



# PUBLIC HEARING – HAVE YOUR SAY

## MONDAY FEBRUARY 22, 2021 @ 6:30 P.M.

**DATE: February 5, 2021**

**DETAILS:** The purpose of the proposed Zoning Bylaw Amendment is to allow for a six-unit development comprised of a four-unit townhome building and two single-family dwellings.

**LEGAL DESCRIPTIONS:**

- LOT 7 DISTRICT LOT 210 COMOX LAND DISTRICT PLAN 10220 (civically known as 1907 NUNNS RD)
- LOT I DISTRICT LOT 210 COMOX LAND DISTRICT PLAN 10648 (civically know as 1913 NUNNS RD)

**VIEW A COPY OF THE BYLAW NO. 3808, 2021**

The Council Report and Bylaw are available online at: <https://bit.ly/3cKdtJg>

Please contact the file manager for additional information on this application.

**File number is:** P2000062

**PROVIDE COMMENTS**

- **Speak during the public hearing.**

To reduce the risk of spreading COVID-19, we currently use online technology for public participation.

For more information, and to register, please contact the City Clerk's office by email to [info@campbellriver.ca](mailto:info@campbellriver.ca) or call 250-286-5700.

- **Send written comments quoting file number P2000062 no later than 4 p.m., Wednesday, February 17, 2021** to the Development Services Department or email [planning@campbellriver.ca](mailto:planning@campbellriver.ca)

**PLEASE NOTE**

***Public hearings are recorded and broadcast through the City's website. All correspondence submitted will be published as part of the public record when this matter is before Council or a Committee of Council.***

The author's address is considered relevant and will be included. Do not provide a phone number or email address if you wish to keep this personal information private. Council is prohibited from receiving any further information after a public hearing.

***Council is prohibited from receiving any further information after a public hearing.***

For more information, please contact LYND SAY MACKENZIE at 250-286-5703 or via email at [lyndsay.mackenzie@campbellriver.ca](mailto:lyndsay.mackenzie@campbellriver.ca).

LYNDSAY MACKENZIE, MCP, MCIP, RPP  
Planner II  
Development Services

City of Campbell River - Development Services Department  
301 St. Ann's Rd. V9W 4C7  
Phone: 250-286-5757; Fax: 250-286-5761  
Email: [development.services@campbellriver.ca](mailto:development.services@campbellriver.ca)  
[campbellriver.ca](http://campbellriver.ca)



## **Zoning Amendment Bylaw No. 3808, 2021**

**ADOPTED** \_\_\_\_\_, **2021**

### **PURPOSE**

This bylaw sets out to amend Zoning Bylaw No. 3250, 2006.

The Council of the City of Campbell River enacts as follows:

## **PART 1: Title**

- 1.1** This bylaw may be cited for all purposes as **Zoning Amendment Bylaw No. 3808, 2021 (1907 and 1913 Nunns Road)**.

## **PART 2: Amendments**

- 2.1** That Zoning Bylaw 3250, 2006 is hereby amended by:

- a)** THAT, PID: 005-282-993 and 005-211-409, LOT 7 DISTRICT LOT 210, COMOX LAND DISTRICT PLAN VIP10220 AND LOT 1, DISTRICT LOT 210, COMOX LAND DISTRICT PLAN VIP10648, respectively, be rezoned from Residential One (R-1) Zone to Comprehensive Development Zone Seven (CD-5) Zone and that the following be added as Section 5.45 to the Zoning Bylaw;

**5.45 1907 and 1913 Nunns Road**  
**Comprehensive Development Five (CD5) Zone**

**Purpose:**

This zone provides for the development of a 6-unit single-family dwelling and townhouse development.

- 5.45.1 Permitted Uses:** The following uses are permitted:

- (a) Townhouse
- (b) Single-family dwellings

- 5.45.2 Lot Area:** The lot area shall be:

Fee simple: average of 300 square metres

Bare land strata: average of 200 square metres

- 5.45.3 Lot Frontage:** The minimum lot frontage shall be:

Fee simple: 15 metres

Bare land strata: 6 metres

- 5.45.4 Minimum yard dimensions:**

Yards in this zone must have the following minimum dimensions:

Front Yard: 3.5 metres

Rear Yard: 5.0 metres

Side Yard: 1.5 metres/0.0 metres between units

Side Yard: adjoining a local road: 3.5 metres

- 5.45.5 Building Height:**

The maximum height of the principle building is 10 metres.

- b) THAT the Zoning Map referred to as Schedule “B” of Zoning Bylaw No. 3250, 2006 shall be amended accordingly, as shown on Map Schedule ‘A’ attached herein and forming part of this Bylaw.

## PART 3: Severability

- 3.1 If any section, subsection, paragraph, clause, phrase or word within this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

READ THE FIRST TIME this 11<sup>th</sup> day of January, 2021

READ THE SECOND TIME this 11<sup>th</sup> day of January, 2021

A Public Hearing was Advertised in two issues of the  
Campbell River Mirror this 10<sup>th</sup> day of February, 2021

And This 17<sup>th</sup> day of February, 2021

The Public Hearing was held this \_\_\_\_\_ day of \_\_\_\_\_ 2021

READ THE THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_ 2021

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2021

Signed by the Mayor and City Clerk this \_\_\_\_\_ day of \_\_\_\_\_ 2021

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Andy Adams, MAYOR

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Elle Brovold, CORPORATE OFFICER

# SCHEDULE 'A'





# City of Campbell River Report/ Recommendation to Council

Date: December 29, 2020 File No. P2000062  
Submitted by: Development Services Department, Development Planning  
Subject: Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

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## Purpose / Introduction

The purpose of this report is to process a rezoning application.

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## Recommended Resolutions

**THAT consideration of Zoning Amendment Bylaw No. 3808, 2020 be given first and second reading; and**

**THAT an electronic Public Hearing be scheduled.**

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## Executive Summary

A Zoning Bylaw amendment application at 1907 and 1913 Nunn Road is proposed to allow a six-unit development comprised of a four-unit townhome building and two single-family dwellings. The application proposes a Comprehensive Development Five (CD5) Zone, consistent with density and lot size provided under the Residential Multiple Two (RM-2) Zone, and setbacks consistent with the Residential Multiple One (RM-1) Zone for strata lots. The proposed scale and massing is considered to complement the existing residential character of the surrounding area, and meets relevant OCP policies. A recommendation of support is therefore provided.

## Background

The City has received an application from McElhanney on behalf of the owner, Craig Duncan, to rezone the subject properties located at 1907 and 1913 Nunn Road from Residential One (R-1) Zone to Comprehensive Development Five (CD5) Zone to allow for multi-family and single family residential development. The proposed CD5 would allow for four (4) townhouse units and two single-family dwellings, with a common pedestrian access for the townhouse units.

The development was originally proposed as an eight-unit townhouse complex. However, due to concerns from nearby residents with respect to the proposed density and associated effects on traffic and parking in the area, the applicant has reduced the number of units to a total of six, and eliminated the internal common access from Simms Road.

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## Discussion

### Site Location and Context

The subject property is located in Willow Point, on the southeast corner of Nunn Road and Simms Road, as shown in Attachment 1. The proposed development site is two Residential One (R-1) lots combined, with a total area of approximately 1612 square metres (0.398 acres).

The surrounding neighbourhood is predominantly single-family dwellings, with most properties zoned as Residential One (R-1). A church property is located to the west of Nunn Road, with on-site parking, with a community care residence and community gardens located immediately adjacent to this site. Island Highway South is one block to the east of Nunn Road. Larger properties, currently either residential or vacant, exist at the end of Nunn Road to the south.

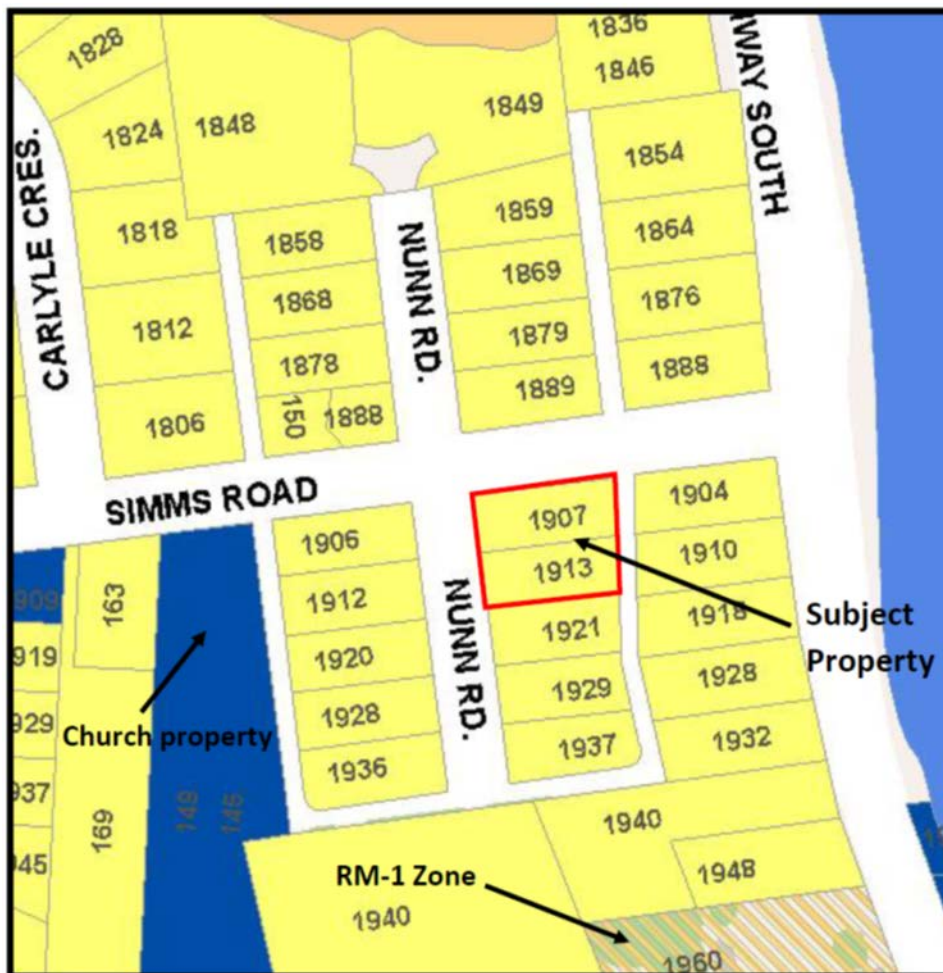


Figure 1: Current Zoning Map (Yellow areas = Residential One (R-1) Zone)

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### Proposal

The development is proposed in two rows, with two single-family dwelling units facing Nunn Road and four townhouse units facing the internal common pathway. The two units facing Nunn Road are two-stories (maximum height of 8.0 metres with single-storey garages) and are designed to be in keeping with the single-family character of this street. Garages for these units would be accessed from Nunn Road. The remaining four units facing the interior common pathway have garage access from the lane at the rear. It is noted that each unit will be available for purchase (i.e. it is not intended as rental development).

The townhouse units would be setback a minimum of 5.99 metres from the south property line, therefore reducing overshadowing effects onto the property to the south. The units are three stories, however as the property slopes down towards the east, the maximum height will be level with the height of the units facing Nunn Road, again, reducing overlooking onto properties to the south. The setback from the single-family dwelling at the south property line is proposed as 3.28 metres, however the height on this elevation is reduced (approximately four feet including a railing), as this is the garage elevation. Setbacks on the other three sides and adjacent to the common access foot path are proposed as per requirements in the Zoning Bylaw (see Attachment #3).

The exteriors of the dwellings are designed in a west coast contemporary style of architecture, with wood and corrugated steel cladding. Private amenity space for units is provided through decks and yard areas for each unit. Details of landscaping along Nunn Road and Simms Road will be provided at the Major Development Permit stage.

### Access

Vehicular access to the single-family dwellings is proposed directly from Nunn Road, while access to the townhouse units will be from the existing rear lane from Simms Road (see Attachment 3). Using the existing Nunn Road and rear lane will minimize concentrated traffic flows and eliminate the need for an additional access point to the development, as originally proposed from Simms Road. Transportation staff have no concerns with the proposal.

### Laneway Construction

The applicant has proposed to construct the entire full width land from Simms Road to the end of the land at the 1940 Island Highway property line, to alleviate effects of increased traffic in the laneway and on Nunn Road from the proposed development, and any future development on the street. It is anticipated that this upgrade will cost between \$100,000 - \$150,000 to build to the City standard outlined in the Subdivision and Development Servicing Bylaw. A Servicing Agreement and a Security will be secured as a condition of rezoning.

