

From: [City of Nanaimo](#)
To: [Public Hearing](#)
Subject: New form entry is submitted - Public Hearing Submission
Date: March 27, 2026 6:01:46 PM

[Public Hearing Submission](#)

Submitted on 27 March 2026, 06:01 PM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	950 Phoenix Way
Comments	I am opposed to the rezoning of the 950 Phoenix Way property. I do not believe the owners are being honest in what they plan to do with it. While having heavy industrial zoning is important, this is not the right location for it. Please decline the rezoning application for this property. Thank you.

March 29, 2026

Mayor and Council

City of Nanaimo
455 Wallace Street
Nanaimo, BC V9R 5J6

Re: Request for Additional Information – 950 Phoenix Way Rezoning to Heavy Industrial (I4) – FILE RA000503

Dear Mayor and Members of Council,

I am writing as a resident of Nanaimo to respectfully request that Council defer any decision on the proposed rezoning of 950 Phoenix Way to Heavy Industrial (I4) until a report addressing a number of significant outstanding questions is made available to the public. While I recognize the importance of supporting economic development and industrial land supply in our city, I believe the current level of information available to residents is insufficient to support such a consequential and irreversible land use decision.

I am opposed to the 3rd reading until a report is available to the public that addresses the following:

1. Environmental and Emissions Risks

The I4 Heavy Industrial zone permits a wide range of emission-intensive uses including waste-to-energy facilities, chemical manufacturing, and petroleum operations. Before this rezoning proceeds, I respectfully request that Council seek answers to the following:

- What specific environmental impact assessments have been or will be conducted for 950 Phoenix Way prior to rezoning?
- What air quality monitoring or modelling has been done to assess potential impacts on neighbouring residential areas, parks, and the Cable Bay Trail?
- Has the risk of contaminants – including fly ash, dioxins, and heavy metals – migrating beyond the site boundary been assessed, particularly given the proximity to the ocean and recreational lands?
- What role will the City of Nanaimo play in enforcing environmental standards once the land is rezoned, and what recourse will residents have if those standards are violated?

2. Loss of Municipal Oversight Once Rezoned

I share the concern raised by members of Council that once land is designated I4, the City has limited ability to refuse or restrict specific heavy industrial tenants, including large multinational corporations, without exposing taxpayers to significant legal and financial liability. I therefore request that Council address:

- What legally enforceable conditions or covenants can be attached to the rezoning to restrict the most intensive or harmful industrial uses on this specific site?
- Has the City received a legal opinion on its ability to decline or impose conditions on specific industrial uses within an I4 zone after rezoning is approved?
- Are there examples from other BC municipalities where protective conditions attached to heavy industrial rezonings have been successfully upheld?

3. Uncertainty Around Future Industrial Tenants

It has been acknowledged publicly that some of the parties interested in 950 Phoenix Way lands involve very intense heavy industry. **Residents are being asked to support a rezoning without knowing what will ultimately be built there.** I request that Council seek the following before proceeding:

- Can Harmac Pacific provide a list of the categories of industrial uses being actively pursued for the site, even if specific tenant names are commercially sensitive?
- Will there be a public notification and comment process for each individual development permit application submitted on the rezoned land?
- What is the phasing plan for development, and at what stage will the community have further opportunity for input?

Conclusion

I am not opposed in principle to industrial development that supports jobs and the local economy. However, given the permanent and far-reaching nature of heavy industrial rezoning, I believe it is the responsibility of Council to ensure that residents have clear, complete, and independently verified information before a decision is made. I respectfully ask that Council direct staff to prepare a comprehensive information report addressing the questions above, and that a further public consultation period be held before any vote on rezoning proceeds.

Thank you for your consideration of these concerns. I welcome the opportunity to participate in further public consultation on this matter.

[REDACTED]

From: [City of Nanaimo](#)
To: [Public Hearing](#)
Subject: New form entry is submitted - Public Hearing Submission
Date: March 29, 2026 9:26:35 PM

[Public Hearing Submission](#)

Submitted on 29 March 2026, 09:26 PM

Your Name	██████████
Your Address	██
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	Cable Bay
Comments	I oppose the rezoning from agricultural land to heavy industrial use. Cable Bay is an important park and trail for my family. As one of the only off-leash dog trails in Nanaimo, we drive from Departure Bay to Cable Bay to spend time in nature and walk our dog. This park is especially special because of the unique geographical location, providing us with amazing whale watching opportunities! We really love this park and the land it sits on and will be so sad to see many of the big trees disappear. Please say NO to rezoning. Thanks, ██████████

From: [City of Nanaimo](#)
To: [Public Hearing](#)
Subject: New form entry is submitted - Public Hearing Submission
Date: March 30, 2026 1:53:59 PM

[Public Hearing Submission](#)

Submitted on 30 March 2026, 01:53 PM

Your Name	██████████
Your Address	██████████
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	950 Phoenix Way Rezoning to Heavy Industrial (I4)
Comments	<p>Re: 950 Phoenix Way Rezoning to Heavy Industrial (I4) – FILE RA000503 TO: Mayor Leonard Krog and Members of Nanaimo City Council I am writing to express my concerns about the proposed rezoning of 950 Phoenix Way to Heavy Industrial (I4) status. The definition of (I4) zoning according to Zoning Bylaw No. 4500 states “This zone provides for heavy industrial development that is not compatible with residential uses”. The vague definition of this zoning designation does not specify or preclude any type of development which may be harmful to the citizens and ecology of Nanaimo and the regional district. There are no exclusions stated for developments such as waste gasification, chemical use, production and/or storage, the impacts on water usage, contamination from toxic run-off as forest land would be replaced by hard surfaces... these only a few of the potential unfettered industrial uses with a high potential to cause irreversible damage that the current wording of the (I4) zoning designation may allow. Without detailed information about what type of industrial development would be acceptable and what kinds of heavy industry use would be precluded, rezoning this parcel from Rural Resource (AR1) to Heavy Industrial (I4) is short sighted and does not adequately propose a vision that would enhance the long term economic, health, and social well-being of Nanaimo's citizens.</p>

