

The March 5, 2017 neighbourhood meeting regarding the future of the Malaspina Gardens property (388 Machleary St.) generated the following issues during the Q & A period and written comments:

### **1. Security of 388 Machleary Street on becoming vacant**

- Concern that the property owner, Chartwell Retirement Residences, may not maintain adequate site surveillance and security once the property is vacated (expected in June 2017).
- Specific concerns for the unoccupied property and buildings are: vagrancy/squatting, illicit activity, dumping/garbage accumulation, fire hazards, and overgrown vegetation, causing the property to appear derelict and abandoned. The configuration of the site's buildings and vegetation provide numerous opportunities for these situations.
- The City of Nanaimo has minimal bylaw requirements for vacant properties (the owner must secure windows and doors against entry), and little power to ensure compliance in a timely way.

### **2. Rodent control in the vacated property**

- Rodent (specifically rat) control is an on-going problem in the City of Nanaimo.
- Meeting attendees were informed that the City has no control over rodent control as it is a provincial matter administered under the *Wildlife Act*. Residents anticipate the problem will worsen once the building is vacated.

### **3. Parking/Traffic**

Parking concerns are two-fold:

- a) Property unoccupied: Concern that the Malaspina Gardens on-site parking lot could become storage for (lived in) RVs, campers or abandoned cars.
- b) Parking provided in development plans: Concern that adequate underground parking be included in plans for redevelopment.

#### **4. Heritage feel/fit within existing heritage neighbourhood for any new development**

- Given its prominence, historical importance, and location within an established residential neighbourhood, residents are concerned that any new development(s) on the property adhere to heritage design guidelines in keeping with the existing character of the surrounding neighbourhood.

#### **Further Action by NOCA**

1. The NOCA Board has documented the March 5 neighbourhood meeting and issues expressed for the Mayor and City Council. These will be forwarded in the coming days along with a request that the City enter into a “three party agreement” with Chartwell and the Fire Department which would specify the reasons or conditions under which the City could enter the property without first requesting Chartwell’s permission. This type of agreement was raised as an optional proactive measure at the neighbourhood meeting.
2. NOCA’s website will continue to provide updates on developments regarding 388 Machleary Street as they become known.