J. Holm, Director, Development Approvals  
L. Rowett, Manager, Current Planning  
C. Horn, Planner  
S. Robinson, Planner  
M. Rempel, Planning Assistant  
S. Snelgrove, Deputy Corporate Officer  
K. Lundgren, Recording Secretary

1. CALL THE SPECIAL COUNCIL MEETING 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. PUBLIC HEARING REQUIREMENTS:

Mayor Krog spoke regarding the purpose of a Public Hearing, advised that Council was meeting on the traditional territory of the Snuneymuxw First Nation and advised of the standard protocols for a Public Hearing.

Mayor Krog outlined the process to accommodate members of the public who were attending in person and for those who wanted to call in to participate by phone.

Lainya Rowett, Manager, Current Planning, explained the requirements for conducting a Public Hearing.

4. PUBLIC HEARING FOR REZONING APPLICATION NO. RA471 - 2393 BARCLAY ROAD,  
ZONING AMENDMENT BYLAW 4500.197

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(a) Rezoning Application No. RA471 - 2393 Barclay Road

Mayor Krog called the Public Hearing to order at 7:06 p.m.

Introduced by Lainya Rowett, Manager, Current Planning.

Mayor Krog called for submissions from the Applicant:

The applicant was not in attendance to speak regarding Rezoning Application No. RA471 - 2393 Barclay Road.

Mayor Krog called for submissions from the Public:

No one wished to speak regarding Rezoning Application No. RA471 - 2393 Barclay Road.

Mayor Krog called for submissions from the Public for a second time:

No one wished to speak regarding Rezoning Application No. RA471 - 2393 Barclay Road.

Mayor Krog called for submissions from the Public for a third and final time:

No one wished to speak regarding Rezoning Application No. RA471 - 2393 Barclay Road.

One (1) written submission was received prior to the start of the Special Council Meeting (Public Hearing), 2022-FEB-17, and no written submissions were received at the Public Hearing with respect to Rezoning Application RA471 - 2393 Barclay Road.

Mayor Krog announced that following the close of a Public Hearing, no further submissions or comments from the public or interested persons could be accepted by members of City Council.

Hearing no further comments from the public the Mayor declared the Public Hearing for RA471 - 2393 Barclay Road be closed at 7:11 p.m.

It was moved and seconded that “Zoning Amendment Bylaw 2021 No. 4500.197” (To rezone 2393 Barclay Road from Single Dwelling Residential [R1] to Single Dwelling Residential – Small Lot [R2]) pass third reading. The motion carried unanimously.

5. PUBLIC HEARING FOR REZONING APPLICATION NO. RA474 - 6201 BLUEBACK ROAD,  
ZONING AMENDMENT BYLAW 4500.195

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(a) Rezoning Application No. RA474 - 6201 Blueback Road

Mayor Krog called the Public Hearing to order at 7:12 p.m.

Introduced by Lainya Rowett, Manager, Current Planning.

Mayor Krog called for submissions from the Applicant:

The applicant was not in attendance to speak regarding Rezoning Application No. RA474 – 6201 Blueback Road.

Mayor Krog called for submissions from the Public:

No one wished to speak regarding Rezoning Application No. RA474 - 6201 Blueback Road.

Mayor Krog called for submissions from the Public for a second time:

No one wished to speak regarding Rezoning Application No. RA474 - 6201 Blueback Road.

Mayor Krog called for submissions from the Public for a third and final time:

No one wished to speak regarding Rezoning Application No. RA474 - 6201 Blueback Road.

Three (3) written submissions were received prior to the start of the Special Council Meeting (Public Hearing), 2022-FEB-17, and no written submissions were received at the Public Hearing with respect to Rezoning Application RA474 - 6201 Blueback Road.

Mayor Krog announced that following the close of a Public Hearing, no further submissions or comments from the public or interested persons could be accepted by members of City Council.

Hearing no further comments from the public the Mayor declared the Public Hearing for RA474 - 6201 Blueback Road be closed at 7:17 p.m.

It was moved and seconded that “Zoning Amendment Bylaw 2021 No. 4500.195” (To amend the Local Service Centre [CC1] zone to allow a liquor store as a site-specific use at 6201 Blueback Road) pass third reading. The motion carried unanimously.

