

From: [City of Nanaimo](#)
To: [Public Hearing](#)
Subject: New form entry is submitted - Public Hearing Submission
Date: September 17, 2026 7:58:04 PM

[Public Hearing Submission](#)

Submitted on 17 September 2026, 07:57 PM

Your Name	
Your Address	
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	2080 East Wellington Road
Comments	I believe this is a much needed development thats is aligned with the OCP and will provide more light industrial opportunities mirroring the Boxwood Drive industrial park. Council should support this development. Thanks

From: [REDACTED]
To: [Public Hearing](#)
Subject: Sept 24, 2026 Public Hearing – Oppose Zoning Bylaw 2011, No. 4500 Amendments
Date: September 22, 2026 10:38:38 AM

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I am writing to **oppose** the proposed amendments to Zoning Bylaw 2011, No. 4500.

Nanaimo is emerging as a provincial leader in ecological care through its progressive ban on the sale and distribution of invasive species. I urge Council to match that same level of environmental responsibility in its approach to zoning and development.

I am speaking not only for people, but for the species and ecosystems that cannot speak for themselves: Garry Oak trees that provide habitat for birds and insects, native plants and pollinators that depend on one another, and the many species that rely on healthy ecosystems as our climate changes. I am also speaking for future generations who will inherit the decisions you make today.

We should not allow development to outpace conservation. Broad changes that increase housing density can place additional pressure on existing tree canopy, native vegetation and soils creating opportunity for invasive species such as Scotch broom and English Ivy, that overtake natural ecosystems becoming flammable biomass. A damaging cycle that needs to change. Your decisions surrounding Zoning Bylaw No. 4500 will have consequences that extend well beyond individual properties. The health of native ecosystems is connected to biodiversity, soil, water and climate resilience. Once mature habitat and well functioning ecological relationships are lost, they can be extremely difficult or impossible to recreate.

This matters because Garry Oak and associated ecosystems are among the most endangered ecosystems in British Columbia. Less than 5% remain in a near-natural condition. Not only are these ecosystems culturally important to First Nations, they support a critical diversity of plants, insects and other species, many of which are increasingly dependent on small, fragmented remnants of habitat. Globally rare landscapes like these need protection!

Nanaimo has an opportunity to demonstrate that accommodating growth and protecting the natural systems that sustain our communities do not have to be competing goals. I ask Council to take the time to understand the ecological consequences of these changes and ensure that **progressive environmental protections** are incorporated into Nanaimo's zoning framework before moving forward. I ask you to inspire neighbouring communities to follow your lead in ecological and cultural care of Vancouver Island. We are all facing unprecedented impacts of a rapidly changing climate, it's time to factor this reality into zoning and development decisions.

Please do not move forward with amendments to Zoning Bylaw No. 4500.

Thank you for your consideration,

[REDACTED]

[REDACTED]

[REDACTED]

From: [City of Nanaimo](#)
To: [Public Hearing](#)
Subject: New form entry is submitted - Public Hearing Submission
Date: September 22, 2026 4:22:48 PM

Public Hearing Submission

Submitted on 22 September 2026, 04:22 PM

Your Name	
Your Address	
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	RA000509 2080 and 2160 East Wellington Road
Comments	I am concerned that we are about to approve a rezoning of the subject properties in an area of endangered Garry Oak meadows and a series of wetlands. This ecosystem has been fractured by development a road building through out our community and protecting the few larger areas of the remaining Garry Oak Ecosystems should be a priority for our community.