### Zoning Bylaw No. 3250, 2006

The application proposes to rezone the two properties from Residential One (R-1) Zone to Comprehensive Development Five (CD5) Zone to allow for a multi-family residential development



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consisting of single-family dwellings and townhouses. The approximate combined size of the two R-1 lots is 1612 square metres (or 0.398 acres). The proposed zone would permit two single-family dwellings and four townhouses spanning two previously-zoned R-1 lots, with vehicular access from Nunn Road and the rear lane. Pedestrian access to the front entrance of the townhouse units would be provided via a common foot path from Simms Road (see Attachment #1).

The proposed CD5 Zone combines regulations from both the RM-1 (Residential Multiple One) and RM-2 (Residential Multiple Two) Zones (see Attachment #4: Zoning Bylaw Comparison Table). The development complies with the permitted density and height set out in the RM-2 zone, however uses the minimum lot areas in both zones (300m<sup>2</sup> for the single-family dwellings and 200m<sup>2</sup> for the townhouses), as well as complies with setbacks and lot coverage maximums in both zones. Although the proposed development is close to the regulations set out in both the RM-1 and RM-2 zones, these zones do not allow for single-family dwellings in combination with townhouse development, therefore, a CD Zone has been drafted to accommodate the development.

### Official Community Plan (OCP)

The subject property is located in a Neighbourhood Controlled Development Area as designated by the *Sustainable Official Community Plan (OCP) No. 3475*. This designation has the objective to support a range of low to medium density housing while maintaining existing character, accommodating modest new growth through sensitive infill and providing a range of housing types. Relevant policies for new development in the “Neighbourhood” designation include:

- 5.22.1** Where appropriate, allow a range of housing forms (such as secondary dwellings, row housing, live/work units and townhouses that diversify the housing stock).
- 5.23.1** Infill will consider the density, massing, design and character of the project in relation to overall densities and general character.

The proposed Comprehensive Development zone and concept plans constitute a substantial increase in density compared to surrounding existing development forms. However, overall desired outcomes in the OCP for Land Use and Development include long-term growth that is planned as mixed-use, infill or redevelopment sites within existing urban areas. The proposed concept plans show building heights in keeping with surrounding residential development, accesses from two different points onto Simms Road, and street-oriented, lower-density units along Nunn Road. As noted, the proposal has been scaled back from eight units to six units, recognizing feedback received from residents.

The development also aligns with objectives in the OCP regarding concentrating residential growth into or adjacent to designated areas:

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- 5.3.1** New residential uses, in particular multi-family residential development, will be encouraged in areas that are accessible to community services and facilities including walkways, schools, transit and recreational uses.

The proposed development is located within an approximately 10-minute walk (400 metres) from services in the Willow Point Village Centre Intended Growth Area, and a 5-minute walk from a principal bus route stop on Highway 19A.

The OCP also outlines desired outcomes with respect to land use and development. The Plan states that by 2060, 50% of residents should live within a 10-minute walk of a mixed-use, compact, well-connected node that includes community services and amenities, diverse housing options and transit access, and 90% of residents should live within a 20-minute walk of the same. The proposed development is contributing to the achievement of these outcomes by increasing the number of residents within a short walk to Willow Point Village Centre.

## Communications

Pursuant to the *Planning Procedures Bylaw*, a Development Notice sign has been posted on the property.

### Neighbourhood Public Meeting

The City's *Planning Procedures Bylaw No. 3266, 2006* requirement for applicants to host Neighbourhood Public Meetings (NPM) has been temporarily postponed during the coronavirus pandemic. In lieu of this meeting, the application opted to contact area residents by delivering project information to properties in proximity to the development site. During this process, the applicant was able to speak with a number of neighbours and answer questions about the proposal.

### Public Correspondence

A Development Notice sign was posted on the property in August 2020. Forty-one letters of correspondence were received from 37 respondents, addressed to both staff and Council (see Attachment #7). Forty letters (36 individual respondents) were not in support of the proposed development as originally proposed (eight townhouse units). The most common concerns included:

- Increased traffic to and from the development and associated pedestrian/vehicle safety, and subsequent increase in noise;
- Increased parking in the area and effects on sight lines for vehicles impacting pedestrian/vehicle safety;
- Increased density, thereby affecting traffic and parking, and setting a precedent for future development in the area;
- Significant change in neighbourhood character and decrease in property values;

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- Height and massing of the proposed development and impact on views from properties to the west and northwest, as well as overshadowing/overlooking surrounding properties.

One letter received was generally in favour of the proposed development, however was concerned with the proposed density.

As a result of neighbour concerns, the applicant has reduced the density of the proposed development, as well as eliminated the vehicular access into the development directly from Simms Road. The decreased number of units will result in a reduced amount of traffic accessing the development and in the area in general, as well as reduction in potential on-street parking. These changes will hopefully alleviate concerns with respect to safety for pedestrian and vehicles. In addition, the proposed single-family dwellings, as opposed to townhouse units, are more in keeping with the existing neighbourhood character along Nunn Road.

### Future Communication

Should Council give First and Second reading to the Zoning Bylaw amendment, and direct staff to arrange an electronic Public Hearing, the City will advertise a Public Hearing in two consecutive issues of the local newspaper in addition to notifying property owners within a 100m radius of the site, which will include an opportunity to provide written correspondence to Council. If this application proceeds through First and Second Reading, third reading and adoption is anticipated for February 2021.

## Options

The following three options are available for Council's consideration for this Zoning Bylaw Amendment:

### **Option 1 (Recommended):**

**THAT Zoning Amendment Bylaw No. 3808, 2020, be given First and Second Reading and that an electronic Public Hearing be scheduled.**

This option allows the application to proceed given the proposal is consistent with the Neighbourhood land use designation of the *Sustainable Official Community Plan (OCP)*. This allows the application to proceed with First and Second reading. An electronic Public Hearing would be scheduled for February 2021.

### **Option 2:**

**THAT Zoning Amendment Bylaw No. 3808, 2020, be denied.**

This option allows Council to deny bylaw consideration of the application. This decision would close the file and First and Second readings would not be granted.

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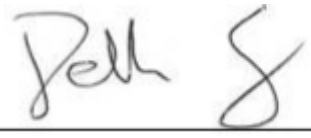
**Option 3:**

**THAT Zoning Amendment Bylaw No. 3808, 2020, be deferred and additional information be requested.**

This option allows Council to ask for any additional information prior to making a decision on the application. Council is to outline what additional information is required prior to granting First and Second Reading.

**Conclusion**

The proposed Zoning Bylaw Amendment is consistent with the “Neighbourhood” Controlled Development Area designation of the *Official Community Plan*, in that it proposes an increase in density at an appropriate location, and is residential development consistent with the existing character of the neighbourhood. Therefore, it is recommended that the application be given first and second readings, and advance to Public Hearing.

<b>Prepared by:</b>	<b>Reviewed by:</b>
<hr/> <p>Lyndsay MacKenzie, MCIP, RPP Planner II</p>	 <hr/> <p>Andy Gaylor, MCIP, RPP Development Planning Supervisor</p>
<b>Reviewed for Form and Content / Approved for Submission to Council:</b>	
 <hr/> <p><b>Deborah Sargent, MCIP, RPP</b> <b>City Manager</b></p>	

**Attachments**

1. Zoning Bylaw Amendment No. 3808, 2021 (4 Pages)
2. Subject Property Map (1 page)
3. Site Photos (5 Pages)
4. Conceptual Site Plan and Elevations (5 pages)

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5. Zoning Bylaw Comparison Table (1 Page)
6. Letters in Response to Notification (49 Pages)

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**Attachment #1**

**Zoning Bylaw Amendment No. 3808, 2021**

**(4 Pages)**

**Report/Recommendation to Council**

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## **Zoning Amendment Bylaw No. 3808, 2021**

**ADOPTED** ,2021

### **PURPOSE**

This bylaw sets out to amend Zoning Bylaw No. 3250, 2006.

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Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

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The Council of the City of Campbell River enacts as follows:

### PART 1: Title

- 1.1 This bylaw may be cited for all purposes as **Zoning Amendment Bylaw No. 3808, 2021 (1907 and 1913 Nunn Road)**.

### PART 2: Amendments

2.1 That Zoning Bylaw 3250, 2006 is hereby amended by:

- a) THAT, PID: 005-282-993 and 005-211-409, LOT 7 DISTRICT LOT 210, COMOX LAND DISTRICT PLAN VIP10220 AND LOT 1, DISTRICT LOT 210, COMOX LAND DISTRICT PLAN VIP10648, respectively, be rezoned from Residential One (R-1) Zone to Comprehensive Development Zone Seven (CD-5) Zone and that the following be added as Section 5.45 to the Zoning Bylaw;

#### 5.45 1907 and 1913 Nunn Road

#### Comprehensive Development Five (CD5) Zone

##### Purpose:

This zone provides for the development of a 6-unit single-family dwelling and townhouse development.

5.45.1 **Permitted Uses:** The following uses are permitted:

- (a) Townhouse
- (b) Single-family dwellings

5.45.2 **Lot Area:** The lot area shall be:

Fee simple: average of 300 square metres  
Bare land strata: average of 200 square metres

5.45.3 **Lot Frontage:** The minimum lot frontage shall be:

Fee simple: 15 metres  
Bare land strata: 6 metres

5.45.4 **Minimum yard dimensions:**

Yards in this zone must have the following minimum dimensions:

Front Yard: 3.5 metres  
Rear Yard: 5.0 metres  
Side Yard: 1.5 metres/0.0 metres between units  
Side Yard: adjoining a local road: 3.5 metres

5.45.5 **Building Height:**



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The maximum height of the principle building is 10 metres.

- b) THAT the Zoning Map referred to as Schedule “B” of Zoning Bylaw No. 3250, 2006 shall be amended accordingly, as shown on Map Schedule ‘A’ attached herein and forming part of this Bylaw.

**PART 3: Severability**

**3.1** If any section, subsection, paragraph, clause, phrase or word within this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

READ THE FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_ 2020

READ THE SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_ 2020

The Public Hearing was waived this \_\_\_\_\_ day of \_\_\_\_\_ 2020

A Notice that the Public Hearing is being waived was advertised in the Campbell River Mirror this \_\_\_\_\_ day of \_\_\_\_\_ 2020

And this \_\_\_\_\_ day of \_\_\_\_\_ 2020

READ THE THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_ 2020

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2020

Signed by the Mayor and City Clerk this \_\_\_\_\_ day of \_\_\_\_\_ 2020

\_\_\_\_\_  
Andy Adams, MAYOR

\_\_\_\_\_  
Elle Brovold, CORPORATE OFFICER

# Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

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## SCHEDULE 'A'



