

Subject:
Date:

FW: Public Hearing Feedback - Bylaw 4500.215 - SANDSTONE
Tuesday, October 31, 2023 5:15:40 PM

[Redacted]

Subject: Public Hearing Feedback - Bylaw 4500.215 - SANDSTONE

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Attn: Mayor and Council
CC: City Staff

I am writing to follow up on my previous notes to Mayor and Council, expressing my deep concern regarding the potential development of the Sandstone Lands. I attended the City Council meeting on October 16th in person, and would like to register my disappointment with the outcome of that meeting. Specifically, the fact that it was so easily passed first and second reading without debate. When the City's own Director of Planning and Development states "This re-zoning application is the most significant application that I've been involved in in the City of Nanaimo", I would hope that may provoke some careful consideration on the part of our elected officials. Given my own review of the Traffic Impact Assessment and related staff reports, it seems obvious there are some serious challenges with this proposal that need to be discussed. As a resident of the area in question, I already live these challenges on a daily basis.

Prior to the Council meeting, the Chase River Community Association shared survey results from local Chase River/Extension residents with Council. These survey results hardly indicate strong support for the project in our area. In fact, close to 50% of respondents indicated serious concerns or outright opposition to the project. And over 90% of respondents noted major concerns regarding traffic and pedestrian safety. Are these concerns and views of local residents even of interest to Council? Did the CRCA even get a response from Council to these efforts?

The residents in our area are justifiably concerned about the impacts of this potential development. The most recent Traffic Impact Assessment makes painfully obvious several things:

- Major traffic and safety issues exist in our area now
- Build out of Sandstone as proposed will only exacerbate these problems
- Traffic mitigations by the developer alone will not prevent a further deterioration of service in our area. Significant investment is required of the City of Nanaimo and MoTI

The City Staff Transportation and Analysis (Attachment G) acknowledges these challenges, but provides no commitments on how they may be addressed. Of the existing transportation network – staff had the following to say:

" There are a limited number of route options or alternatives and traffic is concentrated on a few corridors. City streets in the area were mostly established when the area was rural prior to amalgamation, and they lack the expected elements of a well-functioning urban street (e.g. sidewalks and active transportation routes)."
"The Parkway, Island Highway, and Duke Point Highway all bisect the lands in question and impose a significant barrier to local mobility, as well as limit the ability to modify existing intersections to accommodate more traffic"
"Existing roads, such as Extension or Cedar will experience considerable additional traffic loading from Sandstone's development and upgrades are required to ensure they operate successfully."

Specific to the Chase River/Extension area the TIA by Watt Consulting Group flags;

"Extension Road has limited bicycle and pedestrian facilities, or even shoulders in many sections."
"a lack of convenient alternative route to/from the Cinnabar Valley area (Cranberry Road / Extension Road). This

lack of route options not only impacts residents' ability to connect to the greater Nanaimo area but forces all traffic from Cinnabar Valley to utilize Highway 1 / Cranberry Road for all their vehicle trips."

"this area of Nanaimo is lacking redundancy in the transportation network to support the movement of pedestrians, cyclists, transit, and vehicles."

"However, Sandstone is not responsible for, nor able, to solve all of the vehicle transportation challenges in this area of Nanaimo. The City and MoTI should continue to plan and implement additional network connections for this area as well the City should continue to prioritize and build infrastructure for active transportation."

In the Staff Report for Decision – staff acknowledge the significant traffic challenges with this proposal, and yet they support it anyway.

"If Sandstone were to fully build out over the next 20 years with all mitigation measures in place, significant congestion during rush hour means the queues for the highway signals could extend to the next intersection and delays could be substantial. If the mitigation upgrades are not constructed, the reductions in service will be experienced sooner and will ultimately lead to lower levels of service and more delay "

"The transportation network with the entire mitigation measure package (those proposed by Sandstone and additional measures identified by the TIA) is expected to support the overall growth in the area even though there will be a degradation of the level of service, in particular on the Island Highway."

It is key to note that there are currently no guarantees that the full mitigation package as suggested in the TIA will be implemented. In fact, many of the most significant mitigations are not a requirement of the developer, and instead are within City of Nanaimo and MoTI jurisdiction. Given the historic disinterest by successive City Councils in the challenges of this area, and the lack of action to address any of them... you'll forgive me if I express my skepticism that the City of Nanaimo will follow through. We're still waiting for basic traffic calming on Extension Rd.

I ask of Council as this rezoning application approaches third reading – how, knowing all of the above challenges, it can proceed as planned? The staff report confirms that "typically with new development, transportation levels of service are expected to be maintained at a specified minimum or at least not degraded." ALL EVIDENCE AND ANALYSIS confirms that this is an impossibility in our area, even if ALL mitigations are pursued. The prevailing attitude seems to be that it will be a colossal mess, but we should do it anyway?

The City of Nanaimo has made much noise about our supposed forward thinking vision in Nanaimo ReImagined. Within this plan there is a hierarchy of mobility needs – with active transportation as the top priority, and cars at the very bottom of the list. Similarly, the City's own plan gives land use priority to Centres and Corridors over Neighborhoods. And yet, when an obviously outdated and flawed proposal such as Sandstone comes before this Council, a plan for yet more single family urban sprawl, with clear evidence of concern amongst area residents and with acknowledged major transportation issues absent any solutions – it receives a green light without so much as a few performative questions being posed to the applicants?

In this case – I propose my own questions to Council:

- Will the City of Nanaimo commit to funding ALL traffic mitigations recommended in the TIA prior to development of the Sandstone Lands?
- Will the City of Nanaimo commit to addressing the lack of pedestrian and active transportation infrastructure on existing area roads, in particular those such as Roberta Rd East which are designated as connections to DA6 and will receive increased vehicle traffic as a direct result of the development of the Sandstone lands? Or does the hierarchy of mobility needs not apply to our area for some reason?
- Will Council demand further 3rd party analysis of traffic impacts on local residential roads that are used

as connectors to any development area, PRIOR to third reading of the rezoning application?

- How does this Council feel that this development plan and rezoning aligns with the vision put forth in Nanaimo ReImagined?
- Will Council compel City Staff to support their recommendation for a Section 219 covenant to limit development of DA1, DA4, and DA5 until such time as the Fielding-Maki connector is constructed, and to explain why they are not recommending any such covenant limiting development of DA6 until such time as the Cranberry Connector is constructed? If no – why not?
- Will Council direct City Staff to expand the terms of the No Build Covenant on 1618 Extension Road, until such time as the lack of connectivity from Extension Road is addressed via the construction of the Cranberry Connector or alternate means? If no – why not?
- Given that this rezoning application has been approved to proceed to public hearing, why has the Sandstone Development page on the City’s “What’s Building” page not been updated in over a year? Will Council direct City Staff to ensure ALL relevant information including the TIA by Watt Consulting, Staff Report for Decision, Staff Analysis and Context on Traffic, Summary of Conditions, and all relevant technical studies are posted to a single central location and communicated broadly to the public, with reasonable time to review?

The Chase River Community Association is hosting another open house on the Sandstone Development for local residents this coming Wednesday November 2nd, 7pm at the Moose Lodge. I will be keenly interested to see which members of Council – if any – take the time to attend and hear first hand what the existing residents of the Chase River area feel about the Sandstone proposal. Further, as I have in the past – I extend an ongoing invitation to any members of Council who would like to come and walk Roberta Rd East with me on a fall evening, and explain how the extra traffic volumes on my street as a result of the Sandstone Development can be considered safe for active transportation modes and how they align with Nanaimo ReImagined and the hierarchy of mobility needs - given the lack of sidewalks or adequate street lighting in the area.

Please see this link for the live broadcast of the above mentioned CRCA hosted open house tomorrow evening: https://teams.microsoft.com//meetup-join/19%3ameeting_YTA5YjEyNjktOGEzMS00ZTcyLWEwMDQtMDI3NjFiZjFiMzgy%40thread.v2/0?context=%7b%22Tid%22%3a%2263f58e50-6264-4576-9f2b-98285d7f9c5f%22%2c%22Oid%22%3a%22dde2644e-a61e-4025-847a-97988bfa6b2f%22%7d

Regards,

Kirk Macdonald

[Redacted signature block]

From: [REDACTED]
Sent: Sunday, November 05, 2023 6:15 PM
To: [REDACTED]
Subject: Sandstone public hearing: in before Nov 16th

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Dear Mayor & Council,

The City Staff transportation analysis tells us much of what those of us that live here already know. These are direct quotes from the report:

Extension Road near Chase River Elementary could grow from 10,000 currently to 15,000 - 20,000 vehicles per day; For comparison with some other high traffic streets in Nanaimo: current daily vehicle trips range from 25,000 on Bowen Rd near Beban Park, 27,000 on Aulds Road near Metral Drive, to 25,000 on Terminal Avenue at Pearson Bridge south of Stewart Avenue.

CITY STAFF REPORTS “If Sandstone were to fully build out over the next 20 years with all mitigation measures in place, significant congestion during rush hour means the queues for the highway signals could extend to the next intersection and delays could be substantial. If the mitigation upgrades are not constructed, the reductions in service will be experienced sooner and will ultimately lead to lower levels of service and more delay “

“The transportation network with the entire mitigation measure package (those proposed by Sandstone and additional measures identified by the TIA) is expected to support the overall growth in the area even though there will be a degradation of the level of service, in particular on the Island Highway.”

“ There are a limited number of route options or alternatives and traffic is concentrated on a few corridors. City streets in the area were mostly established when the area was rural prior to amalgamation, and they lack the expected elements of a well-functioning urban street (e.g. sidewalks and active transportation routes).”

“The Parkway, Island Highway, and Duke Point Highway all bisect the lands in question and impose a significant barrier to local mobility, as well as limit the ability to modify existing intersections to accommodate more traffic”

“Existing roads, such as Extension or Cedar will experience considerable additional traffic loading from Sandstone’s development and upgrades are required to ensure they operate successfully.”

TIA by Watt Consulting

“Extension Road has limited bicycle and pedestrian facilities, or even shoulders in many sections.”

“a lack of convenient alternative route to/from the Cinnabar Valley area (Cranberry Road / Extension Road). This lack of route options not only impacts residents’ ability to connect to the greater Nanaimo area but forces all traffic from Cinnabar Valley to utilize Highway 1 / Cranberry Road for all their vehicle trips.”

