

December 14, 2022

VIA E-MAIL: public.hearing@nanaimo.ca

City of Nanaimo, Development Services Department
455 Wallace Street, Nanaimo, British Columbia V9R 5J6

Re: Opposition of BYLAW NO. 4500.205 Amendment, File No.: Rezoning Application – RA000477

Dear City of Nanaimo Council:

Thank you for the opportunity to comment on this proposed bylaw amendment.

I look forward to the City of Nanaimo's continued progress in higher density, walkable neighbourhoods and active transportation corridors. However, I believe this proposal to rezone 5645 and 5655/5657 Metral Drive is not the right decision in the current unaffordable housing market. The R4 Duplex Residential zoning of 5655/5657 Metral Drive already provides higher density housing than the vast majority of Nanaimo with the ability to house multiple families.

The current tenants at the properties will be evicted upon the proposed rezoning and will likely not be the target market for the proposed condo development with relatively high purchase prices and rent rates as new units.

With British Columbia's ongoing affordable housing crisis and the plan to make housing more accessible and affordable, I think it is better to focus on the rezoning of R1 Single Dwelling Residential properties to develop new multi-family units and maintain the denser zoning of R4 duplexes which are already in relatively scarce supply in Nanaimo.

Sincerely,



Jason Bradley

██████████,
Nanaimo, British Columbia V9T 5T3

From: [Glenn Hill](#)
To: [Public Hearing](#)
Cc: [Sadie Robinson](#); [Planning Admin](#)
Subject: Re: Rezoning passed 1st/2nd
Date: Wednesday, December 14, 2022 11:54:27 AM
Attachments: [RA 447 - Concept.pdf](#)

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

For the attention of Mayor & Council,

My name is Glenn Hill, I am an architect at dHKarchitects, located at unit [REDACTED]. I am the architect and applicant for the rezoning application RA477 for 5645,5655 Metral Drive, Nanaimo, BC.

It has been a pleasure working with City Staff to advance this application through the rezoning process to Public Hearing and for your consideration at 3rd Reading.

In support of the proposed rezoning I would like to submit the attached illustrations as a Proof of Concept supporting our application. Should the rezoning be adopted, our Clients / Land Owners are very keen to advance the design forward and apply for a Development Permit as soon as possible.

While the exterior form and character will continue to develop as we advance the project, the unit plan types represent the type of housing product the Owners wish to develop. The proposed project consists of the following unit types:

Type 1: 1,550sf 3-Bedroom Townhome with 620sf 2 car garage and ground level entry.

Type 2: 1,490sf 2-Bedroom Townhome with 350sf 1-car garage with ground level entry and ground level Flex space.

Type 3: 1,220sf 2-Bedroom Townhome with 367sf 1-car garage with ground level entry.

We trust the attached renderings offer you a good idea of how the Proof of Concept may be realized as a multi family residential development consistent with the Neighbourhood Future Land Use Designation.

Sincerely,

Glenn.

Glenn Hill architect AIBC
Principal

C: [REDACTED]
Nanaimo
[REDACTED]