**Report/Recommendation to Council**

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

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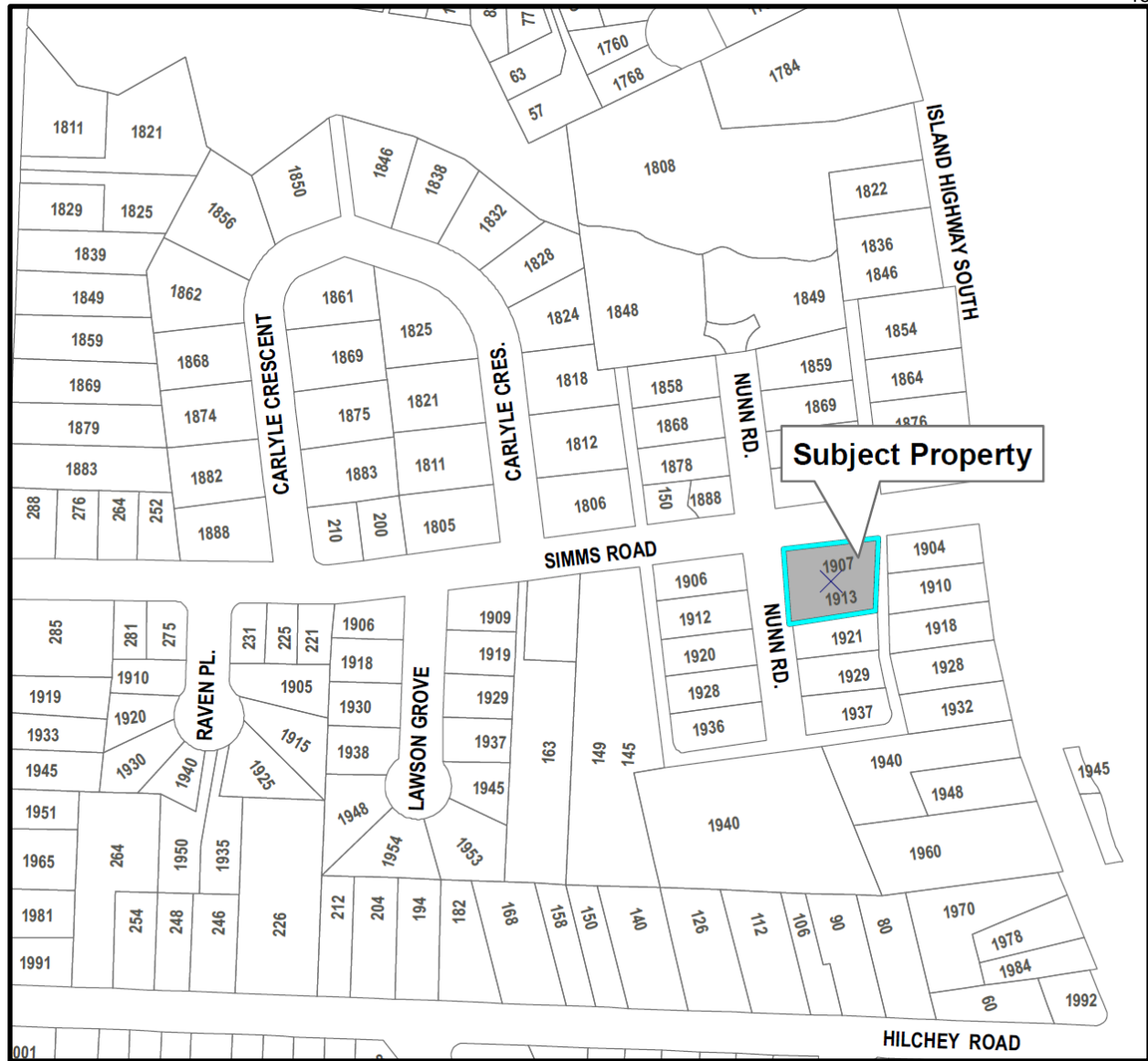
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**Attachment #2**  
**Subject Property Map**  
**(One Page)**

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**Report/Recommendation to Council**

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**Attachment #3**

**Site Photos**

**(5 Pages)**

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*Photo #1: Intersection of Nunn Road and Simms Road looking east*

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*Photo #2: Property looking southwest from Simms Road*

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*Photo #3: Property looking northeast from Nunn Road*



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*Photo #4: Lane access from Simms Road looking south*

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*Photo #5: Egress from lane looking north*

**Report/Recommendation to Council**

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**Attachment #4**

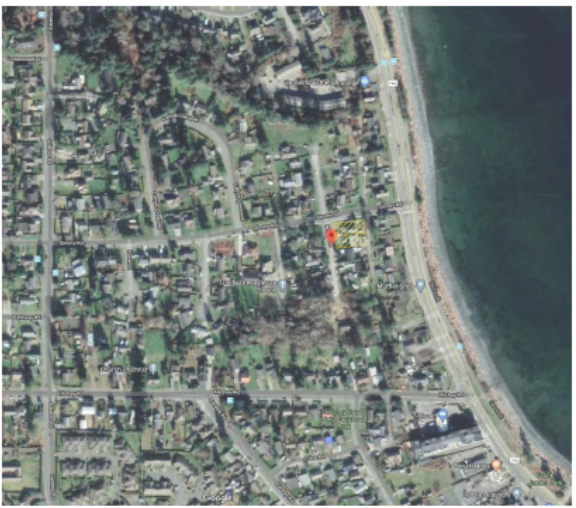
**Conceptual Site Plan and Elevations**

**(5 Pages)**



THE DRAWING IS THE PROPERTY OF FORM RESIDENCE DESIGN HOUSE AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT WRITTEN PERMISSION.

NUNN'S TOWNHOMES  
 NUNN ROAD, CAMPBELL RIVER, BC  
 13161 & 7061



**NEIGHBOURHOOD LOCATION PLAN**  
 NOT TO SCALE



**3D PERSPECTIVE VIEWS**  
 NOT TO SCALE

PROJECT INFORMATION	
AGENCY:	CITY OF CAMPBELL RIVER
FORM:	COMPREHENSIVE DEVELOPMENT (C.D.) (PROPOSED)
TRIMET ADDRESS:	1907 & 1913 NUNN ROAD CAMPBELL RIVER, BC
LEGAL DESCRIPTION:	LOT 7, PLAN 10258 AND LOT 1, PLAN 1048 (BOTH OF LOT 7, ZONE COMMER.)
APPLICABLE	APPLICABLE
RULES OF HEIGHT (ZONING BY-LAW)	T.R.C. 21 (2016)
FRONT YARD SERVICE (DETACHED LOTS)	1.5m PROVIDED THAT PARKING REQUIREMENTS ARE MET
REAR YARD SERVICE	3.0m & 3.0m
FRONT YARD SERVICE (DETACHED LOTS)	1.5m FOR ATTACHED UNITS 1.5m FOR DETACHED UNITS
REAR YARD SERVICE	3.0m
PARKING	2 CAR GARAGE ONE TOWNHOUSE UNIT ONE DETACHED UNIT ONE DETACHED UNIT ONE DETACHED UNIT TOTAL PROPOSED 13 SPACES
APPROVED LOT COVERAGES	50% A1.7.4 (200 AREA) (2016)

AREA LEGEND	SHEDDING LEGEND		
PROPOSED CONCRETE AREA	2.24% (2)	CONCRETE LOT AREA	0.14% (2)
LOT AREA	12,200.45 SQ. FT.	AREA ALLOWED PER PARCELS	30
PROPOSED LOT COVERAGES	21.22 %	AREA ALLOWED PER PARCELS	3.54
		AREA ALLOWED PER PARCELS (PROPOSED)	6.50

**PRELIMINARY BUILDING LOCATION PLAN**  
 SCALE: 3/32" = 1'-0"

PLEASE REFER TO PRELIMINARY PLAN PROVIDED BY MELUSIANYEN ASSOCIATES (LAND SURVEYING LTD.) FOR FURTHER DETAIL.

**PLEASE NOTE:**  
 COVERED DRIVE & PARCELS ON DETACHED UNITS (E.G. AS WELL AS DRIVES ON TOWNHOUSE UNITS INCORPORATED TO BUILDING SERVICES AS PER PROVISIONS CAMPBELL RIVER CODES & BY-LAW SECTION 4.1 (2)(g).  
 SINGLE GARAGES TO MEET ONE PARKING SPACE REQUIREMENT AND DRIVEWAYS TO MEET ONE PARKING SPACE REQUIREMENT FOR EACH DETACHED UNIT.  
 2-CAR GARAGES TO MEET BOTH PARKING SPACE REQUIREMENT FOR EACH TOWNHOUSE UNIT.

REVISIONS
A1: CONCEPT PRESENTATION BUILDING LOCATION PLAN
A2: SITE PLAN & EXTERIOR & 3D PERSPECTIVE VIEWS
A3: MADE 5 UPPER FLOOR PLANS
A4: MADE 5 EXTERIOR & 3D PERSPECTIVE VIEWS
A5: MADE 5 UPPER FLOOR PLANS
A6: EXTERIOR & 3D PERSPECTIVE VIEWS
A7: CARPORT/LOWER FLOOR PLAN
A8: UPPER FLOOR PLAN

CONCEPT & PRELIMINARY BUILDING LOCATION PLAN	
DATE:	NOVEMBER 11, 2020
PROJECT NO.:	2019
SCALE:	AS NOTED
PAGE NO.:	A-0

**Report/Recommendation to Council**  
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 1907 and 1913 Nunn Road.  
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**3D PERSPECTIVE VIEWS**  
NOT TO SCALE



**WEST ELEVATION (UNIT 1)**  
SCALE: 1/4" = 1'-0"

**SOUTH ELEVATION (UNIT 1)**  
SCALE: 1/4" = 1'-0"

**EAST ELEVATION (UNIT 1)**  
SCALE: 1/4" = 1'-0"

**NORTH ELEVATION (UNIT 1)**  
SCALE: 1/4" = 1'-0"


ALL DIMENSIONS ARE REFERRED TO BY COMPASS BY DIMES

APPROX. LINE OF EXISTING GRADE

APPROX. LINE OF EXISTING GRADE

APPROX. LINE OF EXISTING GRADE

APPROX. LINE OF EXISTING GRADE



FORM RESIDENCE DESIGN HOUSE

2020 ARCHITECT  
 CAMPBELL RIVER, BC  
 (250) 861-5740  
 ADMIN@FORMRESIDENCE.COM

THESE DRAWINGS IS THE PROPERTY OF FORM RESIDENCE DESIGN HOUSE AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT WRITTEN PERMISSION FROM THE NAMED ARCHITECT.

**DETACHED UNIT 1**  
 1313 NUNNIS ROAD CAMPBELL RIVER, BC  
 161 & 161

DESIGNED FOR CIVIL REVIEW	12/23/20
REVISION	MAJ05077
DETACHED UNIT 1 EXTERIOR ELEVATIONS & 3D PERSPECTIVE VIEWS	
DATE	DECEMBER 14, 2020
PROJECT NO.	20-18
SCALE	AS SHOWN
PAGE NO.	

**A-1**

**Report/Recommendation to Council**  
 Rezoning application to allow for a townhouse development with two single family homes at  
 1907 and 1913 Nunn Road.  
 December 29, 2020



**3D PERSPECTIVE VIEW**  
 NOT TO SCALE



**WEST ELEVATION (UNIT 2)**  
 SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION (UNIT 2)**  
 SCALE: 1/4" = 1'-0"



**EAST ELEVATION (UNIT 2)**  
 SCALE: 1/4" = 1'-0"



**NORTH ELEVATION (UNIT 2)**  
 SCALE: 1/4" = 1'-0"

**FORM RESIDENCE DESIGN HOUSE**

20480 ALLEN STREET  
 CAMPBELL RIVER, BC  
 (250) 287-3742  
 ADMIN@FORMRESIDENCE.COM

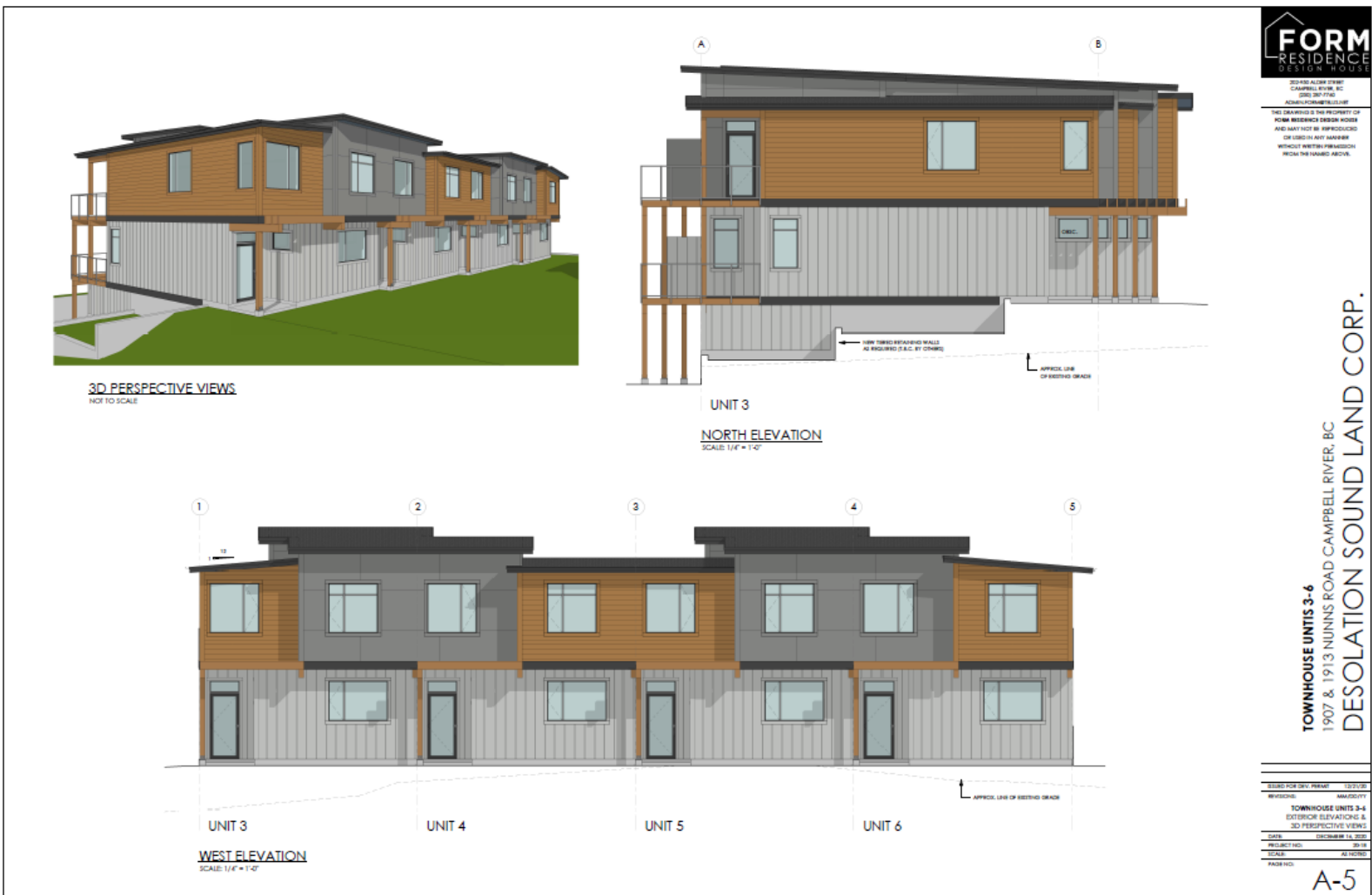
THESE DRAWINGS ARE THE PROPERTY OF FORM RESIDENCE DESIGN HOUSE AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT WRITTEN PERMISSION FROM THE FIRM ABOVE.

