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## ATTACHMENT D NEIGHBOURHOOD COMMENTS

June 20, 2023

### Response to Neighbourhood outreach letter re: Proposed Parking Variance at 301 Lambert for new Cantina

#### Resident 1 on Armishaw Rd:

*"We were one of the first homes to build on Armishaw almost 9 years ago now and have been waiting a very long time for this development to come to fruition. It's changed hands and changed plans but all along the while there was talk of a restaurant or pub which we thought would be a great idea. Although parking in the neighbourhood is already scarce sometimes and could be even more congested with 180 residential units being completed we would definitely become walking patrons of this establishment and I do think there would be great business not only from the DLX tenants but from the local homeowners as well.*

*Keep us posted on updates, excited to see it."*

#### Nearby Resident:

*"Hi,*

*Thank you for reaching out. I am in support for the parking variance and looking forward to having a new pub in the neighbourhood. My wife is too. Indeed we are glad for the whole new development. As for the menus we hope for some vegan options there. In this department Nanaimo seems to be lagging behind pretty much every one including smaller places like Ladysmith and Port Alberni.*

*Thank you.*

[REDACTED]

#### Resident 2 on Armishaw Rd:

*"Hello,  
My name is [REDACTED]. I live at [REDACTED], in a house that contains 8 people and 5 vehicles.*

*If you have even a shred of dignity, you'll add as much parking as you possibly can to help our neighborhood.*

*We don't have enough parking on our street already as it's only on one side, and it's a constant war to get a parking spot any day of the week. We can't even peacefully come and go during the day without dreading a return to no parking spaces. Bylaw is harsh on us and refuses to understand the predicaments we are in, and refuses to let us park on the other side of the street as well.*



*The fact that you want to have EVEN LESS SPACES than you should is outrageous. Consider the people you're imposing this on. We have to live next to you and your lack of parking.*

*If you do not provide your patrons parking (and allow them to leave cars overnight, because they are NOT leaving them on our street), you will be creating enemies out of everyone on this street. We have discussed amongst ourselves and most of us are not in support of this whatsoever.*

*Please have some consideration for the people who just want to park near their own homes at night. There are too many people and cars per household in almost every single house on this street. Don't add to our problems.*

*Thank you”*

**Nearby Resident:**

*“Hello!*

*Thank you for your letter today, our family is very excited for your arrival. We are the blue house on the corner [REDACTED]. And hope to be regular patrons of your establishment!*

*Thank you for looking into traffic, parking, as you can imagine it's very busy around here. We have been in this house since 2009 and have had many run-ins with car accidents and speeders!*

*That being said, we are very excited to be able to walk, and enjoy some food and drinks! please keep us in mind when you do a grand opening, as I can assure you, we will bring friends! (We like to entertain, and they can park at our house!).*

*Look forward to your openings!*

[REDACTED]

*Family of 6 (4 Kids)”*

**Resident 3 on Armishaw Rd:**

*“Hi,*

*My name is [REDACTED] and we are located at [REDACTED]. While my children & neighbours are excited to have an eatery close by, we ARE NOT in support of the parking variance. On Armishaw we already have bylaw concerns with all of our neighbours having tenants & only parking on one side of our street. With the construction our tenants and neighbours are not able to find parking currently. Now if you minimize your parking stalls we*



*will obviously start competing with patrons of your establishment just to try to park and go to our homes where we live.*

*I think you should have the parking spots equal to the capacity of patrons as 13 parking spots will NOT be enough for the high flow of people I'm sure will be influxing to your establishment and we on Armishaw we be completely blocked from parking in front of our homes. I'm seriously concerned about this.*

*Kind regards,*

[REDACTED]

### **Nearby Block Watch Group:**

*"Hello,*

*Thank you for the letter that was provided to some of our Block Watch members. We consist of 14 households actively engaged in our block in terms of safety and community. Though it will be great to have another restaurant option nearby, we have compiled a list of questions that we are hoping Cantina will respond to. The responses will be shared in our social media group.*

- 1) What will the restaurant hours be? The hours are a concern due to noise (many of us have small children or work varied hours. In addition, the supportive housing unit on 3rd street is for families and Armishaw street's houses -with young children- back onto the new development's property. The noise, increased litter, and disturbances we have all had to endure during the construction of the development through the last few years has been disruptive.)*
- 2) What assurance is Cantina providing to our neighbourhood that there were not be an increase in alcohol fuelled disturbances? What time will alcohol stop being served?*
- 3) We support green initiatives, but with reduced parking, what steps will be taken so that parking doesn't subsequently overflow onto Gail Place and neighbouring residential streets?*
- 4) What unit will Cantina be in/which street will it be facing?*
- 5) Will there be taxi spaces in lieu of parking to encourage safe ways home for people who are intoxicated? What other measures will be offered to prevent intoxicated driving?*
- 6) What measures will Cantina take to limit waste in our neighbourhood? Re: take-out litter, enviro-friendly packaging?*
- 7) What are Cantina's plans to contribute to our neighbourhood/surrounding community other than being a being a nearby restaurant (as the letter's introduction of Cantina is as a neighbour).*
- 8) What assurance will Cantina provide to our block that there will not be an issue with noise coming from the restaurant and patio after 9pm? (Many of*



*our properties have a river running through them, which is great, but it amplifies sound)*

*Thank you in advance and we appreciate your response.*

*Sincerely,  
Gail Place Block Watch”*

**Nearby Resident:**

*“Hi,  
Just got down to reading your flyer and have a couple of questions before I can respond fully.*

- 1. Where exactly on the development site will the pub be located?*
- 2. Where will the 13 parking spots fit on the development?*

*Thank you,*  
[REDACTED]”

No follow up from resident after our reply.

END