

2010-NOV-03 Newcastle + Brechin Draft Neighbourhood Plan Open House Consolidated Comments (Includes Online) Received In Response to Open House

NEIGHBOURHOOD PLAN POLICIES. Do you have any comments with respect to the policy section of the Draft Neighbourhood Plan, as it pertains to:						
	Land Use and Development	Social Enrichment / Culture	Economic Development	Environmental Protection / Enhancement	Open Space / Connectivity	Transportation / Infrastructure
1	The blocks at Princess Royal and Juniper, and Princess Royal and Hemlock were treated unfairly. There was no consultation and a six storey height imposed on us.	N/A	We don't need shops in our neighbourhood. There are plenty of surrounding shops.	Newcastle Island is an environmentally protected area. It sure would be nice to be able to see it. Evangelical Church green space should be made a park, not just an effort to save old growth trees.	High rise buildings on the water will severely damage open space feelings.	N/A
2	N/A	N/A	N/A	N/A	N/A	N/A
3	If the development stays in the 4-5 storey use along the waterfront, but development is required.	Great designs.	Developers have to be welcome to Nanaimo for the economy.	Good development of parks / walking areas. More bike paths a must.	Good use of green space.	Improved bus service would be beneficial.
4	I do not want medium-high rise buildings on the waterfront in my neighbourhood (Newcastle / Brechin).	N/A	N/A	N/A	N/A	Present bus service is not good enough in this neighbourhood, especially from BC Ferries to downtown Nanaimo.
5	N/A	N/A	N/A	N/A	N/A	Why don't you listen to the people who would be most impacted by the traffic - the residents who have said a resounding no to highrise development on the waterfront.
6	I am opposed to unrestricted height of 8 storeys for the Medium High Density Waterfront.	Agree with the concept.	Agree with the concept.	Agree with the concept.	N/A	N/A
7	N/A	N/A	N/A	N/A	N/A	Re Stewart Avenue development, there is a traffic problem getting people to Stewart Avenue if they are coming from north to south. They can't make a left hand turn at Cypress Street, and it is unsafe at Townsite Road. As a result, the residential streets in Brechin become the connectors. People should be using Brechin Road, but it is already too congested with ferry traffic (not to mention Stewart Ave).
8	N/A	We are in need of a community centre - art could be displayed inside and outside of the building. Art in the parks, unless it is concrete/steel is pointless, as this is a city of vandals (also in regard to spray painting) and no one gets caught.	Terminal Avenue, Save-On-Foods, not much more room for parking, already too many cars trying to get in and out.	Of the waterfront by extending the land for condos (which is very expensive). You narrow the channel for the cruise ships. What happens if there is a tsunami or earthquake?	N/A	Bus more frequent, bus stops in some areas with good lighting by the stops at night.
9	N/A	N/A	N/A	N/A	N/A	N/A
10	N/A	N/A	N/A	N/A	N/A	N/A

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11	N/A	N/A	N/A	N/A	N/A	N/A
12	I do not see evidence that you have listened to us in any of this - the newspaper reports all over, neighbours, and others are saying no highrise and you have gone ahead anyway. It impacts all of these categories, human comfort and enjoyment, environmental integrity and all of the rest.	N/A	N/A	N/A	N/A	N/A
13	I strongly object to allowing tall buildings / highrises along the waterfront (medium high density) Max 4 - 6 storeys.	N/A	N/A	N/A	N/A	N/A
14	There is justification for the high density marine zoning. This is far too generous to developers and will have a negative impact on the community behind this area.	Such a generous gift to developers will have to be explained sooner or later. Sooner would be better.	My sense is this is not a real neighbourhood plan. This is just a snow job designed to distract the taxpayer while the city gives the developers the go ahead to do whatever, wherever they want.	N/A	N/A	N/A
15	N/A	N/A	N/A	N/A	N/A	N/A
16	N/A	N/A	N/A	N/A	N/A	N/A
17	N/A	N/A	N/A	N/A	N/A	Stewart Ave is a high volume portion of the Trans Canada Highway - as such parking should be restricted to only the centre of each block, very dangerous to enter from side streets.
18	Land use and development should reflect the wishes of the neighbourhood. We do not want medium highrise development on the waterfront.	N/A	The Sealand area is a good location for a market and other economic development for that area is a good idea. Do not support highrise development next to BC Ferries site. Should be developed for park/recreation like Maffeo-Sutton.	Would like the area around BC Ferries to be developed as a recreational / park site. Not highrise waterfront condos.	This (Brechin) is an older neighbourhood - most streets do not have sidewalks - the implementation of sidewalks and on-street parking will make these already narrow streets suitable for single lane traffic only - what costs are associated with sidewalk installation, etc. Would rather pay to have above ground wiring put underground.	N/A
19	N/A	N/A	N/A	N/A	N/A	N/A
20	No beachfront highrises. Maximum height storeys.	N/A	N/A	N/A	N/A	N/A
21	Keep the OCP as already agreed. No more than 3 storeys.	N/A	N/A	N/A	N/A	N/A
22	Keep the OCP the way it is now, no more than 3 storeys.	I do not want medium highrise buildings on the waterfront in my neighbourhood.	N/A	N/A	Keep the OCP the way it is now	I do not want medium highrise buildings on the waterfront in my neighbourhood.
23	N/A	N/A	N/A	N/A	N/A	N/A
24	It's a poor planning process to try and create medium to high density living when this area is not meant for that. People living in dense areas wish to live in Brechin area.	There are always events, places to see / go, and things happening to keep Brechin Area owners happy without shops and overpopulation.	Sure may create more accommodation in Nanaimo, but wrecking views/scenery and quiet living for all the owners now is just dumb and not being considerate.	Really you think this plan will keep the life we have by expanding into the water and taking over the little land we have left?	There's not enough space to have this project become completed and keep this area as unique and special as it is.	The transportation is already working well in this area. You don't need to bring more people here so more buses have to run. Where are people with cars going to park, duh get real.
25	No highrises.	Don't need any.	We pay enough taxes.	What happens to the boat ramp?	Don't my vote mean anything?	Don't my vote mean anything?
26	No No No	N/A	N/A	N/A	N/A	N/A
27	N/A	N/A	N/A	N/A	N/A	N/A
28	N/A	N/A	N/A	N/A	N/A	N/A
29	N/A	N/A	N/A	N/A	N/A	N/A
30	NO Medium low yacht club and neighbourhood - they need finances from highrise. NO Medium high density area - view blocker. NO Mixed use corridor on Terminal - should be highrises.	NO Community gathering places - not needed, parking problems and noise.	N/A	NO sidewalks (except Terminal, Stewart, Estevan) - destroys neighbourhood character.	N/A	NO to right turns onto Newcastle (going north) from bridge - dangerous for pedestrians. NO lane between Terminal and Vancouver - you've got to be kidding!

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31	Poor thought - you have included a mid rise directly in my view. Thanks for being so considerate.	Oh? I fail to understand how highrise and midrise buildings on the waterfront can enrich our social environment.	For the developer, contractor, architect, etc, sounds like "trickle down economics"...of course, we must not overlook real estate sales and the bundles to be made by those people while residents lose the most attractive aspect of where they live.	I see no real benefit. It all will look prettier, but the parks are sort of underused anyway. Maybe street people like them.	There will be less open space with mid and highrise buildings blocking the waterfront.	I drive and don't use public transportation. The idea of a corridor seems nice, but is hard to envision.
32	From what I see, majority of it is fair.	Agree with the concept.	Agree with the concept.	N/A	More open space and possibility of more public beach access.	N/A
33	N/A	N/A	N/A	N/A	N/A	N/A
34	N/A	N/A	N/A	N/A	N/A	N/A
35	N/A	N/A	N/A	N/A	N/A	N/A
36	Keep neighbourhood the same.	No towers.	Single family homes.	No towers.	N/A	N/A
37	N/A	N/A	N/A	N/A	N/A	N/A
38	N/A	N/A	N/A	N/A	N/A	N/A
39	What is being planned is not useful to use the residents of Brechin. Why are you not listening to us, the homeowners and tax payers? Maintain views with an 8+ storey building? Come on!!	Maintain the culture of our area. High density, greedy developers like this is a joke.	Taking out the shipyard to put in condos, killing views, taking jobs, great idea.	Listen to our community association, the homeowners, taxpayers and your employers!	Blocking views, not listening to homeowners. How can we be connected when you are not listening?	Reduced parking? Brilliant idea for encouraging growth.
40	No to 8+ storey and 150 units/hectare on Stewart Avenue. Delete Medium High Density neighbourhood designation.	No to service centres / community centre / corner stores / markets, etc. all over the neighbourhood.	Delete Development Incentive Program. Delete small scale commercial uses and mixed developments in residential corridor.	N/A	N/A	N/A
41	N/A	N/A	N/A	N/A	N/A	N/A
42	I agree with the neighbourhood plan. I hope that City Council listens to the voice of the people and not their need for profit.	N/A	N/A	N/A	N/A	N/A
43	N/A	N/A	N/A	N/A	N/A	N/A
44	I don't want any highrises on the waterfront. No to highrises. Only at the back.	N/A	N/A	N/A	N/A	N/A
45	Waterfront height of development: + is not 8 or even 8-12; this information is misleading, grossly so. Height is not capped in Nanaimo	Most folks, if surveyed, who were asked "based on the information presented at this open house, what is the max. height of development allowed on the waterfront?" would answer 8 storeys, or 8-12 storeys. You are misleading the people through lack of information, clarify, and perhaps omission.	N/A	N/A	N/A	N/A

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46	N/A	N/A	N/A	N/A	N/A	N/A
47	No highrise along waterfront.	N/A	N/A	N/A	Keep waterfront open, not a strip of pavement jammed in front of condos.	Busses do not accommodate early or late shift workers. Sunday transportation is poor. Provide H.O.V. or dedicated bus lanes to encourage more use of public transport.
48	Absolutely no highrises. This isn't Vancouver. I came here for the island way of life.	N/A	Sealand Market couldn't make it.	N/A	N/A	N/A
49	No to any development over the 4 storeys already in the present plan on the foreshore.	N/A	N/A	N/A	N/A	N/A
50	I do not like the Medium density or High density waterfront designations. Put High density 6 storey and up close to the highway at the top of the hill.	Great.	Great.	N/A	N/A	Adding High density housing on Stewart Avenue is a bad idea - traffic problem.
51	No towers!! Overcrowded neighbourhoods.	We already have a convention centre and Port Place centre downtown.	No towers!	Not sure how highrise towers are going to help environmental protection and enhancement. They enhance nothing!	What open space? You have it all built up with multi-family housing and condos and towers! Leave what we have alone!	Transportation is already poor in the area. Towers, condos, and multi-family housing will only put a burden on the already poor system that is in place.
52	N/A	People from other areas of Nanaimo to walk the waterfront and enjoy the scenery. Highrises would spoil this environment.	N/A	Preserve the waterfront from too much commercial use. Already too much traffic along Stewart Avenue with the ferry traffic.	"No to high density on the waterfront". More park area and green spaces.	Adding high density housing on Stewart Avenue with the ferry traffic is a really bad idea.
53	A lot of this could be developed in the North end. There is lots of property there. Please no highrises in our area.	We already have Port Place and the Convention Centre. Please no highrises in our neighbourhood.	People will buy your condos even if you build out in the North end. Please no highrises and towers in our neighbourhood.	How do highrises and towers protect our environment? Please no highrises and towers in our neighbourhood.	We already have open space. Please do not fill it with highrises and towers.	Transportation is already poor. Highrises and towers will not help. Please no highrises and towers.
54	As a taxpayer living in the neighbourhood for 40 years, I don't want any more development. If I wanted to live in a high density urban centre I would move to Vancouver but I can't afford to!	N/A	This development will increase my property taxes, increase traffic flows, and make more congestion for years to come.	Leave us alone. Go develop and improve Haliburton Avenue. It needs it the most.	Unbelievable salesmanship. How can you create "open space" with four highrises. You will create wind tunnels.	I left Toronto and the suburbs to get away from this overdevelopment mentality.
55	We still need the industrial business component as many of the residents are also boaters. That's why we live here.	N/A	Your "OCP Land Use Designations" board shows how we would like the development to proceed - 2-4 storeys on Stewart Avenue / Waterfront.	Love the idea of a public market at the point. We could bring together all of existing farmers markets and they could operate 5-7 days/week.	Like it very much.	N/A
56	Let's have a mixed housing infill on larger lots to increase density. Highrises on the waterfront is not compatible with the majority of residences (look at Europe).	Public art, public art incorporated into transit shelters.	Commercial cornerstore developments along Stewart (Coyote Café, etc.)	Protect the park on Walnut, develop some walkways for a trail to Terminal Park.	Your plan is very good - traffic calming roundabouts	Take bus off Vancouver Avenue and put it on Stewart. Have more roundabouts to slow down traffic.
57	What about the homeowners who have enjoyed their views for years? What do you say to them when you take it away? Do they get a good tax rebate because you have de-valued their property?	Really? What about ferry lineups? Where do they go now?	What happens to the small businesses in buildings that will be replaced? Does the city (taxpayer) subsidize their relocation? Are they just out of luck - too bad progress is here? Can they afford the rents in the new buildings?	N/A	N/A	N/A
58	No highrises.	Don't see how highrises will help social enrichment and culture.	I don't think Nanaimo is being managed by professional persons.	Needs much more work.	You are trying to take that away.	Terrible.
59	N/A	N/A	N/A	N/A	N/A	N/A
60	Preserve current residential neighbourhood character of the now called "corridor" as it has been for over 40 years. Key factor is preservation of residential water views.	N/A	Confine further economic development to existing commercial buildings.	Preserve and enhance "green spaces" to encourage public access.	N/A	Make plans for "comprehensive street plan" available to all residents on affected roads prior to implementation.