**DETACHED UNIT 2**  
 1907 & 1913 NUNN ROAD CAMPBELL RIVER, BC  
 DESOLATION SOUND LAND CORP.

DESIGN FOR CITY PERMIT	12/23/20
REVISION	AMENDMENTS
<b>DETACHED UNIT 2</b>	
EXTERIOR ELEVATIONS & 3D PERSPECTIVE VIEWS	
DATE	DECEMBER 11, 2020
PROJECT NO.	20-19
SCALE	AS SHOWN
PAGE NO.	REVISED

**A-3**

**Report/Recommendation to Council**  
 Rezoning application to allow for a townhouse development with two single family homes at  
 1907 and 1913 Nunn Road.  
 December 29, 2020



**Report/Recommendation to Council**  
 Rezoning application to allow for a townhouse development with two single family homes at  
 1907 and 1913 Nunn Road.  
 December 29, 2020





**Report/Recommendation to Council**

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**Attachment #5**  
**Zoning Comparison Table**  
**(One Page)**

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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	RM-1 Zone	RM-2 Zone	Proposed CD Zone
<b>Permitted Uses</b>	<ul style="list-style-type: none"> <li>• Combinations of single-family dwelling with or without a secondary suite, two family residential dwelling or duplex, to a maximum of three dwelling units per lot;</li> <li>• Triplex or three-plex;</li> <li>• Apartment;</li> <li>• Community care, or social care facility, or both;</li> <li>• Bed and breakfast accommodations.</li> </ul>	<ul style="list-style-type: none"> <li>• Combinations of single-family dwelling with or without a secondary suite, two-family residential dwelling or duplex, to maximum of three dwelling units per lot;</li> <li>• Triplex or three-plex;</li> <li>• Apartment;</li> <li>• Community care, or social care facility, or both.</li> </ul>	<ul style="list-style-type: none"> <li>• Townhouses (approx. 3 dwellings per existing R-1 lot) = total of 6 townhouse units</li> </ul>
<b>Minimum Lot Area</b>	<ul style="list-style-type: none"> <li>• 300 m<sup>2</sup> per strata lot</li> </ul>	<ul style="list-style-type: none"> <li>• 200 m<sup>2</sup> average per strata lot</li> </ul>	<ul style="list-style-type: none"> <li>• Approx. 300 m<sup>2</sup> per single-family dwelling</li> <li>• Approx. 200 m<sup>2</sup> per townhouse dwelling</li> </ul>
<b>Maximum Lot Coverage</b>	<ul style="list-style-type: none"> <li>• 50%</li> </ul>	<ul style="list-style-type: none"> <li>• 50%</li> </ul>	<ul style="list-style-type: none"> <li>• 41.74%</li> </ul>
<b>Maximum Density</b>	<ul style="list-style-type: none"> <li>• 25 units/hectare = 4.03 units</li> </ul>	<ul style="list-style-type: none"> <li>• 50 units/hectare = 8.06 units</li> </ul>	<ul style="list-style-type: none"> <li>• 6 units</li> </ul>
<b>Maximum Height</b>	<ul style="list-style-type: none"> <li>• 10.0 metres</li> </ul>	<ul style="list-style-type: none"> <li>• 15.0 metres</li> </ul>	<ul style="list-style-type: none"> <li>• 10.0 metres</li> </ul>
<b>Setback Minimums</b>	<ul style="list-style-type: none"> <li>• Front yard: 1.5 metres for strata lots (if parking requirements met)</li> <li>• Rear yard: 5.0 metres for strata lots</li> <li>• Side yard: 0.0 metres, 1.5 metres for end units (strata lots)</li> </ul>	<ul style="list-style-type: none"> <li>• Front yard: 7.5 metres</li> <li>• Rear yard: 7.5 metres</li> <li>• Side yard: 0.0 metres; 1.5 metres for end units (strata lots)</li> </ul>	<ul style="list-style-type: none"> <li>• Front yard (internal): 3.12 m to 4.95 m</li> <li>• Front yard (Nunn Rd): 3.89 m</li> <li>• Rear yard (lane): 5.0 metres</li> <li>• Side yard: 3.5 metres (adjoining Simms Road)</li> <li>• Side yard (adjoining neighbouring property): 3.28 metres</li> </ul>
<b>Parking</b>	<ul style="list-style-type: none"> <li>• 2 per unit + 1 visitor = 13 stalls</li> </ul>	<ul style="list-style-type: none"> <li>• 2 per unit + 1 visitor = 13 stalls</li> </ul>	<ul style="list-style-type: none"> <li>• 13 stalls (12 resident/1 visitor)</li> </ul>

**Report/Recommendation to Council**

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**Attachment #6**

**Letters in Response to Notification**

**(49 Pages)**

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** DaveConnie Walker [REDACTED]  
**Sent:** September 2, 2020 11:33 AM  
**To:** planning  
**Subject:** Re Quote P20-62

To Campbell River City Council and Planning Dept

We are sending this email to oppose the zoning change application of 1907 and 1931 Nunns Rd

This proposal of 8 townhouses is not suitable for an area of single family homes The increased traffic will cause congestion and access to the Island Hwy will be more difficult and create the opportunity for more traffic accidents

This application should be denied

David Walker  
Connie walker  
1954 Lawson Grove

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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From: Langer, Christopher <[REDACTED]>  
Sent: Monday, August 17, 2020 8:19 PM  
To: Kevin Brooks <[REDACTED]>  
Cc: 'andygaylor@campbellriver.ca' <andygaylor@campbellriver.ca>  
Subject: 1907 1913 Nunns Road Rezoning concerns

[EXTERNAL EMAIL] Check email address, links, and attachments

Hi Kevin, as per our conversation today regarding the rezoning request here are my concerns as a homeowner at 1921 Nunns road. My property is located on the South side of the proposed development.

**Property value:** As my house is beside the property on the South side my property value will decrease due to noise and visual impacts.

**Noise:** The building is 5 meters away however, the hard surface is only 2 meters away from my property line as there are two parking spaces on the south side of Unit 4 and Unit 5. Cars driving into and leaving these spaces will create vehicle noise that will be funneled to my house as the townhouse unit south wall will cause the sound to bounce back toward my property. The main driveway through the center of the property will also funnel sound toward my property on the South side as the sounds of cars entering and leaving the complex. The sound will bounce around and off the face of the units and move toward my home.

**Increase of traffic using my driveway:** As this is a cul de sac cars typically use my driveway to turn around on Nunns as I am the first driveway to turn around in. Having more cars searching for parking on Nunns road related to the townhouse development will be using my driveway to turn around in order to park facing Simms road and to park alongside the townhouse development.

**Nunns Road parking:** the parking is very limited on Nunns with many people already parking on Nunns from existing houses. I have attached a picture below taken on August 16th 2020 on the corner of Simms Looking down Nunns. My home is the first home on the left of the picture. As you can see many people already use Nunns Road for parking and there is no space for the inevitable pressure of more parking. Townhouse development will increase parking pressure on Nunns Road with a townhouse project butting up against single family neighborhood.

**Buffer:** The buffer area between the development and my property is only 2 meters when looking at the parking spaces placed beside my home. No one should expect to accept parking spaces placed beside their home and I do not accept this. placing a thin line of trees or hedging will not reduce the noise as the noise from cars will be bouncing off of a 30 foot wall of the south townhouse complex side running the length of my property and will be funneling down the center of the townhouse development driveway toward my home.

**Current approved developments surrounding the area:** A more prudent choice would be to complete the existing developments that have been approved located at the end of Nunns road and on 1940 South Island highway to more reasonably understand the impact of these developments and also fit better with community planning. We cannot just look at individual developments but look at the larger area developments that will overlap impacts if not planned thoughtfully. We have spoken with our neighborhoods who also object based on these concerns

**Conclusion:** I am opposed to this townhouse development in this area and feel that it does not fit into the existing neighborhood. This neighborhood will already be dealing with new developments to the south and south east and the neighborhood would be best served with having single family homes or a scaled down project reducing local impact.

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** Langer, Christopher [REDACTED]  
**Sent:** September 25, 2020 10:13 AM  
**To:** Andy Gaylor  
**Cc:** planning  
**Subject:** RE: 1907 1913 Nunns Road Rezoning P20-62

Good morning Mr. Gaylor I am just following up with information that I would like to add to the proposed rezoning application

Back alley/road easement: This alley runs from Simms accessing the East side of the proposed development and connects with the road easement running West up to the end of Nunns Road. In my 13 years of living at 1921 Nunns Road I have observed how limited the alley and road easement is to being used for access:

- **Single Lane:** This alley is a single lane road which cannot accommodate two cars passing eachother going in the opposite direction. In the past there were renters at 1940 Island highway which is the last house that can access the alley running from their backyard heading North to Simms. The renters used the alley as a shortcut to Simms and to avoid turning onto the Island highway. I have personally observed cars meeting in the opposite direction on the alley with the result being one car having to back into someone's alley driveway that is not gated (mine is the only alley driveway that is not gated).
- **1940/1948 Island Highway P 17-104-SUB:** These lots have been granted road easement access to the end of the road easement that runs West to the end of Nunns Road. When these lots are developed the vehicles will have access to Nunns road and the road easement/alley to Simms. If this easement and alley road is paved, there will be an increase in traffic using the alley as a shortcut from this development. Currently 1940 Island highway can access the alley and is a straight shot to Simms road. It is basic human behavior that people will choose to drive down a short cut: paved road and alley to access Simms instead of trying to turn onto the highway. I cannot speculate what development will occur on these lots, however I have noticed that the 2 old houses on 1940 and 1948 Island highway have been vacant for months and the owner has applied and been granted road access at the top of Nunns so I expect to see a zoning change proposal for this large double lot proposal in the near future.
- **Paving:** If the alley and easement up to Nunns was paved this will be used as a short cut to Simms road from the homes at the end of Nunns. The back alley's purpose is to provide access to the back yards of people and not as a secondary street(single lane). The well known drug house that I have had to live with for the last 10 years is at 1935 Nunns Road and they have people that come and go to buy drugs and they have used the alley and rough road easement to go from the drug house down to Simms and the highway. The RCMP can corroborate that they have chased and arrested people in this back alley who are connected with the drug house. By providing access to the easement and alley via paving this will increase the amount of traffic on the alley as they come and go to buy their drugs from 1935 Nunns Road. I live with this daily so this is not speculation. It is much easier for people to try and avoid detection by creeping through the back alley and the paving will only reinforce people to use it to access the drug house and avoid police. At one point the homeowner beside the easement at the end of Nunns put up a gate blocking the road easement and I noticed a decrease in people creeping through the alley at this time.
- **Safety:** Many people use the Simms Road sidewalk to access the highway, beach, and paved walking trail along the beach. When exiting the alley visibility becomes a concern when turning onto Simms. In addition if the townhouse proposal is accepted there will be additional traffic attempting to turn out of 3 roads onto Simms within approximately 30 meters: traffic from Nunns road, traffic from the townhouse tenant parking, and increased traffic from the alley.