“this area of Nanaimo is lacking redundancy in the transportation network to support the movement of pedestrians, cyclists, transit, and vehicles.”



“However, Sandstone is not responsible for, nor able, to solve all of the vehicle transportation challenges in this area of Nanaimo. The City and MoTI should continue to plan and implement additional network connections for this area as well the City should continue to prioritize and build infrastructure for active transportation.”

Personal note:

Without an overpass, ideally for vehicles AND for walking, I think people will be killed trying to move cross the long stretch of highway. I do think the developers are trying to cut costs here. There was one draft where it seemed like developers were going to pay for an overpass? We NEED city council to rectify this huge problem before moving ahead with the project. We cannot allow developers to rule, and to cause massive problems with traffic in our city. My stance is either they pay for it, or figure out how to make some one other than the city to pay for it, or the project had to be "tabled" until a solution is reached.

I'm also concerned that this area will have only industrial land and the shops and residences won't happen. What assurances do we have that this area won't turn into only industrial land? I don't think there are any assurances of this nature and there ought to be more.

Sincerely,
Valentina Cardinalli

From: 
To: 
Subject: Sandstone project
Date: Wednesday, November 8, 2023 11:26:12 AM

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Hello,

I have lived in Cinnabar Valley since 2007. I have witnessed the rapid residential buildout and accompanying massive increased volume of traffic. Our one main road in and out has been blocked increasingly often due to accidents and fatalities at the Cranberry/highway junction. It is highly congested with long wait times at the lights driving South and turning Rt. onto Cranberry at peak times. There needs to be a longer turning lane already. In the winter, when we have snow and ice, the hill is a dangerous, narrow skating rink. After listening to the recent meeting recording of the entire presentation and Q & A period, my takeaway is that Sandstone wants approval, without having any actual plans or timelines in place to address the already difficult and overcrowded, one way in and out road situation that we have. Further, they admitted that we will be dealing with the extra volume of large construction vehicles, services and worker traffic until "the 50th new house" is built????". When addressed, the presenters said a number of times, that there'd be a construction office or number where residents could complain. There was lots of verbiage about bike and foot traffic lanes along Cranberry. With the potential roundabouts and the "traffic calming" that is already planned (narrowing?) Will this be another Metral drive debacle? As I referenced earlier, that one road is already overtaxed and extremely difficult in certain weather conditions. Travelling out via the bungee zone route is not even an option without 4 wheel drive.

Statements that the presenters from Sandstone made were things like:

"we won't know until we get into designing things"

"our intention is...."

"We will have to see what that looks like as the market dictates" etc. etc.

Since moving here 17 years ago, I understood that the south end (Sandstone) was going to develop a large parcel which Costco was interested in. It seems that 90% of the shopping is in the North end. I can't think of a single person from the valley who could or would ride a bicycle up to Costco or Woodgrove for their shopping. It's ludicrous. We need decent commercial options in the South, not new light industrial. (One resident at the meeting pointed out that there seems to be plenty of unused industrial space available in and around Nanaimo already. There is no need to add it to our residential area.) I think that attracting investors to the unused opportunities already here is the action that the city needs to take....after cleaning up the drug, violence and homeless issue so that Nanaimo becomes more appealing for new businesses; but that is another story....

Many people addressed the issue of protecting our beautiful marsh and the birds that it shelters there. Birds and wildlife, as well as residents will be impacted by the noise of construction, increased traffic and light industrial sounds.

I am NOT in favour of this project unless or until traffic, an alternative route, an actual time

lined PLAN and more services for our taxes is addressed FIRST.....not approval and then figure out the details.

Respectfully submitted by,
Iris Roper



From: [REDACTED]
To: [REDACTED]
Subject: New form entry is submitted - Public Hearing Submission
Date: Wednesday, November 8, 2023 5:14:59 PM

[Public Hearing Submission](#)

Submitted on 08 November 2023, 05:14 PM

Your Name	Wes Elliott
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.215
Comments	<p>Good afternoon, I am writing in regards to the proposed rezoning of the Sandstone properties, specifically parcels DA4: Highway Industrial (I1) and DA4: Light Industrial (I2). While I understand the city's position that more industrial land is required, I, along with many others in the south end, am very disappointed that it is coming at the expense of badly needed retail and commercial services in our area rather than having a more suitable location made available for this type of activity. As I understand it, the original Sandstone plan had allocated DA4 and DA5 to commercial development with some mixed use residential allowed in DA5. According to Seacliff Properties Overall Site Plan this would have equated to approximately 80.7 ha of land that would be available for commercial development to serve the south end and its residents, including the thousands of new residents that will come with the construction of this development. As you know, the latest iteration of the plan was reflective of the city's demand that Sandstone change the zoning of DA4 to Light Industrial, leaving only 15 ha in DA5 for retail and commercial development while forgoing nearly 66 ha to Light Industrial. This represents an 81% reduction in the developed area earmarked for retail and commercial development. My understanding according to the Seacliff representatives at latest open house held on November 6th is that the city, according to the latest OCP, has determined that the Southgate Mall area is to be deemed the area's 'Urban Node' while Sandstone is to provide moderate infilling to support its immediate area/residents. This, in my opinion, is a ludicrous designation of a woefully inadequate and limited geographic location, especially when compared to the potential that comes with Sandstone development. It seems a little backwards, does it not? It is my belief that the city would find great support from constituents if the ratio of commercial to industrial property in DA4 and DA5 were to be reconsidered to reflect the growing needs of our neighbourhood and community. We have a once in a lifetime opportunity with a development like this and my hope is that with a common sense approach the end product will be done right and will provide our community with something we can all be proud of for generations to come. Thank you for the opportunity to have my voice heard. Regards, Wes Elliott</p>

From: [REDACTED]
To: [REDACTED]
Subject: New form entry is submitted - Public Hearing Submission
Date: Friday, November 10, 2023 6:27:47 PM

[Public Hearing Submission](#)

Submitted on 10 November 2023, 06:27 PM

Your Name	Danny William Adam
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Sandstone Development South Nanaimo
Comments	November 10, 2023 To whom it may concern: Some comments concerning the Sandstone development in South Nanaimo. 1. Although our household is not opposed to development in our area, however, unless the infrastructure is in place to handle the proposed increase in traffic on Extension Rd. and the Cranberry/10th/Maki Rd. areas then the development cannot proceed with the actual habitation of the properties in the development. a. Increased traffic from construction will be more than enough to restrict traffic flow in this area. b. More industrial traffic will also create more of the above problems. 2. With the removing of "big box retail outlets" from the 2009 plan will further exacerbate the traffic numbers to the areas in Central and North Nanaimo. Yours Respectfully, D.W. Adam [REDACTED]

November 10, 2023

To whom it may concern:

Some comments concerning the Sandstone development in South Nanaimo.

1. Although our household is not opposed to development in our area, however, unless the infrastructure is in place to handle the proposed increase in traffic on Extension Rd. and the Cranberry/10th/Maki Rd. areas then the development cannot proceed with the actual habitation of the properties in the development.
 - a. Increased traffic from construction will be more than enough to restrict traffic flow in this area.
 - b. More industrial traffic will also create more of the above problems.
2. With the removing of "big box retail outlets" from the 2009 plan will further exacerbate the traffic numbers to the areas in Central and North Nanaimo.

Yours Respectfully,

D.W. Adam



From: [REDACTED]
To: [REDACTED]
Subject: BYLAW NO. 4500.215
Date: Friday, November 10, 2023 4:49:37 PM

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There is already too much «industrial activity» in this area. This REZONING is the thin edge of the wedge to wide-open Industrial NOISE and ODOUR Pollution as was foisted on the residents of the Town & Country MHP in Westdowne where high-decibel screaming and grinding plagues the residents from 0500h until NOON or later 6 days a week. The purported «Noise Abatement ByLaw» is NEVER ENFORCED and the perpetrators continue to break the law with impunity. SAME will occur here if the changes are allowed. It's at least QUIET except for the muffler-less muscle cars and dirt bikes roaring down the highway and ALSO never prosecuted. We already have the STENCH of the Landfill to contend with. Enough is Enough!

Freeman A. Dryden
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: New form entry is submitted - Public Hearing Submission
Date: Friday, November 10, 2023 3:54:32 PM

[Public Hearing Submission](#)

Submitted on 10 November 2023, 03:54 PM

Your Name	Dana MacDonald
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	BYLAW NO. 4500.215 - 1100 Cedar Road, 1505 & 1605 Fielding Road, and 1750 Rajeena Way (Sandstone)
Comments	<p>Position: Opposition for proposal Nanaimo City Council members, My opposition to the proposal is based on the proposed re-zoning of Cinnabar Valley Neighborhood (Lot 6), as that is the area of the Sandstone development that I'm familiar with. Our precious wetlands within Lot 6 will be substantially impacted by rezoning this area from Agriculture Rural Residential (AR1) to Residential (R10). The current proposal of building roads and 600 residential units in Lot 6 exceeds what this land can accommodate, if safeguarding the biodiversity of the area for future generations is to be a priority. My position is based on reading the Environmental Review of the Sandstone Development by Environmental Dynamics Inc (EDI) and on my experience over the last two years walking the trails within Lot 6. During that time, I've seen a diverse network of wetlands and wildlife (including bears, nesting bald eagles, heron, beaver dams, and countless other birds, reptiles, and insects). I understand Nanaimo's need for additional housing, but I don't believe that need outweighs our responsibility to leave AR1 zones containing wetlands alone. I would fully support developing this area under the current AR1 zoning, as it would allow for development while maintaining the density protection the current AR1 zoning provides this area. Thank you, for your time.</p>

From: [REDACTED]
To: [REDACTED]
Subject: Sandstone rezoning
Date: Sunday, November 12, 2023 12:42:49 PM

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Can the city please listen to residents of the area and not just think with their wallets on how much revenue the city will make with the extra homes in an area that cannot support its growth. The existing roads can't handle the growth with only cranberry road and Nanaimo River road as the only way out of this area. Every time there is an accident at cranberry the cars pile up in complete grid lock

Every winter when it snows the first hill on extension gets so bad and causes such delays that it has to get closed down. Residents that live up the hill park their cars where ever they can and walk home. In the last few years there has been a few days it took me over 3 hours to get home due to traffic and people getting stuck on the hill. And that's without another few thousand homes in the area and potentially double the amount of vehicles that are trying to get home if this project goes forwards as planned.