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61	There does not seem to be sufficient green space allocated to a very large area. It should be a major for Vancouver Island Nanaimo waterfront for all people living here and visitors arriving by cruise ships.	If people are able to have views of the waterfront from 2-4 level buildings and no high levels. There will be acknowledgement of culture caring on part of City Planning. Fewer heritage buildings have been saved.	No highrises except on high areas of Nanaimo to provide economic interest in locating to the area. Visitors from ships will be interested in supporting businesses in non-highrise areas.	More land needs to be allocated for environmental protection and enhancement - the green locations are far and few between.	Highrise buildings will not provide open space or connectivity. More parks needed in this area.	Clear transportation to the ferry landing to load and unload will prove to be more problematic with highrise, high density buildings.
62	N/A	N/A	N/A	N/A	The proposed laneways seem like a pipedream as they would go through private property.	
63	Cycle paths on Crown land and City land are ok - also sidewalks on City property.	The best way to preserve this is to keep the density the way it is and leave high, low and medium rise buildings out.	This should be done with the industrial end of the City, ie. the South and Woodgrove, etc.	Use solar heating, lighting, wind turbines, in City parks. Get residual heat and cooling from the earth and make all these pay for themselves.	Keep plenty of open green space in this area and fill it with flowers, trees, planted by volunteers.	Walking, cycling, electric scooters, motorcycles.
64	Want to preserve, not increase population density.	N/A	Minimal - we have marinas, pubs, etc. already.	Need to keep area pristine. Start a serious cleanup.	N/A	Footpaths, cycle paths extended along W/F.
65	No to any highrises on the waterfront over three floors.	N/A	No problem with highrises on Estevan (not obstructing anyone's view)	Have to see parks, walking trails, eateries, coffee & tea bistros, so all of Nanaimo can enjoy the waterfront.	N/A	A lot of sidewalks need to be fixed for older people in the neighbourhood.
66	Local corner stores not on residential corridor. Keep the green character of the developments: 100 units/ha is too high. Means that future developments won't have yards anymore, will only have strips of greenery.	Base height: Page 27, Point 38: 16 amenities are listed to allow for additional height. Almost everything possible is included in that list, is trivial aspects such as public art and essentials for 8 storey buildings such as underground parking (allows for additional height). That means these developments will always be allowed to be higher than its base of 8. I greatly disagree with this concept. 8 storeys is the maximum and not the minimum!	N/A		Page 59: No corner store on Vancouver Avenue at the St George Ravine. The Ravine should connect to the Chinese Memorial Park to create a greenway from Terminal to Stewart. No corner stores at this location.	Page 40, Point 3: no lane between Rosehill and Mt. Benson. All properties have access to side roads. Lanes increase anonymity and are security hazards. There are already drug problems in the area. No need to create another hideaway.
67	N/A	N/A	N/A	N/A	N/A	N/A
68	Please nothing over 4 storeys. Keep the open spaces and views for the neighbourhood. Put the highrises up on Estevan where the views would be spectacular and not block the views of the long-term residents.	Continue to promote views of the waterfront all the way up to Estevan and Princess Royal Street.	Medium High Density is far too high for the waterfront. It is rude and disrespectful. How can one say 8 Storeys above Stewart Avenue has view protection.	If the highrises were up on Estevan then the community can enjoy all the benefits of the walk to parks and seawall and other events instead of a wall of rude highrises.	I am in favour of the document for provision of parks and open space in the city but not a Berlin Wall obscuring our view of the water and surrounding islands.	Why isn't there a section for floating boat homes? We need the foot passenger ferry back.
69	If all of Stewart Avenue is developed there will be no water view along the road. Highrises with small footprints would better suit our waterfront.	N/A	N/A	N/A	Between Rosehill and Ocean Cement there is no green space on the waterfront. Additional green space is needed.	N/A
70	N/A	N/A	N/A	N/A	N/A	Laneway between Vancouver and Terminal is only benefiting Terminal properties in terms of access and increased value of corridor zone. Area should be taken from Terminal lots only.
71	NO HIGHRISES. There are better alternatives - just listen to the Newcastle + Brechin Neighbourhood Committee	N/A	N/A	N/A	N/A	N/A
72	N/A	N/A	N/A	N/A	N/A	N/A
73	N/A	N/A	N/A	N/A	N/A	N/A

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Land Use and Development						
74	N/A	N/A	N/A	N/A	N/A	N/A
75	I have not had time to review the draft plan in detail, therefore it is difficult to comment on it other than to say no to medium high density waterfront development.	N/A	N/A	N/A	N/A	N/A
76	Low density along Terminal avenue waterfront.	N/A	N/A	N/A	N/A	N/A
77	Low density along Terminal avenue waterfront.	N/A	N/A	N/A	N/A	N/A
78	Ensure that any future highrises that are approved be only at the area furthest from the water where they do not impede the current view of the ocean and/or mountain.	N/A	Good compromise.	Must be given the highest priority.	Good mix.	Emphasis must be kept on public transportation availability and access.
79	Do not build 3 or more storey buildings on the waterfront	N/A	N/A	Remove Esso and make land into park.	Finish seawalk.	N/A
80	N/A	N/A	N/A	N/A	N/A	N/A
81	Majority of issues I am satisfied.	N/A	N/A	N/A	N/A	N/A
82	I don't like Medium High Density Waterfront designation on Stewart Avenue. This goes too far and seems entirely developer-driven.	Window dressing.	This plan is designed to give developers everything they want.	Window dressing.	At the whim of the developer.	It doesn't really matter what is needed or what the community wants.
83	N/A	N/A	N/A	N/A	N/A	N/A
84	No more towers on the waterfront in Nanaimo and put the towers up north.	Go get more things to do in Nanaimo like activities for the travellers coming off the cruise ship.	No towers.	No towers.	No towers.	No towers.
85	Development is the key word here: Business owners along the waterfront want to develop their properties and make money - those that live here and have lived here for a long time, don't want the development. Don't want all the traffic. Opportunity for community gardens? You don't need these when you have a back yard. Installation of public art? Not interested.	N/A	N/A	The additional population (which will be quite substantial) will do nothing for environmental protection and enhancement.	There's not a lot of open space left on your drawings. The only green I see is what is already existing.	N/A
86	No	No	Yes I think it will be a good economic generator if there is more construction.	No	I like the proposal.	No comment.
87	I am against the Medium High and High Density Waterfront housing. Due to increased population, the traffic and this will affect the view and beauty of the ocean to residents and also visitors. Also concern for public parking and public access.	N/A	N/A	Creating a lot of beauty but at what cost? Will or how will this affect our taxes?	N/A	Lack of infrastructure to support the plan, including public transit.
88	No highrises on Stewart Ave - max 3 storeys. Highrises over 3 storeys near Estevan.	N/A	N/A	N/A	If cement works move or close down, create a parkland space.	N/A

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89	Not enough green space for proposed population increase.	Let us not forget our pets. With a population base going from 3000+ to only god knows what, so will the pet population? Put in an off leash dog park.	Encouraging small retail stores. Please no fast food!!! by the waterfront. Let's not be a cookie cutter community.	Good to reduce carbon footprint and encourage recycling.	Good! Eliminate invasive vegetation. No greenway from Cypress to Beach - why?	If a foot passenger ferry has not worked yet, how will it work now? Do we really need another terminal in the area?
90	No highrises on the waterfront.	N/A	N/A	N/A	N/a	N/A
91	No 4 storeys high in Brechin Hill - single family housing. No highrises on waterfront.	N/A	N/A	N/A	N/A	N/A
92	I do not support any waterfront development that increases density or height beyond existing marine zones and Terminal Park and adjacent area as shown on the OCP Land Use will support height and density appropriately.	N/A	N/A	N/A	N/A	N/A
93	N/A	N/A	N/A	N/A	N/A	N/A
94	No highrises on the waterfront - 3 storeys max.	I like the idea of making room for public art.	Develop more opportunities for small business on Estevan and Stewart.	I like the idea of recycling all goods, not wood, in the home. Collection of such goods in green bins.	St George Ravine development.	Better public transportation.
95	Very good.	Good	Opposed to high density waterfront.	Very good.	Very good.	Good.
96	N/A	N/A	N/A	N/A	N/A	N/A
97	N/A	N/A	N/A	N/A	N/A	N/A
98	Like increase in density on Stewart Avenue and maintenance of view corridors. Would like to see density increase throughout the neighbourhood.	If this neighbourhood is well-developed and includes a cross section of demographics, it will be culturally vibrant.	In my opinion, density and efficiency go hand in hand and economic viability of a neighbourhood goes up with the neighbourhood's efficiency.	Density will reduce the footprint of the City and concentrate the services so hopefully transit and bike lanes and green buildings will be more viable.	Well lit bike lanes and sidewalks and tree lined streets will encourage green alternatives to cars.	More people within the neighbourhood will demand more public transit and infrastructure which is needed now but at this density level, is not sustainable.
99	It sounds good but there's no need for buildings higher than 3 storeys. Put highrises at the top of the hill where everyone can have a view and people can keep their existing views.	Initially sounds good, but if you put highrises, we will be losing public space. All for keeping heritage buildings.	All for public access of the waterfront. This should be continued to Departure Bay.	N/A	You state "maintain key views" but if you build highrises on the seafront, you will obliterate a lot of people's views. So somewhere you have your wires crossed.	Will be interested to see what the outcome is.
100	No plus 8+ storey highrises.	N/A	N/A	N/A	N/A	N/A
101		N/A	N/A	N/A	N/A	N/A
102	Most cities have realized too late that dense developments in urban areas create parking, traffic, and population problems!	N/A	N/A	N/A	N/A	N/A
103	Medium High Density buildings up to 8 storeys should not be located at the waterfront, but at the crest of the hill to maintain views.	N/A	N/A	N/A	N/A	N/A
104		I don't want Medium Highrise buildings on the waterfront in my neighbourhood. Don't take the views from everyone else.	N/A	N/A	N/A	N/A
105	Maintain views of the waterfront. Keep new structure heights to 3 floors from Stewart to waterfront.	Step back could go to 6 floor height from Victoria Ave to #19 Terminal.	N/A	Install centre island on Stewart Avenue to help slow traffic patterns, and install some trees to compensate for float plane pollution.	Must have adequate open public access between new developments. Highrise buildings.	N/A

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106 Like the concept. Hate the idea of increasing use of Terminal Park - prefer to encourage small shop family run stores. Take all our fast food waterfronts. Particularly like the use of waterfront - extension of a walkway essential. Traffic calming measures for Stewart Ave need to be implemented immediately.	Good ideas, however need to be more specific what would these look like? Definitely need to encourage mixed family use - Encourage natural open space through city support/direction (help gardeners).	Stewart and Terminal Avenue need to be changed in terms of pedestrian and cyclist safety. Cars race too fast, increasing large commercial business will only increase problem. City needs to be very clear of types of commercial use encouraged.	Desperately need support in removal of invasive species. City should define" how" or help carry out energy retrofits for older or heritage homes.	When will the waterfront promenade to Departure Bay begin? How is the creation of a public market supported - through grants? Lower taxes for an initial period?	High streets are very different to the descriptions of commercial use at Terminal Park. Be clear on what you mean. Stewart Avenue is dangerous when trucks are offloading or racing to ferry. Transit must be improved. City wants more cars off street - transit in Nanaimo is a joke!
107 Density kept to 3-4 storey buildings along the waterfront. Put the highrises on Estevan on the property next to the ferry.	Agree with the need of community amenities within walking distance.	There already exists community shopping, housing and supports in the community within walking and low carbon areas.	Keep the waterfront in its present form to sustain present marine and land mass.	Agree with the present plan.	Maintain and encourage cyclists and zoning on Stewart Avenue, Estevan and Terminal. Calming is the proposal and trees, speed limits and cyclists will help ensure this.
108 No to high density highrises on the waterfront.	N/A	Old buildings or sites should be filled before new developments are built.	Once land is built on, you can't take it back. It's gone for good.	N/A	More walk paths. More bike paths.
109 N/A	N/A	N/A	N/A	N/A	N/A
110 I am totally opposed to high buildings along our waterfront. I believe the waterfront is for all to enjoy. The views in the future - walkways, shops and greenspaces. Highrises could be built back, giving the waterfront a comfortable place.	The plans for social enrichment (i.e. homeless people) diverse ages and incomes is good. The cultural aspect also plans for public markets and other amenities, will enhance Nanaimo for both its citizens and visitors.	N/A	N/A	N/A	N/A
111 N/A	N/A	N/A	N/A	N/A	N/A
112 I am totally against highrises on the waterfront. This will wall off Nanaimo. Low level, three storeys from grade only! Keep it liveable.	Neighbourhoods where people meet on the street are socially enriched! Apartment buildings do not support this sense of community. Apartment buildings isolate people.	No highrises. We don't need development. Currently there is enough land zoned for population increase for years to come. There is no real economic development other than building it. We need to diversify away from the service sector!	There is very little, if any, green space available in this area - any plan needs more green open space!!! Needs to have more enhancement - not possible given size of properties and proposed development via Draft Plan.	Lack of open space in this area. With additional housing, more space will be lost!	Stewart is problematic during ferry arrivals/departures. Any additional housing will cause more problems. Everyone will still need/want their cars. Increased population means heavy traffic here all the time.
113 Keep height restrictions down to 3 storeys max! Put all high density buildings at the top of the hill.	N/A	N/A	N/A	N/A	N/A
114 Do not agree with proposed development. 4 storey is enough.	Higher population density rarely creates enrichment and culture.	Highrises initially have revenue generating but low rise would create more work based on per-capita (i.e. maintenance/landscaping, etc.).	More vehicles along the waterfront = less enhancement.	Agriculture doesn't exactly fit with the proposal.	Infrastructure is pools/parks, etc. I haven't seen the advantage in building highrises over these.
115 Please control height on the waterfront. Get rid of the "plus".	N/A	N/A	N/A	N/A	N/A
116 N/A	I like the integration of a public art program - no bears with salmon or wood carvings!! Contemporary art, please.	A good start - better integration of tourism services (ferries, kayak rentals, etc.) needs to be incorporated. We should be the welcoming place to visitors and the first stop, before downtown.	N/A	N/A	Better integration as a tourist point.
117 This area could support increased density. Curious to see what happens at the Point when the tanks are removed.	Space should be set aside to support community activities.	Additional commerce should be supported along the waterfront.	The sustainable initiatives are just the start. Public space at the water level will help encourage awareness.	Natural lines of desire should be enhanced. More people with grade, not against them.	A bus/ferry centre should be developed. Too bad a train link could not be attached. Direct shuttles to Ladysmith, Parksville and Qualicum.
118 Innappropriate for the neighbourhood.	N/A	N/A	Should occur throughout Nanaimo.	Good.	Not clear.

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119	Page 23 of draft reads "maintain key views and unique vistas". That's worrisome because with the proposed developments would diminish all views down to a few key views. Page 27 also worrisome. There is far too generous lists of amenities that can be negotiated to obtain additional height. All of a sudden 8 turns into double that? Scary.	N/A	N/A	N/A	N/A	There needs to be safer pedestrian crossings on Stewart Avenue. Of particular concern is the marked crossing where Rosehill & Stewart cross. If you're heading to the water, it is often unsafe because to your left are parked vehicles limiting visibility. Also cars often are travelling too fast.
120	Respecting the residential corridor - small scale housing is acceptable but there is no tolerance for supporting commercial uses at street corners. Residential is just that and should not include commercial enterprises.	N/A	N/A	N/A	N/A	I am wondering about the impact on water usage and the amount of water given the higher density of businesses and residences proposed for Terminal Ave and Terminal Park.
121	Like it all except waterfront highrise. Please follow the current OCP, 3 storeys will ensure long-term values, maintain Nanaimo as a distinct waterfront City.	N/A	Encouraging local shopping, within walking distance for residents, is essential.	Green building standards and dedicated walkway streets (as proposed for Vancouver Avenue) are excellent.	N/A	N/A
122	Please do not allow highrise development along the waterfront. Even Medium High Density waterfront allows 8 storey or higher buildings! This waterfront is beautiful and notable for the Channel views. This would be lost if any highrises are on the waterfront.	N/A	N/A	N/A	N/A	Highrises along Stewart Avenue will impact both transportation and infrastructure that will cause an end to the desired atmosphere and appeal of this area. Also, property taxes from residents in such dense areas/buildings will not begin to affect the additional costs and stresses on the infrastructure. Please don't allow highrises.
123	The Draft Neighbourhood Plan, in several instances, appears to be in opposition of the Official Community Plan. These differences must be resolved, possibly by a legal review of the differences.	These issues are, by and large, positively and intelligently addressed.	Planning staff indicates that about 4 dozen single family properties could be converted into multi-family dwellings in order to accommodate "small business". Given the considerable amenities available in two nearby malls, is this logical, let alone feasible?	Well considered - Any biotic enhancement should incorporate only local native species which would enhance Nanaimo's reputation. Please do not promote petunias to pine trees which many other Vancouver Island communities have done to their collective detriment. Be unique, Nanaimo, and celebrate the difference!	Needs much more work. Proposals of "green spaces" such as views of Newcastle Island at the Stewart Avenue base of east-west streets, provides nothing for residents whom, I am certain, do not want to sit in the middle of the road to view a former streetscape presumably now blocked by highrises.	O.K.
124		N/A	N/A	N/A	N/A	N/A
125	N/A	N/A	For construction employment. Not locally employed. Bring your own crews. Many local buildings empty and for sale or rent.	N/A	It's so complex to check out in one evening. Look how much planning and employees and committees it has taken to create this plan.	N/A
126	Opposed to highrise development on the waterfront.	I like it.	A good thing.	Definitely.	Do not like wording "key views". Do only "key views" retain after development on the waterfront?	More.