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**Solution:** In my experience living here for 13 years I feel the following are reasonable solutions to consider-

1. Reduce townhouse density: this is the path of least resistance. If the density is reduced then this allows for more space to make a drive through area for garbage trucks off of Simms. Extra space opens up more options to manage traffic flows and one does not have to pave the alley and easement. Paving means that this road will now have to have ongoing maintenance and city staff will have to deal with increased and ongoing vehicle/pedestrian/homeowner conflicts. This alley has been used by homeowners for decades and does not require any maintenance or improvement.
2. 1940/1948 Island Highway P 17-104-SUB: this development can access Nunns road but not access the alley. This is a more safe and practical option. Currently 1940 Island highway can access the alley but if this large double lot turns into a much more dense development the large development should not have access to the alley as this would turn into a nightmare with cars attempting to access the development back and forth being a single lane alley.
3. Road easement from Nunns: Use the existing road easement that runs from the end of Nunns road going West to the back of the church. Nunns road already has a culdesac development of 4 homes with a 5<sup>th</sup> lot for a home(to the West of the culdesac subdivision) being built soon. Once the 1940/1948 development happens this will funnel more traffic onto Nunns as people avoid trying to turn onto the island highway. I propose that this easement road can also be used by the culdesac and 5<sup>th</sup> home that will be built on the lot to the West to access Simms road beside the church parking lot. The road easement in this area has the potential to accommodate two cars in opposing directions as opposed to the alley which cannot.

Please add this to the file: P20-62 thank you. If you have any follow up questions about my experience with these issues living here for the last 13 years please don't hesitate to contact me

Christopher Langer [REDACTED]

P.S. I never heard back from Kevin Brooks regarding my request for South perspective views of the full project as it has been represented from the North perspective. See September 1<sup>st</sup> email to Kevin Brooks and cc'd to you.

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** [REDACTED]  
**Sent:** September 3, 2020 4:56 PM  
**To:** planning  
**Subject:** Quote P20-62

Dear sirs:

We are writing in opposition of the proposed new development of 1907 & 1931 Nunn Road. We live at 210 Simms Road and protest the amount of additional traffic these units would create. With the closure of Rockland Road and the work being done on Hilchey, Simms has become the main thoroughfare for traffic accessing Galerno and the Island Highway. We have witnessed a huge increase in traffic not to mention the excessive speeds they are travelling! We have also had the addition of a daycare on the corner of Simms and Raven Place causing another significant increase in Vehicle traffic.

In addition to the large numbers of people "experiencing homelessness" and living on Nunn and in behind the Church, compounded with the drug deals that we witness near the community garden, it is a clear indicator that our neighborhood and quality of life is going downhill fast! We do not want this development to proceed!

Sincerely,  
Rob and Coleen McKinnell  
210 Simms Road

[REDACTED]



**Report/Recommendation to Council**

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** [REDACTED]  
**Sent:** September 7, 2020 6:43 PM  
**To:** planning  
**Attachments:** text\_0.txt; a0.gif; a1.gif; a2.gif; a3.gif; b0.gif; b1.gif; b3.gif; c0.gif; c3.gif; d0.gif; d3.gif; dottedline350.gif; e0.gif; rogers\_logo.jpg

This message is brought to you by

[Rogers](#)

.....  
I Christine Sauer have lived at 221 Simms Road for 18 years and 1910 Raven Place for 7 years. Myself and partner are opposed to the new 30 townhouse development going in at Nunns Road. There is already too much traffic on Simms road. We are not happy with that much development in this area.  
.....

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** [REDACTED]  
**Sent:** September 7, 2020 2:00 PM  
**To:** planning  
**Subject:** rezoning of 1907 and 1913 Nunns Road re: Quote P 20-62

To : Mayor Andy Adams

First, I enjoy living in Campbell River since moving here from New Westminster in 2009. I am living in a house in a cul-de-sac off Simms Road in the Willow Point area.

I realize we need development as several new rental buildings have been built along Highway 19A (hence more traffic). My concern is the proposal to build eight three storey townhouses at the corner of Simms and Nunn Road. Once a developer starts building in a residential area (home to many seniors) it is the thin edge of the wedge and not a good fit for the neighbourhood. Willow Point will lose its charm!

There are no pros to this proposal only to the developer.

Below are a list of cons:

1) increase of traffic

As it is Simms Road receives more traffic because motorists avoid Hilchey and Rockland because of construction. There are many families with children in the area and when school starts residents put "slow down" signs on their lawns. Some residents park on both sides of Simms (and visitors) making it difficult for two lane traffic.

2) extra drain on the infrastructure

3) children playing near or on Simms Road – accident waiting to happen  
many pedestrians use Simms Road to access the Seawalk (dog walkers etc.)

4) obstructing neighbours views

5) increase in noise

Please reconsider this proposal – this is not a good idea for the Willow Point area.

Thank you for your consideration to this matter.

Sincerely,

Ms. Jan Yeo

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** Ken Farrow [REDACTED]  
**Sent:** September 7, 2020 10:02 PM  
**To:** planning  
**Subject:** re: Quote P20-62

To whom it may concern: In regards to the rezoning of 1907 and 1931 Nunns rd. We strongly oppose this application. As owners of 150 Simms rd. for the last 6 years, are concerns are as follows. The loss of our ocean view, the traffic and the extra cars on the streets. We are already dealing with a lot of road traffic from the highway project and with the church and the group home beside it, the road is maxed out with parked cars. In the time we have been here we have lost two of our pets due to cars, not to mention a break in of one of our cars and most recently, a tire being slashed. Just because there is someone who wants to make a small fortune doesn't give them the right to do it at our expense. There is no room for high density housing. We will get nothing out of this venture but frustration and a devaluation of our home. We purchased this home for its quiet location and low traffic flow and the view. We hope that you will do the right thing and say no! to this application. thankyou

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** Warren Biegler [REDACTED]  
**Sent:** September 7, 2020 3:42 AM  
**To:** planning  
**Subject:** Rezoning on Nunns Road and Simms Road

To whom it may concern,

I am writing regarding Ref: Quote p20-62, the 8-living space townhouse proposed to be built in the Willow Point area on Nunns Road, off Simms Road.

I, Warren Biegler, am concerned with the proposal to build the 8-plex townhouse; namely I believe that insufficient parking at the proposed location will cause chronic traffic flow problems as residents would park on roadside areas on the surrounding streets, instead of on their driveways and property.

We have been living on Carlyle Crescent for over 20 years, and we have already seen parking issues developing as a result of the Community for Living beside the Presbyterian church on Simms Road, right at the end of the eastern side of Carlyle Crescent. Due to insufficient parking at this business, workers are now parking on the road, thus impeding traffic flow as the employees' cars create a bottleneck effect on the road. In addition, there is the Sunday traffic flow problem that occurs at the Presbyterian church, and different events being held at the church. This results in significant traffic impediments on the surrounding roads, namely Simms.

And as if this wasn't enough, there is also the increased traffic to the community mailbox on Simms road near Lawson Grove; it is the regular coming and going of people driving to pick up their mail (because of our weather conditions). In addition, the house across from the Prysbyterian church next to the alley had its' lot subdivided around six years ago, and it often has its' cars parked on Simms Road.

With the combined cars on the side of the road from Community for Living employees, the mailbox traffic, the church during Sundays and other events, the subdivided house, that Simms road is typically not maintained properly during the winter season with plowing and salting, and the increased flow of traffic due to construction in the Willow Point area and people using Simms as a detour, I am concerned that townhouse construction on the corner of Simms and Nunns would further exacerbate this bottlenecking problem. I believe that there would not be enough parking to support an 8-plex townhouse. I am concerned that an 8-plex townhouse would be an impudent move based on an individual maximizing their profit margin, rather than caring about proper and safe development of that section of town.

Traffic hazards from impeding parked cars creates a situation of increased hazard for pedestrians, cyclists, and drivers in the area. Given that Simms Road is also not properly plowed, or salted during the winter months, a proper, and safe ability for traffic to flow, is important.

Given the fact that most households have 2 cars, and most people have visitors coming and going, we don't believe that parking will be sufficient met at the proposed site. Their will inevitable be more cars on the side of the road if this development is approved contributing to an already congested problematic area.

Thank you for your time to consider our letter,

Warren Biegler

**Report/Recommendation to Council**

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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Sept. 1/20

To Andy Adams and Council:

Deborah Hildebrand  
1378 Nunn Rd.

I am a concerned neighbor regarding changes to the rezoning at the corner of Simons & Nunn Rd. from zone R1 to R2. My major concerns being traffic congestion and over crowding vehicle parking along streets. I purchased a home on Nunn Rd in 2016 (in probable tear down condition) <sup>and</sup> lovingly restored it by gutting and rebuilding the inside. I loved the quiet neighborhood but in the 4 years of living here, the traffic has increased dramatically due to all the building in Willow Pt. since then. Its almost impossible to turn  $\odot$  or  $\oplus$  off Simons Rd. onto hiway at certain hours of the day. I used to love walking down to Willow market & little shops rather than drive, but the traffic is so bad (heavy) that its difficult to breath because of all the exhaust fumes as I am a senior with chronic lung issues. It feels like a flock of vultures have descended upon Willow Pt. - grabbing every square inch of land to develop. Sorry to say Willow Pt. is very quickly losing its charm, and I am very strongly against the proposed 3 plex - it is such a very, wrong direction for our city!! But unfortunately the almighty dollar seems to make all decisions wherever we look!! I will keep on fighting this as will my neighbors. Is this the Campbell River we want - I don't think so. Remember when "Quality of life" had much greater importance.

Deborah Hildebrand

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** Willow Point Yoga Teachers [REDACTED]  
**Sent:** September 5, 2020 4:32 PM  
**To:** planning  
**Subject:** P20-62

To the city council and the planning and rezoning department,

I live at 1856 Carlyle Crescent in Campbell River and I would like to voice my opposition to the rezoning of 1907 and 1931 Nunns Road for an 8 unit townhouse project.

1. Nunns Road is a quiet, short dead end road that can't support a structure of that density.
2. Parking is already an issue on Simms road and it is frequently reduced to 1 lane traffic when people park on the street. With only one parking space for each unit, there will be overflow onto the street.
3. It is already difficult to turn from Simms road onto the Island Highway and this will make it more congested here with increased traffic.
4. At 30 feet tall, the views from the houses behind this structure will be obstructed. Property values will be affected.

I am not opposed to high density housing. This is just not the correct location for it. It will have a negative impact on our peaceful neighborhood.

I pay an astronomical amount of taxes and hope you will consider my thoughts on this issue.

Looking forward to your response.

Sincerely,

Heather Robb

Sent from my iPhone

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** sherrilee carlson [REDACTED]  
**Sent:** September 5, 2020 3:44 PM  
**To:** planning  
**Subject:** RE: QUOTE P20-62

To whom it may concern,

My family live right across the rezoning of this project. It will severely impact us in several ways. First completely take away our ocean view. We specifically bought this property for the view, location, and the quiet dead end street. Taking away our ocean view is like taking away our peace and enjoyment. Already if I'm backing out of my drive way there is very little space for my vehicle to pull out. If there's a parked car there I have to be careful not to hit it. There is only about 6 feet from my driveway to the beginning of this projects property. We have troubles with excess vehicles parking on Nunn Street as it is. Simms Road traffic has increased immensely. Lots of vehicles speeding, and if there is a parked car , you need to slow down behind it to let the on coming car pass then you go. Almost like it becomes one lane. So with this project usually every household has 2 vehicles plus family or friends. There is no place for excess parking without hindering Nunn and Simms rd.

Now I have become a voice in our community and have talked to just under 75 of our residents who live just in this area. They hopefully will be sending you letters. We are a tight community

Who looks out for each other. And a community that has been untouched by big corporate builders. We like our community. We have our own community garden, book exchange, and our local prystpetarian church. As a community we have one house on Nunn Rd that has been a very active interest to the police. We have all been touched with theft, vandalism and fights in our street. We are working together to shut down this venue of a house. Its been stressful at times. Adding 8 more families to the mix dosen't help our community at all. Especially townhouses that don't even fit into our older style of community. I'm disgusted to think that it would be built out of clad with wood and corrugated steel. Our neighborhood has long driveways , large yards, each one has character and a story. Most of us our older and need to keep our property values to retire on. This project will indeed lower mine. All the hard work and money we have invested to glorify our view and property.