6. PUBLIC HEARING FOR OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. OCP100 AND REZONING APPLICATION NO. RA472 - 456 MILTON STREET - OCP AMENDMENT BYLAW 6500.046 AND ZONING AMENDMENT BYLAW 4500.193

(a) Official Community Plan Amendment Application No. OCP100 and Rezoning Application No. RA472 - 456 Milton Street

Mayor Krog called the Public Hearing to order at 7:18 p.m.

Introduced by Lainya Rowett, Manager, Current Planning.

Mayor Krog called for submissions from the Applicant:

1. Rick and Carol Evans, Applicants, Nanaimo, spoke in support. Highlights included:
  - The philosophy of housing project
  - Densification of the Old City area and model infill project
  - Meeting the needs of individuals reaching retirement who do not wish to live in a condo or apartment
  - Residents in area ready to downsize; however, not wanting to leave behind neighbours and gardens

Mayor Krog called for submissions from the Public:

1. Alexia Penny, Nanaimo, spoke in favour stating that this development is an appropriate way to look at the necessary densification of the area, and that the project reflects a thoughtful design that provides an opportunity for those wishing stay in the neighbourhood.
2. Mayta Ryn, Nanaimo, via telephone, spoke in favour stating support for the OCP amendment and rezoning; however, does not support the proposed design. She raised concerns regarding the proposal not meeting the design guidelines and encouraged discussion around the design be considered earlier in the application process.

Mayor Krog called for submissions from the Public for a second time:

No one wished to speak regarding Official Community Plan Amendment Application No. OCP100 and Rezoning Application No. RA472 - 456 Milton Street.

Mayor Krog called for submissions from the Public for a third and final time:

No one wished to speak regarding Official Community Plan Amendment Application No. OCP100 and Rezoning Application No. RA472 - 456 Milton Street.

Two (2) written submissions were received prior to the start of the Special Council Meeting (Public Hearing), 2022-FEB-17, and no written submissions were received at the Public Hearing with respect to Official Community Plan Amendment Application No. OCP100 and Rezoning Application No. RA472 - 456 Milton Street.

Mayor Krog announced that following the close of a Public Hearing, no further submissions or comments from the public or interested persons could be accepted by members of City Council.

Hearing no further comments from the public the Mayor declared the Public Hearing for OCP100 and RA472 - 456 Milton Street be closed at 7:34 p.m.

Council asked for clarification regarding the formal referral.

Lainya Rowett, Manager, Current Planning, advised Council that the City did not receive any additional response to the formal referral.

It was moved and seconded that “Official Community Plan Amendment Bylaw 2021 No. 6500.046” (To allow seven residential units at 456 Milton Street) pass third reading. The motion carried unanimously.

It was moved and seconded that “Zoning Amendment Bylaw 2021 No. 4500.193” (To rezone 456 Milton Street from R14 - Old City Low Density Fourplex Residential to R15 - Old City Medium Density Residential) pass third reading. The motion carried unanimously.

7. PUBLIC HEARING FOR OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. OCP91 – 1200 FREW ROAD, 1560 & 1650 ISLAND HIGHWAY SOUTH (SANDSTONE MASTER PLAN), OCP AMENDMENT BYLAW 6500.044

(a) Official Community Plan Amendment Application No. OCP91 - Sandstone Master Plan

Mayor Krog called the Public Hearing to order at 7:36 p.m.

Introduced by Caleb Horn, Planner, Current Planning.

Mayor Krog called for submissions from the Applicant:

1. Teunesha Evertse, Keycorp Consulting Ltd., Applicant, Victoria, spoke in support. Highlights included:
  - Company is working closely with Snuneymuxw First Nation (SFN)
  - Seacliff Properties purchased the Sandstone lands in 2018 and submitted the application in 2019
  - Sandstone to act as a new gateway to the mid-island
  - Critical shortage of industrial lands in Nanaimo, and addressing key priorities identified through the REIMAGINE Nanaimo process
  - Key aspects of plan include a range of land use designations, strong economic focus, new neighbourhood centre, increasing housing supply, parks and recreation opportunities, and infrastructure improvements
  - Consideration of reconciliation and transferring of lands to SFN