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127	N/A	N/A	N/A	N/A	N/A
128	No highrises on the waterfront (again). Keep to OCP. While more density may be appropriate on some properties, let them be decided individually.	N/A	N/A	N/A	N/A
129	N/A	N/A	N/A	N/A	N/A
130	N/A	N/A	N/A	N/A	N/A
131	No need for service centres in a neighbourhood with a commercial centre 2 blocks away. No density on the waterfront. The Medium High Density is ridiculous. Remove it from plan.	N/A	This plan on the waterfront will see the loss of many jobs, secondary marine services, haul-out yards, shipworks, mechanics, details, electricians.	N/A	N/A
132	No Medium or Medium to High Density on Stewart Avenue and Vancouver Avenue, definitely not on the waterfront. Keep high density on Terminal Avenue, protect the character of our harbour and Newcastle Channel.	Keep the neighbourhood for the residents. Look at preserving heritage buildings. Not having them exist between tall highrises (higher density).	N/A	N/A	Each homeowner deserves the right to protect and keep the view they have of the water, not have to walk out into the middle of their street and hope to see the Channel or harbour.
133	Medium Density - service centres need to be dropped. Medium High Density - get rid of it completely.	N/A	Will residents get to review Development Incentive Program?	N/A	N/A
134	N/A	N/A	N/A	N/A	N/A
135	I have done this several times over the years. It's the same all over again.	N/A	N/A	N/A	N/A
136	N/A	N/A	N/A	N/A	N/A

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137	Tall buildings are required for increased density - Yes - but placement of those tall buildings should be directed to the Terminal Park Avenue where the roads and trains can handle the traffic. Higher buildings can create shadows which, if built tall along Stewart Ave, the water environment and boating will be negatively impacted.	N/A	N/A	Tall buildings along Stewart Avenue should be few and far between due to the impact of shadows and increased traffic.	N/A	I have major concerns regarding the already heavy ferry traffic along Stewart, plus the planned increased impact of higher density living along Stewart Avenue.
138	N/A	N/A	N/A	N/A	N/A	N/A
139	N/A	N/A	N/A	N/A	N/A	N/A
140	Buildings should not be more than 4 storeys. Waterfront should be enjoyed by all. Keep walkways along waterfront. No highrises!!	More cafes and restaurants along waterfront	N/A	More trees and sidewalks. Keep Vancouver Avenue a beautiful historic street.	More parks - green spaces. Walkway to Departure Bay.	N/A
141	N/A	N/A	N/A	N/A	N/A	N/A
142	N/A	Encourage walkability/pedestrian connectivity. Like the idea of a public market (good location at Sealand), then link market with seawall walkway to Maffeo Sutton to encourage pedestrian and social activity there.	N/A	N/A	Upgrade St George Ravine to make it more user-friendly.	N/A
143	In many ways the proposed Newcastle + Brechin Plan is exciting and seems thoughtfully considered.	The only problem I have with the proposal is the possibility of highrise buildings on Vancouver Avenue - close to the water. I consider any height above 3 storeys to be highrise. I understand that higher density is the direction that is in everyone's best interest, but not next to the water please.	N/A	N/A	N/A	N/A
144		N/A	N/A	N/A	N/A	N/A
145	N/A	N/A	N/A	N/A	N/A	N/A
146	More fully develop Terminal Park area (height, density, services, transportation, etc.). Encourage marine use on the waterfront with 3 storey buildings. No waterfront towers.	St George Ravine needs to have a trail system.	N/A	N/A	N/A	N/A

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147 Your density groupings from Medium Density to Medium High Density allows buildings that are 4 storeys or more high. This will block off the views of existing residents. The protection of views should apply to current residents rather than those who may potentially move into the proposed highrises.	When you develop waterfront highrises, there is no way that the area will be able to support affordable housing. What is your definition of affordable?	The traffic flow through side streets running up from Stewart will be awful once there is more economic activity and employment! Cars already speed up our street to avoid the Stewart Avenue traffic.	I'll believe it when I see it.	I see little open space in this plan and plenty of dense connectivity. I didn't move to this neighbourhood to have it turn into another False Creek monstrosity! There is relatively little park space in this plan for the expected density of the population.	N/A
148 All higher density needs to be located above Stewart Avenue to reduce traffic problems between Stewart Avenue and the "commercial centre" area. Medium High Density Waterfront development will clash with BC Ferries traffic, even if transit is used at a level to support this type of proposed explosion.	"We included it" is not an accurate description of statements using language like "corridor", "encourage", "explore", "support", to claim that the community plan concerns and issues have been addressed in the City Plan.	N/A	N/A	N/A	Increased traffic density along Stewart Avenue will negatively impact the neighbourhood by traffic on side roads/streets (ie. single family homes) The housing density along Stewart Avenue must be kept low, especially considering the density and ferry traffic already present. Sewage at the bottom of a big hill.
149					
150 N/A	N/A	N/A	N/A	I agree with sidewalks and greenways.	I live on Vancouver Avenue and do not want a lane (back lane) running through the back of my property.
151 None.	None.	None.	None.	None.	More busses and smaller ones (diesels) like in Europe (smaller cost of operation, more efficient transportation).
152 N/A	N/A	N/A	N/A	N/A	N/A
153 Yes - I have a strong opposition to land use being developed higher than 3 storeys.	There are very few retail spaces along Stewart Avenue, Vancouver Avenue and Townsite S&N. Residential areas should stay residential. Develop businesses where there are businesses (ie. commercial zones).	There are already businesses in the area needing support financially. Building more is not the answer!	Developing our ravines, parks and waterways is not environmentally friendly. Consider what is there!	Do not build laneway on 500 block of Vancouver Avenue.	Improving bussing availability should be a priority.
154 N/A	N/A	N/A	N/A	N/A	N/A
155 Well done, however, the... Guidelines on the waterfront don't appear too "business friendly" I think an 8 storey height requirement is far too conservative.	Favourable, although again I think the waterfront could be provided with more flexibility for future development.	Again, this small corridor along the Stewart Avenue waterfront could be developed more aggressively as it truly represents what could be a long term economic driver.	Acceptable, although it would be nice to see roundabouts instead of stop lights.	Favorable.	Again, roundabouts in place of stop lights.

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156	<p>The Plan as it relates to land use and development generally presents an impressive community vision addressing how to plan for densification. It does effective job of balancing wants / needs of the community, which goes a long way to making nhood a sustainable one. Residential densification underlies overarching concept of sustainability; is important to address its implications. One area where there appears to be less than full consensus is Plan's suggestions on heights / densities at specific locations along waterfront, particularly locations within "Medium High Density Waterfront" directly adjacent to residential nhoods, due to effect some residents feel such heights / densities may have on their upland views. I am satisfied that the Plan addresses overarching planning objectives and seeks reasonable compromise on wants / needs in recognition of need for a broader approach in planning of waterfront. For cities fortunate to have them, waterfronts are important amenity for residents on the whole and benefit cities through their contribution as economic drivers. For waterfront to become important amenity to residents and economic driver for city, we must find a way to help it become sustainable. To do that, the waterfront, as paraphrased from OCP, must offer "...homes that are located near shops, schools, recreation, work and other daily destinations." "Inherent in this approach is increased housing density to generate population base that supports commercial services, other utilities, provision of public transit. This approach requires support for mixed-use development so that variety of uses is found within convenient distance and an investment in alternative modes of transportation including pedestrian and cycling trails which connect one place to another." Draft promotes vibrant, livable waterfront we all wish for. Densification proximate to water's edge supports commercial services that locate there and will support provision of amenities, including waterfront walkway, public plazas and other spaces we yearn for. Plan's land use policies recognize realities of our particular waterfront, prescribe a trade-off between wants / needs. Only 2 property areas left along 1.6 km of Stewart comprised of freehold lands suitable for residences. These areas bracket the waterfront shelf from Cypress to Brechin. All lands in between, making up the majority of properties on that shelf, comprise predominantly leased foreshore which is not suitable for residential development. (cont'd next)</p>	<p>Recognizing this, draft Plan designates leased foreshore lots as "Medium Density Waterfront" and specifies low-rise (2-4 storey) buildings. If all lands along the Stewart waterfront were freehold interests, then conceivable that the OCP's future housing density objectives for the area could be achieved by spreading out a greater number of lower profile residential buildings. It is because all waterfront lands are not assembled as freehold interests that the Plan suggests an allowance for increased building height for areas that do support residential development. This allowance helps to better achieve the residential density objectives underlying the Plan. While making the suggestion for increased building height, the draft Plan remains clearly sensitive to proposed building forms and to preserving and maximizing streetlevel views, upland views and public access; amenities that are important to us all. I think that the densification objectives underlying the Draft Plan will enhance the neighbourhood and will provide for the development of our waterfront areas as an amenity to the neighbourhood. I think that the land use and development guidelines encourage the development of a strong sense of community and, for our waterfront, encourage enrichment of the neighbourhood's social and cultural development in an area that should be specifically promoted and designed to accommodate public use.</p>	<p>The Economic Development policies in the Draft Plan acknowledge the importance of the waterfront as an economic driver of the City, which will contribute to economic health and to sustainability within the nhood. Along with the appropriate level of densification along Terminal Ave, Estevan Rd, and Princess Royal, the Plan promotes economically viable waterfront opportunities for commercial, recreational and service related activities. The Waterfront designation, in our OCP, is broadly "...applied to ocean and foreshore areas along the waterfront of the City of Nanaimo" and gives little recognition to unique nature and potential of the Stewart Ave waterfront, deservedly distinguishing it from the balance of Nanaimo's waterfront. The waterfront along Stewart Ave underlies the adopted characterization of Nanaimo as the "Harbour City". The Port Master Plan, in support, describes the Stewart Ave waterfront as "...the most active area in Nanaimo Harbour". Its growth as a vibrant sector over the last decade and consideration to its potential as an economic driver was recognized as a shortcoming in our OCP. The Waterfront designation for Stewart Ave waterfront remained unchanged from original OCP document adopted 1996. The Draft Plan recognizes the potential of the Stewart Avenue waterfront and suggests supporting higher density with a more intensive mix of uses.</p>	<p>Only the right scale of development will succeed in providing meaningful public access to the waterfront. One of densification's larger accomplishments will be to finally complete on a continuous waterfront promenade as part of a larger plan which would include the restoration and environmental enhancement of the shoreline. The Draft Plan, in its land use designations, appropriately addresses the required scale of development in recognition of these priorities.</p>	<p>One of most important achievements of Draft Plan is thoughtful scaling of land use and development throughout nhood. Of primary significance is scaling of land use / development along waterfront. A key element of Nhood Plan, controlled densification as suggested in waterfront designations will go far to catalyzing provision of public open space/amenities for N+B nhood. Result will be conjoining of nhood with waterfront. As Plan states, nhood residents stress importance of waterfront as primary component of nhood. Without suggested scale of development, waterfront could remain as cut off from nhood as is today. While suggesting a level of densification, Draft Plan is sensitive to maintenance of key views / unique vistas. Contrary to some, Plan not only about achieving specified densities and allowing for "high-rises". It encourages availability of suitable, well connected open spaces that focus on how people move about / use the nhood. It focuses on pedestrian experience, connecting waterfront to upland residential. This all part of planning process for select properties, helps ensure attributes most treasured by residents are considered. Perhaps this was not clear from boards at open house. Plan should do better job of communicating values of nhood residents are seriously addressed. Residents should also contemplate full array of considerations, height / density being only part of whole equation.</p>	<p>N/A</p>
157	<p>We do not support the Medium High Density development along Stewart Ave. We strongly support high density development in the corridor along the highway, at the current Terminal Park Mall area. This is where amenities exist and where density should be concentrated.</p>	<p>Sections sound wonderful and it would certainly be nice to see some implementation of them.</p>	<p>Sections sound wonderful and it would certainly be nice to see some implementation of them.</p>	<p>Sections sound wonderful and it would certainly be nice to see some implementation of them.</p>	<p>Sections sound wonderful and it would certainly be nice to see some implementation of them.</p>	<p>Sections sound wonderful and it would certainly be nice to see some implementation of them.</p>
158	<p>I believe the plan looks very good. We need development and densification of our neighbourhood and the waterfront. It will help sustain our neighbourhood. I believe the plan has balanced that out. I have never seen anything from the City that shows any type of waterfront plan in all the time I have lived here. Maybe this will help the waterfront finally be a place where we can go and also draw people in from all over Nanaimo and adjoining neighbourhoods. I have lived in Brechin for 25 years and the waterfront has had no changes for the better - it's just getting much worse. We have to walk downtown to do anything along the waterfront and that takes time. We need places closer to our neighbourhood and we don't need RV parks along the waterfront. I hope this plan will help bring some amenities to our waterfront in our own neighbourhood that we can all enjoy. I also see the businesses in our area suffering, so I hope that this plan will help them and start up, businesses flourish, so that more people are employed in our area.</p>	<p>I believe that the plan will enrich our local area in that we will have more things to do and more of a chance to live and work in the same area.</p>	<p>I believe the plan will help in economic development in our area in that the higher densities everywhere should draw more people and businesses to our neighbourhood. This will provide a more sustainable area for us all to live and work in. I also liked the idea of the "corner store" concept. Many businesses are spread around our area and it gives us a sense of belonging. It is gratifying to know you have spent your money not only locally, but in our own neighbourhood!</p>	<p>It looks like this will help clean up the waterfront and also provide more green space. We need to move industry out of our waterfront, especially in the Pimbury Point area. I think that the Beach Acres walking area should be looked at in detail to help keep it as pristine as it is. I love that trail. I also think the spare lot on Drake Street should be turned into a park.</p>	<p>Very good job, especially along the waterfront. There is no open space there for us now. Hopefully this will lead to great improvements. I also like the walking and biking access. Let's make it so that we can walk all the way from downtown to Departure Bay beach.</p>	<p>I think it will lead to a better neighbourhood as it looks like a lot of time was put into this.</p>

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159	I think development is bound to happen anywhere because that is how people and society grows. This is a good thing. So the plan looks good to me in this respect.	If there is one thing this part of the city does not have it is culture. Actually the whole city kind of lacks that. The downtown is getting there but slowly. This plan is a good first step to getting a bit of culture here.	I am older but not blind to how economic development works. More building brings greater number of people and taxes! and then more investment in our community. I like this.	I just hope whatever people do decide to build has some sort of environmental benefit included.	The city should build us a nice community center so that we have a true "heart" to this part of town. Put money into that instead of some stupid conference centre.	Traffic is a lot worse these days.....
160	N/A	N/A	N/A	N/A	N/A	N/A
161	N/A	N/A	N/A	N/A	Pedestrian and bicycle lanes highly supported, plus like the extra crosswalks.	N/A
162	I don't want medium-high rise buildings on the waterfront in my neighbourhood	N/A	N/A	N/A	N/A	N/A
163	I am opposed to the 8+ storeys (unrestricted height) on the waterfront.	I agree with the concept.	I agree with the concept.	I agree with the concept.	I agree with the concept.	I agree with the concept.
164	We are in agreement with use and development but are opposed to unrestricted height of more than eight storeys.	N/A	N/A	N/A	N/A	N/A
165	Approve of it.	Good.	Good.		Like it.	Seems ok, ferry traffic??
166	I like the draft plan for mixed use areas, some residential areas and some higher density areas. I think it helps make a more vibrant neighbourhood with services accessible by pedestrians.	This is a good starting point.	This is also a good starting point. I would like to see the Pimbury area developed into something attractive to visitors to Nanaimo, as well as something useful and pleasing to Nanaimo residents. A public market, a restaurant, a pub, some park amenities -- these are things that would make the Point a pleasant welcome for visitors and an equally pleasant destination for residents.	This is a good start, too. I expect we'll see a different Nanaimo in 10 - 15 years. Too bad it takes us so long to make these necessary changes.	I like the idea of adding more access points to the waterfront promenade from Newcastle Avenue. This would make this lovely little area of the waterfront an even sweeter experience for more people. I noticed that the implementation plan did not address a crosswalk across Terminal at the Mt Benson/Terminal intersection. As this is my preferred route to the Millstone Trail and Bowen Park, I'd like to see this implemented soon.	Good ideas. Yes, we need some left turn lanes off of Terminal into Newcastle/Brechin. Yes, we need improved public transit to make it more desirable to use the bus than to drive. And I'm relieved to see that a crosswalk at Terminal and Mt.Benson is being considered with implementation in the short term.