These projects are going up in every single space on our town. There is a shortage of housing. We need affordable housing. Its ruining our small size town. I don't believe we need it to start moving into our neighborhoods. Already along the highway the beautiful and peaceful drive has been taken away by huge apartment/condos on one side and the construction is taking away the other by walls being built. We are known for our towns town's beauty. Our quaint neighborhoods and its being ruined by you allowing them to rezone in small communities.

Simms Rd is used by at least , I have counted over 30 people per day. People walking, riding there bikes, running, walking there dogs ( that was the majority) to gain access to the Seawalk. This project will affect them greatly. Especially the disability home we have beside the church when they go on there outings. Even at this moment with the increase in traffic some are having to stop or move because of fast vehicles. These people are part of our community as we recognize and see some of them everyday.

Now I knew this builders father well bless his soul. He was a wonderful neighbor. His son has inherited this property. This project is a want not a need in our community. Especially 8 townhouses . Being built tall and industrial like. So I believe our voices should Matter!

As the leader of our community opposing this rezoning, we will rally, we will be loud, the news and newspapers will be called. We believe in our community that much

On a very personal note I would like to share with you a little bit about myself. I suffer from post traumatic disorder, anxiety and depression. I chose our home and my husband signed the papers without him or our children seeing it because he trusted me to find a home I could feel safe, calm and be happy in. Everyday I use the ocean view to help me with my breathing excercises. I focus , meditate and pray using our view. Yes i am on permanent disability. Its a hard life to live . I have to plan my day the day before . Do my morning routine in order to have a successful day. I have driven

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

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down the street then be struck with anxiety to have to turn around and go home. This home is our retirement investment. The whole idea puts me on edge I have seen my doctor already 4 times since Kevin Brooks dropped the paperwork off at our home. I don't think I can live here anymore if this project gets approved. We are not in the position to sell and make changes either. I feel like I'm in a cracker jack box with such panic with what is going to happen plus to our community. Will we change our walks, will we lose our friendship with the people who use Simms to walk on to the Seawalk. Will we be so congested with park cars and more traffic that it'll feel space is closing in. Will it add to the traffic to the undesirable house we already are standing up against. Will I lose my neighbors? There are already 2 up for sale because of the project one is because of the proposed wall being built in the plans that will back right against there property . I'm 49 years old. I have no reason to exaggerate or lie. I tell it like it is and will be willing to talk to who ever I can. This Desolation Properties does not belong in our community  
Nor in my life , I'm not sure how I will do. Just remember the disability home on Simms the construction noise, the change in there regular walks. They are no different than me or any other member of this community. Please say no to this project. Help us keep our community the way we love it .

Thank you  
Sincerely  
Sherri Carlson  
1912 Nunn Rd

[Sent from Yahoo Mail on Android](#)



## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** sherrilee carlson [REDACTED]  
**Sent:** Thursday, August 27, 2020 1:38 PM  
**To:** Mayor Adams <Mayor.Adams@campbellriver.ca>  
**Subject:** Desolation properties project

Good morning Mayor Adams,

As you can see I am contacting you regarding the Desolation properties project on the corner of Nunns and Simms Rd. Houses 1907 and 1913 rezoning for an 8 townhouse project.

I represent this little community. I have started a petition in which all members of our community are eager to sign. I am reaching out to you for your support.

At the moment our community holds a high percentage of elders. Who purchase there property some 40 -65 years ago. We have our own community garden, book exchange as well our Prystpetarian church. We look out for each other and going on walks usually becomes social with a neighbor or two.

The project plans are ro be build on Nunns to the corner of Simms to the highway. The two houses mentioned earlier on Nunns road will block the direct houses across and deprive them and take away there ocean view. For property value now decreases these households are extremely upset and stressed. Most are depending on future sales of there homes for retirement. As well have put alot of money into there homes to enjoy the view already. The house across on the corner the owners built there home themselves and have lived, raised there children and now retired for over 65 years. Now this project is estimated to be 30 feet high. You must understand why the upset.

This project will be built with 4 townhouses across two already existing homes like the one I mentioned above. Will be built clad and wood and corrugated steel. I honesty don't think the property this company has is big enough to build 8 townhouses explains the height. It will look industrial and very out of place.

We have a new home built beside the Prystpetarian church for persons living with disabilities. I assume the reason for building it there was the existing neighborhood.

We already have existing challenges with the last house on Nunns Rd beside the abandoned house on the end of our street.

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We have a constant police presence , very undesirable people walking back and forth. We have witnessed fights and yelling matches, thieving and vandalism. The Prystpetarian church has suffered alot of it. Especially now during covid days when the church is closed. We as a community are very close and look out for each other. Nothing ever has been done.

We feel as a community that we have alot to deal with without losing our peace and enjoyment.

Simms Rd is not wide enough to hold anymore traffic. The workers for the disability home park on each side of the road making it one lane To gain access to our community garden and mailboxes somedays are a challenge. Especially now with all the other construction in town people are finding short cuts around it. The entrance to this project will be very close to the highway where you turn onto Simms Rd. It seems dangerous as if your turning off the highway onto Simms all of a sudden you have vehicles turning out of this project before you even have a chance to see.

Lastly I like to touch on the people who walk, walk there dogs , run, bike ( lots as families) using Simms Rd to access the Seawalk. Persons/disabilities use it for the same. Its always busy with people enjoying themselves with that amazing view to walk towards.

Thank you for your time as I hope you will check into the building project and stand behind our community. It would mean the would to us. Especially since everywhere has huge buildings like this already. Soon we'll have more houses for sale than people.

Stay safe

Sincerly,  
Sherrilee Carlson

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** Helen Manarey [REDACTED]  
**Sent:** September 5, 2020 3:03 PM  
**To:** planning  
**Subject:** Ref: P20-62

Good afternoon:

I am emailing you to add my voice to the several that have concerns about the proposed rezoning/building permit for 1907 and 1931 Nunn Road.

The two streets that would be directly affected by this are Simms and Nunn.

I am mostly concerned with the potential increase of traffic.

It was a quiet street/intersection, but with each year, the traffic has become more.

With the recent highway upgrade project and drivers wanting to avoid the Hilchey/highway lights, it has become even busier.

Very few drivers adhere to the speed limit and we have also seen an increase in "heavier" vehicles using Simms, including the large water truck using this as a turn-around spot.

Increasing the home density would add even more traffic.

Thank you for your time.

Helen Manarey  
1869 Nunn Road

Sent from [Mail](#) for Windows 10

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** [REDACTED]  
**Sent:** September 5, 2020 9:50 AM  
**To:** planning  
**Subject:** ref: Quote P20-62 1907 and 1931 Nunns rd.

We live on Carlyle Crescent. To approach 19a we must turn onto Simms road. At the best of times it is tricky due to the amount of traffic and the speed at which they are travelling. As we approach 19a we will have to pass by the proposed 8 townhouse development. We are opposed to these townhouses on the grounds that our neighbourhood doesn't need any more traffic congestion or buildings that don't suit the architecture of the existing structures. We live in a beautiful community and we don't want to see it destroyed for the sake of more tax dollars.

Paul Ryniak and Lois Hill  
1861 Carlyle Cres.  
Campbell River

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** Karen Finney [REDACTED]  
**Sent:** September 4, 2020 9:02 PM  
**To:** planning  
**Subject:** REF: P20-62

I am a 16 year resident of Simms Rd. and I oppose this development. There is a daycare across from me as well as a young couple with a deaf child next door. The increased volume and speed on Simms is excessive now and will only increase dramatically if you change the demographics of this residential area. My neighbours and I have been hoping that once the construction on Hilchey and Rockland/Hwy 19A was complete that the neighbourhood would go back to normal. Not from bad to worse which is what will happen if this proposal is passed.

Karen Finney  
252 Simms Rd.

Sent from my iPhone

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** Gary Mcmath [REDACTED]  
**Sent:** September 4, 2020 8:26 PM  
**To:** planning  
**Cc:** [REDACTED]  
**Subject:** Ref: quote P20-62

As a 30 year resident of this neighbourhood I strongly oppose of the planned rezoning of the properties located @ 1907 and 1931 Nunns Road. Ref # P20-62 proposed by Desolation Properties. I am adamant that this proposal will severely damage the community spirit of our community. It will drive property values down and will have a negative impact on our tranquility.

Gary McMath property owner 1953 lawson Grove, Campbell River, BC V9W 1L3, Canada

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** Andy Christensen [REDACTED]  
**Sent:** September 8, 2020 8:58 AM  
**To:** planning  
**Subject:** Campbell River Rezoning Proposal - P20-62

To whom it may concern,

I am a Campbell River resident residing at 1824 Carlyle Crescent.

I am sending this e-mail to register my opposition to the current re-zoning application for a townhouse development at the corner of Nunns Rd/Simms Rd. The proposal to construct an 8 unit townhouse is out of character with the surrounding single residential neighbourhood environment as:

- a) The proposed variance to increase the structure height will be unsightly and block scenic ocean views of the surrounding properties.
- b) An 8 unit townhouse footprint is far too large for the available space that the property provides.
- c) The increase in parking along Simms Rd in this area that will surely result. The current Simms corridor is a busy connection street from Galerno Rd to Hwy 19A ; increased parking congestion results in a narrower roadway that does not permit 2 vehicles travelling in opposite directions to safely pass each other. An example of this situation currently exists further up Simms Rd towards Galerno Rd where there has been an increase in parking on both sides of the road. Vehicles encountering traffic in the opposite direction have to pull to the side to allow one lane to safely pass. A similar traffic congestion issue closer to Highway 19A is unsafe.

Please keep me informed of a proposed Public Hearing for this rezoning proposal.

Regards

Andy Christensen

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** Lynne Feeney [REDACTED]  
**Sent:** September 9, 2020 7:32 AM  
**To:** planning  
**Subject:** Rezoning of 1907 and 1913 Nunns Rd.

Ref: Quote P20-62

I am writing to express my disapproval of the rezoning project. My concerns are about the increased traffic this will cause to the already busy Simms Rd. In areas Simms is already a single lane traffic area and with more cars in the area that is sure to become a bigger problem. Simms is used by many walkers, bikers and children on scooters and skate boards to reach the sea walk and with the proposed complex the entrance and exit appear to be on Simms which is a recipe for an eventual serious injury or death.

With the new apartments in the Willow Point area I have noticed that sometimes you can neither turn right or left onto 19A and this rezoning proposal on Nunns will just increase this problem.

I am also concerned about the property values of our quiet area going down with the loss of ocean views by many of those affected by the proposal.

I am asking that all involved with the approval of this rezoning proposal will give it serious thought and to respect the wishes of the neighbour hood

Lynne Feeney  
1979 Nunns Road  
Campbell River, BC  
V9W 1H1  
Sent from my iPad



## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** j kildaw [REDACTED]  
**Sent:** September 8, 2020 9:54 PM  
**To:** planning  
**Subject:** P20-62

**Importance:** High

We have lived at this address for 45 years and have seen many changes in this immediate area. None of them have benefitted us. The changes have brought people, noise and vehicle traffic. Some of these changes within this small vicinity include a church, care home and community garden and about 90 mailboxes, plus many home businesses. A number of years ago another change took place, and went forward with construction, even though it was protested and rejected by the neighborhood. This affected us directly. Our ocean view disappeared and we lost our backyard privacy resulting in depreciation of our property value. And again more people, noise and traffic.

The proposed development for Nunns and Simms is certainly going to block ocean view and invade privacy of backyards for many neighbors who are taxpayers. And their properties will also be devalued.

We would like to ask you, personally, if this was YOUR neighborhood, and a change such as this proposal would adversely affect YOU personally, would you still allow it to happen? I think not. High density is not suited for this area. Tax payers deserve to have their voices heard and listened to by people who care. We reject this proposal and stand strongly against it.

Graden & Judy Kildaw  
1806 Carlyle Crescent

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** rodstasiek [REDACTED]  
**Sent:** September 9, 2020 9:14 AM  
**To:** planning  
**Subject:** Quote P20-62

I definitely oppose this project and the proposed rezoning of the property, for the following reasons. When we decided to purchase a home in Campbell river, we wanted and bought a single family dwelling in a good area to raise our family. If this rezoning and development goes through it will effect a lot of people in this area and will devalue our properties for the good of one person, the developer. ROD SASIUK, 1821 Carlyle crescent.