Mayor Krog called for submissions from the Public:

1. Bill Yoachim, Nanaimo, via telephone, on behalf Snuneymuxw First Nation (SFN) spoke in favour and noted benefits regarding traffic improvements, economic benefit agreement, meeting the requirements under the Official Community Plan, and urban and commercial development reducing living costs for south end residents.
2. Darcy Ambler, Nanaimo, spoke in opposition stating concerns regarding the climate emergency and Green House Gas (GHG) emissions, servicing a stretched out city, concern for wildlife and vegetation, and industrial development resulting in an increased number of vehicles.
3. Lorraine Webber, Nanaimo, spoke in opposition stating safety and traffic concerns on Extension Road, as well as concerns regarding the traffic and heavy vehicles during the construction of the development and a need for another access into cinnabar valley.
4. Matt McMaster, Nanaimo, via telephone, spoke in favour stating that the project is highest and best land use and creates a master hub. This will limit the need to drive to the amenities in the north end of the City, which would have a positive impact on GHG emissions. He spoke regarding developing the south end as a gateway into Nanaimo and the project is expected to be developed with green practices.

Mayor Krog called for submissions from the Public for a second time:

5. Dawn Menard, Nanaimo, spoke generally in favour; however, expressed concerns related to reduced housing units and reduced commercial space. She spoke regarding aging in place and the need to be able to walk to services.
6. Debbie Bartman, Nanaimo, spoke in favour and noted the green space, transportation ease and avoiding a reliance on vehicles.
7. Dale Porter, Nanaimo, spoke in favour stating that road access and safety is a serious issue on Cranberry Road and Extension Road. He noted a desire to see a school and sports complex in the area and that the plan has more benefits than negative aspects.
8. Mike Parker, Nanaimo, spoke in favour and stated that Nanaimo is ready for this development. Benefits include a creation of new jobs, access to services for South Nanaimo residents, significant green space, land set aside for community centre, and improvements to traffic. He added that there will be impacts; however, the positive benefits outweigh impacts.

Mayor Krog called for submissions from the Public for a third and final time:

9. Penny Mitchell, Nanaimo, spoke in favour and encouraged the need to have a plan for traffic movement through the existing neighbourhood, taking into consideration the impact to the residents and wildlife.

10. Christine Plumpton, Nanaimo, spoke in favour stating that during meetings with Chase River Neighbourhood Association and residents, Seacliff Development representatives were competent in answering questions.

Thirty (30) written submissions were received prior to the start of the Special Council Meeting (Public Hearing), 2022-FEB-17, and no written submissions were received at the Public Hearing with respect to Official Community Plan Amendment Application No. OCP91 - Sandstone Master Plan.

Mayor Krog announced that following the close of a Public Hearing, no further submissions or comments from the public or interested persons could be accepted by members of City Council.

Hearing no further comments from the public the Mayor declared the Public Hearing for OCP91 – 1200 Frew Road, 1560 & 1650 Island Highway South (Sandstone Master Plan) be closed at 8:10 p.m.

Council asked for clarification regarding the formal referral to stakeholders.

Lainya Rowett, Manager, Current Planning, advised that there were comments received in response to the formal referral; however, none in opposition.

Council discussion took place. Highlights included:

- Developers have been responsive to residents' concerns
- Concern regarding the amendment taking place during the Official Community Plan update
- No phasing plan provided for the development and concerns for traffic issues
- Noted strong support from Snuneymuxw First Nation
- Support for industrial zoning in close proximity to Duke Point
- Urban sprawl and issues with infrastructure in the future
- Importance of industrial development

It was moved and seconded that “Official Community Plan Amendment Bylaw 2021 No. 6500.044” (To replace Schedule B – Sandstone Master Plan in Schedule C – Chase River Neighbourhood Plan of the “Official Community Plan Bylaw 2008 No. 6500”) pass third reading. The motion carried.

Opposed: Councillors Brown and Geselbracht

8. ADJOURNMENT:

It was moved and seconded at 8:40 p.m. that the Special Council meeting be adjourned. The motion carried unanimously.

CERTIFIED CORRECT:

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CHAIR

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DEPUTY CORPORATE OFFICER