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167	Yes- I am against the so-called "Medium High Density Waterfront" land use designation directly adjacent to residential, specifically on the old Moby Dick site. 8 storeys above the level of Stewart is 11 storeys above grade. That is excessive, unnecessary and completely inconsistent with the area. I would be okay with 5-6 storeys above grade (or 3 storeys above the level of Stewart). Anything more than that is pandering to a very small special interest group at the expense of many who never thought that would/could come about near their homes. There is a well conceived and consistent building height limit above street grade along Stewart Ave. already that should be maintained. Nobody wants a vibrant area more than the existing long time residents but the proposed density is contrary to all previous built multi-storey homes adjacent to that site. There is nothing at all that is appealing about an 11 storey monolith and it is inconsistent with anything and everything near that location. Development/growth is fine but I live nearby and I don't think this is an acceptable density. I strongly ask that you reconsider the height allowance above Stewart Ave and maintain a 3 or maximum 4 storey limit. (or a total of 6-7 storeys above grade). 11 storeys will benefit 1 or 2 "new" landowners at the expense of the rest of us. That is unfair, inappropriate and entirely uncalled for. You should be representing the interest of the majority and I doubt very much that proposed height is consistent with the views of the majority. The silent majority is always at a disadvantage to well organized special interest groups. We rely on you to moderate and look after our best interests.	N/A	N/A	N/A	N/A
168	N/A	N/A	N/A	N/A	Insufficient traffic calming for Brechin area residential streets.
169	No to medium density and medium high density along waterfront!! We will have a wall of four storey buildings like Channel View and Newport blocking water views for everyone.	N/A	N/A	N/A	N/A
170		N/A	N/A	N/A	N/A

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NEIGHBOURHOOD PLAN POLICIES. Do you have any comments with respect to the policy section of the Draft Neighbourhood Plan, as it pertains to:		Social Enrichment / Culture	Economic Development	Environmental Protection / Enhancement	Open Space / Connectivity	Transportation / Infrastructure
171	N/A	N/A	N/A	N/A	N/A	N/A
172	Delete the Medium High Density Neighbourhood Designation and put it back to Medium Density Neighbourhood. Absolutely delete the Medium High Density Waterfront Designation with its 8+ heights and go back to the drawing board with the Brechin Hill balanced approach as per the circulated flyer. Reduce Mixed use Corridor height to 4 storeys. As for corner stores – we asked for one to be located in the heritage building on Stewart Avenue – please delete the rest .. they are ridiculous. The introduction of small scale commercial uses and mixed use developments all the way along Vancouver Avenue from Bryden to Walnut Street should also be deleted. Stewart Avenue and Terminal Avenue are already designated as mixed used development areas: why would we also want to introduce them along Vancouver Avenue?	We don't need more public meeting spaces/ markets/ community centres in the neighbourhood.	Delete the Development Incentive Program which wasn't even included on the Open House Boards so that the public would have a chance to comment yet it is the first policy under Economic Development..	What possibly could one say .. this is all motherhood/ fatherhood stuff which should be in the OCP and apply to all parts of the city.	This Plan does not address what are the real views in the neighbourhood nor does it protect them. Where are the panorama views from upland areas in Newcastle? All these views should be protected as per the guiding principles of the plan and OCP. Please add after the point about the City continuing to pursue development of the walkway along the waterfront, the words "as mandated in the OCP".	Why are we recommending on street parking along Terminal Avenue when you know it is a non-starter. Please put in something realistic like widening the sidewalks along Terminal Avenue and providing a safety boulevard between pedestrians and the cars. What is the rationale for adding sidewalks all over the neighbourhood instead of doing some real planning and recommending them in key areas such as streets down to the waterfront. Delete laneways behind Terminal Avenue.
173	This is not a Neighbourhood Plan.	N/A	N/A	N/A	N/A	N/A
174	I do not want medium-high rise buildings on the waterfront in my neighbourhood.	I do not want medium-high rise buildings on the waterfront in my neighbourhood.	I do not want medium-high rise buildings on the waterfront in my neighbourhood	I do not want medium-high rise buildings on the waterfront in my neighbourhood.	I do not want medium-high rise buildings on the waterfront in my neighbourhood.	Move the BC Ferry to Duke Point.
175	I found "stepped down topography" at odds with the proposed highrise area along Stewart Avenue.	Agree.	Agree	Agree.	Agree.	Concerns re: Stewart Avenue; see later.
176	N/A	N/A	N/A	N/A	N/A	N/A

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NEIGHBOURHOOD PLAN POLICIES. Do you have any comments with respect to the policy section of the Draft Neighbourhood Plan, as it pertains to:					
Land Use and Development	Social Enrichment / Culture	Economic Development	Environmental Protection / Enhancement	Open Space / Connectivity	Transportation / Infrastructure
177 Am much against highrise development on the waterfront. Nanaimo's lovely waterfront, including the view across to Newcastle Island, remains part of the attraction of little Nanaimo. Should we sacrifice to provide profits to three commercial/industrial owners? No, no and no to that one.	Didn't notice much about this in the final draft plan. What am I missing?	Wonder how viable small commercial usage rezoning on Vancouver Avenue will be. Such commercial usage on Stewart Avenue hasn't produced much long lasting success stories. Coyote's Cafe, in a mixed use development on Stewart has recently posted a For Sale or For Rent sign.	Yes to this, seems like preservation of existing natural features such as streams and ravines receive prominent attention.	Sorry, can't download your final draft plan. Get "error" after a certain point. But recall from the first draft plan that there was quite a bit of talk about more waterfront miniparks at the end of streets. Think this is a hugely expensive suggestion, trying to buy up waterfront properties: at what price? The scale of this suggestion should be honed down a lot, perhaps just to putting up Port-A-Potties or whatever they're called occasionally near the walkway. But not sure if even that is necessary.	Since I haven't been able to download the final draft, can't sensibly comment. But don't understand why laneways (what are they) are desirable between Brydon to Cypress.
178 The waterfront sites are obviously limited going forward. Therefore, it is a must we get this right - and it seems this plan gets fairly close to that. There must be proper residential and commercial development along our waterfront. That is how it is everywhere in the world, and we should be no different.	People should want to actually go walking around our neighbourhood i.e. things to do and see, shops to enjoy, a boardwalk along the entire waterfront, etc.	Jobs jobs jobs! I want to live and work in the same neighbourhood and right now I only live around Brechin, but work further away, therefore I have to drive. I want to get out of my car. Further development, sustained and consistent, will allow me to do this.	It's quite clear one of the best forms of environmental protection and enhancement is through eco-density - maximising on land through density in order to reduce our footprint. In so doing, communities are built, people are encouraged to walk and/or bike in their communities, and thus reducing our carbon output. This is the best way the city can engage in environmental protection.	N/A	N/A
179 I like the plan and am glad to see that it is beginning to address some of the problems in the area. Finally there is recognition that higher density is needed and its about time the Waterfront area becomes the designated area for higher density solutions. Here here!!!	More people moving into condos and apartments in the area will be greatly enrich the culture and vibrancy of the community.	This needs to happen. Businesses need to start investing more in the community. But I understand that for business to succeed they need a larger population base. I feel that higher density on the designated waterfront areas as well as further upland will help this happen.	Goes without saying. I like the preservation and creation of more green space and hope this will translate into more pedestrian friendly lifestyle.	Same as above.	I've always lamented the pathetic public transport and infrastructure in my neighbourhood. This plan helps move these issues forward with greater emphasis on walking and hopefully cycling.

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1	Why is our community suddenly being called 'urban'. I want to be part of a neighbourhood, not an 'urban design.'	N/A	The designs shown don't match with the homes existing.	Do you mean do I have any comments regarding the imposition of the Plan for high density on my block, or for the 8+ buildings on the waterfront? I am against their 'implementation'. It would be smarter to build up on low land near the PetroCan and Barney Park. There are many older run down properties there that may be happier to cash out.	I think that the visuals of the Plan are misleading. The 3D images of the height of buildings is much more honest of a depiction. View corridors suck. You can't attach the word view to corridor! The City is white washing the idea of 8+ and failing to mention to the public that actually it could be higher.	No buildings over 3 storeys on the channel or ferry terminal. As someone who has been a part of the process of community planning, I am disillusioned and very angry. Involvement of the community + BS! 70% voted no to towers. How can planners paint my block and another whole block with a 4+ height designation. It is unfair. We are homeowners just like everyone else in the neighbourhood and should have been consulted. I still want this to be remedied. Waterfront property owners will get rich. The rest of the community is left with disappointment. Not only our community, but other Nanaimoites don't want towers! It is bad for tourism.
2	N/A	N/A	N/A	N/A	N/A	I do not want to see any building higher than 3 storeys further developed along Stewart Avenue. Re the Mixed Use Corridor, there are many private residences already nicely developed in that area. I would not want the future development of hotels and commercial and service activities to affect the private residences in a negative way (ie. height, noise, density, etc).
3	Very good.	Nice design for Vancouver Ave.	Very good.	Do not care for the design of the high rises on the waterfront; the people who draw them up try to use scare tactics, which is not right. Developers have to be welcome to Nanaimo.	N/A	N/A
4	N/A	N/A	N/A	N/A	8+ storeys is a ridiculously vague proposal, and gives a blank cheque to developers. No to high rise buildings on the waterfront.	BHCA proposes a more balanced approach to heights and density. I agree with that.
5	N/A	N/A	N/A	N/A	N/A	How many times are we going to have to attend meetings in which the proposals by developers remain the same even after our letter writing to suggest we want the City to follow the Official Community Plan. No highrises on the waterfront. How many times are we going to have to attend meetings where we feel disrespected by City planning staff. How many times are we going to have to wade through confusing and vague information and be expected to respond. What does 8+ storeys mean? It could mean 8 + 16 = 24 = highrise. I think the city planning department and the developers are banking on the confusion of the residents who will be most affected. The Brechin Hill Association has spoken loud and clear and are not against development, rather they welcome it with guidelines in place for what is best for everyone. Listen to the Brechin Hill residents after all, they are the ones who will be most affected. Be transparent, be clear, be honest. I am sick and tired of these meetings when we, the residents, have said a resounding no to highrise development on the waterfront. How much clearer can we be...no! Letter to Council to follow.
6	N/A	N/A	N/A	I am not in favour of any buildings in the Medium High Density Waterfront over 8 storeys above ground level.	N/A	All the neighbourhood in the plan are restricted to the total height restriction... Medium Low Density 2-3 storeys; Medium Density 2-4 storeys; Medium High Density 2-4 storeys; Residential Corridor 3-4 storeys; Mixed Use Corridor 4-6 storeys; Commercial Centre 4 storeys; Medium Low Density Waterfront 2-4 storeys; Medium Density Waterfront 2-4 storeys; Medium High Density Waterfront 2-8 storeys.
7	N/A	N/A	N/A	I feel that Newcastle and Brechin should not have been lumped together in one plan. In Brechin, we are concerned about the development of the waterfront. Newcastle's area has already been developed along the waterfront. Also, their development has been 'Medium Low' density with 3-4 storeys. Stay with that designation and follow the OCP.	N/A	Re Brechin Area. I have stated this so many times, please maintain the objectives and policies of the Official Community Plan (2008). I realize that this is a 'draft' proposal, but as a planning department, you are going against the OCP and Council's decision regarding height restrictions. The classification of Medium High Density (8+) does not comply. (Does this mean up to 20 storeys, more variances?) Council decided that until every 'high rise' node had been exhausted, this area would not be addressed. You should be concentrating your efforts on the downtown core - revitalize and finish that area first. That is where you want the density. This is supposed to be a neighbourhood plan, which would enhance and benefit our neighbourhood. Right now, I feel that we are being shafted in favour of the stakeholders along Stewart Avenue. They are just one street in our community. We have a nice residential area, who is looking after our interests? How many times do we have to state this and fight this, enough is enough.
8	N/A	Do not plant so many trees close together, specifically near street corners. They block the view of cars (should be none) and block view from condos / art windows.	3 storey buildings - higher max and storeys further back.	N/A	N/A	We do get snow and the islands you build make it difficult for the snow plow. Plus, if you do away with street islands you make more room for bike traffic, baby carriages, etc. Brechin Road has already been worked on, not much more you can do there.
9	N/A	N/A	N/A	N/A	N/A	I would like to see a "sit down" meeting where we (the public) could have the Plan explained to us: 1 - regarding the height of the buildings that are planned for the waterfront; 2 - is there a cap on the height? 3 - what has happened to the original neighbourhood plan? 4 - where do the "stakeholders" come into the equation? how much weight do they have in the outcome?
10	N/A	N/A	N/A	N/A	N/A	You still are planning high rises no matter what people say. Four storey buildings take away views. How about parking? No matter what people would like the developer will get his way .

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11	N/A	N/A	N/A	N/A	N/A	No highrise on H2O.
12	N/A	N/A	High rise is totally unacceptable anywhere in this neighbourhood. No one wants it except developers and speculators.	N/A	I have already submitted a comprehensive response to this online - you requested that feedback but no one had the courtesy to respond, and your plan does not acknowledge it - how we feel - the owners and residents of our neighbourhood.	I would feel more welcome here if I could access this event - there is no disabled parking and it took an hour of waiting to get close enough to come in. Nanaimo already has overdeveloped and underused facilities - the conference centre (usually empty), the abandoned "hotel" that is now a hazardous eyesore! We do not need anymore.
13	N/A	N/A	N/A	N/A	N/A	Move BC Ferries lineups on weekends or widen Stewart Avenue so they can be accommodated without disturbing traffic - improved safety, air quality. 100+ cars sitting in lineups with their engines running 30-60 minutes in the summertime.
14	N/A	N/A	N/A	N/A	N/A	I think those in the planning department involved in this trash should resign. This plan is a waste of our time and money. Those planners involved in this are operating at the lowest standards of ethical professionalism. Spare us any more of this crap and leave us.
15	N/A	N/A	N/A	N/A	N/A	Limit highrises to Terminal Park area. No highrises along the waterfront.
16	N/A	N/A	N/A	N/A	N/A	I am opposed to any highrises on the waterfront, especially along the water side of Stewart Avenue. No!
17	N/A	N/A	N/A	N/A	N/A	N/A
18	N/A	N/A	N/A	Please listen to the neighbourhood association. We have already made our feelings regarding highrise waterfront development in our neighbourhood known to City planners - we do not want it!	N/A	City planners need to listen to the majority of the people living in this neighbourhood. We have made our feelings about highrise waterfront development known to them numerous times - we do not want highrise waterfront development. The density of the Brechin Hill neighbourhood is already increasing due to the allowing of secondary suites and carriage houses. We do not want high density residential development in this older neighbourhood. The persistent demand for highrise development by a few owners of waterfront property should not outweigh the wishes of the majority of residents of this neighbourhood. They were aware of the zoning when they purchased these properties and should not reap a windfall at our expense.
19	N/A	N/A	N/A	N/A	N/A	No highrises over 2-4 levels on the waterfront. No carriage houses. Keep single family housing in the neighbourhood.
20	N/A	N/A	N/A	N/A	N/A	N/A
21	Keep the OCP as already agreed. No medium highrises.	N/A	N/A	Keep the OCP as already agreed.	N/A	This whole display is a waste of our taxpayers money. We already agreed on a plan - keep it. I do not want any med. Highrise on our waterfront and City Council should be strong enough to keep the agreement already promised to the people years ago. Please stop trying to "sneak in changes".
22	Keep the OCP the way it is now.	I do not want medium highrise buildings on the waterfront in my neighbourhood.	N/A	Keep the OCP the way it is now.	I do not want medium highrise buildings on the waterfront in my neighbourhood.	Keep the OCP the way it is right now. I don't want medium highrise buildings on the waterfront in my neighbourhood.
23	N/A	N/A	N/A	N/A	N/A	No high density structures east of Vancouver Avenue - ever!
24	So lets get this straight! You want to add all these modern and new age buildings and put them with these unique and classy old homes.	Having the sea wall change from now to urban design is disgraceful. Just because it will be pretty and new doesn't sell this project	High density living takes away from this peaceful heritage and being the oldest neighbourhood of Nanaimo.	No highrises on the waterfront. Why try to create a little Vancouver? We live in Nanaimo for a reason.	N/A	At this point I'm sure you know my idea. I will never agree to this disgusting plan and idea to create more money for this stupid plans. If this is a plan I cannot vote completely out then complex with a cap of 5 - 8 storeys high.
25	Don't my vote mean anything?	Don't my vote mean anything?	Don't my vote mean anything?	All.....	Throw City Hall out.	Get rid of all city people - mayor down.
26	N/A	N/A	N/A	N/A	N/A	N/A
27	N/A	N/A	N/A	N/A	N/A	In full support of increased densification of the waterfront. Highrises maintain views and the higher the better. Nanaimo needs more high density housing.
28	N/A	N/A	N/A	N/A	N/A	Absolutely no highrises / high density along the water. Environmentally not wise, blocks views, shades water for recreational use, high buildings need to be where they will not block views. Advantage to people who live in them will be better views as they are built up on the hill. The waterfront is for the public!!
29	N/A	N/A	N/A	N/A	N/A	No highrises anywhere on the waterfront, period. All highrises should be along Terminal Avenue.
30	NO corner stores - not on Stewart or Terminal.	We need boulevards on Terminal - or sidewalks - unsafe.	Cute	Boulevards on Terminal and crosswalks @ Terminal should be a first priority. Stop right hand turns onto Newcastle as first priority. I said the same thing at the first open house!	N/A	Buildings higher than 4 storeys should be on the high ground, not the waterfront!