METRAL DRIVE LOOKING NORTH - WEST



METRAL DRIVE LOOKING SOUTH



INNER STREET LOOKING SOUTH - WEST



INNER STREET LOOKING NORTH

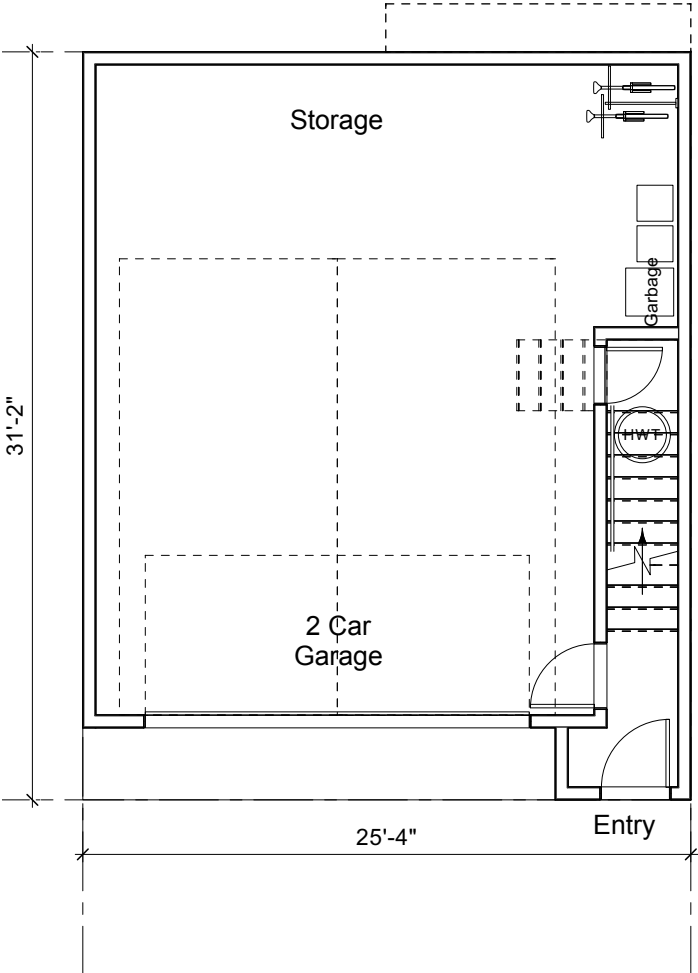
TOWNHOUSE

TYPE 1

