

From: Amelia Horsburgh [REDACTED]
Sent: Tuesday, July 25, 2023 12:28 PM
To: Public Hearing <Public.Hearing@nanaimo.ca>
Cc: Justin Ymana [REDACTED]
Subject: Proposed Amendment to City of Nanaimo Zoning Bylaw 2011 No. 4500.210

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Hello to all interested parties concerning the proposed amendment to bylaw 4500.210 (Rezoning Application--RA000481):

I would like to take this opportunity to voice my **strong objection to the proposed amendment of this rezoning application at 1224 Manzanita Place (from low density residential R6 to medium density residential R8) in order to build a multi-family residential development.**

My family and I live on the corner of Ocean Pearl Terrace and Amphion Terrace [REDACTED] [REDACTED] directly facing 1224 Manzanita Place. The reasons for our objection to the rezoning is as follows:

1. **Safety:** Both the residential and construction traffic is already extremely heavy; these vehicles frequently speed down Ocean Pear Terr. (which has significant inclines and blind corners) at speeds that greatly exceed the posted 30 km/h signage. Pedestrians and bicyclists already feel their safety is at risk when they walk and ride on these roads, as vehicles regularly occupy most of the roadway because of the narrowness and must veer to the opposite oncoming traffic. In the winter, snow removal narrows these roads even further; pedestrians are frequently made to walk on the road itself because sidewalks are unpassable. Moreover, many of the residents that border the 1224 Manzanita Place are seniors. They frequently walk along Amphion Terrace and Ocean Pearl Terrace, oftentimes with mobility aids and a furry pet or two in tow. We know that many of our seniors have difficulty not just with their mobility, but with their sight and their hearing as well. They may not hear or see a vehicle approaching, or be able to move out of the way in a timely manner. I very much worry that an intensification to the residential density will impact their ability to walk safely in our community. Therefore, adding a higher number of residents by rezoning to medium density will only compound this safety problem.
2. **Emergency Vehicles:** Rockwood Heights is constructed as a “Master Planned Community” that is described on Hazelwood’s website as providing “traffic calmed

streets with safe pedestrian corridors . . . for all of its residents to enjoy” (<https://rockwoodheights.ca/>). Indeed, Amphion Terrace is constructed as a one-way street, meaning that when cars street park along the curb, emergency vehicles, such as ambulances and firetrucks, as well as school buses, cannot pass. We have already experienced this frequently when my son’s school bus comes by twice a day. The bus driver has to honk her horn incessantly until a neighbor, or guest of that neighbour, comes running out to move their car. I can only imagine the catastrophic consequences this could have for emergency vehicles with the increased street parking that will occur if the density is increased on 1224 Manzanita, as the pedestrian entrance to the building will face Amphion Terrace.

3. **Sound Pollution:** With both myself and my husband working hybrid, as well as some of our neighbours, we have discovered the ceaseless sound pollution from vehicles driving on Ocean Pearl Terrace and Amphion Terrace to be nonstop and unnerving. We have had to keep our windows closed throughout work days in order to teach/meet with students/employees online. An increase of residential density from low to medium would exacerbate this troublesome sound pollution.

Many thanks to the City of Nanaimo for considering our strong objection to this proposed amendment.

Sincerely,
Amelia Horsburgh

Dr. Amelia Horsburgh (she/her)

Professor

[Redacted signature block]

[Redacted line]

[Redacted signature block]

Public Hearing

From: Judith Leong [REDACTED]
Sent: Wednesday, July 26, 2023 5:07 PM
To: Public Hearing
Subject: BYLAW NO. 4500.210 1224 Manzanita Place, as shown on Map A File No.: Rezoning Application - RA000481

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To whom it may concern,

I am writing to express some of my concerns and disappointment in the changes to the zoning of the above named property. When I purchased my lot to build my home in the area I was informed that the zoning would R6. It is now being proposed to change it to R8. My reasons for choosing Nanaimo and this area in particular were related to the beauty that surrounded this neighborhood. Sadly some of the beauty and peacefulness is slowly being eroded with the proposed change in zoning.

Though I highly doubt any letter would change councils mind on the change of the zoning I am hoping they will at least consider that some aspects of the proposed building are less than stellar and in fact possibly a road hazard for the residents in the area.

My understanding is that an entryway to the building will be on Ocean Pearl terrace. There are concerns that there will be cars parked along both ocean pearl and Amphion Terrace . The road on Amphion in particular was made narrower by the developer in order to allow single family dwelling on both sides of the street. It has already been made into a one way street due to its width. If cars begin to park either on ocean pearl or Amphion Terrace , the road on that corner will become narrower obstructing city trucks such as garbage or larger maintenance vehicles. The turn will be tight even with a regular car. Hazardous for sure in inclement weather.

The school bus that comes by already has a fairly tight turn onto Amphion with no cars parked there.

My hope is that the design of the building can be changed so that the entryway be placed on Manzanita road thus preventing vehicles from parking on either Ocean Pearl or Amphion Terrace.

Should this not be a possibility then perhaps no parking signs along that narrower stretch of Ocean pearl and Amphion Terrace be put in place.

Safety should be the priority.

Sincerely,

Judith Leong

Resident Amphion Terrace

Sent from my iPad

Public Hearing

From: duongb [REDACTED]
Sent: Thursday, July 27, 2023 1:04 PM
To: Public Hearing
Subject: Public Hearing submission - Bylaw: 4500.210, 1224 Manzanita Place

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Hello to all concerned regarding the amendment to bylaw no. 4500.210 / Subject Property: 1224 Manzanita Place - rezoning from R6 to R8.

We want to voice our strong opposition to this proposal as we feel that our community will be negatively affected for the following reasons:

Vehicle access, Parking and Traffic

As residents of Amphion Terrace, our narrow, one-way street is adjacent to the subject property. The proposed main entrance of this multi-tenant building faces Amphion Terrace and we expect that it will create endless traffic and parking issues for both the residents and the city. Regardless of whether any street parking restrictions are enacted, delivery vehicles, moving trucks and pick ups/drop offs will undoubtedly stop at the front door of the building anyway. Those vehicles will impact the access and/or make it unsafe to pass and use the already narrow street for residents, emergency vehicles, commercial vehicles, school buses etc. This same concern will also affect the safety of the many pedestrians who use Amphion Terrace as well.

Expectations and Noise levels

When we moved to this community, we spent considerable time researching the neighborhood, the developments and communities that were planned for it. We reviewed the city documents including the developer's site plan and the building scheme. We made our decisions based on that information, and a rezoning from R6 to R8 is such a material change that it would have affected our decisions if we had known. In addition, the proposed multi-tenant building concentrates all residents in only one corner of the large property, compounding the impact of noise and disturbance that otherwise would be distributed in a different type of building design. As we both live and work from home, these aspects are important to us, and were what motivated us to move to Nanaimo and to this particular neighborhood in the first place.

This topic has been a dominant discussion in our small community for some time - so much so, that there is discussion about forming a community association. We hope that council will see these concerns and their importance to the local residents when making their decision.

Regards
B. K. Duong and M. Ritchie

[REDACTED]