There needs to be substantial changes to the roads in the area to help residents of the area already with how busy it gets during peak times let alone when there is an accident or road closure.

I live on [REDACTED] the new section of Roberta road that is expected to expand.

The city let residents of the area down with this small section of road and the amount of suited homes allowed to build here. Street parking is a joke with how many renters and air bnb are in the area. My family owns a house and we struggle getting by with our one vehicle because there is no room for a second vehicle on our driveway, and we can't park on the street because of the amount of people's renters filling up the street.

I know people need places to live and we are in a housing crisis but we need to go about it with common sense, sustainability, safety and forward thinking.

Roberta road east that connects to Roberta south is in poor shape, has terrible lighting, no side walk, poor visibility with the steep hill, and the connection from Roberta east to south is barely wide enough to fit two vehicles down and it's even worse when people park on the corner. The corner is so tight and narrow that residents treat it like a single lane and drive on the wrong side of the road around the blind corner. I can't count how many times I've had a car coming around the corner and are on my side of the road.

All this and they still want to add thousands of homes to the area without any changes to the roads in or out? Give your head a shake and actually listen to us. Time and time again the city of Nanaimo let's its residents down in favor of industry. Help us and not them

Don't even get me started on how they won't be adding additional grocery stores or box stores in the plans. The only grocery store in the area is country grocer and it already gets over run at peak times with the amount of people from this area already.

Do what you want with this email I know it means nothing to the city of Nanaimo but I need

to voice my thoughts about it. Please treat this project like its in your own back yard and affecting your daily life. Please listen to us, we aren't against sustainable growth. We are against unsustainable growth with poor planning and this project hasn't even started yet and the area already can't sustain the project

-Andrew

From: [REDACTED]
To: [REDACTED]
Subject: New form entry is submitted - Public Hearing Submission
Date: Monday, November 13, 2023 12:55:55 PM

[Public Hearing Submission](#)

Submitted on 13 November 2023, 12:55 PM

Your Name	Robert w Colvin
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Trofton Roberta extension rds
Comments	Traffic now is dysfunctional why add approximately 2000vehicles down through cranberry and island hwy

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Bylaw No. 4500.215, 1100 Cedar Road, 1505 & 1605 Fielding Road, and 1750 Rajeena Way (Sandstone)
Date: Monday, November 13, 2023 5:26:04 PM

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Dear Mayor Leonard Krog, council members, et all,

At this time I am NOT in support of this development. Governments on all levels need to highly reconsider the transportation and infrastructure to the area. So I hope MOTI x City of Nanaimo listen clearly that the proposed traffic mitigation plan is not enough for seacliff development and the existing neighborhood.

We already lack winter resources in our neighborhoods making it a gamble for us to get to work safely. The the addition of this development plus construction will only add to the problem. Not to mention its also a bus route.

This is an opportunity to show us you're willing to do better and allowing for an alternate, improved, solution. Don't follow the steps of our sister urban centers. Do better for this growing community.

Seacliff properties - I sincerely apologize that I'm voting against. I'm for development in general, but the traffic mitigation plan for DA6 is lacking and will only cause more issues. I know you're doing your best. Please don't give up. The plan cannot be left to a TMP being led by the contractors you hire.

Regards,

Krystine
Resident of Chase River/Extension/Cinnabar Valley

From: [REDACTED]
To: [REDACTED]
Subject: New form entry is submitted - Public Hearing Submission
Date: Monday, November 13, 2023 8:08:11 PM

[Public Hearing Submission](#)

Submitted on 13 November 2023, 08:08 PM

Your Name	Greenaway
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	1100 Cedar Road, 1505 & 1605 Fielding Road, and 1750 Rajeena Way (Sandstone)
Comments	<p>I oppose the current Sandstone proposal. It is far too large, too high density, and has too much emphasis on industrial development – it will overwhelm (in a negative way) the Chase River, Cinnabar, and Cedar communities. The scale of the proposed development leaves too many things to the mercy of the developer in regard to what is actually built, where, and when. Development and change happens in most areas but mistakes with a project of this size could be extremely detrimental to the quality of life, safety, sense of community and character and beauty of the area. The impact on traffic (increase in volume and road construction required), the loss of greenspace, the unknowns regarding industrial sites, and the drastic increase in density is too significant of a decision for one point in time. The plan should be broken up and proposed and approved/rejected sequentially, with one phase needing to be completed before the next can be approved. That will allow course correction before it is too late. Thank you.</p>

From: [REDACTED]
To: [REDACTED]
Subject: New form entry is submitted - Public Hearing Submission
Date: Monday, November 13, 2023 7:15:42 PM

[Public Hearing Submission](#)

Submitted on 13 November 2023, 07:15 PM

Your Name	Jill Harrison
Your Address	[REDACTED] t
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500.215
Comments	<p>To Whom It May Concern, This letter is to express significant concerns and opposition to the proposed Sandstone development. My husband and I currently live [REDACTED]. We have a lovely home that backs on to spectacular green space, which was the reason we purchased our property. We chose this neighbourhood because of the sense of community, the safety and the proximity and ease of access to both of our workplaces. We love our home, and our neighbourhood; however, we fear the quality of life we have developed is soon to be disrupted. The following are topics of great concern that we (and our community) have with respect to this proposed development: Environmental impact: The development will destroy a rich, diverse habit, and number of ecosystems. There are numerous breeding (and brooding) Bald Eagles that have their nests in this area. Additionally, the flora and fauna in the green spaces is extremely important. There are countless species of song birds, raptors (such as Sharp Shinned Hawks), and waterfowl. The forests are filled with extensive wildlife from small to great that will lose their habit (and lives) as a result of this development. There are numerous aquatic environments - streams, sloughs, marshes and ponds that will be destroyed. These are crucial for fish, amphibian, invertebrate, avian and mammal species. Street Safety: Our neighbourhood is filled with young families, and children who spend their days playing in the forest, and collectively (safely) on the streets. The proposed development will take away these opportunities for the children to have an active, and healthy outdoor lifestyle. Limited road width. Roberta Road East is already uncomfortably narrow - especially as it crosses a small bridge. The equipment and traffic needed to build the new development poses the risk of damage to vehicles, property and people. As well, the concern for traffic congestion over the bridge and reduction of resident parking availability is on all of our minds. Pollution and noise pollution will be inevitable with this development. This community has chosen to live here because it is quiet, clean and safe. The expenditure of fossil fuels, environmental destruction and waste production during building and from the new homes all negatively impact the environment, and all of those living things in it. Additionally, the noise pollution created by the building process is disruptive and damaging to both humans and animals. Traffic: Roberta Road South leads into Roberta Road East. There is only one road that leaves these communities to access Extension. This already poses a problem during peak traffic hours. Adding numerous other homes (with</p>

suspected 3 cars per household) will dramatically increase traffic, and increase congestion. This additional traffic will create greater wear, tear and destruction of the existing road ways. Traffic on Extension Road will be dramatically increased. This is already a concern during high traffic times. The congestion can be very time consuming for the drivers and passengers, as well with increased idling time waiting for traffic has significant environmental impact. The increased traffic on Extension will increase a safety risk to pedestrians and to the children that attend Chase River Elementary. The traffic control mechanisms (stop signs) are not an efficient way to manage increased traffic volume. These roadways do not have the existing infrastructure to accommodate increased numbers of vehicles. The wait times to access Extension are already unacceptable. Roundabouts, traffic lights, and other traffic management strategies are lacking. Safety - the ability for emergency services to access homes in the neighbourhood is already impinged by the current road infrastructure and traffic. Increasing the number of cars on the road is only going to exacerbate this problem. In addition, if there is an emergency such as a natural disaster, there is only one readily accessible way off of Extension for the residents. It is recognized there is a way to Nanaimo Lakes Road; however, for residents leaving Roberta Road South/East, they will be trying to turn LEFT against heavy traffic flow to access this. Expansion and growth are beneficial to communities when done appropriately and thoughtfully. The proposed Sandstone development is neither of these. This proposed development will not be beneficial for the current residents of the Chase River and Cedar communities. Sincerely, J. Harrison Concerned Resident

Public Hearing

From: [REDACTED]
Sent: [REDACTED]
To: [REDACTED]
Subject: Sandstone Development Chase River (4500.215)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom It May Concern,

This letter is to express significant concerns and opposition to the proposed Sandstone development. My husband and I currently live on [REDACTED]. We have a lovely home that backs on to spectacular green space, which was the reason we purchased our property. We chose this neighbourhood because of the sense of community, the safety and the proximity and ease of access to both of our workplaces. We love our home, and our neighbourhood; however, we fear the quality of life we have developed is soon to be disrupted.

The following are topics of great concern that we (and our community) have with respect to this proposed development:

1. Environmental impact:
 1. The development will destroy a rich, diverse habit, and number of ecosystems. There are numerous breeding (and brooding) Bald Eagles that have their nests in this area. Additionally, the flora and fauna in the green spaces is extremely important. There are countless species of song birds, raptors (such as Sharp Shinned Hawks), and waterfowl. The forests are filled with extensive wildlife from small to great that will lose their habit (and lives) as a result of this development.
 2. There are numerous aquatic environments - streams, sloughs, marshes and ponds that will be destroyed. These are crucial for fish, amphibian, invertebrate, avian and mammal species.
2. Street Safety:
 1. Our neighbourhood is filled with young families, and children who spend their days playing in the forest, and collectively (safely) on the streets. The proposed development will take away these opportunities for the children to have an active, and healthy outdoor lifestyle.
 2. Limited road width. Roberta Road East is already uncomfortably narrow - especially as it crosses a small bridge. The equipment and traffic needed to build the new development poses the risk of damage to vehicles, property and people. As well, the concern for traffic congestion over the bridge and reduction of resident parking availability is on all of our minds.
 3. Pollution and noise pollution will be inevitable with this development. This community has chosen to live here because it is quiet, clean and safe. The expenditure of fossil fuels, environmental destruction and waste production during building and from the new homes all negatively impact the environment, and all of those living things in it. Additionally, the noise pollution created by the building process is disruptive and damaging to both humans and animals.
3. Traffic:
 1. Roberta Road South leads into Roberta Road East. There is only one road that leaves these communities to access Extension. This already poses a problem during peak traffic hours. Adding numerous other homes (with suspected 3 cars per household) will dramatically increase traffic, and increase congestion. This additional traffic will create greater wear, tear and destruction of the existing road ways.
 2. Traffic on Extension Road will be dramatically increased. This is already a concern during high traffic times. The congestion can be very time consuming for the drivers and passengers, as well with increased idling time waiting for traffic has significant environmental impact.
 3. The increased traffic on Extension will increase a safety risk to pedestrians and to the children that attend Chase River Elementary.
 4. The traffic control mechanisms (stop signs) are not an efficient way to manage increased traffic volume. These roadways do not have the existing infrastructure to accommodate increased numbers of vehicles. The wait times to access Extension are already unacceptable. Roundabouts, traffic lights, and other traffic management strategies are lacking.
 5. Safety - the ability for emergency services to access homes in the neighbourhood is already impinged by the current road infrastructure and traffic. Increasing the number of cars on the road is only going to exacerbate this problem. In addition, if there is an emergency such as a natural disaster, there is only one readily accessible way off of Extension for the residents. It is recognized there is a way to Nanaimo Lakes Road; however, for residents leaving Roberta Road South/East, they will be trying to turn LEFT against heavy traffic flow to access this.