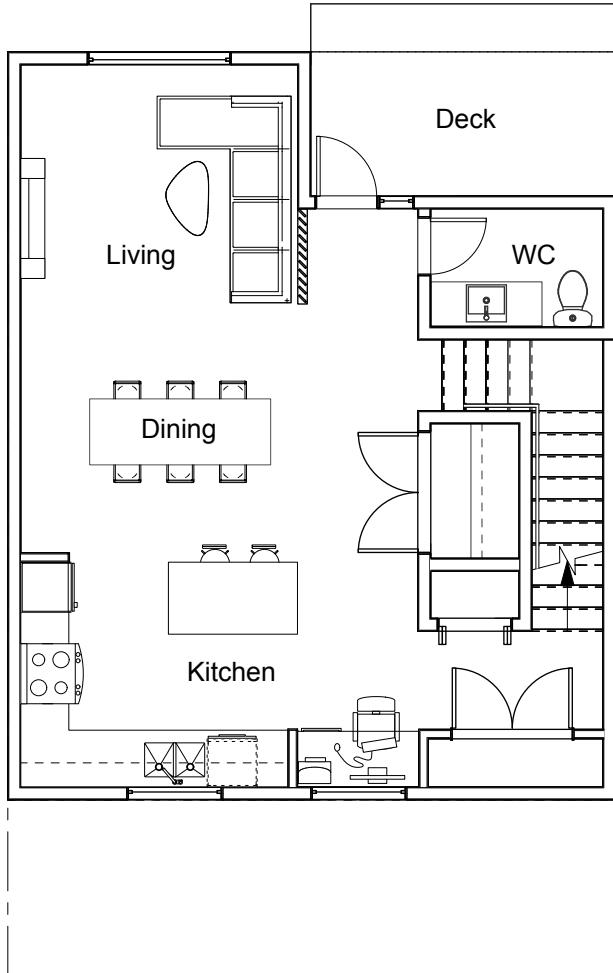
GFA = 1550.2sqf

GARAGE = 619.9sqf

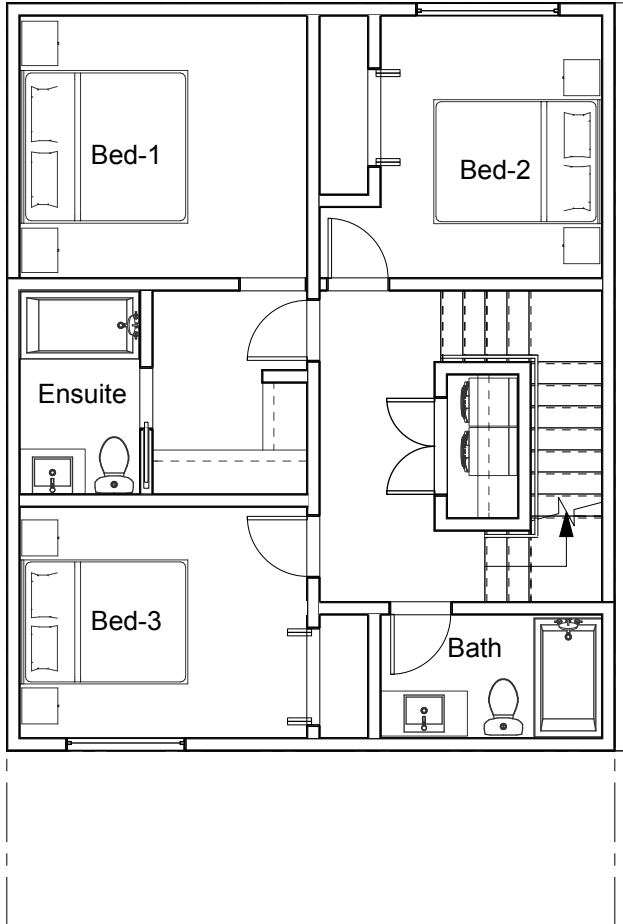
SITE COVERAGE = 730.6sqf



1ST FLOOR
SCALE 1/8"=1'



2ND FLOOR
SCALE 1/8"=1'



3RD FLOOR
SCALE 1/8"=1'

