

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Bylaw 4500.214
Date: Friday, September 1, 2023 11:00:54 AM
Attachments: [REDACTED]

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Dear City Council

Please find attached a petition against this rezoning. We request that this is submitted as part of the public hearing on Sept 14.

Nicholas Bernard

[REDACTED]

Nanaimo

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Petition against Rezoning 6124 Metral Drive to COR1

Dear Nanaimo City Council

We are residences of Pine Park Place and surrounding areas of 6124 Metral Drive. We have looked at the Rezoning of 6124 Metral Drive and have several concerns, explained below. **We believe a more appropriate zoning would be a R residential type, low density, that fits better with the fabric of the existing community.**

We have reviewed all the materials provided to us and had individual discussions with the consultants and developer. Below are some of our concerns:

Size of the buildings

- The height of the two buildings will create a significant shadow effect on the properties to the north.
 - Most of the neighbouring properties backyards and south facing windows, will not get any sun light for at least six months of the year between the two equinoxes (Sept to March). (As per online shadow study tools)
 - This could lead to increased SAD (Seasonal Affective Disorder) in residents to the north where there will be no sunlight during the long winter months.
 - This may have detrimental effect on existing trees and other plants on the northern properties. Many of the trees may not survive due to the changing light conditions that they are not accustomed to.
 - This will have a substantial impact on the existing wildlife nesting in the trees and shrubs due to changing conditions of the trees and shrubs.
 - **We would want to see a shadow study for any development of this size to ensure the effects are considered and minimized on any surrounding properties.**
- Reduced privacy.
 - The new buildings balconies would look out over the properties to the north and south. This will have a substantial effect on the privacy that residences enjoyed before and will substantially reduce the private enjoyment they had of their properties in the past. Although mitigations like privacy glass may provide privacy to the new building residences, this will not provide relief to the existing neighbours.
 - Trees on the new parcel may provide some noise mitigation and privacy from the first two stories but will not provide relief above this height.

Traffic concerns

- Adding 91 units, or 120+ residents, with similar number of vehicles to the one lot will substantially impact traffic on the two lane road.
- Additional traffic controls will be needed at the intersection of Dunbar Road and Metral Drive and into the property.

- Additional traffic controls will be needed to the entry of the property. Sight lines must be maintained, stops and other control measures would be needed to protect cyclist and pedestrians.
- We would want to see a traffic study to determine the impact of the development on road users, and considering future land uses planned for the area

Construction

- There are several large trees on the neighbouring properties (DBH 400+) and the roots need to be protected to ensure the stability of those trees over the long term. The internal road alignments and building layouts may need to change to accommodate this.
- We are unclear if the existing storm, sanitary and water systems can accommodate this development. If not, long and costly infrastructure upgrades would be needed on the newly constructed roadway.
- Construction will take several years and will again impact the quiet enjoyment of neighbouring properties.

Fabric of the community

- The future development could substantially impact noise levels in the community, due to traffic and due to the number of people living in the suggested development. This will severely impact the quiet enjoyment that current residents experience at the lower densities.
- The development will bring in different social economic classes, due to the rental only proposal from the development. Introducing rental only units to the existing community can change the social interactions and stability that local residences enjoyed before.
- Although initial rental units may go at a premium, bringing in higher social economic classes, this may not be sustained over the long term. We are not clear on the rental company's track record on maintaining their properties at a high standard, implementing strong bylaws to manage good neighbour behaviours, and managing unruly tenants.

Recommendation

- Due to all the negative effects of this proposed development on the local community we do not support the suggested landuse change. The COR1 landuse should only be considered where the impact on the existing community is manageable and acceptable to the long time residences.
- We recommend a Residential type Landuse for this property, which provide for lower densities, smaller buildings and which do not impact the existing community.