From: [City of Nanaimo](#)
To: [Public Hearing](#)
Subject: New form entry is submitted - Public Hearing Submission
Date: September 23, 2026 7:23:26 AM

Public Hearing Submission

Submitted on 23 September 2026, 07:23 AM

Your Name	[REDACTED]
Your Address	[REDACTED]
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	2026 NO. 4500.258
Comments	I am writing concerning the proposed zoning amendment at 2080 and 2160 East Wellington Road. I appreciate the preservation of most of the wetland area, but am concerned about what appears to be an inadequate assessment of the Garry Oak area as well as the apparent dismissal of the value of the pond which is not connected overland to other wetland areas. I am concerned that there is far more intact Garry Oak than this assessment reports, and that it does not look as intact as it would have been historically because it has not been maintained and other plants are encroaching. This does not mean that it does not have value as Garry Oak habitat. I do not know the historical extent of Garry Oak in Nanaimo, but as I drive the Parkway, it seems that a significant amount of our Garry Oak ecosystems were along that band and have already been removed or disturbed. Garry Oak ecosystems are so unique and rare, I am incredibly concerned that we are writing them off and paving over them. We need to take into account each ecosystem's rarity. Once it is gone, we cannot get it back. Saving one portion (ie Harewood Plains) does not mean we can sacrifice the rest. Yes, we need areas for businesses, and yes, we have a community plan, but it does not appear that the community plan was designed to also ensure the sustainability of our natural environment and climate resilience. Regards, [REDACTED]

From: [REDACTED]
To: [Public Hearing](#)
Subject: Bylaw 4500.258; file no. RA000509
Date: September 23, 2026 4:12:35 PM

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There should be a geotech inspection of the bluff face to ensure it can withstand the ground shock of the significant blasting that will be required in the development - there are overhangs of concern, as well as boulders at risk of being dislodged.

From: [Teunesha Evertse](#)
To: [Public Hearing](#)
Cc: [REDACTED]
Subject: RA000509 - 2080 & 2160 East Wellington Road
Date: September 23, 2026 5:08:56 PM
Attachments: [img-5eb2aca9-393c-4ba1-9387-c9589034d116.png](#)
[logo-transparent-png.png](#)

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Dear Mayor and Council,

My name is Teunesha Evertse, I am the planning consultant for RA000509 - the light industry proposal for 2080 & 2160 East Wellington Road. Our proposal is in alignment with City Plan's land use designation, transportation and mobility network and environmental stewardship goals and policies. I'd like to provide some further clarity on the latter.

Our Qualified Environmental Professional (QEP) found no Gary oak stands or large trees on the site (see page 30 of the Environmental Assessment). There are individual Gary oaks scattered throughout the site and those will be assessed on a site-specific basis if the rezoning is successful and we proceed to development permits and subdivision.

I requested that our QEP provide me further information on this matter, note that keywords were underlined:

- Importantly, our report is not meant to be considered as a detailed bioinventory and/or comprehensive Environmental Impact Assessment (EIA). As mentioned in the intro: "The City requires an Environmental Assessment to be submitted with rezoning applications to identify "watercourses, wildlife and bird habitat, discharges to air and water, land disturbance and clearing, and proposed mitigation", not a detailed biophysical assessment, bioinventory, or EIA.
- Our report acknowledges Garry oak associated ecosystems are present: "Garry oak ecosystems have historically been present in the area across the study site (Miller et al 2004). Remnant Garry oak associated ecosystems are present, typically of the thin soil type but are highly disturbed and fragmented. Vernal pools (which can be associated with Garry Oak ecosystems) occur throughout the site, several such locations are shown on Figure 2. Vernal pools provide a unique specialized habitat that support a diverse array of flora and fauna including rare and endangered species. A comprehensive delineation and classification of potential Garry oak associated ecosystems was not within the scope of this assessment. Of note a comprehensive, standardized classification system for Garry oak and associated ecosystems has not been adopted by

provincial and other agencies (Fuchs 2001), making delineation challenging. Despite this, there is potential for some patches of Garry oak ecosystem to occur on the site.”

- Based on the potential for rare plants/plant communities (which are not legally protected by provincial/federal legislation here) and recent/forthcoming wetland policies, the City has justifiably required conditions for rezoning that include the need for additional assessments prior to development or subdivision to address these sensitivities and uncertainties.

The owner has long understood that the lands contain environmentally sensitive areas, and the proposal has been advanced with that in mind. The intent has never been to ignore or diminish these areas, but rather to work carefully through the rezoning, subdivision, and development permit processes with qualified professionals to identify the appropriate areas for protection, future assessment, and potential development. In our view, the proposal represents a balanced approach that protects important environmental features while also allowing appropriately located light industry to be created in support of Nanaimo’s long-term employment land needs.