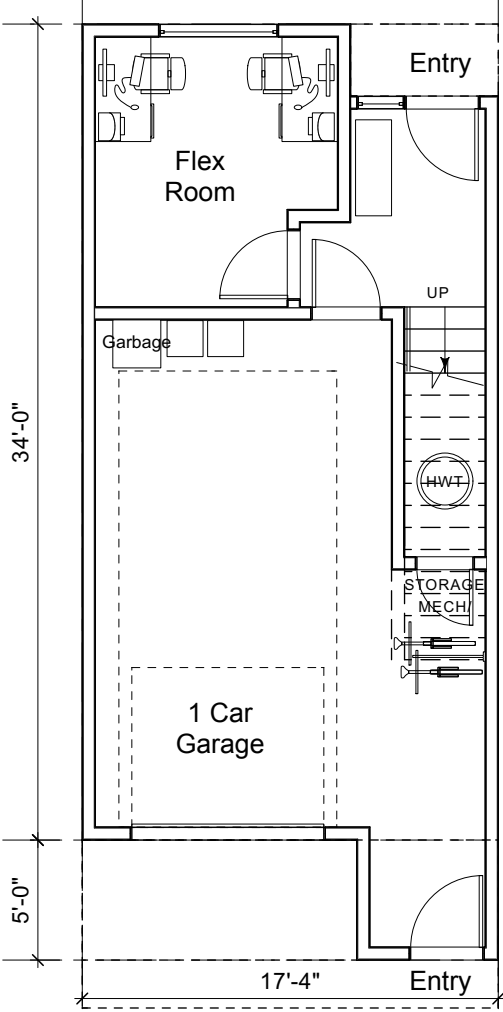
TOWNHOUSE

TYPE 2

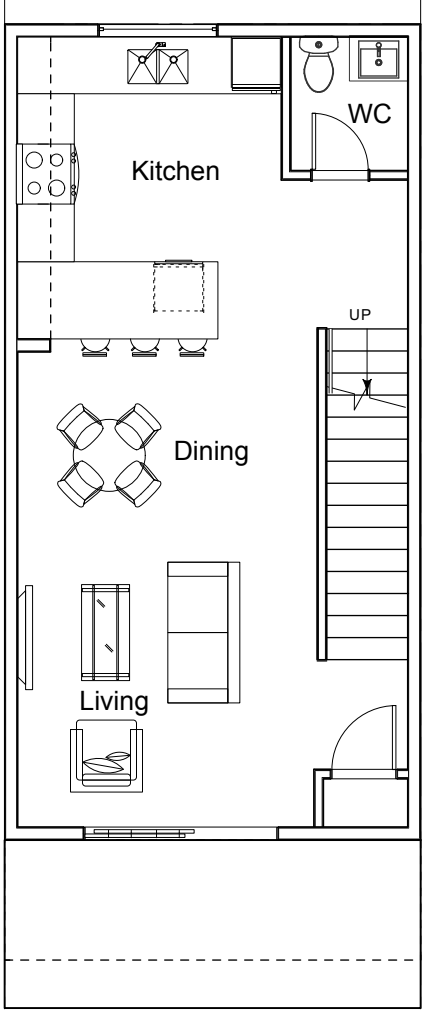
GFA = 1489.5sqf

GARAGE = 352.9sqf

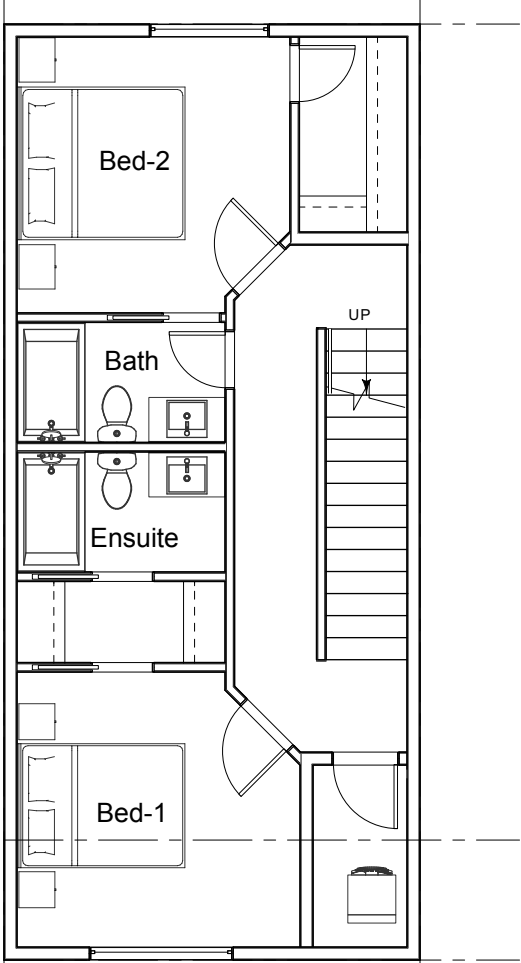
SITE COVERAGE = 710.6sqf



1ST FLOOR
SCALE 1/8"=1'



2ND FLOOR
SCALE 1/8"=1'



3RD FLOOR
SCALE 1/8"=1'