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31	Many aspects will improve the appearance of neighbourhood, but location of 8-12 storeys or more is poorly located.	Will be a nice enhancement.	Are you talking about waterfront structures? To which I am opposed and therefore have no comment.	There are many areas of this city that can be developed with highrise structures that would have truly spectacular views without placing them on the waterfront.	The value of ones condo will probably decrease! This is the only asset I have for my retirement with all three of... were \$1200. Even with 4 storey development that valuable waterfront will still see highrise	I reiterate that many very tall structures can be built on higher ground (Terminal Ave for example), thereby increasing the value of those properties and giving owners truly expansive views of both the city and water in all directions. I fail to understand how blocking the waterfront in any area of it will create openness and a more social environment. Forgive my cynicism, but I do not expect anything to change. This is just an expensive exercise to let us vent a little and think it will make a difference.
32	N/A	N/A	N/A	N/A	N/A	I do not agree for high density on the point (Sealand Market) as it would impact my views. I think that it should be considered the medium waterfront density as well. Highrises should be no more than 6 storeys from street level. Move highrises to Estevan area (upper land).
33	N/A	N/A	N/A	N/A	N/A	I am not in favour of highrises on the waterfront - example ship yard area which looks ok on the plan, but a developer has the option of providing "amenities" to increase high rise density! No good. Stewart Avenue should be extra high priority! We should live so long to see BC Ferries based at Duke Point!! I like the idea of a market e.g. Sealand. Lots of good ideas. Thanks.
34	N/A	N/A	N/A	N/A	N/A	Leave this beautiful area the way it is now. We have been through this scenario before; so why can the City Councillors not understand what we have noted on already, why spoil the rest of Nanaimo, and invite the developers from the mainland to come over and build a concrete wall that nobody wants - I think if we leave it to the City, then it won't be long before we have another concrete jungle like the one in False Creek in Vancouver - So I say never again, leave this beautiful area alone, and just go away. And build the highrises up on the highest hill.
35	N/A	When the street design on upgraded Brechin Road happened our exit was usually obstructed. No faith for future.	N/A	N/A	N/A	N/A
36	Put towers on Hammond Bay and Departure Bay.	N/A	No towers.	Leave our neighbourhood alone	No towers - no mix - single family homes.	Mixing commercial and residential doesn't work.
37	N/A	N/A	N/A	N/A	N/A	I believe there should be nothing higher on Newcastle Channel than what is built between Cypress and Townsite, perhaps 8 storeys by the BC Ferries.
38	N/A	N/A	N/A	N/A	N/A	Listen to the neighbourhood desires. Separate Brechin and Newcastle if necessary. No highrises on the waterfront. They belong on top of the hill (near the shopping plaza, etc). 8+ storeys are too big anyway. There is no need for highrises - the demand isn't there at this time - All it does is give waterfront property owners something extra to sell. Don't destroy the amenities of a happy community. We all need to be able to see the waterfront and Newcastle Island, not just along designated view corridors.
39	N/A	N/A	Don't build anything over 3 storeys. Respect the residents.	Keep it at 3 storeys guys. No one wants highrises. No one.	Changing the zoning to cater to greedy developers is plain wrong. Don't sell out our community.	It's disgusting even trying to put in 8 storey buildings along the water. That is why we bought in Brechin. Respect us the taxpayers and limit everything to 3 storeys on the waterfront.
40	No to Newcastle Ave as one way street and "gathering space"; close the south end of the street.	Delete laneways behind Terminal Avenue	N/A	Yes to median on Stewart, onstreet parking on Terminal, Terminal Park as highrise centres, Estevan as high street, pedestrian crossings on Terminal and Stewart.	N/A	N/A
41	N/A	N/A	N/A	N/A	N/A	I am opposed to any buildings over 5 storeys on Stewart Avenue and the waterfront. Newcastle Avenue does lend itself to guidelines on page 88. Steps from Newcastle to seawall would be extremely dangerous. Nanaimo does not have the population to support these high density ideas.
42	N/A	N/A	N/A	N/A	N/A	I am totally opposed to any buildings on Stewart Avenue or along the waterfront being built that is over 3 stories. City Council needs to stick with its original plans.
43	N/A	N/A	N/A	N/A	N/A	No to Medium High Density waterfront on Stewart Avenue. Nanaimo is fortunate to have beautiful old neighbourhoods such as Newcastle. The owners look after these neighbourhoods. The City should look after "improvements" where they are needed.
44	N/A	N/A	N/A	N/A	N/A	N/A
45	N/A	N/A	N/A	N/A	N/A	N/A

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46	N/A	N/A	N/A	N/A	N/A	I don't want Medium highrise buildings on the waterfront in my neighbourhood!! Or highrise buildings on our waterfront!!
47	N/A	N/A	N/A	N/A	N/A	N/A
48	N/A	N/A	N/A	N/A	N/A	N/A
49	N/A	N/A	N/A	N/A	N/A	Develop the Terminal Park shopping area to highrises over existing shops. This will not impact anybody in the present neighbourhoods. It will not increase traffic in the existing neighbourhood.
50	Great	Great	Great	N/A	N/A	N/A
51	Don't like it. Leave the neighbourhood alone.	No towers!	No towers, condos or multi-family housing!	Don't implement it. No towers, no condos, no more building.	No towers.	Our neighbourhood needs to be left alone. There is too much traffic as there is and the multi-family housing over commercial that is in the neighbourhood already brings in trouble makers, drunks and loud rude people. We don't need it. No towers! I am against this whole plan!
52	N/A	Keep the highrises up high by Terminal Park.	"No high density on the waterfront"	N/A	N/A	"No highrises on the waterfront" Maximum 4 storey only.
53	Please no highrises and towers.	Please no highrises and towers.	Please no highrises and towers.	Yes! Please do not implement highrises and towers in our neighbourhood.	We don't need these highrises and towers in any of the sections.	God has given us one of the most beautiful areas in the world. We should be very thankful for this and not spoil it or the view of it with highrises and towers.
54	N/A	Put in the sidewalks and curbs. Forget the highrise buildings blocking ocean views and increasing people and car densities.	N/A	I never saw a vote or referendum provided by the City of Nanaimo asking the Brechin neighbourhood if they wanted this excessive, unnecessary overdevelopment.	We don't have enough hospital beds to support this mad frenzy for unnecessary development.	N/A
55	View corridors on the streets? People don't live on the streets. How about adjust view corridors between the streets?	Sidewalks - now that's a great idea! How about roundabouts at key intersections for traffic calming (and small gardens in the roundabouts).	Pedestrian access down Juniper, Walnut, St. George, etc - Any plans to include a crosswalk or two across Stewart Ave at any of these intersections?? Would be a great help, especially at Walnut crossing over to the stairs by the Moby Dick.	N/A	Most residents live here because it is not a big city. If you proceed with the proposed highrise developments, we'll end up looking like Yaletown in Vancouver. This is not why we live here. Please don't let the big tax bucks destroy your common sense.	We're all for highrises at the top of the hill near shopping centres, just not along Stewart Avenue. Please Please listen to the majority of the residents instead of the developers.
56	Your view corridors should be from houses, not streets. People do not live in their auto.	On street parking to calm traffic, Stewart Ave crossing median for cyclists, Stewart Ave boulevard planting.	Green buildings, ground source heat exchange, integrated retail and residential building.	N/A	Let's not have highrises on Stewart Avenue (traffic issues, sight lines). Put highrises at the top of the hill (Terminal Park. Page 123 Built Form is a good idea.	I and my neighbours do not want to see highrises on the waterfront (Stewart Avenue). This blocks sight lines - the reason why we originally moved to this area. Highrises are to go to the top of the hill (Terminal Park) - better view over Newcastle Island and close to all the amenities (less carbon footprint), not have to use a car. Why, for the economic benefit of a few (we can all name them), should we forego our views?
57	N/A	N/A	Keep the buildings shorter! Don't take away views. It's not fair!	N/A	Can this space really support the number of people you forecast to be living and playing here or is it just going to be another Granville Island - so packed it's unavailable most of the time and only to people who are financially blessed.	Bottom line - what does this do to our tax levels. Are we now a premium neighbourhood? Do all Nanaimo taxpayers pay for this? It's not everyone's neighbourhood. Why should Harewood's taxes go up for this? And what are you going to do to Departure Bay next? Will I have an ugly high rise ruining my view?
58	Don't like it. Leave the neighbourhood alone.	No sidewalks.	Too high, too crowded.	Why? You don't listen.	Leave our waterfront alone.	Convention centre = a failure, theatre = a failure, cruise ship terminal = will be another failure. Downtown is not nice and never will be. Quit throwing our taxes away on useless projects.
59	N/A	N/A	N/A	N/A	I am very opposed to the development of 8+ storey highrises on the waterfront. Highrises on the higher elevations are acceptable. Keep the waterfront lowrise and low density.	No highrises on the waterfront! Low density in the Brechin-Newcastle neighbourhoods!
60	N/A	Minimize speed bumps.	Keep compatible with residential character of neighbourhood.	Delay implementation of changes as long as possible to minimize effects on our current long time residents of the area. Promote the excellent current residential character of our neighbourhood which we've enjoyed for 40 + years. And have no interest of selling to speculators or developers!	Preserve our current single family residences.	N/A

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61	No high rise.	Needs to be wider in downtown areas. No highrise, it will only add more traffic and congestion on streets.	Density too much. Density is only a business to the developers.	More discussion with the people of Nanaimo that are truly affected by this new plan. It appears that highrise is going to be able to move downward which will harm all viewers of the downtown area.	Is this plan in agreement with the original Newcastle + Brechin Neighbourhood Plan? It appears that the original heights agreed upon can now increase to highrise. NO to highrise in such a small area. Put those highrises up on the hills, not the waterfront.	No highrise. Keep the views for everyone. Keep Nanaimo unique and lowrise accommodations. Not a repeat of Vancouver or Victoria. Make our downtown an area that all visitors from all over the world want to recommend to others. A developers dream of high density will be Nanaimo's ruin.
62	N/A	N/A	N/A	N/A	It is very important to allow small pods of businesses within walking distance of all residences - at times it appears as if city planners and other departments of the city are making it very difficult for small businesses. In fact, Nanaimo is getting a reputation for being unfriendly to small business.	N/A
63	Nature is the best design. Use trees, shrubs, from BC and Canada.	Trees of value - fruit trees, walnuts, hazelnuts, apples, pears, cherries, etc.	Stay natural. Use natural woods, rocks, sand, gravel, rainwater. Have lots of windows and gardens on roofs of single homes as at UVIC.	The RV Park from the ferry terminal at Departure Bay and such likes. Remember, there is a hazard bylaw on Stewart Avenue stating no condo can go higher than 3 storeys. Preferably have no condos on Stewart Avenue.	Get all the neighbours, others, volunteer in planting trees, flowers, gardens, get people of all ages to volunteer and get them to hold flea markets, etc. to provide all of the needed cash. Do not tax the property owners for this. They pay plenty already.	Just a reminder that no city can do any development on private personal property. This right of property ownership was won by nearlyWWI, WWII, Vietnam, Korea, etc. We must not let our veterans down. They and their descendents built this country and have kept it nice and free as it is today. Remember Tony Parkin stood on QEII walkway and got 8000 signatures "we want no more condos on the waterfront". His great great grandparents came on the Princess Royal Sailing Ship with 300 coal miners to start Nanaimo 150
64	Medium Density	Slow traffic "calming". Unobtrusive signage please, no digital or fluorescent lighted signs.	Low waterfront, high rises over the horizon.	Do not want view blocked - no more height than currently.	N/A	No lane access on 500 Block.
65	It was a nice showing but I believe your intentions are to put highrises on the waterfront.	N/A	N/A	N/A	N/A	No highrises. Fill up the holes downtown.
66	This whole section is generic and applies to the whole of Nanaimo.	Lots of fancy drawings but not realistic. Vancouver Ave can only be narrowed at the west side, the east side slopes steeply in most areas.	A view corridor of 5% is far too little. There is no concern about protecting views for existing homes. There are no panoramic views left.	I don't agree with the Land Use Map and don't want it to be implemented the way it is now. I agree with the green and heritage activities. I don't agree with allowing higher density for commercial developments. This neighbourhood doesn't need corner stores. Terminal and Safeway offer enough commercial.	The draft plan is only 25% about the neighbourhood, the other 75% are general guidelines or policies concerning whole Nanaimo. There is no green space or open space added to the Newcastle Area. Far too much development is envisioned, green streets are going to replace gardens. I disagree with these concepts. Less commercial, lower heights (everywhere), and less density, more green gardens is what I envision.	Be honest, the 8-base concept is a farce. There are far too many allowances for extra height allowances. Not only is Stewart Ave to be highly and densely developed, also the waterside will be with float homes. The whole waterfront will disappear. This plan pushes far too much density into the area. All these people will still drive to the malls. This area will almost be denser than downtown. What about densifying other areas instead? The waterfront will disappear by development on land and water.
67	N/A	N/A	N/A	N/A	N/A	Good policies regarding social services and affordable housing. City needs to improve on notification and community engagement. Confused by the Medium High Density waterfront. Base height should be from high tide line and only place this should be is on lands close to the BC Ferries. Seems to be a huge change from the OCP. Really like the design for Stewart Avenue.
68	I am definitely in favour of supporting local group market place areas and a Granville Island market place reference.	N/A	N/A	N/A	This is beautiful down at sealand.	I am totally opposed to high density along the waterfront. I can accept 2 or 3 storeys but anything above that cheats homeowners from their right to enjoy the view. I feel it is a tax base cash grab on the part of the City and they are continually ignoring the rights of long time residents and the already opposed community plans which have been beat to death.
69	N/A	N/A	N/A	N/A	N/A	Although I don't agree with all that has been presented, thank you for all your hard work and the presentations.
70	N/A	N/A	N/A	N/A	Nice pictures.	N/A
71	N/A	N/A	No highrises on waterfront.	No highrises.	N/A	I am mad as hell that you are even considering going/building more than 3-4 storeys high. I am 62 years old and have worked long and hard and am still having to work to support myself and a mortgage. The one thing in my life that is great is that I recently purchased a condo on Cypress Street for the view and I'll be dammed if you are going to take that away from me. There are so many better alternatives to the waterfront like shops and a continuation of the walkway to Departure Bay. Lets think about the little person for a change instead of money-grubbing people.
72	N/A	N/A	N/A	N/A	N/A	I am highly opposed to the highrise density buildings in and around the Newcastle + Brechin area.
73	N/A	N/A	N/A	N/A	N/A	I am opposed to any high density-tall building on the waterfront side of Stewart Avenue. Anything higher than 3 storeys. It's beautiful, leave it alone. I am opposed to any high density development. I am very opposed to any changes to Newcastle Avenue and area.