Expansion and growth are beneficial to communities when done appropriately and thoughtfully. The proposed Sandstone development is neither of these. This proposed development will not be beneficial for the current residents of the Chase River and Cedar communities.

Sincerely,

J. Harrison
Concerned Resident

From: [REDACTED]
To: [REDACTED]
Subject: New form entry is submitted - Public Hearing Submission
Date: Monday, November 13, 2023 5:03:06 PM

[Public Hearing Submission](#)

Submitted on 13 November 2023, 05:02 PM

Your Name	Nicole
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Sandstone
Comments	BIG NO!!!!!!

From: [REDACTED]
To: [REDACTED]
Subject: Sandstone
Date: Tuesday, November 14, 2023 5:24:51 AM

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Re. Sandstone rezoning.

To Mayor and Council

My wife and I own our home at [REDACTED] We are very concerned about the impact of the proposed Sandstone rezoning. Our primary objection to approving the Sandstone rezoning is due to the wholly inadequate traffic mitigation plan presented to our community by Seacliff Group.

The projections for increased traffic without any substantial infrastructure changes leaves me feeling like this previously failed plan, is simply being repackaged and sold to us again wrapped in pretty paper with nothing in the box for this community. Seacliff Group makes money the city get taxes and South Nanaimo gets urban sprawl with, "some degradation".

The plan to put a road into Area 6 off Extention Rd. as the primary access route only after Seacliff have built and sold the first 20+ homes leaves Roberta Rd and Rajeena Way as the only access to this large area. This reality puts us and our neighbors on the front line of this ill conceived endeavor. At the very least this rezoning application should be contingent on Seacliff putting in their own access to their property, prior to any construction that would necessitate the use of narrow and steep residential side streets. Roberta Rd E. and Rajeena Way being transformed into thoroughfares for the construction and residential traffic of the projected homes, would destroy the safety and security our neighborhoods. Seacliff and the city of Nanaimo need to rethink access to Area 6. as the use of existing residential streets are inappropriate for the proposed additional traffic flow.

Extention Rd. is not Metral Drive. Extention Rd has no alternate routes to divert traffic. Roundabouts and isolated bike lanes on Extention Rd will do nothing to mitigate the traffic problems that will arise from it being the only way into Area 6., nor will this plan do anything to ease congestion on Island Hwy and Cranberry. This rezoning will create far worse problems than, "some degradation," as stated in Seacliff's plan.

I believe that if this application is passed you will be voting to turn the southern entrance to our city into a traffic nightmare. Sandstone so dramatically increases the population in our area with Extention Rd the only way in or out of Cinnabar Valley and Area 6, emergency access and evacuation becomes exponentially more difficult. In the event of an earthquake or large forest fire we could easily become trapped. I have heard nothing of any planning for emergency in this Sandstone plan. Sandstone seems to me to be driven primarily by the motive of profit not the betterment of this community. All the talk of reimagining loses its promise when we keep repeating the mistakes of the past. This rezoning plan approval would be that repetition. The only way to responsibly move forward, in my opinion, is to assure that infrastructure is going to meet the demand not to accept the afore mentioned, "degradation."

PS

Where are the provisions for affordable housing? We have sold a large chunk of Nanaimo to huge multi-national corporation. Why let Sandstone become another government giveaway to those who need it least?

Sincerely
Brian Hodgson

From: [REDACTED]
To: [REDACTED]
Subject: Sandstone development
Date: Wednesday, November 15, 2023 2:58:41 PM

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I just wanted to reach out and say that I don't think that a huge development at the bottom of Regina is a good idea! Why do we have to cut all the green spaces down, then build 5000 square ft house for one couple, about 1ft from the other house?

I'm exaggerating obviously.

I do not approve!

Thanks

From: [REDACTED]
To: [REDACTED]
Subject: New form entry is submitted - Public Hearing Submission
Date: Wednesday, November 15, 2023 4:00:37 PM

[Public Hearing Submission](#)

Submitted on 15 November 2023, 04:00 PM

Your Name	T Jenneson
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Reference Bylaw 4500.215 - Sandstone
Comments	<p>Re: Reference Bylaw 4500.215 - Sandstone; Specifically the section attaching to Cinnabar Valley behind Elaine Hamilton Park. I live [REDACTED] and traffic light between Roberta Road and Rajeena Way that is planned for Section #6 residential area. I can honestly say I am not thrilled about having my property cut into for a traffic light, left lanes, bicycle lanes and sidewalks, and the accompanying extra noise and light pollution that inevitably goes with it. How and when is expropriation discussed? So far no one has told my household specifically even though we will be impacted. The information I have seen was shared by the Chase River Society (and what Sandstone has share with the CRCA). Note: We have lived in Cinnabar since 1999 and specifically on Extension since 2012. In that time we have seen the traffic increase every year, and have front seats to the chaos whenever it snows or ices with cars ending up the the vacant lot next to us regularly. Leaving the area by car is extremely difficult at particular times of day and turning into my driveway is often a very tense experience. Transit to this area is not sufficient to be useful for working schedules (or university students), so most every resident must have access to a vehicle. Please consider this when designing density of occupancy for off street parking and for future traffic. I have seen the proposed traffic plans, and am dubious that it will be enough to handle the increased volume. Aside from traffic safety and density considerations... I would like it noted that the main reason that we chose this neighbourhood (of all the areas) is because it is NOT like North Nanaimo. We were looking for quiet, big yards, and no malls. But the feature that was absolutely paramount for us - access to nature. The endless woodlands and wetlands are right here for walks. We were lucky enough to raise our kids here exploring the amazing nature at our backdoor. Some of the wildlife we have seen with our own eyes in the proposed building area.... cougar, black bears, raccoons, beaver, otter, eagles, ravens, hawks, owls, blue heron, trumpeter swans, ravens, turkey vultures, many kinds of water fowl, flickers, red wings, blue birds, towee, dozens of kinds of marsh, and forest song birds, many types of amphibians (salamanders newts, frogs...), and even the shy northern alligator lizard, rabbits, voles, black and grey squirrels, and an impressive variety of plants, insects and fungi. How many of these creatures' habitat is threatened? The ecosystem in that sliver of wild space is impressive! I'm awed every time I go into it and even after 24 years exploring the space, I see new things all the time. I keep thinking about how</p>

humans can build pretty much anywhere, but these wetlands and their surrounding habitat is such a rare and irreplaceable feature! Thank you

From: [REDACTED]
To: [REDACTED]
Subject: PUBLIC HEARING re SANDSTONE – Bylaw 4500.215 Location: 1100 Cedar Road; 1505 and 1605 Fielding Road; and 1750 Rajeena Way, File No.: Rezoning Application – RA000461
Date: Wednesday, November 15, 2023 9:50:24 PM

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Dear Mayor and Council,

Re: PUBLIC HEARING re SANDSTONE – Bylaw 4500.215 Location: 1100 Cedar Road; 1505 and 1605 Fielding Road; and 1750 Rajeena Way, File No.: Rezoning Application – RA000461

I am writing to express my concerns about the proposed rezoning of Sandstone lands in advance of the Public Hearing on November 16, 2023, and to state my opposition to the proposed rezoning. It is my opinion that in the current iteration the negative impacts of this development outweigh the potential benefits. Overall, my impression is that this development and rezoning feels like a last attempt to squeeze in a very large and sprawling development that is not particularly well aligned with the forward looking vision, strategies, and policies established in the recent City Plan - Nanaimo Reimagined.

I recognize that there are a number of benefits to this development (reconciliation actions with Snuneymuxw First Nation, infrastructure improvements, potential economic benefits) but feel that the concerns of the current community residents are being ignored (public safety, sustainability, loss of nature and ecosystems), and the negative impacts of this development are just being accepted as inevitable. I describe some of these concerns below and hope that Mayor and Council take these into consideration during the Public Hearing.

Traffic and public safety impacts - Like many other residents, I have a number of concerns about transportation planning, traffic management, and pedestrian safety in the context of the Sandstone development. The Traffic Impact Assessment report and complementary Staff Report clearly identifies that the project will be a primary driver for increases in vehicle traffic, and that the proposed mitigations will not be enough to avoid degradation of service, but does not propose further mitigation measures. In addition, the mitigation measures are all focused on traffic flow on major routes such as Extension Road, but ignore the feeder routes that will provide access between the new development and main roads. In particular, I am concerned about the multiple access points proposed for Roberta Road East, Beadall Road, Trofton Road, and Roberta Road South (which can only be accessed via Roberta Road East). These are older streets that already have significant safety issues in that they lack sidewalks, have insufficient street lighting, and/or are steep with blind hills which cause issues for visibility and in the snow. The intersection of Roberta Road East and Extension is also a bus stop for high school students and public transit, meaning pedestrian traffic is relatively high. The City Plan - Nanaimo Reimagined highlights policies for Safe Mobility (Vision Zero) and Complete Streets and states that Vision Zero starts with the belief that everyone has the right to move safely in their community, as well as Neighbourhood policies around providing safe pedestrian movement through well connected street and trail networks (D4.5.8). These roads are already unsafe, and simply cannot handle a significant increase in traffic without improvements, but this

entire area has not been prioritized for traffic mitigations.