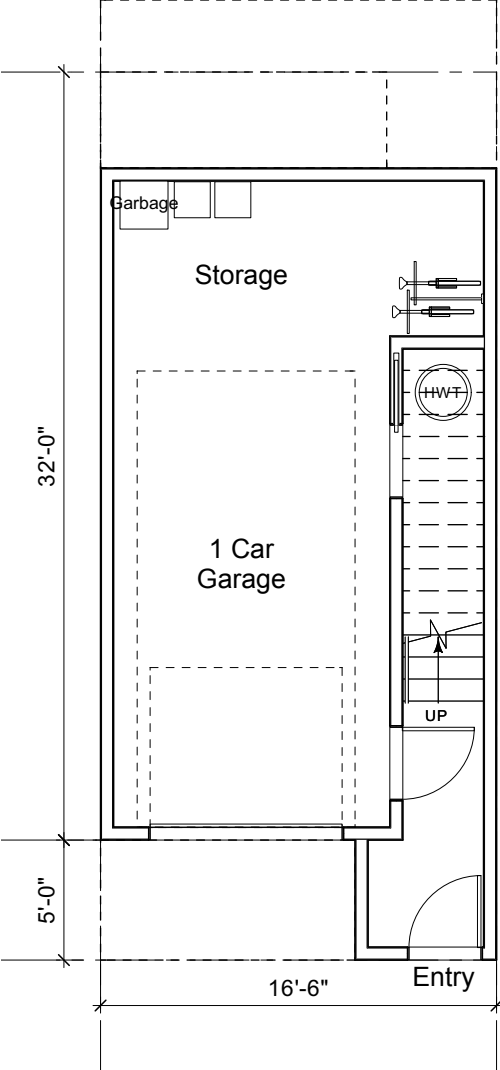
TOWNHOUSE

TYPE 3

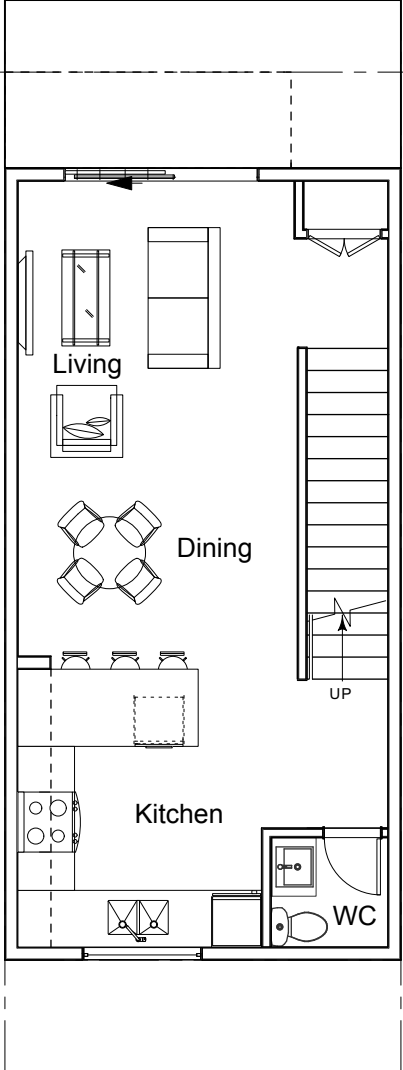
GFA = 1220.6sqf

GARAGE = 367.8sqf

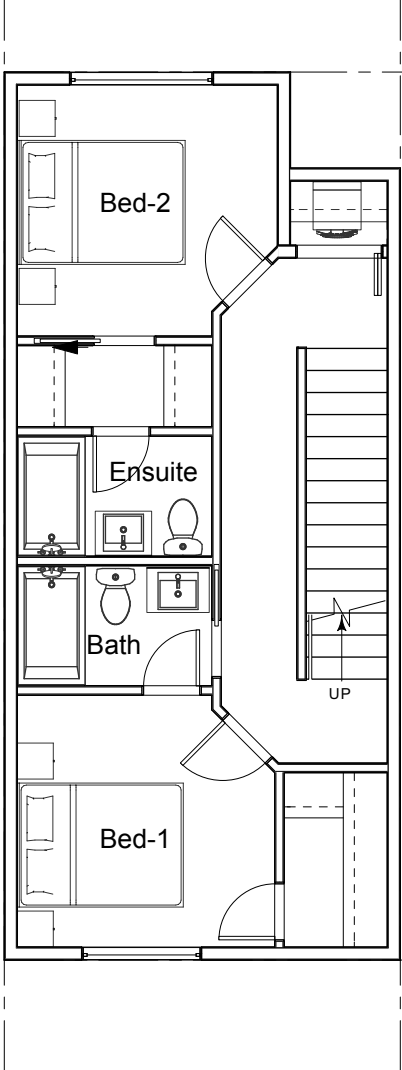
SITE COVERAGE = 643.6sqf



1ST FLOOR
SCALE 1/8"=1'



2ND FLOOR
SCALE 1/8"=1'



3RD FLOOR
SCALE 1/8"=1'