

NOCA survey, March 2019

Dear resident of the old city,

The City of Nanaimo has received the Molnar Group's application to amend the Official Community Plan for the property located at 388 Machleary Street. (This property is also known as Malaspina Gardens and/or the old Nanaimo Hospital site). The application is asking *to "re-designate the land use designations in the Official Community and Old City Neighbourhood Concept Plans to authorize a medium-density multi-family residential development."* Part of the review process allows the neighbourhood association to provide feedback.

The application has been posted on the City of Nanaimo website at <https://www.nanaimo.ca/whatsbuilding/Folder/OCP00089>

The Nanaimo Old City Association (NOCA) would like to gauge neighbourhood support on the specifics of the proposal in the areas of density, land use and parking through the 8 question survey below.

NOCA Engagement Processes to date

NOCA has received feedback from neighbourhood residents at community meetings held in March 2018, May 2017 and March 2017, this feedback dealt with other issues (e.g. preserving heritage values, types of development, architectural character, massing and height, community amenities, traffic, landscape design). You can find summaries of this feedback on the [388 Machleary Street page on NOCA's website](#).

Background

The Nanaimo Old City Association's response to the application to amend the Official Community Plan will be guided by [The Official Community Plan \(2008\)](#) and [The Old City Neighbourhood Concept Plan \(1992\)](#).

"The Official Community Plan (OCP) sets out the overarching direction and goals for the City. Neighbourhood plans support the OCP with more detailed policies that both align with these broader goals and objectives as well as address the specific needs and desires of the unique neighbourhoods and areas that make up the City of Nanaimo."

"A neighbourhood plan can help residents identify a common vision for their neighbourhood, prioritize neighbourhood goals and identify options for achieving them, and convey the types of projects a local community supports. It also helps Council understand how residents want their neighbourhood to grow."

www.nanaimo.ca/property-development/community-planning-land-use/community-plans/neighbourhood-and-area-plans

NOCA wants to help ensure residents of the old city understand our belief in the importance of the Official Community Plan and the Old City Neighbourhood Concept Plan as a lens through which to view any new development in the old city.

Survey

Please print the survey and complete the 8 questions below. Once complete, please drop in the mailbox at 108 Milton St. **OR** 25 Machleary St. (The results of this survey will be anonymous).

Q1 -- The current **Official Community Plan** designation of 388 Machleary Street is "Neighbourhood". The neighbourhood density supports **10-50 dwelling units** on a lot this size. The application from the Molnar Group is for **172 units**.

How many dwelling units would you support?

a) 10- 50 (current policy) b) 50 – 75 c) 75 – 100 d) 100- 150 e) 150 - 175

Q2 -- Housing type supported by the **Official Community Plan** is single family and multi-family (duplex+, townhouse) with a building height of **2-4 stories**. The application from the Molnar Group proposes three **4-storey** apartment style buildings with micro, studio, one-bedroom and two-bedroom units.

Do you support an amendment to the OCP to allow the proposed three 4 storey apartment style buildings? Yes or No?

If you answered, "yes", how many stories would you support?

a) 2 b) 3 c) 4

Q3 -- How closely should a development at 388 Machleary Street follow the Official Community Plan and the Old City Neighbourhood Plan?

a) very closely b) moderately closely c) does not matter

Q4 -- The lot at 388 Machleary Street is currently zoned "Community Service 1 (CS-1)". This allows for public oriented uses designed to serve the community (e.g. personal care facility, academic school, congregate seniors housing). The application from the Molnar Group includes a zoning change from Community Service 1 to medium-density multi-family residential.

Do you support this zoning change? Yes or No?

Q5 -- Current City of Nanaimo rules specify a ratio of tenant parking spots per unit in this type of development in the old city.

Should the proposal meet the City of Nanaimo's tenant parking requirements? Yes or No?

Q6 -- Current City of Nanaimo bylaws also specify visitor parking spaces.

Should the proposal meet the City of Nanaimo's visitor parking requirements? Yes or No?

Q7 -- **Do you support the development as proposed by the Molnar Group to build 172 dwelling units on this property? Yes or No?**

Q8 -- **Do you have any additional comments?**

What street do you live on?

What block do you live on? (e.g. 100 block)

Deadline for completion of this survey is May 1, 2019.

Thank you for your feedback!