From: [REDACTED]
To: [Public Hearing](#)
Subject: Rezoning #14
Date: April 1, 2026 9:12:24 PM

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

To Whom It May Concern

To rezone land that will allow for an industrial dumping site....land that borders a significant nature trail and is close to the ocean is contrary to all common sense. Surely we can demonstrate a greater environmental awareness and sense of aesthetics in the twenty-first century.

Let's consider how this decision will be looked upon 50 years from now.

Yours sincerely

[REDACTED]

From: [REDACTED]
To: [Public Hearing](#)
Subject: Which World Are You Building?
Date: April 2, 2026 9:14:03 AM

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

Dear Mayor and Members of Council,

There are two worlds being built right now. One where materialism divides people from each other and nature, and one of collaboration - coming back into right relationship with ourselves and what truly gives us life.

In our hearts, we always know what is right. That choice can be very foggy when mired in the capitalism we've been stitched into. We are surely not wrong to have forgotten what's truly valuable as we've been brought up this way; Consume, tear down, throw out, build new. Foresight under blinders. It's not sustainable.

I hope you'll hear the pleas of the people who are leaned back enough to see the future. There are two worlds being built now. Maybe ask yourself, the 5 year old in you - What would they hope you would do?

I am writing as a concerned citizen to respectfully request that Council defer any decision on the proposed rezoning of 950 Phoenix Way to Heavy Industrial (I4) until a report addressing a number of significant outstanding questions is made available to the public. While I recognize the importance of supporting economic development and industrial land supply in our city, I believe the current level of information available to residents is insufficient to support such a consequential and irreversible land use decision.

I am opposed to the 3rd reading until a report is available to the public that addresses the following:

1. Environmental and Emissions Risks

The I4 Heavy Industrial zone permits a wide range of emission-intensive uses including waste-to-energy facilities, chemical manufacturing, and petroleum operations. Before this rezoning proceeds, I respectfully request that Council seek answers to the following:

What specific environmental impact assessments have been or will be conducted for 950 Phoenix Way prior to rezoning?

What air quality monitoring or modelling has been done to assess potential impacts on neighbouring residential areas, parks, and the Cable Bay Trail?

Has the risk of contaminants – including fly ash, dioxins, and heavy metals – migrating beyond the site boundary been assessed, particularly given the proximity to the ocean and recreational lands?

What role will the City of Nanaimo play in enforcing environmental standards once the land is rezoned, and what recourse will residents have if those standards are violated?

2. Loss of Municipal Oversight Once Rezoned

I share the concern raised by members of Council that once land is designated I4, the City has limited ability to refuse or restrict specific heavy industrial tenants, including large multinational corporations, without exposing taxpayers to significant legal and financial liability. I therefore request that Council address:

1

What legally enforceable conditions or covenants can be attached to the rezoning to restrict the most intensive or harmful industrial uses on this specific site?

Has the City received a legal opinion on its ability to decline or impose conditions on specific industrial uses within an I4 zone after rezoning is approved?

Are there examples from other BC municipalities where protective conditions attached to heavy industrial rezonings have been successfully upheld?

3. Uncertainty Around Future Industrial Tenants

It has been acknowledged publicly that some of the parties interested in 950 Phoenix Way lands involve very intense heavy industry. Residents are being asked to support a rezoning without knowing what will ultimately be built there. I request that Council seek the following before proceeding:

Can [REDACTED] provide a list of the categories of industrial uses being actively pursued for the site, even if specific tenant names are commercially sensitive?

Will there be a public notification and comment process for each individual development permit application submitted on the rezoned land?

What is the phasing plan for development, and at what stage will the community have further opportunity for input?

Conclusion

I am not opposed in principle to industrial development that supports jobs and the local economy. However, given the permanent and far-reaching nature of heavy industrial rezoning, I believe it is the responsibility of Council to ensure that residents have clear, complete, and independently verified information before a decision is made. I respectfully ask that Council direct staff to prepare a comprehensive information report addressing the questions above, and that a further public consultation period be held before any vote on rezoning proceeds.

Thank you for your consideration of these concerns. I welcome the opportunity to participate in further public consultation on this matter.

Sincerely,

[REDACTED]

From: [REDACTED]
Subject: Cable Bay
Date: April 2, 2026 9:03:38 AM

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

I'm writing in opposition of the proposed development at Cable Bay. This is an area that contains a Garry Oak ecosystem. Most of these ecosystems have already been destroyed in Nanaimo and on Vancouver Island, and it's important that we protect this one.

I'm honestly horrified that we'd consider cutting down trees, destroying habitat for animals and ruining one of the most popular recreational areas for Nanaimo residents, all to allow for heavy industrial use in this ecologically sensitive area.

Thank you for considering this issue. I'm almost certain that the vast majority of Nanaimo residents are in opposition to this proposal.

[REDACTED]