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74	N/A	N/A	N/A	N/A	N/A	With the exception of the waterfront development proposal, I like what's included. 1. Please do not allow high density waterfront. 2. Please do not allow any buildings on the waterfront over 3 storeys as outlined in the original plan. Thank you for all your other work provided.
75	N/A	N/A	N/A	N/A	N/A	No medium high density waterfront on Stewart Avenue period.
76	N/A	N/A	N/A	N/A	N/A	I don't want medium highrise building on the waterfront side in my neighbourhood.
77	N/A	N/A	N/A	N/A	N/A	Large high rises should be further uphill on Estevan Road. Waterfront locations should be low density housing.
78	N/A	N/A	Must be consistent with the present designs already established.	N/A	N/A	I believe the plan has been well and comprehensively thought out. It allows for diversity without compromising the character and charm of the area. Existing open space and ocean views need to be kept as they are. Taller buildings must be regulated to the upper areas. It is paramount that the view is not blocked by highrises on the waterfront.
79	Do not densify.	N/A	N/A	Previous public consultation has obviously not been heeded.	Residents of the neighbourhood should be allowed to vote on a binding referendum. Do not leave this to City Council.	Absolutely ridiculous plan. You should listen to the people who live here.
80	N/A	N/A	N/A	N/A	N/A	As a homeowner, I do not agree with the highrises at the public/sealand market, as we will lose our view of the channel and will affect my property value. Anything above 5-6 storey should not be allowed on the waterfront.
81	N/A	N/A	N/A	N/A	N/A	Satisfied with corridor classification throughout Stewart Avenue up til Poplar Street junction from downtown Nanaimo. I do not agree with extreme highrises at the Brechin Point/Public Market area.
82	This whole exercise is irrelevant and only intended to give developers everything they want.			Bait and switch - lots of talk but switch back to what the developer wants at the last minute	This whole process is a sham.	It doesn't really matter what I say, does it? Be honest.
83	N/A	N/A	N/A	N/A	N/A	A+++. We like what we are seeing here. Our priority is to have as much green space, bike lanes, open spaces and the completion of the waterfront walkway from downtown, all the way through to the Departure Bay Ferry Terminal. Good work!
84	No towers.	No towers.	No towers.	No towers and leave our neighbourhood alone.	No towers.	No towers so when people's kids grow up they won't have anything to look at.
85	N/A	N/A	N/A	The only part I would like implemented are more trails.	N/A	1. Reduce neighbourhood and "individual household" carbon footprint? How are a waterfront of condos going to help the carbon footprint. Do you think they are all going to take the bus? 2. Locating goods and services close to home - we already have that (Save On Foods, McDonalds, Starbucks, Petro Canada) 3. Key views and unique vistas - who decides what are key views? I have a key view. 4. Develop a strong sense of community - we already have that and your pushing of this only helps to make it stronger.
86	No comment.	I like the proposal.	I like the proposal.	Yes I do on the Medium High Density Waterfront. I do not think float homes are a good idea on the water because the Nanaimo Port Authority is not allowing anymore boat houses because it would block the view corridors. Float homes at more than one storey would definitely block view corridors for the condos. I am only in support of 4-6 storeys high. Anything higher should be in downtown Nanaimo to help revitalize that area.	N/A	N/A
87	N/A	N/A	N/A	N/A	N/A	N/A
88	N/A	N/A	N/A	n/A	N/A	Stewart Avenue is not a parking lot! It is against the law to impede the flow of traffic. If BC Ferries cannot hold vehicles in their compound, they should move to Duke Point. The mooring of the German ferries near the Cilaire/Beach area should not be allowed (obstruction and eyesore).

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89	Need another pedestrian crossing between Poplar and Drake Street. Too long between crossings.	Keep the unique neighbourhood feeling - 3 storey and below.	How will you define heritage buildings? My home on Maple is clearly a character, heritage building. Work to maintain and enhance these small residences that have much more original details.	N/A	Excuse me! I live on Maple corner of Stewart - looks like the plan has Petro Can by a proposed open space, community centre - has anyone told Petro Can? See page 53 - Please at least have Petrocan spruce up the tanks.	I do like some of what I see, but I have significant issues with buildings over 3 storeys on our waterfront. 1. Problems with poorly thought out population increase - just how many school kids, seniors, etc. are we talking about? Give me a min + max range. 2. Not enough park area to adequately support the increased population for mixed. 3. Top the buildings along the waterfront at three storeys. That will keep and enhance the wonderful character of this area. 4. For goodness sake! Have some vision. Develop character! Take a look at Kits in Vancouver, White Avenue in Edmonton. Look around for inspiration. I suspect the proposed highrises will not be affordable, then the population becomes upper middle class and families will not fit into these potentially gated-type elite housing developments.. Thanks for the opportunity to participate in this info event.
90	N/A	N/A	N/A	N/A	N/A	N/A
91	N/A	N/A	N/A	N/A	N/A	N/A
92	N/A	Minor streets could be single lane with pedestrian walk and bike walk on either side.	N/A	N/A	N/A	No further density or height increase on the waterfront!
93	N/A	N/A	N/A	N/A	Shipyards - to allow float home development. Shipyards priority - allow tall, thin towers so the views can be maintained. Do not allow 8 storey buildings that block all possible views while walking/driving Stewart Avenue. Highrises should be at Terminal Park.	N/A
94	Pedestrian-focused neighbourhoods.	I like the new stop signs in high traffic areas (Maple, Chestnut, etc.)	I like the stepped plans for rental buildings and town homes.	Keep up the good work. Please care.	There are no neighbourhood trees on Chestnut Street.	Not in favour of any buildings taller than 3 storeys where the shipyard is now.
95	Very good.	?	Good.	Nothing over 3 storeys on water.	N/A	No highrise on our beautiful waterfront.
96	N/A	N/A	N/A	N/A	N/A	No more highrises on the water!! Move them up to Estevan. Our neighbourhood has lots of beautiful houses now. People appreciate the lifestyle, friendliness and view.
97	N/A	N/A	N/A	N/A	N/A	How many times do we have to say "no" to highrises on the waterfront! We are the taxpayers and we have been against it for years and you have sided with the developers (more money in your pocket!). No means no!!! Let us enjoy our view and put the highrises higher.
98	Density should be increased throughout the neighbourhood, also allow larger single family lots to go to duplex, and for duplex or triplex lots to go to more density to encourage redevelopment.	Liked the trees on Stewart Avenue. Liked the corridors.	Liked the building design and hope that it will set a new tone for the neighbourhood from the waterfront up to the highway.	What's the hold up - we met about this last year, keep the process moving.	N/A	This is one of the key neighbourhoods to move this city forward - if the effort by the City Planners is too weak, the city will be stuck with it for many years. Densify this neighbourhood and give Nanaimo the city waterfront that can rival Victoria or Vancouver. Good luck.
99	N/A	N/A	N/A	N/A	N/A	We are opposed to highrises (anything over 3 storeys on the seafont). This will totally spoil the feeling and look of the area. Highrises are for cities, not towns like Nanaimo. Canada is a large country, why cram everyone into one little space? Unfortunately, it all comes down to money, not what the people want, and in the best interest of the area. I feel you have already made up your mind. If you have spent the money laid out for all these open houses, man hours, trees, you could have bought a large lump of land and built sensible housing.
100	N/A	N/A	N/A	N/A	N/A	No medium high density. Thank you.
101	N/A	N/A	N/A	N/A	N/A	Urban node highrise proposal completely unacceptable. I, as a resident, do not want highrises in or around my neighbourhood. No to highrises.
102	N/A	N/A	N/A	N/A	N/A	I can not understand why we would consider building anything higher than 2 storeys above street level on Stewart Avenue. I have bought my place at an inflated price because of a small view at the end of Cypress. If anything bigger or higher than what is there now goes in, I will lose over 1/3 of my home's value and will still be responsible for a mortgage much greater than the value of my home.
103	N/A	N/A	N/A	N/A	N/A	N/A
104	N/A	N/A	N/A	N/A	N/A	N/A
105	N/A	N/A	N/A	This meeting well attended. Looking forward to next meeting for updates, etc.	N/A	N/A

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106	You'd have to be extremely fit to cycle up George's Street. Need to rethink proposed routes toward "typical" residence needs. Think about trollies or other modes of transit that might circle local area.	Looks good - pavements designed to aid walking - I spend some time on my knees due to uneven pavement - who is responsible for paying for materials to ensure driveways are paved within guidelines?	Like the idea of mixed height. Listening to conversation opposition to dwellings above 3 storeys come from those "up the hill" - those of us who live further down really don't matter. Where possible to lift existing buildings - where height goes just over 27' restriction, variance should be allowed.	Like most of it, but appears it will take a long time to implement. Really like mixture of residential and commercial space. Some existing commercial enterprises should be encouraged through incentives to refurbish their exteriors, encourage the use of street markets, seating for restaurants/coffee shops.	N/A	Encourage the building/development of existing buildings/shipyards on Stewart to better enhance neighbourhood. Notice that invasive species removal is ongoing - not near me on Stewart. BC Hydro powerline burial - yes please!
107	Your wording "maintain street end views and panorama views" gives the impression of large big houses. I say no to anything above 4 storeys from street level.	Love the idea of curb and corner bulges with nice landscaping and sidewalks - encourages the use of!	Agree with the coach houses to complement existing structures. Signage should be incorporated into the existing buildings.	Nanaimo is unique - most properties have a water view. Do not build along the ocean, obstructing people's views and closing in the communities. Build on top of the hill where views are not obstructed.	Please listen to the people of the community living in the community. Density is ok but keep it up on the hill or spread it out evenly with corridors showing between lower 3-4 storey buildings.	Diplomacy is the best policy. Don't let Nanaimo be a city where money does the talking. A green environmental footprint is sustainable.
108	N/A	N/A	N/A	Nanaimo doesn't have enough open space - don't box in what's left.	N/A	Do not want high density development anywhere on the waterfront. It should be left open for parks and recreation. It should be open space, not a concrete jungle paved over. There are lots of other places for development other than the waterfront.
109	N/A	N/A	N/A	N/A	N/A	No! to high density, high buildings along the waterfront. We enjoy the view. Put tall buildings along the top of Estevan, so as not to impede homeowner views. Make us happy instead of some Vancouver condo investors that won't even live here.
110	N/A	N/A	N/A	N/A	N/A	N/A
111	N/A	N/A	N/A	N/A	N/A	I don't want medium highrise buildings on the waterfront in my neighbourhood. Highrise development should be limited to 6 storeys along Stewart Avenue and 8 storeys maximum on Pimbury Point area.
112	Guides are non-specific. They are generic. Each area is unique and this is not reflected in the plans.	Design a street with boulevard is appropriate with streetscape but then dump additional traffic to it will simply create an oxymoronic position!	Again, generic and in the end, it's up to the developer. If we're lucky we might get a DP to control design.	No highrises on the waterfront. Very few international communities allow this to occur, in fact, they create huge buffer zones prior to development along the waterfront, not build up to the edge of the waterfront as proposed! Need to put highrises back and along Island Highway and less storeys on waterfront.	No talk of amenities proposed. Regardless of development view corridors are not thought out.	Nanaimo needs to preserve the very thing that makes it unique - small scale development that keeps waterfront views for all of Nanaimo!!! This is not a local issue but a universal one for all Nanaimoites. This is too valuable an asset to throw it away for the monetary sake of a few. Keep the views, keep the waterfront open and the sun shining for all of us!
113	N/A	N/A	N/A	N/A	N/A	N/A
114	N/A	Good	N/A	It appears buildings will be immediate and culture/infrastructure/environment will take a back seat.	N/A	Development of the waterfront is a great idea, although I do not agree with the highrise proposal (it will cause overdensity/congestion/pollution. The Channel is the best part of Nanaimo and should be available to all. Please consider lower buildings and green space.
115	N/A	N/A	N/A	N/A	N/A	N/A
116	Positive.	Positive.	N/A	N/A	N/A	I am opposed to Medium High Density development on the waterfront and along Stewart Avenue. 3-4 storeys is okay. I support good development = interesting architecture, lots of green space, mixed use (commercial and residential).
117	Increase density along Stewart Ave, where transportation is. Farmers Market at Sealand is a must.	Good walkable design. Boulevard along Stewart great idea!!	Allow Point towers for interest, density bonus for amenities.	ASAP.	Outlaw the Brechin Hill rep!! He is obnoxious!	N/A
118	Highrises should be at the top of the hill. They could enjoy a panoramic view to die for and existing homes would remain attractive and viable, being renewed as time goes on rather than surrounded by a highrise wall.	N/A	N/A	N/A	N/A	A wall of highrises and development along Stewart will spoil the entire character of the Brechin neighbourhood. Nobody benefits except the developers. Highrises situated at the top of the hill would provide a panoramic view of the entire seascape. A highrise at the bottom provides only a view of the Channel and trees on the street side. Highrises at the waterfront will destroy the view of the homes on the hill and provide an enclosed, walled suburban area without redeeming features. Where few people will want to live - a future slum. Leaving existing homes with their views will retain the flavour and beauty of the Brechin neighbourhood. Natural renewal will occur as it will stay an attractive place to live. Both highrises and the neighbourhood will benefit.

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119 N/A	N/A	N/A	N/A	N/A	This draft is so comprehensive that its overwhelming to try and grasp even some of the details in order to comment intelligently. One major point - I am not in favour with cluttering the waterfront from Cypress Street to Pimbury Point with Medium and Medium High Density developments. So much of the view to Newcastle Island and the Channel will be lost. To me, higher buildings should be built on higher land in order to preserve our views and waterfront. Higher buildings around Terminal Park is a better idea.
120 N/A	N/A	Revive the lovely environment and lovely waterfront area. Residents are not supportive of highrise type development. The present high standing buildings in Nanaimo are not flattering to the landscape.	N/A	N/A	N/A
121 N/A	N/A	N/A	N/A	N/A	We strongly support the overall concept and the current OCP. Please no waterfront highrises! No matter how you try to accommodate it, highrise density will inhibit walkability through increased traffic. And the increased infrastructure costs will not be covered by the highrise residents' taxes.
122 N/A	N/A	N/A	N/A	I wish to congratulate the involved in what I believe is largely an excellent plan. I also really appreciate the open houses, the atmosphere at this event, and the openness of everyone I met and talked to. Thank you.	I walk regularly along the waterfront and am frequently meeting international and Canadian visitors who are amazed and delighted by the park - but far more so by the waterfront walkway. They comment that easy walking waterfront is extremely rare and special-particularly so close to downtown and not too built up, the gorgeous views and "life" along this walk. Highrises will hugely affect this ambience. The argument for increased density seems to be providing an economic base for local shopping, etc. Beauty and ambience will provide this via tourism and a draw to other Nanaimo residents due to the unique nature of this area. Please do not exceed the OCP 3 storey maximum in all waterfront areas.
123	By no means critically assessed given the diversions from the OCP.	Again, if plantings are planned, limit them exclusively to indigineous flora. What about curbs and sidewalks? How are they planned for throughout the entire neighbourhood?	Encourage buildings that reflect the circa 1920-1960 character of the neighbourhood. ?	?	Thanks for the offer of input and the work done by contract and City Planners thus far. Moreover, a much more open and unequivocal dialogue is required of some of them who, in the open house sessions, appeared unable to answer questions that they should have known.
124 N/A	N/A	N/A	N/A	N/A	I am finding the planning process very confusing. I have referred to the online plan several times since the 2010-NOV-03 open house, and I am unable to answer any of the questions on this form. I have written many many many words yet, when I review them, they do not convey my thoughts and they do not answer the impossible questions posed. The Planning Department is proposing a "neighbourhood" plan that does not reflect my experience in the neighbourhood. It also does not respect the OCP, which I believe is the legal document for moving neighbours and the City forward into the future. I participated in the charrette and have attended the open houses. I do not see progress.
125 N/A	N/A	This is one place on this planet with such a pristine island for a park, a front yard, our "families" many of them born here, paying taxes, raising families can be "bought out" for a new tax based city income for the wealthy new folk. What about the folk that have kept Nanaimo afloat? What about tourists, will come see the island's beauty by walking the waterfront and local streets if we keep a cap on 3 storeys max. Not 8+ above Stewart anywhere.	Without spending days looking. I would like a public forum. Questions and answers (ie. Regional District building).	N/A	I would like to see these decisions made by the democratic "vote" we believe we have a right to...not the results of Councillors employed by the City taxpayers - "create" our destiny. Having been blessed to travel extensively internationally, I have witnessed the demise of most all "waterfront havens" to highrises, cruise ships and overpopulation.... could we limit these highrises to 3 storeys and build our towers back off the waterfront - above the railroad tracks - still capturing magnificent views and less "compaction". Where are the ferry traffic being diverted to? We can't handle summer and holiday traffic now. Do we want another Waikiki? West End Vancouver, Victoria Harbour, Singapore Harbour. This is \$\$\$\$ progress and not for native daughters and sons.
126	No corner stores in Brechin Hill. Why does Vancouver greenway stop at Cypress, none in Brechin Hill? Not to compact multiple dwellings and ground floor commercial on west side of Stewart, no parking, no access.	Nice pictures.	Nice pictures. View Corridors: Is that all that's left?	Nice color of green.	I am strongly opposed to highrise/high density along Stewart Avenue. Strongly opposed to highrise / high density along Stewart Avenue. I like the OCP - 3 storeys along Stewart Avenue.