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** Jane Anne Martel [REDACTED]  
**Sent:** September 9, 2020 11:20 AM  
**To:** planning  
**Subject:** Quote P20-62

I am opposed to reZoning of property 1907 and 1931 nuns rd...Too much traffic already on Simms, residential only, disturbs people views Poor poor location and a lot more noise...Dale and Jane Anne Martel..1613 Passageview..

Sent from my iPad

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** Meighan S [REDACTED]  
**Sent:** September 9, 2020 9:06 PM  
**To:** planning  
**Subject:** Quote P20-62

Good evening,

I am writing in regards to the proposed rezoning and construction of a multi unit complex on Simms and Nunns Rd.

My family and I live in this neighbourhood and have several concerns about this proposal. The increased traffic and parking would be a safety risk for kids playing in the area. There are multiple families we know who would be negatively affected by this rezoning.

Parking on Nunns Rd is already very tight and crowded as the road is short and narrow. This would become much worse with a multi unit complex.

I have serious concerns that the building will negatively affect the property value of the homes in the neighbourhood.

Thank you for your consideration.

Meighan Sumner

Sent from my iPhone

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** Leslie MacGregor [REDACTED]  
**Sent:** September 10, 2020 12:46 PM  
**To:** planning  
**Subject:** ref. quote P20-62

Hello I am very against a development in this proposed area. I just moved here May 1st and would not have bought knowing this may happen... I bought here for the quaint neighbourhood... the quiet street ( Simms) and the ocean view. This would all be gone !

Also coming onto and off of Simms would be far too busy , it is already due to the hwy construction..

Campbell River has lots of land for developments away from here , this is residential , single families and please keep it that way...It is actually a little Gem of willow point .. lets keep it... next you know they will want to develop the community gardens... it just can go on... please stop it NOW !

Enough developments are going up along the hwy to take care of extra housing.

It appears the person that owns this has made a lot of money off of the rental houses now they want more money !! Just not right in many ways...

NO!!!!!!!!!!!!!!!!!!!!

Leslie Macgregor  
1930 Lawson Road  
CR V9W1L3

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** TracyGinaFischer [REDACTED]  
**Sent:** September 11, 2020 11:31 AM  
**To:** planning  
**Subject:** REF: Quote P20-62

Hi there,

I'm a resident on Nunns road near the proposed project. Thank you for taking the time to read my concerns. I will try my best to keep them brief, as I'm sure you're very busy!

-Added congestion to an already congested intersection on Nunns and Sims. I find people often speed up Simms from the highway and I have to be extra diligent when walking my dog/crossing the road.

-Added traffic to a busy road. Lots of people are using this road as a shortcut and often cut onto other lanes when turning which is dangerous for oncoming traffic and pedestrians. I've almost been hit in my car multiple times.

-Added hazards for wildlife. There are many deer that live in this area and are on the roads often, especially in the dark. Just this morning they used the alley access near the proposed project. Another reason for traffic to slow down in this area.

-Added hazards for pedestrians and bikers. I'm amazed how busy Simms is in the summer with people using the road for access to the Seawalk. This is difficult with physical distancing in place and people who need to keep their dogs at distance from other dogs/children/people for whatever reason, often people are using the side of the road with no sidewalk to avoid each other. With added traffic, it is very dangerous.

-Lastly, this is a fairly quiet neighborhood. I have an eagles nest above my house, a bear that frequents the creek in the fall, many species of birds that inhabit the creek, and multiple deer that bed down in my yard daily. I think it would be a shame to open up this area for more developments like this project seeing as the creek is a very important highway for these animals. I wonder where they will go if the area is developed, and how many of them will become casualties to the increase in traffic or future disturbances to their land.

Thank you so much for your time.

Sincerely,

Tracy Fischer  
1849 Nunns Road  
Campbell River, BC  
V9W 1H1

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** tina.rudiger [REDACTED]  
**Sent:** September 13, 2020 10:21 PM  
**To:** planning  
**Subject:** REF Quote P20-62

To Whom It May Concern,

I am writing in response to the application to rezone 1907 and 1931 Nunns Road for townhouses. I am a homeowner and resident on Carlyle Crescent which is quite nearby. I am alarmed that the city would consider increasing the density of this neighborhood so drastically. Also, I am dismayed that they would even consider increasing the height restriction. This is a very small family neighborhood close to the beach. Almost all the homes on Nunns road have a bit of an ocean view. Putting two, much taller structures and increasing the density of homes from one to FOUR on each lot would ruin what views the present locals have. These are fairly narrow streets. Also, there is a small church on Simms that has parking spill out onto the road on some days and it is already hazardous enough without an increase in traffic of that volume, the visibility is quite limited when turning onto Simms from Carlyle or Nunns. I am all for increasing the density of neighborhoods by allowing for duplexes, carriage homes or suites, but **not** a row of townhouses in an area not planned to support this. I also think it is a huge mistake to start changing height restrictions in beach side residential areas. It would be unsightly and would stand out too much, it just wouldn't fit the character of the neighborhood.

I hope you take into consideration what the home owners and tax payers in this neighborhood have to say in response to this application.

Sincerely,

Tina Rudiger  
1846 Carlyle Crescent

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** Elizabeth deMunck [REDACTED]  
**Sent:** September 13, 2020 3:13 PM  
**To:** planning  
**Subject:** P20-62 opposition to rezoning

I'm writing to express my opposition to the 8-unit townhouse proposal on Simms and Nunns Rd.

I am concerned that Simms Rd. which is only a residential road cannot handle the increased traffic volume and demand for parking which will increase with this development.

A 3-storey, corrugated steel building is out of character with the rest of the neighbourhood and may detract from property values.

The density of this development will affect the peaceful enjoyment in this neighbourhood. 8 units is just too much for this lot. Two duplexes, or a 4-unit townhouse-style building would be more appropriate.

I live around the corner on Galerno Rd. and have friends on Simms Rd. The increased traffic and vehicles parked that are associated with the development, will make Simms Rd. more congested and difficult to safely drive.

I hope you will reconsider the proposed rezoning request and ask the developer to scale down the development.

Sincerely,

Elizabeth deMunck  
1825 Galerno Rd.



## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** Bee Line Taxi [REDACTED]  
**Sent:** September 13, 2020 8:17 AM  
**To:** planning  
**Subject:** REF: Quote F20-62

REF: Quote P20-62

We are against this rezoning application. Please do not allow this.  
Jim and Rose Pidcock, 1929 Nunns Rd, Campbell River, B.C. V9W 1H6

Thank You

Jim and Rose Pidcock

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

December 29, 2020

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**From:** Catriona Beauchesne [REDACTED]  
**Sent:** September 12, 2020 12:23 PM  
**To:** planning  
**Subject:** REF: Quote P20-62

**REF: P20-62**  
1907 and 1931 Nunns 8 townhouse.

Mark and Catriona Beauchesne of 1918 Lawson Grove are against this rezoning  
May be if someone clean up the house on Nunns with about 15 transient living in it,  
people would be fine. We have one of our street resident renting out travel trailer in drive way.  
No one stoping that. How many people can live in one area in CR?

Catriona and Mark Beauchesne

## **Report/Recommendation to Council**

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

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### **To Mayor and Council:**

We are writing you today to express our strong opposition to the proposed rezoning of the two single family properties located at 1911 and 1913 Nunns Road. The rezoning proposal to change from a R1-Single Family to a RM3-Multifamily and build an 8-plex multi-family unit is grossly inconsistent with the current neighborhood developed in the area.

Single family homes dominate our neighbourhood, while we do not necessarily disapprove of development, respectful and reasonable development is required to maintain our comfortable neighbourhood. We strongly believe that this is not an appropriate location for such a development and that the negative impact on the neighbours outweighs the benefits.

The facts below outline the negative impacts of this development to our neighbourhood:

#### **Traffic Safety and Street Parking**

We are opposed to the addition of this multi-family proposal that will cause even more traffic flow and street parking and safety concerns. Simms road has already experienced a significant increase in traffic volume and an increased level of speeding that has caused great concern to the neighbourhood.

Over the years, there has already been changes to the neighbourhood that has generated increased traffic flows. The neighbourhood is home to the Trinity Presbyterian Church located at 145 Simms Road for several years now. During the use of the church for worship and events, there is a surge of traffic and on street parking that the neighbourhood experiences. Recently a single-family home has been converted to provide support to persons with disabilities situated right next to the church. This has also changed the levels of traffic and on street parking. As well there is a community garden located at the corner of Lawson Grove and Simms which residents from other neighbourhoods use. Currently, under review, there is a 5-lot subdivision at 1940 Nunns Road that will increase the local neighbourhood traffic as the only access out is through Nunns and Simms.

The 8-plex multifamily proposed rezoning will increase the already busy traffic flow and will result in increased street parking (residents and visitors) which both Nunns and Simms are not capable of handling in a safe manner even though the proposal accounts for one car garages. Getting in and out driveways safely given increased traffic flows and blocked views is a major concern for neighbours. These concerns both negatively impact the safety of all pedestrians, motorists and properties due to the increased probability of accidents that could occur due to this rezoning.

#### **Pedestrian and Bicycle Safety**

As you are aware Simms road is a major walking/biking route for all aged citizens to get to the nearby beach and walkway. Residents of all ages including seniors, children, mothers with buggy's and most recently more people with disabilities are using the sidewalks due to the

## **Report/Recommendation to Council**

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

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support home that opened on Simms. It is a great concern that this proposal will negatively impact the enjoyment and safety these users currently experience through increased traffic flow and more on-street parking. The increase of on-street parking is especially dangerous for pedestrians as it is a visual barrier between motor vehicle traffic and existing pedestrians especially children and people using wheelchairs.

### **Height Difference and Restriction of Ocean/Mountain Views**

Currently the maximum height in a R1-zone is 8 meters and the maximum height in an RM-3 zone is 20 meters. This is a substantial difference which will negatively impact all surrounding properties. As these two properties have the view of the ocean and mountains, a rezoning of RM-3 will impact the ocean views of many of the neighbours as well as the open space and beauty of nature (ocean, mountains, trees) that the current neighbours should be expected to continue to enjoy. Development that takes away the views of the surrounding neighbours should not be allowed.

### **Maximum Lot Coverage**

The maximum lot coverage in a R-1 zone is 35% for a lot over 600m<sup>2</sup>, which would be if the properties were merged. The maximum lot coverage for a lot this size in a RM-3 zone is 50%; a 15% increase which is unacceptable in our neighbourhood. The increased lot coverage will negatively affect the surrounding properties. An increase of this magnitude will radically change the look and feel of the neighbourhood as the views will be taken up by structure and extensive large walls. The level of privacy the current neighbours experience now, will be negatively impacted with this rezoning.

### **Does Not Fit in Neighbourhood**

The design, look and feel of this proposal does not respect the harmony of the current single-family homes in the neighbourhood. The proposal will significantly change the character of the neighbourhood and does not provide for appropriate greenspace that creates appeal to a property. The drawings of this proposal appear to have taken a very economical approach to building to maximize profits.

Furthermore, it is felt that a development of this density is better suited in other areas of Campbell River to maintain good balance of priorities and liveable neighbourhoods. One example is the nearby street of Hilchey where there is already commercial, residential and multifamily. This major corridor is much larger and wider and can accommodate higher traffic, pedestrian and bike flow safety and is significantly different than our neighbourhood. There are significant differences between neighbourhoods and areas in Campbell River compared to our neighbourhood that are better suited for this density with less negative impact to the residents.

### **Reduction of Sunshine and Light and Increase of Shade**

Grossly increasing density and allowing higher buildings within our neighbourhood will reduce the level of sunshine and light that existing properties currently experience. It is estimated that nearby properties will experience a reduction of sunlight up to 2-4 hours during the morning due to the expansive walls.

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Many homeowners have already constructed structures such as decks to maximize the current sunshine levels and have established landscaping around the current level of sunlight and shade. This significant increase in shade will adversely impact the surrounding properties. This can impact gardens, landscapes, heating; all which would be a financial and emotional burden on the property owners.

### Negative Impact on Neighbouring Property Values

With concerns addressed above, this rezoning will negatively impact the surrounding neighbours' property values which should not be allowed to occur as the developer will likely see a significant profit margin with this rezoning.