Sincerely

Surrounding Residences – Signatories below

Resident of property	Name	Signature
	J. K. GRIFISSA	
	D. Morrison	
	N. McCASKILL	
	New Bernards	
	MARC LIPPINGSWELL	
	DANIEL HOLCOMB	
	MARC Allen	
	Kelly Foreman	
	Glen + Diane ^{McCaskill}	
	Ryan Gonzalez	
	Tom Reid	
	Tanner MacPherson	
	Evan Ketrney	

From: [REDACTED]
To: [REDACTED]
Subject: New form entry is submitted - Public Hearing Submission
Date: Friday, September 1, 2023 11:29:26 AM

[Public Hearing Submission](#)

Submitted on 01 September 2023, 11:29 AM

Your Name	Nicholas Bernard
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.214
Comments	<p>Dear City Council Most residences on Pine Park Place and some on Metral Drive have signed a petition against this land use change and resulting future development. The concerns and signatures were submitted in a separate email. In short, the residences of the area do not support the building size and level of densification in a well-established neighbourhood. We are requesting that a lower density land use and development is considered. We request a R-Type Residential zoning with lower density vs the COR-Type Corridor Residential zoning as proposed. As an example, a R6 zone will still allow for a townhouse complex with more density but not to the same height and size as with the proposed change. Administration did not consider our concerns and they did not address any of our written submitted concerns in their report. We request that the report is send back to Administration, requesting a proper response to the concerns voiced by local residences. The proposed land use change and building size will severely impact the existing long-term residences and should be considered as part of the plan. We respectfully ask that you listen and consider the existing residences and only allow a land use change that considers the existing local community. Sincerely Residences of Pine Park Place and Metral Drive</p>

From: [REDACTED]
To: [REDACTED]
Subject: Opposition to Bylaw # 4500.214
Date: Tuesday, September 12, 2023 11:12:54 AM

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Attention Nanaimo city council and mayor,

I am writing this in opposition to the proposed rezoning at 6124 Metral Drive from a Single Dwelling Residential (R1) to Residential Corridor (COR1).

Traffic Concerns

When Metral Drive was changed to one lane vehicle traffic each way and bike paths on each side of the road, traffic has increased substantially . I live in Pleasant Valley Community complex and am finding exiting from Dunbar on to Metral Drive often a long wait and dangerous. The goal, I believe, in changing traffic flow on Metral Drive was to make the community more user friendly. Adding a huge rental complex whose residents will need to exit on to Metral at the same spot as I do is only going to add congestion and danger. Pleasant Valley Elementary School is just down Dunbar and the intersection is very busy with young children walking, biking etc. to and from school. I have been told that the school is already "over capacity " so where would new families find school for their children? Certainly not in the community!

Where will residents of the propose development enter and exit onto Metral Drive?

Construction

Are present storm, sanitary and water systems in place to accommodate such a large number of new residents or will the Metral Drive have to be torn up once more?
What will be the impact on the environment if the huge trees on the property have to be taken down?

People close to this development have had to put up with noise and dust fallout for two plus years. How long will it take to build the proposed development?

Community Atmosphere

I have live in my complex for six years and have enjoyed the relative peace and quiet and friendly neighborhood atmosphere. It is to be my forever home. I have great concerns that a large rental property with the proposed 91 units will completely change our little area. It will not fit in with the present property development especially since it would be rental and therefore, attract more transient families.

I am aware that there is a great need for more rental properties in Nanaimo. I would be in favor of the property housing no more than twenty units.

Lynn Moriarity
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: AGAINST Rezoning Application RA000485
Date: Wednesday, September 13, 2023 3:20:00 PM

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Lot 6, District Lot 30 Wellington District Plan 15012

Rezoning application RA000485 6124 Metral Drive

Hello, I disagree with the rezoning application for 6124 Metral Drive and I am remitting the reasons below. As much as my family fully supports and agrees that we need more housing and denser housing built, this is not the right place for it.

Main topics of concern are Traffic, Privacy, Noise and Environment.

A: The city infrastructure sewage, water, gas etc. is not adequate to support this building (and the subsequent 2 additional condo units RA000492) that are planned for 6074 Metral Drive. Metral drive has just finished its 2-year renovation and it seems to be quite a waste of time and money to rip it all up to do the upgrades when they could have done it from the very beginning. Will this not affect the city budget and costs to residents?

B: There is no road to access the property right now, only a private easement road on the south side and a curving steep driveway on the north that comes out right in the middle of Dunbar /Metral intersection. How is traffic, which is already a huge concern at this intersection, going to access Metral? People already speed well over the posted 50km/hr and, on a DAILY occurrence, many people come up and down Metral at well over 70-100km I have asked for a speed board and monitoring police monitoring but have yet to have one in place City says they are 16 weeks behind addressing roadway complaints. 100% We need stop sign and or a round-about here.