Prioritizing industrial development over sustainable communities - The current plan has significantly reduced development of a community hub/town center of retail and transit community amenities that would create a more sustainable community with employment opportunities and resources close to where residents live, and now focuses primarily on industrial and light industrial development. In my opinion, these eroding commitments to provide improved amenities and infrastructure undermine the benefits of a master-planned south Nanaimo hub, such as reducing driving distances. The emphasis on industrial development is difficult to reconcile with the City of Nanaimo's own commitments to recognize climate change and the impact on our community described within the City Plan. Further to this, after attending community association meetings and speaking with residents, it is increasingly clear that this change to the plan is not fully understood by many residents who are still envisioning a significant new retail and employment hub in South Nanaimo. An additional related concern is that the developer has stated multiple times during community meetings that the priority is to build the residential areas first i.e. Cinnabar Valley Neighbourhood Precinct, which seems to indicate a high potential risk of increasing residents and traffic issues long before any community amenities and benefits are seen (and with no commitments that they will be built at all).

Loss of greenspace, habitat, and public access to natural spaces - The current rezoning doesn't take advantage of a key opportunity for the City of Nanaimo to increase protected and natural areas. Although the Sandstone Open Spaces and Parks Plan commits to retention of green space, the reality is that the areas that are being retained are really only the areas that could not be developed anyway due to riparian regulations and steep slope constraints. Wetlands are indeed valuable ecosystem components, but so are forests, large roosting trees, meadows, and rocky bluffs - all of which exist within this area and provide valuable habitat for wildlife. This area is rich with rare flowers, ducks and swans, owls, hawks, eagles, bears, deer, cougars, and countless songbirds and amphibians. Further, the proposed trail networks that will exist around the wetlands are likely to be subject to seasonal flooding (as the wetlands will provide significant ecosystem services of stormwater management). The multiple proposed access points also have the potential to block off public access to existing greenspace and trail networks during the proposed long build out. This may seem trivial but will significantly impact the quality of life for those residents that already live here.

Uncertainties around new and evolving Provincial legislation - The sheer size of the Sandstone lands means that any new or evolving Provincial legislation that modifies or reduces restrictions on the number of homes that can be built per lot could have exponential impacts on the numbers of homes, residents, and traffic coming to this area. If this rezoning is approved now, are there any checks and balances to ensure that the future development is indeed sustainable with vastly larger numbers?

Thank you for your time. I am hopeful that these concerns are not just heard, but considered seriously in your decision.

Erika Lok



Nanaimo

From: [REDACTED]
To: [REDACTED]
Subject: New form entry is submitted - Public Hearing Submission
Date: Wednesday, November 15, 2023 10:40:40 AM

[Public Hearing Submission](#)

Submitted on 15 November 2023, 10:40 AM

Your Name	Rick Lutz
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	SANDSTONE – Bylaw 4500.215
Comments	<p>I want to express my opposition to the Sandstone rezoning application. My objection pertains specifically to the rezoning of parcel DA6 and the impact it will have on the Cinnabar Valley. I cannot speak to the part of the rezoning related to Cedar as I do not live there and have no experiential knowledge of it's impact, I will leave that to those who live in the area to advise you. My objections regarding DA6 are two fold. First, the construction of several hundred homes will increase the traffic issues around Extension road expotentially. The road improvements that have been proposed at the numerous meetings I have attended are insufficiient to alliviate the increased congestion that will result. Traffic can already be a nightmare in the area at times and I cannot imagine how bad it will be if this plan is approved. Secondly, building homes around Richards Marsh is unwise and short sighted. No matter what precautions are taken further urbanizing the area will have severe negative ecological ramifications and will certainly affect the birds and other animals that live there negatively. If the city council still approves the DA6 rezoning (unwisely in my opinion) I suggest that, a) all road improvements be completed prior to any work beginning on DA6, and b) that the setback from the edge of Richards marsh be increased from 100 feet to 300 feet.Thank you for taking time to read my submission.</p>

From: [REDACTED]
To: [REDACTED]
Subject: BYLAW 4500.215 - Sandstone
Date: Wednesday, November 15, 2023 11:54:47 PM

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Attn: Mayor and Council,

RE: Sandstone - Bylaw 4500.215

I have written to Council in the past to state my opposition to the Sandstone project. I am taking this last opportunity, before the public hearing officially closes to put my views on record, and to represent some of the views I have heard from my neighbors. I have spent the last week knocking on doors in my area, asking my neighbors how they feel about Sandstone. Not a single person I have spoken to is enthusiastically in favor. However, most felt that approval of this rezoning application is a foregone conclusion - that successive City Councils have a history of ignoring the concerns of citizens in our area, that their voice did not matter, and that the public hearing process amounts to no more than theatre.

Sadly, I did not have much in the way of contradictory evidence to dispute this perception. 30 seconds on the City of Nanaimo Council Meeting Dashboard will reveal that this Council has approved every single rezoning application put before it thus far. Specific to Sandstone, the October 26th City Staff report and the Traffic Impact Assessment by Watt Consulting both make painfully clear what residents in our area have been saying for years: traffic is unsafe and unsustainable even at current population levels, Sandstone will make it significantly worse, and the City of Nanaimo is willing to accept it.

In the City Staff report, it is stated that "Typically with new development, transportation levels of service are expected to be maintained at a specified minimum or at least not degraded." And then both the staff report and the TIA go on to explain why this is impossible in our area. Yet staff support the rezoning anyway, with no commitments or solutions on offer. Why is our area not worthy of the "typical" treatment that any other area of the City would expect? The TIA predicts Level of Service (LOS) at key intersections in our area at the absolute worst rating on the scale after buildout - WITH all recommended mitigations in place. Many of them are operating at the lower end of the scale now - even without further development in our area. And of course, Sandstone is only committed to a portion of said mitigations, and past history does not give the residents in the area confidence that the City of Nanaimo or MoTI have any appetite or intention to follow through on the most significant mitigations.

Absent virtually entirely from both the TIA and the staff analysis of traffic is the impact to local residential roads outside of the major routes, and in particular the ones that will serve as direct connections to the proposed development areas. Existing roads such as Roberta Rd East/South, Trofton, Beadal, Healy, and Frew. These roads were built over half a century ago, and have not received any upgrades of significance since. They have no sidewalks, minimal street lighting, and

open ditches. Children have no alternative but to walk on the roadway to school. Already with the addition of 28 units at the end of Roberta Rd East pedestrian safety is markedly decreased. It is a race track, and I would frankly feel safer walking down any street in Metro Vancouver than in front of my own home. Will it take a child being run down in the street before City Staff, the traffic consultants, or Council acknowledge this impact?

I am well aware of the supposed "limitation" of 20 units at the end of Roberta, however the language around this provides a loophole to further development I could back a dump truck through. "or as determined with an updated traffic impact assessment and as acceptable to the Approving Officer" leaves the door wide open to further development off Roberta, potentially connecting to the full 600 homes proposed in DA6. I am also aware that current City of Nanaimo policy favors interconnected roadways and discourages dead ends and cul-de-sacs. The stormwater analysis report available on the City of Nanaimo website clearly shows this route connecting through to the main development, and conveniently includes a "preliminary - not for construction" stamp on every development area EXCEPT for DA6. I am raising these concerns now, as a matter of public record because I don't believe for a second that the final intent is not to connect Roberta Rd East through to the full development, safety impacts to existing residents be damned. Also of note is the fact that no such limitation exists for Beadal or Trofton - both of which can only be accessed via Roberta Rd East.

My concerns extend beyond traffic issues - the much celebrated "dedications" of parks and greenspace are disingenuous and over stated. One needs to only compare the Riparian Areas & Site Constraints map with the Parks and Open Space plan to realize that the land being "donated" for greenspace is in fact simply the land that could not be developed anyway. It is riparian areas, wet lands, and steep slopes in excess of 20% grade. These are indeed important and valuable ecosystems - but they aren't altruism. If they could build on it, they would. Given the topography, and the lack of any known maintenance plan beyond the first two years - how will these parks be maintained and made accessible to people with mobility challenges? They won't be. There is term for this, and it is green washing.

Finally - I would like to address the lack of alignment with the overall Nanaimo Reimagined vision. Within this plan there is a hierarchy of mobility needs – with active transportation as the top priority, and cars at the very bottom of the list. Similarly, the City's own plan gives land use priority to Centres and Corridors over Neighborhoods. Sandstone is antithetical to all of these aims. It is a 20 year old plan that has been dressed up, with retail elements replaced with industrial, and the rest virtually unchanged. It is sprawling single family homes, with no supporting traffic infrastructure or connectivity that supports transition to active modes of transportation. It is business as usual, and displays a total lack of commitment to the vision and ideals proposed in a City plan that the ink has barely dried on. And it won't address housing affordability for existing Nanaimo residents - it will be six figure estate lots sold off to the highest bidder, for maximum developer profit.

Prior to the close of the public hearing deadline, I will be bringing forward a petition signed by my fellow concerned residents to be included in the public record. I urge City Council to take my concerns and those of my neighbors seriously, and reject this rezoning application as it is currently proposed.

I believe there is a path forward towards a plan for sustainable development of the Sandstone lands - one that benefits local area residents, the City of Nanaimo, and the broader area.

The plan currently before you is not it, and should not be approved.

Regards,

Kirk Macdonald

[Redacted signature block]

From: [REDACTED]
To: [REDACTED]
Cc: [Mayor&Council](#)
Subject: PUBLIC HEARING re SANDSTONE – Bylaw 4500.215
Date: Wednesday, November 15, 2023 3:11:08 PM

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Attn Mayor and Council

I live on [REDACTED] and have major concerns about traffic flow to access DA6. The new dev [REDACTED] Roberta Rd S has created a huge bottleneck and effectively limits traffic to a single lane there. The city brought this mess on themselves by cramming in too much density, and needs to do a better job in the future.

Sandstone should not be allowed to build any units on DA6 until an intersection is constructed at 1618 Extension, and this should be used as the main access road for the whole of DA6. This is on city property, and thus the city must commit to making it happen.

In addition, the cranberry connector should be built right now. This would remove a significant amount of traffic from the intersections of hwy 1/cranberry and hwy1/10th, which are presently overloaded and will only become worse.