Great neighbourhoods are a result of careful planning, thoughtful design and balancing respectful transition in land use scale to existing neighbourhoods. This bold proposal negatively impacts our current neighbourhood and does not take into consideration the attributes of the surrounding properties. There are other neighbourhoods in Campbell River that would be better aligned to receive a proposal of this density at the same time to achieve Council's objectives through a balanced approach.

We know that your decision making is based on balancing many priorities. Though Mayor and Council, we strongly urge you to disapprove the proposed rezoning as it significantly impacts the current feel of the neighbourhood and the individual property owners' enjoyment and quality of life the currently have.

Sincerely,

*Ken & Alvin Rawlins*

Concerned Neighbours

*250 923 5097*

*1906 NUNNS R.D*

*~~440~~ HUDSON 01 @ TELUS.NET.*

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

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**From:** Amy-Lynn Ness [REDACTED]  
**Sent:** September 17, 2020 3:08 PM  
**To:** planning  
**Subject:** REF: Quote P20-62

Hi there,

I'm writing to you in regards to the recent application for the rezoning of properties 1907 and 1931 Nunns Rd. from R1 to R2.

Our family moved to Simms Rd a year and half ago and bought it for the quiet neighborhood and small street for our three daughters to play on. We regularly walk down Simms Rd. to enjoy the sea walk and beach.

With three little girls on bikes, scooters and a stroller we have noticed a huge increase of traffic this past summer on Simms Rd. due to construction on Hilchey. We find it increasingly more dangerous to come down our road (390 Simms) and cross Galerno. Cars go racing by and there is no crosswalk. Multiple times, cars have almost hit us because they have not been paying attention. Even with us waiting for traffic, people race far too fast.

I fear that with putting in a large townhouse complex at the end of Simms, it will increase traffic even more so with many vehicles. It will add far too much traffic to a quiet and already congested rd.

We ask that you do not proceed with the townhouses as it would greatly negatively impact our neighbourhood.

Thank you for your time,  
Amy-Lynn Ness

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Sep 15, 2020

Dear Andy Addams

I am writing to you because of the town houses. I am 9 years old, I have 2 sisters and live on Simms Rd. One of my sisters is 5 and one is 3. We bike down to the water lot. We have noticed that it is very busy. Some times people just do a loop in our culdesac. Also, I think that it is already a tight squeeze of houses and adding town houses on Nunn Rd. would make it too congested. All to ge-

**Report/Recommendation to Council**

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ther it is not a good ided! I  
hope this letter will help keep  
it "R1" and in other words change  
your mind.

Sincerely

*[Signature]* hezzid



## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

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**From:** Sandra [REDACTED]  
**Sent:** September 22, 2020 12:29 PM  
**To:** planning  
**Subject:** P20-62

To Whom It May Concern:

We are writing to you to strongly express our opposition to the proposed project on the corner of Nunns Road and Simms Road (REF: Quote P20-62). Willow Point is a nice quite place to live and we don't like the changes that are currently going on, we don't like the high population direction that is changing Willow Point. We have lived in this area for 40 years, as many other single family home owners we have a huge investment in this area. There is too much congestion as it is on Simms Road with a Church and a Group Home that already congest the road with overflow parking. We walk Simms Road, ride bike and don't see the room for any additional parking, also the traffic this project will impose in this area would be too excessive. Please do not let this project go forward.

Thank you,

Doug and Sandra de Hart

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September 24, 2020

Mayor & Council  
City Hall  
301 St. Anns Rd.

Campbell River, BC V9w 4C7

My wife and I live at 1904 South Island Hwy, Campbell River, BC (South corner of Highway 19A and Simms Rd.) We are located directly in front of lots 1907 and 1913 on Nunns Rd. Desolation Properties has requested a rezoning of these two lots, from R-1, to a new Comprehensive Development Zone, enabling the development of two, four-unit townhouse buildings. (light Townhouse units). As long-time residents of this neighborhood, we are strongly opposed to this rezoning, for a number of reasons, outlined below.

- 1.) If allowed, these two, four-unit townhouse buildings will be across a narrow lane from our home. Standing up to 32 feet high and built on the crest of a slope, enhancing this height and leading to a loss of our privacy.
- 2.) It is our belief that this development will not maintain or enhance the character of this neighborhood. (As suggested in 5.23 and 5.24 of the McElhanney Rezoning Request on page six). How does the development of two, four-unit townhouse buildings, standing 10 meters high, fit or enhance a neighborhood of predominately one-story single-family homes?
- 3.) Traffic also will be a serious issue. The traffic on Simms Rd. Is already a problem, with speeding vehicles and congestion. This road is heavily used not only motor vehicles, but also bicycles, skateboarders and people walking to access highway 19a and the Seawall walkway. Taking access for the development, halfway up the hill and only a few feet from the Highway is sure to lead to accidents and added congestion.
- 4.) Excessive noise will be another issue.

We see this rezoning negatively impacting our neighborhood, by adding to traffic congestion, noise and reducing privacy and character. Thank you for hearing and considering our concerns.

Sincerely,

Ross & Debra Kondo

## Report/Recommendation to Council

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**From:** DOE SHIRES [REDACTED]  
**Sent:** September 1, 2020 1:20 PM  
**To:** Doe Shires  
**Subject:** Rezoning Simms and Nunns property

To: Mayor A. Adams and council

I am very concerned about the proposed rezoning application for the property on the south east corner of Simms and Nunns. This area is presently single dwelling residential and a proposed multi townhouse complex would be detrimental to the neighbourhood.

There has been a large increase in traffic congestion and speed on Simms over the twenty years I've lived in the neighbourhood. I have phoned the traffic planning department numerous times over the years voicing my concern for safety.

Trucks, cars and boats constantly travel up Simms from the Island Highway over a safe speed and appear to be racing to miss the Hilchey light or race through the neighbourhood street . ( when observed their destination is not within the neighbourhood streets) The intersection of Simms and Nunns is regularly used as a turn around for Wacor water trucks. There are regular cars that also use this intersection as a turn around.

I believe that more cars and congestion will negatively add to the already over used street and area.

There needs to be the completion of a traffic control study and thoughtful consideration made before any population density is added to the area .

Is seems to me that there is just a matter of time before a traffic injury will occur.

Thank you in advance for reading my concerns and taking them into consideration.

Doe Shires  
1889 Nunns Road  
Campbell River  
V9W1H1

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

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**From:** Doug Evans [REDACTED]  
**Sent:** September 15, 2020 3:38 PM  
**To:** planning  
**Subject:** REF: Quote P20-62 Proposal for 1907 and 1913 Nunns Road

Hello,

As long term residents of this area, we wish to express our concern with the proposed project at this address, to build an 8 unit townhouse project on this small single family home neighbourhood.

We do not feel this fits with this area and are concerned with increase of traffic in an already busy narrow street.

We respectfully request you do not approve this plan.

Best Regards,

Doug and Wilma Evans  
1882 Carlyle Crescent  
Campbell River BC  
V9W 1L2  
250-923-1166  
[REDACTED]

## Report/Recommendation to Council

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**From:** Jan Ness [REDACTED]  
**Sent:** September 18, 2020 6:41 PM  
**To:** planning  
**Subject:** REF: Quote P20-62

I am emailing in order to have my voice heard regarding the rezoning of 1907 and 1931 Nunn's Road by Desolation Properties. I am opposed to this rezoning. I prefer to see a multifamily complex placed elsewhere in Campbell River, not in a very quiet, established residential area of single family homes. Many of us use a nearby road to access the ocean and to go for quiet walks in and about the area. The increase in traffic from a multi-family complex will completely change the dynamics of the neighborhood...and not in a good way.

I am tired of seeing what appears to be developers controlling city council to get access to land in our city for development that will greatly benefit themselves but which overlooks the wellbeing of the homeowners in established neighborhoods.

Thanks for reading this and adding my name to the list of those who are opposed to this application.

Jan Ness

Sent from my iPad

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

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**From:** Jean Gresdal [REDACTED]  
**Sent:** September 19, 2020 9:24 AM  
**To:** planning  
**Subject:** REF: Quote P20-62

We are opposing your plan to rezone 1907 and 1931 Nunns Rd. by Desolation Properties. Please do not do this. We don't the need the increased population here by building an 8 townhouse project. We live on Galerno Rd. near Simms and we use that route all the time.

Glen and Jean Gresdal

## Report/Recommendation to Council

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**From:** Kathy Bennett [REDACTED]  
**Sent:** September 17, 2020 9:01 AM  
**To:** planning  
**Subject:** Re: Quote P20-62

Good morning,

We are contacting you in regards to the proposed rezoning application above, on the corner of Nunns Road and Simms Road in Willow Point.

We strongly object to this project. Building 8 3-story townhouses on the two lots that currently house 2 single family homes, in a single family home neighborhood, is absolutely the wrong decision. These townhomes will affect the views currently enjoyed by neighboring properties, as well as bring down their property values, not to mention bring more traffic and noise to a quiet neighborhood.

Please, please, please do not allow this application to go through.

Thank you,  
Ray and Kathy Bennett  
[REDACTED]

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

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**From:** Sandy Chalmers [REDACTED]  
**Sent:** September 20, 2020 3:48 PM  
**To:** planning  
**Subject:** regarding Quote P20-62

As 50+ year residents of the property located at 1937 Nunns road, myself and family have seen alot of growth in this area. As to be expected, and we are well aware that this is all part of growing our wonderful city. As there is already a problem with parking in this area we are quite surprised that this 8 unit building is even being considered. Please take a long hard look at the area and lack of parking already and consider your long term tax payers.

Thank you for your time.

Yours truly

Sandy Chalmers



## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

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From: S Fidler [REDACTED]  
Sent: September 23, 2020 5:52 PM  
To: [lindsay.mackenzie@campbellriver.ca](mailto:lindsay.mackenzie@campbellriver.ca) <[lindsay.mackenzie@campbellriver.ca](mailto:lindsay.mackenzie@campbellriver.ca)>  
Subject: Development Permit Application for 1907 and 1913 Nunn's Rd.

Hi Lindsay,

Sorry it's taken me so long to get back to you, I've had some distractions recently.

Thanks again for spending the time to go through the application details with me. As I mentioned on the phone, I'm very much in favour of thoughtful development in my area and believe that the Willow Point Village can benefit from an increase in density in the surrounding walkable neighbourhoods. The existing proposal for eight units is a bit excessive but I'm in favour of a modified plan that will fit in well with neighbouring properties.

I've had concerns over the past 3 years about some residents of 1900 block Nunn's Rd cutting through private properties and generally being a nuisance. I believe the housing development at the south end of the street and the proposed townhouse complex on the north east corner will improve the quality of the neighbourhood and eliminate some of these issues.

I was also pleased to learn from one of my neighbours that the developer has included the development and maintenance of our shared lane in the proposal. It can be impassible at times and is currently blocked. Traffic will move much more efficiently if we have proper access to that lane.

Thanks again for your time and good luck with the project.

Sheila Fidler  
1928 S Island Highway, CR

## Report/Recommendation to Council

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**From:** William [REDACTED]  
**Sent:** September 7, 2020 7:26 AM  
**To:** planning  
**Cc:** Mayor Adams  
**Subject:** Quote P20-62

In regards to the planned rezoning of R-1 properties on Simms Road, I would like to voice my opposition to this proposal. The subject properties are not suitable for an 8-plex, that is too much density for this location. Thank you for reading my email.

William C Rogers  
1869 Galerno Rd.  
Campbell River. British Columbia  
V9W5W7  
[REDACTED]

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

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**From:** [REDACTED]  
**Sent:** September 25, 2020 9:26 AM  
**To:** planning  
**Subject:** Redevelopment at Simms and Nunns

I am in favour of densification but this looks to be too much. Traffic and parking are both a bit of a challenge in this area as well. Also not in favour of the height increase.

Thanks

Zak

## Report/Recommendation to Council

Rezoning application to allow for a townhouse development with two single family homes at 1907 and 1913 Nunn Road.

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**From:** Frances Lake [REDACTED]  
**Sent:** October 22, 2020 1:34 PM  
**To:** planning  
**Subject:** Rezoning 1907 & 1913 Nunns Road

Hello,

I do not support the rezoning of 1907 & 1913 Nunns Road.

I do not believe that quadrupling the density of these lots is in keeping with the neighbourhood. Coupled with the proposed project at 1540 and 1548 Nunns Road, these two projects are the equivalent of the number of houses currently on this street. The density is too much for this neighbourhood.

Yours truly,

Frances Lake  
372 Parkway Road