C: Metral and Dunbar intersection has one crosswalk but its ignored or not used properly especially when kids are going to and coming from School. When a city bus has to stop (there is a southbound bus stop right at the corner) , ALL traffic is impeded in some way, as cars are pulling out from Dunbar to go south have to wait, then the impatient people try to pass on the left of the bus into oncoming traffic and anyone traveling north on Metral can't see if someone is turning north off of Dunbar onto Metral. More traffic and congestion from an apartment is going to just make this worse. The cities answer is that this is only a problem for 15-20 minutes twice a day is NOT acceptable response. The near misses and accidents is only going to get worse and someone is going to get killed. there is NO other way for traffic to come out of Pleasant Valley so adding more traffic is NOT going to help. I have seen 3 crashes at this intersection since the Metral corridor was finished . No one obeys the no left turn off Dunbar that is set between 8am and 9am

D: The construction traffic consisting of dumptrucks, backhoe diggers, flat decks not to mention all the trades people coming and going all day etc. is also going to have a big impact on traffic flow.

E: The noise of an apartment construction for 2 years is going to impact the health and well

being of everyone, including our cats, dog's newborn babies for those of us that behind and beside this property. A few of us work evening and nights and don't need 7 am construction noise ongoing less than 50 yards from our property. If it does get built, then we will have to deal with traffic coming and going all hours of the day and listening to a parking gate going up and down all hours of the day as well. The builder /owner said there WILL be a gated parking lot that faces north.

F: Are they going to rip out all the huge evergreen trees that are a good 50-60 years old on that property? We have already lost over 100 from the corner of Metral and Dunbar in the last 18 years after the construction of Woodgrove Pines Clinic and we are going to lose even more when the property at 6185 goes up for rezoning. Crows and owls live in the trees on lot 6124, not to mention the hundreds of other species that are all living and nesting along our bordering fence line to that property.

G: We are going to lose 100% of our backyard privacy once they build. They will need to rip out the trees that keep us secluded and if the new building is 3 or 4 stories high, every unit will have full view of ALL our backyards and bedroom windows.

Marc and Heather Lippingwell

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: BYLAW NO 4500.214
Date: Thursday, September 14, 2023 1:59:21 PM

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Dear Nanaimo City Planning Staff

I feel strongly that Nanaimo City Council and Staff should put on PAUSE the proposed development for 6124 Metral (and 6074 and any other proposals in the adjacent area) as it lacks in my view a wholistic view of the overall development along Metral Drive from Dumount Rd to Spartan. I am a resident at Pleasant Valley and have recently moved from Metro Vancouver (New Westminster) where I have witnessed developer driven "growth" that has too often created urban landscape deserts and lacks long term vision for community sustainability.

I have been involved in pro-active restoration efforts in urban natural areas in Victoria (Bowker Cr restoration of urban salmon run) and Queen's Park, in New West that has initiated a natural landscape restoration project no small thanks to my lobbying efforts with City Planning staff. The significant groves of trees (particularly Douglas fir) that currently line Metral are an existing natural asset that some cities, like New Westminster have almost completely lost due to lack of vision. For instance New West has acknowledged this lack and started a program to plant a huge number of new trees.

Dr Melissa Lem, a Vancouver doctor, has been actively advocating for City Staff everywhere in BC, but especially in the larger and rapidly expanding cities to take into consideration the health benefits of natural spaces. Nanaimo has an advantage over places like New Westminster, Vancouver and Burnaby that have vast mostly denuded landscapes. The old model of creating little islands of natural spaces (small urban parks) is simply not enough. The Metral development has spent vast financial resources to develop very good pedestrian/cycling opportunities... but it also needs to retain the natural landscape as much as possible. I have witnessed intensive effort to seed and plant new trees along the sidewalk/bikeway. I think it only makes sense to work WITH NATURE and retain the trees and vegetation along Metral as much as possible.

I also agree with other submissions that there will be potential congestion and safety issues, particularly at Dunbar and Metral that leads to the Pleasant Valley Elementary School.

The reason we moved to the [REDACTED] was that there was a sense of living with nature rather than against or over it ... in other words a mental sense of well being. Further development that diminishes the natural assets existing on Lots 6124 and 6074 would be a real loss of well being.

Karl Sturmanis
MSc Community and Regional Planning UBC
[REDACTED]