Regards

Robb MacHattie
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Bylaw 4500.215 - Sandstone.
Date: Wednesday, November 15, 2023 7:51:39 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

My name is Kailen Makepeace, I have owned a home and lived in Chase River for over 12 years now. I am strongly against the proposed rezoning. My property backs onto protected wetland and neighbors a park, Sandstone intends to put a road through the wetland and have the parkland beside me turned into an access road for hundreds of houses. I have worked my entire life towards owning a piece of land in a quiet neighborhood beside a park and starting a family. I understood when I bought here there would be development but thought the park and wetland would be protected. Every person who owns property along the wetland has been made to follow strict bylaws about land use and setbacks, Sandstone and the city of Nanaimo should as well. All residents of Chase River will suffer consequences from this development if it goes ahead, especially those living on Roberta, Naylor, Trofton, and Rajeena Road.

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From: [REDACTED]
To: [REDACTED]
Subject: New form entry is submitted - Public Hearing Submission
Date: Wednesday, November 15, 2023 9:40:20 PM

[Public Hearing Submission](#)

Submitted on 15 November 2023, 09:40 PM

Your Name	Lindsay Price
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Sandstone rezoning bylaw 4500.215 Beadall to Healy
Comments	<p>The rezoning that removes recreational and adds high slope housing and light industrial will be detrimental to our local biodiversity. I spend countless hours every week in the forest, walking the trails on that property and cannot imagine that land covered in pavement and homes. I realize with respect that our community is growing and of course developments will happen what I don't agree with is the continued changes from the original plans that directly affect the long time established neighbourhoods that this plan is trying to incorporate itself into. From eliminating the much needed additional exit from the valley as far as roadways was the first major disappointment. After buying a home in this area the bottleneck situation in an emergency could be, and would be devastating if all of these homes projected are full of people, adding to the already growing community.</p>

From: [REDACTED]
To: [REDACTED]
Subject: New form entry is submitted - Public Hearing Submission
Date: Thursday, November 16, 2023 1:17:32 PM

[Public Hearing Submission](#)

Submitted on 16 November 2023, 01:17 PM

Your Name	Brad Bailey
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500-215 - SANDSTONE
Comments	<p>I am in favour of the Sandstone project moving forward. It is generally acknowledged that the southern bounds of Nanaimo are somewhat underserved in terms of industrial/commercial development which has seen unprecedented demand, and residential opportunities. Housing shortages are well known and this proposed development would ultimately go a long way to alleviate this issue. A development of this size would see a very significant investment in Nanaimo itself including amenities, service upgrades and extensions, and transportation improvements. Creating a "town centre" in the south would be a benefit to the area as has been identified in the City OCP, and, further would provide excellent partnership opportunities for the local First Nations.</p>

From: [REDACTED]
To: [REDACTED]
Subject: New form entry is submitted - Public Hearing Submission
Date: Thursday, November 16, 2023 1:44:34 PM

[Public Hearing Submission](#)

Submitted on 16 November 2023, 01:44 PM

Your Name	Ken Brownsell
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Sandstone Development
Comments	Dear Mayor and Council, I am writing this letter in support of the proposal for the Sandstone Project. I am aware of the proposed development, and believe it would be positive for the community. It will add a lot of much needed homes and jobs for people in and around Nanaimo. Thank you for taking the time to consider this letter.

To Mayor & Council

Re: Rezoning Application - RA000461

We are writing in support of the rezoning of the Sandstone lands. While no proposal is without its flaws, we feel that on the whole our community stands to benefit from this development and the clarity it brings to the area for the following reasons:

- Cinnabar and Chase River have had long-standing traffic issues that have not been addressed in any way, shape or form despite pleas to City staff for almost 2 decades. While this development is unable to address the urgent need for a secondary access in and out of the area, the developer has been responsive to the community's frustration with the situation and has committed to investing a significant amount of money towards helping address an issue which is very clearly a City responsibility. When questioned directly at a CRCA meeting earlier this year, City staff admitted that if this development does not proceed, they have no Plan B for addressing the traffic issues and it would likely be at least another 5 years before anything is done to improve safety and access.
- With the way current smaller developments are approved, there is no requirement by City staff for the developers to plan adequately for pedestrian and bicycle traffic, or to address the additional traffic in the area creating infrastructure stresses. This has been an ongoing concern of residents for many years. As it stands now, Seacliff properties will be providing a significant upgrade to the water system, which benefits not just the area residents, but Nanaimo taxpayers as a whole, since the City will not be paying for this, Should this rezoning not be approved, the chance for cohesive planning for the area and the financial benefits to Nanaimo taxpayers as a whole will be lost.
- The City has been pushing for live/work communities for the past several years. Residents in the Chase River/Cinnabar/Cedar deserve to have this type of community as much as any north end neighbourhood. While the rezoning to highway and light industrial is not what was originally proposed, and is not going to enable us to shop locally instead of constantly having to drive to the north end, it will provide much needed employment at the south end of town. Our hope is that this will translate to more people being able to either have much shorter vehicle commutes, or be able to use alternative means of transportation. We would like to go on record that we are disappointed that City staff have prioritized industrial needs over actual community needs, despite our attempts to communicate what is actually needed in our area. This is a portion of the rezoning that, while not entirely reflective of what the community wants, does address some of the concerns, which is why we support the application.
- While there are concerns from some residents in the area regarding the building of any additional homes in their area, the reality is that with the current requirements being put in place by the Province regarding the need for housing and the Province taking control

of the rezoning requirements for this, this will be a moot point very shortly. We feel that after all the consultation with the community, this rezoning will allow for development that is more reflective of the rural, more agricultural nature of the area than under the coming provincial requirements. This development has been on the books for over 20 years in one form or another and all residents are, or should have been, aware that it was planned. In particular, the opposition from new residents in the area, who have purchased and built in the area in the past 5 years, seems to reflect a NIMBY attitude now that they have their homes. There is a desperate need for housing in all communities and Nanaimo is no exception. While having the secondary urban node on the Sandstone property, as originally planned, would have provided more housing and especially increased density in the node area prior to the change to industrial focus, adding more housing in a cohesive manner is preferable to the Province overriding the local community.

- The current proposal lies completely within the City boundaries. We have heard some Councilors and opponents refer to this development as urban sprawl. We have lived in the area for many years, having started with our home in the Regional District and have witnessed the extension of the City boundaries several times in our neighbourhood. This is clearly not the case, as there is no request to extend City boundaries to support the development. Rather, it reflects an infilling of land that is currently not in use.
- Seacliff Properties has committed to maintaining large areas of green space, as well as completing a trail structure that the City has previously said they would be proceeding with but have not followed through on. Maintaining usable green space is important to many of us in the area, both from an environmental standpoint as well as for recreational purposes. There are several environmentally sensitive areas that are important to protect and not have development encroach on, and having development proceed in an organized, unified manner is the most likely way of ensuring this.

In closing, while we feel the rezoning application falls short in certain areas with regards to our neighbourhood needs, we are generally in support of the application moving forward.

Sincerely,

Doug and Alison Cahill



From: [REDACTED]
Cc: [REDACTED]
Subject: Seacliff Properties / Sandstone Development - Letter of Support
Date: Thursday, November 16, 2023 11:14:31 AM
Attachments: [image001.png](#)
[2023.11.16 - Sandstone Support Letter.pdf](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern.

Please find attached our Letter of Support for the Seacliff Properties – Sandstone Development.

Please add this to the list of documents for the Public Hearing tonight at City Hall.

Thanks

Glenn D. Froese
Development Manager
HyLand Properties
110 - 33973 Gladys Ave
Abbotsford, BC V2S 2E8

[REDACTED]
[REDACTED]



Mayor and Council
City of Nanaimo
455 Wallace Street,
Nanaimo, BC
V9R 5J6

Dear Mayor and Council,

We are pleased to write this letter of support for Seacliff Properties and its Sandstone Development in Southern Nanaimo. HyLand Properties is in support of the development of both the future Industrial lands as well as Residential properties for both the Multi-Family and Single-Family units.

As Nanaimo has a limited availability of Industrial lands for the continued growth of this sector, adding these new Industrial lands to the community encourages expansion of the local industries and invites in new companies to put down roots in the City. Industrial growth provides good paying jobs / career opportunities for many and allows persons to establish themselves in the community. With this expansion of the Industrial sector comes the need for housing. So having the Residential also be part of this overall development provides a full circle of the needs to Nanaimo.

HyLand Properties is also involved in the City of Nanaimo with both the future Development of Industrial and Multi-Residential lands/projects and as such understands the overall benefits these can provide to the residents. This type of complete development provides a great opportunity to enhance the community for both work and play with those choosing Nanaimo as their City.

Thank you for working through this project with the applicant and we look forward to the approval and ultimate successful completion of this project for the community.

Sincerely,



Peter Helm
President
HyLand Properties
110-33973 Gladys Ave,
Abbotsford, BC V2S 2E8

From: [REDACTED]
Subject: New form entry is submitted - Public Hearing Submission
Date: Thursday, November 16, 2023 12:14:53 PM

[Public Hearing Submission](#)

Submitted on 16 November 2023, 12:14 PM

Your Name	D Greenaway
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	1100 Cedar Road, 1505 & 1605 Fielding Road, and 1750 Rajeena Way (Sandstone)
Comments	I am opposed to the current Sandstone proposal as I do not feel that the impact on traffic has been adequately addressed. The increase in density is too drastic and it seems like Sandstone is going to be determining the future of the area, not the citizens. My 'vote' is No.

From: [REDACTED]
To: [REDACTED]
Cc: [Mayor&Council](#)
Subject: PUBLIC HEARING re SANDSTONE – Bylaw 4500.215
Date: Thursday, November 16, 2023 2:01:59 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Attention Mayor & Council,

I am not in favour of proposed Sandstone - Bylaw 4500.215.

Very disappointed that the 2009 proposal was updated in 2021 to reduce the amount of retail in the new development. 175k sq ft is equivalent to 2 Canadian Tires stores which for a development of this size is unacceptable. No big box stores in new 2021 proposal.

Driving out to the North end for shopping makes no sense when the Southend could have had more retail.

The present traffic plan I don't support at this time either for many reasons.

Regards
Dave & Ruth Haddad

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [REDACTED]
Subject: Sandstone Development - Letter of Support
Date: Thursday, November 16, 2023 8:48:50 AM
Attachments: [Hazelwood Letter Of Support - Sandstone Development.pdf](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning,

Attached is a letter of support for the Sandstone Development from our CEO, Chris Nudd.