As further detailed design proceeds, site-specific environmental review will continue to guide the final development layout, including setbacks, protected areas, and any required covenants or mitigation measures.

Thank you,

Teunesha Evertse RPP MCIP
Principal – Westplan Consulting Group



Westplan acknowledges with respect that our offices are located on the traditional, ancestral territory of the ləkʷəŋən People (Esquimalt and Songhees Nations). We also acknowledge and respect that we work on the traditional territories of many Indigenous peoples in communities where our projects are located.

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From: [City of Nanaimo](#)
To: [Public Hearing](#)
Subject: New form entry is submitted - Public Hearing Submission
Date: September 24, 2026 11:50:34 AM

Public Hearing Submission

Submitted on 24 September 2026, 11:50 AM

Your Name	
Your Address	
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	2080 and 2160 East Wellington Road
Comments	I am writing to oppose the proposed zoning amendment bylaw 2026 no. 4500.258 (2080 and 2160 East Wellington Road). The submission lacks detail in its environmental assessment and its impacts to city-managed water are inadequately accounted for. The water system review for this application states, "Based on information provided by the City the industrial land use will have an equivalent population of 437." Given the ongoing drought conditions, and increasing occurrence of them, I am concerned the plan lacks any contingency water access, such as stored water. Nanaimo is growing in population and it is ill-advised and unfair that industrial activities can operate in antiquated ways. The City urges individual households to conserve water every summer to ensure adequate flows for firefighting needs and drinking water. Council needs to demand better stewardship of our finite water resources from industrial activities as well, i.e., they need to do their fair share of the stewardship and conservation. This same water system review does not provide its methodology in scenario planning for hydraulic impact such as how it accounts for decreasing levels of rain and higher temperature that increase water demands; in fact, its first scenario planning is based on three-year-old numbers. According to the environmental assessment, "Wetland ecosystem assessments occurred during the December 12 to 14, 2022 field assessments, outside of the plant growing season which made plant identification difficult." Therefore, there is a gap in knowledge of what species may exist, what animal species may rely on those plant communities, and thus the impacts of the development on plant/animal species, including those classified as at-risk. The assessment does not account for how light industrial activity will impact the wetland and treed areas vis a vis air and noise pollution including from traffic, water and fumes. The assessment also notes that the methods used may not accurately reflect the actual high water mark of the wetlands. Wetlands are vital to minimizing the harm caused by climate change, especially those managed by beavers, which this site has. These are existing ecosystem services that will be impacted by this rezoning. As such, this proposed development could have significant impacts to the council's job to support actions that maintain and enhance the well-being of residents. Part of these properties are already zoned I2. There is a lack of adequate information to approve this rezoning for more I2.

From: [City of Nanaimo](#)
To: [Public Hearing](#)
Subject: New form entry is submitted - Public Hearing Submission
Date: September 24, 2026 1:55:50 PM

[Public Hearing Submission](#)

Submitted on 24 September 2026, 01:55 PM

Your Name	
Your Address	
Bylaw Number or Subject Property Address Which You Are Addressing Your Comments	ZONING AMENDMENT BYLAW 2026 NO. 4500.258
Comments	I am opposed to the rezoning. The majority of the lands in question are currently zoned R1 - single family residential. This fits with the rural character of this area, adjacent to the RDN/East Wellington area. It would be a shame to rezone to industrial and have big box buildings encroach even further into the remaining green space in our City. There is a gap that the City should address before approving a rezoning - that is that vernal pools and Garry Oak-associated ecosystems need to be given protection. To eliminate them from receiving protection because the vernal pools aren't connected to other watercourses and because the Garry Oak trees aren't yet in a climax forest stage is shortsighted. We should be doing all we can to protect the remaining Garry Oak ecosystems that still exist within our City limits - I think this is our duty and responsibility to the natural world and future generations. If protections aren't currently in place, let's get them in place before approving rezoning and allowing even more of these ecosystems to be paved over than is already allowed with our current zoning.