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127 N/A	N/A	N/A	N/A	N/A	To whom it may concern: In my instincts, the waterfront should be left as it is now, with marinas, shipyards and restaurants gracing the shore. Developers should not even be considered. We do not need to commercialize our beautiful waterfront on Brechin Hill with condos or highrises. We have lived on Brechin hill for 44 years. I should say "I" have lived here that long - my husband passed away two years ago. When he was alive, he would always keep the neighbour's trees cut, so that we could see the water and he kept our trees down as to not bother our neighbours behind us. Since he's been gone I hire people to do the pruning. Everyone enjoyed the view and it's a real blessing to be able to see over the whole area, land and sea alike.
128 Corner stores on Brechin Hill - you must be delusional. Terminal Park is right there. View corridors? Why? Why not views?	How interesting that all green is in Newcastle area and stops at Brechin. Staff has intentionally manipulated our neighbourhoods.	N/A	Very pretty pictures - no money to supply them.	Total verbeage and baffle gab. Designed to confuse, not enlighten.	We keep reading about budgeting in Nanaimo. This is an outrageous example of bureaucracy, not setting limits. The whole process is questionable and dishonest. How many times do we need to be hammered at when we have clearly demonstrated we do not want highrises on Newcastle Channel. Indeed canvassing will show the majority of Newcastle residents are also opposed. I had no idea that the Newcastle reps were not representing them.
129 N/A	N/A	N/A	N/A	N/A	No I do not approve of any plan that allows development of structures over 4 storeys high along the waterfront on Stewart Avenue. Any plan that includes highrises along the waterfront..... comments on the plan a moot point. Allowing responses to this plan without identifying respondents name and address makes this system of a joke. I would appreciate an acknowledgement of this response.
130 N/A	N/A	N/A	N/A	N/A	I support the current OCP for this neighbourhood. I support a maximum of 3 storeys along Stewart Avenue. I am strongly against building any higher than 3 storeys along Stewart Avenue. I support low density from Walnut to Poplar Street, as allows in the current OCP. Put higher buildings at the top of the hill along Estevan if there is a need for them.
131 N/A	N/A	N/A	To expect the public to accept this document with so much misleading presentation is unacceptable. A complete rewrite may be in order before implementing.	N/A	As a resident of this neighbourhood this is a disappointing document. The Planning Department has ignored the public who the plan is supposedly being written for. The waterfront property owners have been given too much say in a plan that affects "many" property owners. Who is this plan for? No density on the waterfront!!
132 As a neighbour, are small property owners heard, or does Council listen to larger industrial owners which brings in more tax dollars? The draft shows too much high density building on waterfront and on Stewart and Vancouver Ave.	What about traffic flow issues?	N/A	Keep the high density 8+ storeys above Terminal Avenue. Do we really have a say?	Total invasion of privacy with high storey buildings. Deterioration of property values, especially if your view is taken away. Traffic problems. It destroys our existing neighbourhood.	None of the waterfront, Pimbury Point/Sealand/Stones Marina/Nanaimo Shipyard/Waterfront Suites, should be high density. Low density only on the waterfront! We have high density space downtown by the Conference Centre, what is happening with that? We have high density space which was to be used and built up, down at Swy-a-lana Park. Also, I resent that we are put to rest for "5" years the building at Nanaimo Shipyard, yet you have brought this up again, before time!
133 N/A	N/A	N/A	N/A	N/A	The boards at the open house do not reflect the 8+ intent in the plan. They were misleading in a manner extremely negative to the neighbourhood. This draft plan is detrimental to the existing neighbourhood and disrespectful to the residents. The plan needs a serious rewrite!!
134 N/A	N/A	N/A	N/A	N/A	We do not need or welcome any construction or development of multi-level, high density or highrise towers of any description to run along Newcastle Channel corridor from Pearson Bridge and on through to BC Ferries. Leave this peaceful, beautiful harbourfront area alone. The privacy, view, peace and quiet, pride of ownership, of everyone's residential community living need to be respected and left alone. Our beauty and significant world's most natural harbour and corridor does not need to be cluttered up and crowded with unsightly high dwellings and commercial development. creating more highrises creates high volume traffic just like Vancouver's waterfront. Once done, it will be spoiled, destroyed and gone forever. Leave the residential beauty aone. We want our privacy and security left intact and alone!
135 N/A	N/A	N/A	N/A	N/A	Yes - I do not understand why NCPS doesn't get that the NBNP doesn't want highrises and a high accumulation of people on the waterfront. Are you trying to please big money developers, with...fully paid holidays to Hawaii, or are you so narrowminded that that kind of urban pollution in your mind, is the thing to do. For heaven's sake, go have a look at False Creek in Vancouver - if that kind of urban pollution doesn't get to you - go and see a psychiatrist! And keep in mind that you are working for us, the taxpayer, and not the developer. And we have the power to fine you! An excellent overall example of city planning is along the Swan River in Perth, western Australia. Go have a look or send for information - and if that doesn't change your mind, there is something seriously wrong with you. Have a nice day - if you can!
136 N/A	N/A	N/A	N/A	N/A	All for 3 or 4 developers to ruin a beautiful waterfront and neighbourhood. I disagree with every proposal the City has put out and that you've tried to jam it down our throats. Why not for once listen to the people and the Brechin Community Association, at least they're thinking about our community and not a handful of developers. I agree with change, but I say yes to a balanced neighbourhood and the proposals put out by the BHC Association.

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137 N/A	Given a choice, the public prefers to walk along a wide walkway/bikeway along the water, not a traffic clogged street.	N/A	N/A	Pimbury Point access must be protected for future use of recreation access - a true jewel. The planning and implementation of development at Cameron Island is a good example of a well-planned growth strategy with lots of public access to the water.	The City has done an optimal job to date with several projects which I believe could be "mirrored" in our neighbourhood. For example: the treed median strip along Terminal, between Townsite and Departure Bay Roads; the park land and parking arrangements at Swy-a-Lana; and the walkways and circles for traffic along the Prideaux Street area.
138 N/A	N/A	N/A	N/A	Draft neighbourhood plan does not consider Brechin Hill Community's overwhelming opposition to highrises on Stewart Avenue. Why is Beach Drive area exempt from proposed plan? Language in "draft" is vague, especially in reference to height limitations on Stewart Avenue. The draft plan was only available online and just prior to the Nov 3 Open House. My home printer will not print 149 pages nor am I able to pick up a copy from City Hall because of my work schedule. This is a disadvantage to those who want to study the draft prior to commenting.	Terms of Reference for Newcastle + Brechin Neighbourhood Plan is to "achieve objectives of plan Nanaimo" so: 3 storey height limit along Stewart Avenue and no highrise residential to be built in a neighbourhood. Brechin Hill Community Association (which has three reps on the Steering Committee for neighbourhood plan) endorses Official Community Plan. I support a balanced approach, with consideration of community input, on a community plan. Thank you to Mayor Ruttan and Council who attended the open house on Nov 3.
139 N/A	N/A	N/A	N/A	N/A	I do not approve of the proposed laneway behind the houses on 400 and 500 blocks of Vancouver Avenue. The idea of the 8 storeys plus on Stewart Avenue is utterly foolish. The view corridors are..... from the middle of the streets looking towards the water. If the City would have a proper referendum on this issue they would find that virtually nobody wants highrises on the waterfront. The city reps at these meetings are out of touch and do not know their info.
140 N/A	More sidewalks and trees.	Low buildings, no "highrises"	Please keep the authenticity of the area. Please keep the water - seawall accessible and open to all. Newcastle + Brechin should be kept residential with low condos and houses, trees, sidewalks, cafes and local businesses.	N/A	Highrise buildings would absolutely ruin the area. A mixture of low condos/townhouses and houses, keeping the area looking similar to Kitsilano. Leave highrises up on the hills rather than on the waterfront. Everyone I have spoken with living in this area do not want highrises. It is a beautiful area, please keep it this way.
141 N/A	N/A	N/A	N/A	N/A	I am so fed up with all the time spent attending open houses and having my comments ignored. All the open houses were a waste of taxpayers money. The City of Nanaimo just wanted to make work projects for your own ideology and try to push ahead these plans. What's wrong with you "people" at City Hall, listening to developers and architects instead of the residents of Brechin. Look at our area of Nanaimo, Harbour City from Downtown to Departure Bay, it is a very narrow strip of land and therefore creates a lot of congestion for the neighbourhood. Between the ferry terminal volume and the increased density proposed for highrises, traffic will have to cut through residential streets, making them unsafe for existing residents. Definately, I object to any highrises on the waterfront and Medium High Density on Stewart Avenue. Absolutely no. I really feel that you all had not documented and listened to any of the residents' objections on these matters in the past. It is a majority of us, at least 70%, that say no to highrises on the waterfront.
142 N/A	N/A	N/A	N/A	N/A	Should not allow anything over 3 storeys along the waterfront. Density could be increased at the top of the hill. Maintain the low density designation. The character of the neighbourhood should be protected and maintain existing views. It is ridiculous to build highrises when current projects are still stalled/unfinished. This town cannot support this development.
143 N/A	N/A	N/A	N/A	N/A	N/A
144 N/A	N/A	N/A	N/A	N/A	My concern is the traffic. It is bad with the ferry already, especially on holidays. I live on Chestnut and do not like to see more traffic ever coming up our way. Plus it has been brought to my attention that Stewart Avenue is a hazard zone. So what about the highrise buildings? I would rather see lower housing and affordable to all.
145 N/A	N/A	N/A	N/A	N/A	I am not against development, except high density and large development highrises. We have enough traffic in the summertime with BC Ferries, so keep it low and small, no high density development. I live on Chestnut St and my street is used by ferry patrons. With the development you have planned this would be worse.
146 N/A	N/A	N/A	N/A	N/A	There is little sense in answering all of these questions, as I've answered them before at other open houses and seen my comments ignored. To summarize, no waterfront towers!!!, Remove the Medium High Density zone and replace with Medum Density Neighbourhood, Brechin Hill Residents know their neighbourhoods - listen to them and respect their wishes.

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147	I've lived in this neighbourhood for 20 years and I never see elderly residents walking up and down these hilly streets. Page 54+55: The "views" as indicated on the map on p. 55 indicate views for those at the top of the hill (around the plaza) and those who live at the bottom of their street if connected to Stewart Avenue. Outside of the perimeter of this entire area, you've not planned views for the main portion of your residents.	N/A	The height of your proposed buildings along the waterfront is too high and will block the views of current residents. The limit should be restricted to 3 storeys.	Your plan's bullets keep mentioning "view protection" but it's pretty clear that this protection is for those people who will be living in the new highrise developments along the waterfront. I am very much against any structures over 3 storeys high to be added to the existing waterfront in this area.	Since there is still considerable disagreement about development in this area, particularly to plan to build 4+ storey buildings along the waterfront, the Implementation Strategy is commencing far too soon. By doing so, it is clear that City Planners have no intention of listening to our input, let alone acting on it.	An original proposal for development in this area was to develop the area of Terminal Plaza at the top of the hill for high density and multiple-storey buildings (eg. Condos, etc.). This would provide views for everyone in the area - those residents living in houses between the plaza and the waterfront, along with those who will buy units in the new condos at the top of the hill. The waterfront area should be kept at a maximum of 3 storeys and it should also retain some of the light industries which give this area its character. It is disappointing that despite what the residents of this area have asked for (eg. low storeys at the waterfront), City Planners continue to ignore our input!
148	N/A	N/A	Timing of development of commercial and residential changes should be simultaneous with transportation and infrastructure improvements, to handle the tons of extra sewage, thousands of new vehicles, etc. Check "immediate" and "short term" etc. The phase relationship between/among some of these is questionable.	N/A	N/A	
149			N/A	N/A	Nanaimo Harbour is the most strategically located small-boat harbour on the east coast of Vancouver Island and Newcastle Channel and the Inner Boat Basin the only two all weather sites suitable for mooring and servicing small vessels. As such their most value, in the long term, to retain them for this purpose. The value of these sites for housing is the view. Marine views are obtained along the entire coast. Strategically located suitable small boat harbours are not. The value of these sites will increase with time. The main purpose of the waterfront on the east side of Stewart should be retained for public use (promenade) and marine oriented facilities.	
150	N/A	N/A	N/A	N/A	I am opposed to any Medium High density along the waterfront or Stewart Avenue.	
151	None - looks good and green.	Good plan.	Good plan.	None.	N/A	
152	N/A	N/A	Follow the density plan proposed by BHCA.	N/A	I think anything more than 5 storeys is a mistake in the Newcastle + Brechin neighbourhood, especially in the Brechin area!	
153	Nothing higher than 3 storeys.	Do not put a laneway in 500 block of Vancouver Avenue.	Nothing higher than 3 storeys.	N/A	Residential areas should be kept residential.	
154	N/A	N/A	N/A	N/A	I feel the way in which this process was carried was misleading. Saying a baseline of 8 storeys for Medium to High density, but in fact the heights could be much greater, 16, 18, 20 storeys. Please tell people the facts in a way they can understand - or was it your intent to hide these facts.	
155	N/A	Roundabouts instead of stop lights.	N/A. More storeys for waterfront development.	While I can appreciate the concerns of long time residents, I believe that the Stewart Avenue waterfront represents a solid, long-term development opportunity for the City, and thus should be better addressed. This area represents a long term driver of growth.	Again, more focus on the commercial potential of the waterfront. If you truly desire long term development and economic growth, this is the best area.	More attention to commercial development on the waterfront.