Tom Richey
Business Development Manager



202-572 Stewart Ave **o:** (250) 824-0653
Nanaimo BC **c:** [REDACTED]
V9S 5T5

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**Mayor and Council
City of Nanaimo**

455 Wallace Street
Nanaimo B.C
V9R 5J6

Dear Mayor and Council,

It is a pleasure to write a second letter of support for Seacliff Properties and its Sandstone development in southern Nanaimo. Hazelwood is a strong advocate for additional industrial lands, commercial space, and residential housing.

As we noted in our earlier letter of support, our organization has seen the negative impact that a lack of available land can have on our businesses, and employees. We continue to have potential employees turn down job opportunities due to the high housing costs, and we continue to see staff leave our organization for communities with more affordable housing. This is particularly concerning to us, as we are an organization without a single minimum wage job.

As we all work to ensure that Nanaimo, and Vancouver Island, remains a destination for business and families, we must focus our efforts on ensuring that land is made available for growth. Recently, it has been promising to see the efforts put forth via Nanaimo's Prosperity Corporation to address some of the challenges that businesses face. We feel that this is a strong indicator that the City of Nanaimo understands that projects like this are critical to the long-term success of the region.

Lastly, Seacliff's successful efforts to collaborate Snuneymuxw First Nation, while addressing many of the land related issues that the region faces is incredibly exciting to witness. It would appear as though we are on the verge of a development that has a positive impact on our entire community.

Thank you for considering this project, and we look forward to witnessing the sustainable growth of our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Nudd", written in a cursive style.

Chris Nudd
Chief Executive Officer
Hazelwood
1930 Bollinger Rd
Nanaimo BC
V9S 5W9

From: [REDACTED]
To: [REDACTED]
Subject: New form entry is submitted - Public Hearing Submission
Date: Thursday, November 16, 2023 12:34:33 PM

[Public Hearing Submission](#)

Submitted on 16 November 2023, 12:34 PM

Your Name	Kamilah Kyfiuk
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	(Bylaw Number is 4500-215 – SANDSTONE)
Comments	In support of sandstone project

From:

Subject:

Date:

Petition Submission - Bylaw 4500.215 - Sandstone

Thursday, November 16, 2023 12:09:17 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please enter the below petition information and list of signatories into the public record regarding the Sandstone rezoning application. This petition is opposed to approval of the rezoning application as currently proposed, and includes two conditions that should be met before any approval is considered. At the time of submission, it has a total of 90 signatories, who are listed below the petition itself in this email. It can also be viewed online at <https://www.change.org/NoSandstone>

Regards,

Kirk Macdonald - petition sponsor

Nanaimo City Council: NO to Sandstone Rezoning Application - Bylaw 4500.215

As a resident of the Chase River and Extension area, I am deeply concerned about the proposed rezoning application for Sandstone. The current road infrastructure is not equipped to handle the increased traffic and demand that this development would bring. Our local residential roads, which are already below municipal standards and lack basic active transportation amenities like sidewalks and adequate street lighting, will be used as direct feeder connections to this new development, with no planned improvements. Children are forced to walk on the road to go to school every morning and afternoon, and the additional traffic this development would bring is unsafe and irresponsible.

The traffic mitigations that Sandstone is proposing in our area are inadequate to address the added volume on our roads, and without complimentary investments from the City of Nanaimo and MoTI - there should be no viable path forward for Sandstone in the Cinnabar Valley.

The additional traffic volume from Sandstone is a safety risk for existing residents. There is only one road in and out of our area, and this project does not propose any changes to that fact. This lack of access poses significant safety risks in case of emergencies or natural disasters.

Approval of the Sandstone development in the Cinnabar Valley, Chase River, and Extension area should be contingent on the development of an alternate egress route out of the area. Anything short of this is simply adding fuel to the fire.

Any direct road connections to the new development should be required to meet current Nanaimo Manual of Engineering Standards and Specifications (MoESS) requirements. If the standards can not be met, alternate access routes should be built rather than endangering the safety of existing residents living on roads far below standard.

Moreover, the proposed rezoning does not align with the priorities set forth in our recently adopted City Plan. We believe that any new development should enhance our community rather than detract from it.

We urge Nanaimo City Council to consider these concerns when reviewing the rezoning application for Sandstone - bylaw 4500.215. We ask you to prioritize community safety and alignment with our city's vision over short-term economic gain.

Please stand with us in rejecting this rezoning application

Signatories

Name

Country Signed On

Kirk Macdonald	Canada	11/8/2023
sonny dingjan	Canada	11/10/2023
Gerald McDonald	Canada	11/11/2023
Eliot Ashley	Canada	11/11/2023
Suzanne Moore	Canada	11/11/2023
Leonard Moore	Canada	11/11/2023
Heather Campbell	Canada	11/11/2023
Carol Helm	Canada	11/11/2023
Kyle Morlok	Canada	11/12/2023
Ginger Kent	Canada	11/12/2023
Andrew Hoodikoff	Canada	11/12/2023
Andrea Parker	Canada	11/12/2023
Valerie Harvey	Canada	11/12/2023
Gurpreet Sidhu	Canada	11/12/2023
Carol Lettington	Canada	11/12/2023
Mark Lettington	Canada	11/12/2023
Jill Colvin	Canada	11/12/2023
Kelly Winkel	Canada	11/12/2023
Heather Carnie	Canada	11/12/2023
Erin Currie	Canada	11/12/2023
Christina Scott	Canada	11/12/2023
Stacey Dystant	Canada	11/12/2023
Kailen Makepeace	Canada	11/12/2023
Kristie Carano	Canada	11/12/2023
Andrea Ellefson	Canada	11/12/2023
Haylie Gardner	Canada	11/12/2023
Pat Garside	Canada	11/12/2023
Erika Lok	Canada	11/12/2023
Kavitha Arasur Devaraj	Canada	11/12/2023
Shehzad Khalid	Canada	11/12/2023
Patrick Markowski	Canada	11/12/2023
Barbara Brown	Canada	11/12/2023
Amy Furber	Canada	11/12/2023
Julie McLellan	Canada	11/13/2023

Kelsey Heatcoat	Canada	11/13/2023
M C	Canada	11/13/2023
Kathy Thorpe	Canada	11/13/2023
S Greenaway	Canada	11/13/2023
T Wilson	Canada	11/13/2023
Tracy Nelson	Canada	11/13/2023
darren waldal	Canada	11/13/2023
nino De Guia	Canada	11/13/2023
Judy Bruce	Canada	11/13/2023
William Adu boahin	Canada	11/13/2023
Connie Haynes	Canada	11/13/2023
John Lutz	Canada	11/13/2023
Catherine Beardmore	Canada	11/13/2023
David Barwise	Canada	11/13/2023
Lisa Barwise	Canada	11/13/2023
Lenore Black	Canada	11/13/2023
Chris Winkel	Canada	11/14/2023
Jillian Harrison	Canada	11/14/2023
Samantha Bunnah	Canada	11/14/2023
Keith Jones	Canada	11/14/2023
Deanna Legare	Canada	11/14/2023
Tia Hockin	Canada	11/14/2023
Brittany Neadow	Canada	11/14/2023
Kevin G	Canada	11/14/2023
Balraj Romana	Canada	11/14/2023
leslee banks	Canada	11/14/2023
Robyn King	Canada	11/14/2023
Leigh Adams	Canada	11/15/2023
Gordon McPhee	Canada	11/15/2023
Mikayla Moore	Canada	11/15/2023
Jane Knop	Canada	11/15/2023
Mahnaz Ebrahimzadeh	Canada	11/15/2023
Edna Mode	Canada	11/15/2023
Amanda Tomshak	Canada	11/15/2023
Lahrissa Doerksen	Canada	11/15/2023
Tiandra Scales	Canada	11/15/2023
Karyn McConnell	Canada	11/15/2023
Rikki Ducharme	Canada	11/15/2023
Carol Bens	Canada	11/15/2023
James RANCIER	Canada	11/15/2023
Carrie Dodds	Canada	11/15/2023
Ross Hutton	Canada	11/15/2023
Tanya Dean	Canada	11/16/2023
Iain McGarry	Canada	11/16/2023
dave haddad	Canada	11/16/2023

From: [REDACTED]
To: [REDACTED]
Subject: New form entry is submitted - Public Hearing Submission
Date: Thursday, November 16, 2023 9:09:14 AM

[Public Hearing Submission](#)

Submitted on 16 November 2023, 09:09 AM

Your Name	Catherine MacDonald
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Healy road Nanaimo
Comments	<p>I have lived on [REDACTED] for 20 years now ,I moved here because of the peace and tranquility of the neighborhood. I realize that the forest across from me is a second growth forest ..but the enjoyment that it has brought to so many people is immense...from Horses ,dogs and familys hiking ,ATV's and all the creatures of nature that call it home . Native dogwoods ,trilliums ,some old growth trees ,wild flowers ,bears .cougars ,tree frogs ,owls ..etc etc .Like I have said befour ..these wild things don't have deep pockets .But the city of Nanaimo must have with the increase of my property taxes over the years to accommodate the growth in Cinnabar Valley ...Lots of us would see this parcel of land saved and managed but I am sure my concerns will be met on deaf ears and minds . sooo on it goes . If you build housing across from my home ..what kind will it be ? Strata properties (which there is far too much here ..and really not as affordable as people think and very restricting (yeah i know some are not) or how about a nice big road out to the highway (i am being sarcastic)..oh and coal mine shafts ...I think there may be some up there on the hill ...thank you for your time and consideration .</p>

From: [REDACTED]
To: [REDACTED]
Subject: Rezoning of Sandstone Development Lands - RA000461
Date: Thursday, November 16, 2023 10:12:02 AM

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November 15, 2023

Mayor and Council
City of Nanaimo

Rezoning of Sandstone Lands - RA0641

The Chase River Community Association Executive is pleased that this rezoning is finally in front of Council for a decision.

It amazes us that over 4 years ago this executive group met with the project team for the first time. We told them a secondary route out of Cinnabar Valley was a priority for residents to address traffic volume and overall road safety. We acknowledged at that time that with all the recent housing development in our area, there had minimal improvements to address these concerns. The project team stated that they would be tweaking the existing approved Sandstone Master Plan from Northwest Properties, but they were not going to build the TCH overpass.

So where are we now that all the planning has been completed?

- no regional shopping area even though there is currently nothing but empty land. Residents will still need to use their cars to drive 20+ minutes to North Nanaimo to meet most of their shopping needs.
- a secondary urban node will be coming to the Southgate area, which has limited roads which can't be easily upgraded, limited vacant land on which to build, an existing light industrial area which will continue to bring transport trucks throughout the day and night, limited existing infrastructure to deal with the planned extensive residential housing.
- Some minor improvements to address traffic management with vehicles accessing or exiting from Cranberry Ave onto the TCH. Again with no confirmed date as to when this will started by MOTI.
- Traffic calming on Extension Rd. has been approved but has yet to commence construction, with no indication of when it will.
- No secondary traffic option out of Cinnabar Valley until the Cranberry Connector is built with the City not even giving a proposed date for this to occur.
- Significant residential development off Cedar And Extension Roads.
- Consideration for the preservation of green space and trails

- A potential new school location.
- Increased industrial zoning which will hopefully bring employment opportunities.
- The City of Nanaimo gets significant upgrades to the utility infrastructure.

So adding all this together it appears that once again the existing residents of Chase River are getting very little other than some cosmetic road safety/ traffic management improvements. We grateful that SeaCliff Properties is contributing millions of dollars towards infrastructure improvements.

We clearly understand that the location of Cinnabar Valley is very problematic in how to address traffic issues, but each day that goes by will not fix this issue without some very significant budget implications for this or future City Councils. The TCH and Nanaimo Parkway which are managed by MOTI will not currently allow another access or exit from either road. The topography of the land and the E&N railway only exacerbate the issue. The Sandstone Development will surely add to this issue with their residential development. Plus there will likely be even more growth due to the significant amount of large properties along Extension Road that would be ripe for additional housing due to redevelopment. Lastly with the recently announced plans for the Province to allow significantly more residential housing on existing residential lots this could mean even more vehicles on our already over taxed roads.

We have hosted multiple community meetings to hear the concerns of residents. We have done surveys and polls requesting feedback from residents. These meetings have brought many residents out to listen and voice their opinions. The concern was and continues to be a demand for a secondary exit out our Cinnabar Valley. Many of you have heard this demand time and time again. It is not the responsibility of SeaCliff Properties to address this issue, IT IS YOURS!!

Our Association believes that many of our residents are suffering from Sandstone planning fatigue. They are beyond frustrated and hopeful that with the significant increase in tax revenue coming into the City that will accompany this development that finally we will get a secondary exit. However, this may only be a dream that we continue to have each and every day.

So in closing the majority of the Executive group for our Association supports this rezoning application.

Thank you

Mike Parker
Samantha Whyte

Linda Elander
Dale Porter
Alison Cahill

Absent: Wendy Garside

Opposed: Kirk Macdonald

November 16, 2023

Mayor and Council

City of Nanaimo

455 Wallace Street

Nanaimo, BC V9R 5J6

RE: Sandstone Project

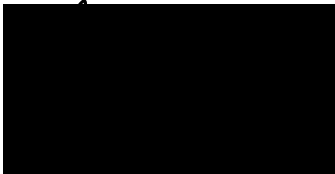
Dear Mayor and Council,

I am writing this letter in support of the proposal for the Sandstone Project.

I am aware of the proposed development, and believe it would be positive for the community. It will add a lot of much needed homes and jobs for people in and around Nanaimo.

Thank you for taking the time to consider this letter.

Sincerely,

A large black rectangular redaction box covering the signature area.

Robert Ripka

A black rectangular redaction box covering contact information.

From: [REDACTED]
To: [REDACTED]
Subject: New form entry is submitted - Public Hearing Submission
Date: Thursday, November 16, 2023 12:25:16 PM

[Public Hearing Submission](#)

Submitted on 16 November 2023, 12:25 PM

Your Name	Robert Ripka
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Sandstone Development
Comments	Dear Mayor and Council, I am writing this letter in support of the proposal for the Sandstone Project. I am aware of the proposed development, and believe it would be positive for the community. It will add a lot of much needed homes and jobs for people in and around Nanaimo. Thank you for taking the time to consider this letter.

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: BYLAW NO. 4500.215 - Sandstone Development
Date: Thursday, November 16, 2023 11:40:18 AM

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Dear Mayor and Council,

As a relatively new resident of Nanaimo, I'm disheartened to realize that the same blunt-force commercial development of lands continues in other places. Our previous residence was in West Kelowna where we witnessed massive clearing and destruction of natural habitat to build single-family homes with no plans regarding public transportation or other services.

We purchased our home on [REDACTED] without actually visiting the neighbourhood first - our realtor took us through the house via Zoom - but we did see an overhead/satellite view which showed us the proximity to walking trails and Richard's Marsh Park. While the noise from the highway can be loud at times, we've enjoyed being close to nature, seeing frogs, salamanders, snakes, deer and even a family of otters (!) - it was especially great given the heightened stress of during the pandemic. At the time, we were unaware of the Sandstone plan, which will just make the south end of Nanaimo like every other suburban sprawl.

Of particular concern is the proposed "development" of the Cinnabar Valley Neighbourhood Precinct, which looks to eliminate some of the nicest green space in town. I read through the Environmental Report prepared by EDI Environmental Dynamics Inc with great interest as preservation of areas like the marsh are critical for you, me, the animals that live there, and the rest of the planet. Collectively, humanity knows that saving and preserving these wild areas should be of prime importance. Redevelopment of areas already developed as housing and commercial should be the focus. We should turn the focus to areas that could be reimaged rather than uprooting and flattening the natural world to extend more sprawl.

That's not my only concern though - the traffic based on the City staff's own information will be increased to an unbearable degree. There seems to be an absence of plans for bike lanes, massively improved transit, and sidewalks (particularly along the stretch of road between the Co-Op gas station on Cranberry and the Country Grocer). I notice this in our own neighbourhood on Robert Road South. There's lots of density but no safe connections for walking and bikes, and since there are so many houses packed together on the street (and most of them with secondary suites) there are times that the street looks like a haphazard used car lot. For example, many of the homes on the street don't have lawns or garden/green space. Instead they've filled in those areas with gravel for more parking!

I'm strongly opposed to the proposed Sandstone development as it currently stands. It's just going to make Nanaimo like any other metro area and without plans for upgraded transit or walkable communities, while eliminating natural areas that benefit everybody and every creature.

Regards,

Aaron Simmer
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: New form entry is submitted - Public Hearing Submission
Date: Thursday, November 16, 2023 2:02:13 PM

[Public Hearing Submission](#)

Submitted on 16 November 2023, 02:02 PM

Your Name	Tyler Thorpe
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	I strongly support the sandstone project. It will be a tremendous opportunity for Nanaimo to expand its attractiveness as a very livable and economically sound commercial city.
Comments	The project will provide long term benefits to the Nanaimo community.

November 16, 2023

Mayor and Council

City of Nanaimo

455 Wallace Street

Nanaimo, BC V9R 5J6

RE: Sandstone Project

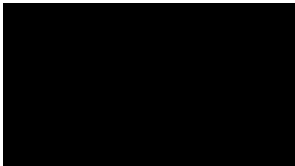
Dear Mayor and Council,

I am writing this letter in support of the proposal for the Sandstone Project.

I am aware of the proposed development, and believe it would be positive for the community. It will add a lot of much needed homes and jobs for people in and around Nanaimo.

Thank you for taking the time to consider this letter.

Sincerely,

A solid black rectangular box redacting the signature of Rick Tomlinson.

Rick Tomlinson, Owner of Triple T Excavating

A solid black horizontal bar redacting contact information, likely a phone number or email address.

From: [REDACTED]
To: [REDACTED]
Subject: New form entry is submitted - Public Hearing Submission
Date: Thursday, November 16, 2023 12:29:17 PM

[Public Hearing Submission](#)

Submitted on 16 November 2023, 12:29 PM

Your Name	Rick Tomlinson
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Sandstone Development
Comments	Dear Mayor and Council, I am writing this letter in support of the proposal for the Sandstone Project. I am aware of the proposed development, and believe it would be positive for the community. It will add a lot of much needed homes and jobs for people in and around Nanaimo. Thank you for taking the time to consider this letter.

From: [REDACTED]
To: [REDACTED]
Cc: [Mayor&Council](#)
Subject: PUBLIC HEARING re SANDSTONE – Bylaw 4500.215
Date: Thursday, November 16, 2023 8:37:29 AM

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Mayor and Council

I have great concerns about the Sandstone development and council's refusal to address traffic. I have attended many community meetings regarding this development, the most recent just two weeks ago. At that meeting many concerns including traffic were addressed: 1680 Extension road would be put in and no more than 20 new houses would be accessed from the Roberta East and South road. So imagine my surprise when just yesterday I received a notice complete with drawings of the new roads and hundreds of houses.

My concerns are directly pointed at council. I have more faith in the developer than Nanaimo council. My proof of your incompetence and complete disregard for the residents who have been paying taxes for decades is the mess you have created on Roberta South. (Narrow road with cars parked all over the place). The notice I received shows Roberta Rd South extended to access hundreds of houses.

The notice also shows the city's own traffic information regarding number of cars on Cranberry and Maki roads. Theses will be the highest volume in the city!

I implore council to NOT move forward until you have addressed traffic. Before development starts you must put in the lights and feeder road from Extension into the new development.

Lorraine Webber
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: New form entry is submitted - Public Hearing Submission
Date: Thursday, November 16, 2023 11:54:07 AM

[Public Hearing Submission](#)

Submitted on 16 November 2023, 11:53 AM

Your Name	Jason Winton
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	4500-215 – SANDSTONE
Comments	<p>As a commercial realtor based in the City of Nanaimo and as a resident of the Cedar area I'm very much in support of the Sandstone development which will bring much needed development to the area. Specifically I see several benefits:</p> <ol style="list-style-type: none">1) Snuneymuxw First Nation • This project includes an unprecedented partnership with Snuneymuxw which has already resulted in the transfer and return of 102 acres of land back to SFN earlier this year. Additional preferred economic opportunities are also committed if the project is approved by Council.2) Alignment with OCP • This rezoning is being done in order to align the underlying land use zones with the SMP, allowing us to ultimately deliver on the vision as set out in the City's official community plan. The city passed the OCP amendment recently, and this rezoning application is fully inline with the OCP.3) Land Use – Providing much needed new residential and industrial growth opportunities4) Investment in Nanaimo o Massive investment into the City of Nanaimo with extensive new transportation and off-site infrastructure improvements – as well as through CACs (including over 200 acres of park space) and DCCs