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156	N/A	N/A	N/A	N/A	N/A	Overall, the draft Plan provides for thoughtful neighbourhood land use and development policies for the Planning Area that are, within reasonable compromise, sensitive to the lifestyles of the residents of the neighbourhood. Essentially I think it does what it was intended to do. It applies the broader goals and objectives of the OCP, including those related to sustainability and land use, and offers a long-range vision for the neighbourhood that guides future development and improves the quality of life for both the neighbourhood and city residents as a whole. Therefore I support the draft Plan as it is presented.
157	We do not support the 5 degree street end view corridors. By developing the corridor on the Brechin Hill ridge, everyone in the neighbourhood get to enjoy their existing or new views of the water. Disruption of waterfront views is against the policies as written in the draft neighbourhood plan, which sets out to maintain views.	We support the street design as described in the framework and guidelines.	We're against the waterfront guidelines, they do not protect the views in the neighbourhood. 5 degree street end view corridors, transparent bottom floors of buildings, etc are not an adequate solution.	Throughout this document, as in the first point of the Development Amenities - Policies - protection of views is heralded as a number one priority. However, in so many other sections of the document, high rise developments are proposed to be situated on the waterfront. Why the constant contradiction?	N/A	N/A
158	The draft plan provides for proper land use and development for our nhood. I believe the City did a great job in the planning they have done. It respects lifestyles of residents and essentially it covers most everything. Sustainability and land use are very important and I think it has given us a plan that we can use well into the future. I support this Plan!	N/A	N/A	N/A	N/A	N/A

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159	I like what has been proposed here. Thank you for having some forward planning in this area.	Safer streets, more lighting, maybe some shrubbery or green spaces, more benches perhaps would be nice making the corners like meeting spaces.	I trust the people who can make these decisions. I mean that I don't know much about how buildings should look but there are some really nice ones. When the development happens I think that the higher buildings should look nice because we'll see them the most and easiest. Yes though, taller buildings I think are good.	Thank you for consulting with the community. I think this has been a very healthy process. I hope the city approves it soon though. I am not getting any younger. Ha ha	Can't think of anything.....	N/A
160	N/A	N/A	N/A	I am not sure why this plan continues to consider high rise buildings to be suitable along our waterfront. There has been overwhelming negative response to this idea and yet it still seems to be on the drawing board. The only proponents of this concept are the landowners who stand to reap great financial benefits if this is approved. What exactly does 8+ storeys mean? We're not a bunch of morons out here, please have some respect for the concerns of the people who currently live in this neighbourhood.	Yes, please start listening to the residents and not the few landowners that would be happy to ruin our lifestyle for their gain. I am not against development or higher density but it must make sense in the overall scheme of things.	
161	N/A	Back lanes between Terminal and Vancouver Avenue should be eliminated. If it is decided that commercial enterprises along Terminal require back lanes to accommodate their customers and traffic then they can provide it on their land. It should not be at the expense of their residential neighbours on Vancouver Avenue.	N/A	N/A	I support the cleaning up and development of the waterfront and the 8 base concept. I believe the city has done a poor job communicating to the public in general the overall concept for the waterfront, how the base concept works, what 8+ can mean to neighbourhoods as far as amenities are concerned, and what a reasonable height cap might be. I believe that is one reason so much propaganda was able to flourish recently, the public is misinformed. I found people at the Open House coming away from that waterfront board with some very odd ideas, they definitely didn't have the facts. (Eg: how could there be neighbourhood amenities, the land is only 1.3 acres big? oh, the amenity could be located anywhere in the neighbourhood?)	N/A
162	I don't want medium-high rise buildings on the waterfront in my neighbourhood.	N/A	N/A	N/A	I don't want medium-high rise buildings on the waterfront in my neighbourhood.	I don't want medium-high rise buildings on the waterfront in my neighbourhood
163	N/A	N/A	I am not in favour of any buildings on the waterfront section that are over 8 storeys in height. The Pimbury Point / Sealand area has more than enough space to have buildings that are no more than 3 storeys in height.	I don't agree with putting the wording 8 plus storeys in this proposal as it is quite ambiguous and makes it very confusing for residents.	It would be nice if this proposal was focused on the main points of interest to the residents to make it easier for residents to understand what was being proposed. The document being shown at the open houses was too long and complex for that venue.	
164	N/A	N/A	N/A	N/A	In the Medium High Density Waterfront area of the plan.	
165	Good.	Good.	Like it.	Approve of it.	Like the highrise idea with open areas for public access.	---
166	There are so many initiatives here, it's difficult to give all their due. I like the ideas this plan proposes.	I like the ideas for street design, especially the ones regarding enhancing Stewart Ave with trees and landscaping, including landscaped traffic buttons at wider intersections like Bryden/Vancouver, and the landscaping of boulevards. Both neighbourhoods also really need those sidewalks.	I like the initiative to incorporate green building design standards.	I appreciate the inclusion of this section which indicates that this plan is a plan and not a dream of a plan. Of course, it can't all be completed at once, but I'm excited about the possibilities this plan offers our neighbourhoods.	Development of the waterfront has not been given its own category and this is the most contentious component of this neighbourhood plan. I think we need to allow for waterfront development possibilities by allowing some additional height in the planned areas -- Nanaimo Shipyards, Moby Dick, Stones Marina, Pimbury Point. Each new development proposal then can be judged on the merits of its plan at the time of rezoning.	Yes. Well done. I look forward to living in the neighbourhood which this plan proposes. I like the attention to sustainable buildings, streets and lifestyles. I like the ideas for a more pleasant street experience which would enhance the pedestrian/cyclist experience. I like the considerations for increasing density yet maintaining individual comfort. It's a good plan, a good start. I hope it is accepted.

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Framework	Urban Design Guidelines – Street	Urban Design Guidelines – Building	the Implementation section.		Comments for	Comments for other sections of the Draft	Neighbourhood Plan not specifically mentioned here and/or the format of the document.	
167	N/A	N/A	N/A	N/A				Please represent and protect the quality of life for the majority. Reduce the proposed height limit on the Waterfront Suites site. Never in the owner's wildest dreams did they expect such a concession, you have exceeded even their most favourable outcome.
168	N/A	N/A	N/A	N/A				I do not support the plan. I disapprove of highrises on the waterfront. The proposed densities are way too high. The plan is difficult to follow and has wording that is misleading.
169	Preserve views to Mt. Benson ???? High level views to Newcastle channel ???? How about the low level views for all of us that live here already?	N/A	N/A	N/A	No to implementing map 1 in its present form.			Not sure who is behind the changes to our OCP in the first place. If the city is looking to densify/increase the tax base then just say so. After three of these "consultations" I'm sure the residents are giving you the same answer each time about waterfront development. How about listening to the several thousand residents of Newcastle and Brechin instead of eight or ten self serving waterfront stakeholders. Should make for an interesting council meeting.
170	N/A	N/A	N/A	N/A				N/A
								Forgot to mention some thoughts regarding heritage properties from previous general comments on the neighbourhood plan: why on p116 reference is made to "residential" heritage properties? No equal protection for commercial heritage buildings or former residences on now commercially zoned land (ie Terminal Ave N)? Why only mention on p25 sensitive/respectful land use policies for heritage buildings in the residential corridor and not mixed use corridor, or other zones for that matter? P72, should be careful with the use of terms such as "designated heritage", due to the significant difference between "heritage register" and "heritage designation". On a personal note, does the development permit in process at 775 Terminal Ave N follow the guidelines of the Heritage Area Guidelines on p116?

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171 N/A	N/A	N/A	N/A	Overall very developed, considered plan. Some comments: medium high density on waterfront, base height s/b 4 or 6 storeys. High buildings s/b along Terminal Town Centre, west of Terminal Ave, and other areas where view protection, compatibility with adjacent properties not a concern. Terraced and mid rise bldgs > 4-6 storeys less profitable to build than high rise bldgs. Unlikely to see such building types for some time. Foot passenger service to Vancouver s/b from Downtown, not here. Built Green should not be exclusive for multi family development. Don't mention or include other programs such as LEED. Built Green is a Canadian Home Builders program for its members only. Existing cycling routes need dedicated lanes as per guidelines. We are way behind Victoria and other cycling communities. Stewart Ave plan sketch doesn't show pedestrian centre median refuge.	A true public market is currently missing many essential ingredients for success. Not sure about the back in angle parking concept. Sidewalk network plan - missing sidewalk on Cypress between Terminal Ave and railway/ trail way. Should also show connections to neighbourhoods to the west. Pedestrian map - wouldn't you consider the E&N trailway existing instead of proposed Cypress and St. George? View map - also high level views towards city harbour from west side of Terminal Ave between Townsite and Cypress. Mixed Use Corridor and street section profile for Terminal Ave N. still problematic and not well thought out. Yes mixed use requires on street parking to be successful, though concerns about providing parallel street parking along a 'highway' where traffic is too fast and includes many large vehicles. No provisions for left turn movements shown on Terminal Ave N street plan sketch but noted in text. While high visibility, poor access will limit any success as a shopping street. 1m private property setback too little, need larger setback for this type of roadway to provide a suitable public realm/ pedestrian experience. If the thought is a shopping street, need continuous retail/ office at grade, currently doesn't exist, recent and proposed developments don't support such either. Not sure why there is a differentiation between office at grade vs professional use on upper floors for mixed use building types. Difficult to lump together mixed use corridor design guidelines for the three locations in the neighbourhood. For example, Stewart Ave vs Terminal Ave N (south of St. George) require different responses due to different existing conditions/ context. Have to go.	
172	Most of this is bs; and where it's not .. it should be in the OCP for everyone in the city to adhere to.	Ask the residents of Newcastle Avenue how they feel about proposals for their street. This is good example of charetting gone mad. All we wanted were some stairs to access the waterfront and to close the street at the south end.	Most of this is bs; and where it's not .. it should be in the OCP for everyone in the city to adhere to.	This plan should be disbanded. Many of its proposals lack credibility as they will not be implemented; it does not represent anything realistic for the neighbourhood; and has introduced new concepts and height and density for the waterfront which are not compatible with the OCP.	The Brechin Hill representatives on the Steering Committee have proposed 3+ storeys on the Moby Dick (Waterfront Suites) and Nanaimo Shipyard which is what is now in the City of Nanaimo Official Community Plan just approved in 2008; and going up to 6+ storeys on the Stones Marina/Sealand properties and 8+ at Pimbury Point. I personally believe that this proposal is a more balanced approach to development which fits more effectively with the character of our neighbourhood.	I could say lots more, but I'm tired of pushing a stone uphill.
173 N/A	N/A	N/A	N/A	N/A	It is a thinly disguised plan to enrich two developers: Nanaimo Marina and Waterfront Suites, bloated with proposals you know will never happen (e.g. parking on Terminal Avenue, lane between Terminal Ave. and Vancouver Ave.), and padded with unfeasible proposals like community gardens and community centres, and motherhood statements like "encourage water conservation" and "promote energy efficiency retrofit programs". This "Plan" will destroy the panoramic views towards Newcastle Island from the hill area of Newcastle neighbourhood.	
174	I do not want medium-high rise buildings on the waterfront in my neighbourhood.	I do not want medium-high rise buildings on the waterfront in my neighbourhood.	I do not want medium-high rise buildings on the waterfront in my neighbourhood.	I do not want medium-high rise buildings on the waterfront in my neighbourhood.	I do not want medium-high rise buildings on the waterfront in my neighbourhood. Consider placing any high rise buildings over 3 storeys on Estevan. The higher the building the higher up the hill it's placement is required to be, allowing access to views and waterfront to all. Also limiting the environmental impact of our waterway. This Newcastle + Brechin neighbourhood is very dense as it is, especially with traffic from the BC Ferry. I recommend that the ferry terminal be moved to Duke Point and bus service provided to meet the ferries. (Any private business would never enjoy the tolerance of customer parking on main roadways that the BC Ferry does in this neighborhood. The Newcastle Brechin area requires to have its density reduced in fact, rather than increased with highrises over 3 storeys. Please respect the more balanced approach to heights and density proposed by the BHCA. Let's keep this a city to be proud of. One where our local government holds a vision for what makes it a liveable, enjoyable, beautiful and functional city.	
175	I wonder how Stewart becomes a "grand boulevard" while accommodating a landscaped median, the ferry traffic, and public transit. The latter assumes the transfer of buses from Vancouver Ave if it is to become a pedestrian and cycle route.	As I live on Vancouver, I have a certain bias, but I have trouble understanding how it would, as pictured, allow for both undulating sidewalks, angle parking, and more cycle and pedestrian traffic...reasonable	Heritage designation is good. Would there be incentives, such as tax relief?	No	I welcomed the commercial nodes, allowing such businesses as Coyotes, which was particularly appealing as a destination. Unfortunately, because of apparent (I have only the owner's perspective) City obstacles, they had to close. Discouraging good corporate and neighborhood citizens like Coyotes seems counterproductive.	I am grateful to the City for the planning and consultation process, and hope this will mean the preservation and enhancement of our area. I have always found much of it attractive, and now living here, have come to appreciate it even more. I was gratified, as I'm sure you were, to see such good attendance, and so many interested residents, at your open houses. Thank you.
176 N/A	N/A	N/A	N/A	N/A	No building over 3 storeys on the water front.	

2010-NOV-03 Newcastle + Brechin Draft Neighbourhood Plan Open House Consolidated Comments (Includes Online) Received In Response to Open House

URBAN DESIGN FRAMEWORK Framework	AND URBAN DESIGN GUIDELINES Do you have any Urban Design Guidelines – Street Urban Design Guidelines – Building		IMPLEMENTATION STRATEGY Comments for the Implementation section.	Comments for other sections of the Draft Neighbourhood Plan not specifically mentioned here and/or the format of the document.	Other comments.	
177	In general, the principles are good. But have to draw the line about waterfront heights. I'm with Brechin Hill about preservation of our precious waterfront and the height limits they endorse.	Have mentioned laneways. Are they really necessary? And streets/roads seem to be so wide these days. Providing for even more cars to come in future. Some of us are into....	I'm against highrises. With Brechin Hill on this one.	Since I can't download the final draft plan, am unable to provide any comment on this one. Have tried to do so several times but get an error reading on our computer.	The final draft plan comes to residents who have computers in an unwieldy form, requiring considerable patience to download. In my case, I couldn't see the final draft, because I kept getting error messages after a certain point. Wonder if a pdf might work better as an alternative? Understand that neighbourhoods in the Old City Quarter and environs recently had special packages delivered to their doorsteps providing them with information on how to go about applying for carriage houses, something the City apparently longs to have in their neighbourhoods. Would have been good if our Newcastle/Brechin Hill neighbourhoods could have had such special treatment with perhaps a shorter version of the final draft plan delivered to doorsteps. Believe it or not, not everyone these days have internet connections.	Expect most city councillors will vote for highrises on Stewart Avenue, despite whatever heights residents responding might have been against. Such a shame, most council and staff giving in.
178	N/A	I want to see more pedestrian friendly boulevards, where there is more activity and movement along the streets, not just cars! If Stewart were turned into some sort of destination with commercial activity, that would be a start.	I love architecture - good architecture that is. I think it can lead to vibrant, strong, thriving communities. With that, density is the best way to see innovative and unique architecture. Although I think the 8 storeys is good for the waterfront, it might not go far enough. But I'm willing to accept it. Who knows maybe in 20 years we'll see slightly higher and therefore even better looking buildings.	I think it's taking a bit too long. I realise that everyone has to have their input, but I think at times these consultation plans go on forever. We elect a council for a reason - they represent the people. When these go on for too long, fringe elements who have nothing better to do with their time can run roughshod over these processes. I have a job and cannot engage in these activities all the time. So let's get on with this already so we can see some activity and economic development in our community!	N/A	Thanks for listening.
179	Very Good	Also very good. I like the layouts. Its so exciting to see these opportunities presented like this. It adds so much to the neighbourhood and I'm happy about this.	I feel like I'm repeating myself but its about time we move forward with new buildings and development in the area. It will modernise the community and add a new sense of vibrancy and attract more people to the neighbourhood. I actually believe that there should be greater density but maybe this strikes a balance. But hopefully more development will be approved.	I really hope this plan goes through. I am tired of my crazy idiot neighbour pressuring me and others on my street. He keeps telling all of us to oppose this "or else" and then begins to fear-monger. Do retired people have nothing better to do in their lives????? Anyway, its about time the community moves forward and starts to promote growth and development because it will be for the enhancement of the whole community. Good luck, thanks for giving this forum and please make this happen!	None.	Make this happen! :)