

AGENDA

AGENDA FOR THE SPECIAL MEETING OF
THE COUNCIL OF THE CITY OF NANAIMO,
TO BE HELD IN THE SHAW AUDITORIUM, 80 COMMERCIAL STREET, NANAIMO, BC
ON THURSDAY, 2015-AUG-6, COMMENCING AT 7:00 P.M.

CHAIR: MAYOR MCKAY

ACTING MAYOR: COUNCILLOR HONG (2015-JUL-27 to 2015-SEP-06)

1. **CALL TO ORDER THE SPECIAL MEETING OF COUNCIL:**
2. **ADOPTION OF AGENDA:**
3. **CALL TO ORDER THE PUBLIC HEARING:**
4. **PUBLIC HEARING AGENDA:**

Mr. Bruce Anderson, Manager, Planning & Design Section to explain the required procedures in conducting a Public Hearing and the regulations contained within Part 26 of the *Local Government Act*.

- (a) Bylaw No. 4500.079 – RA350 – 1099 Bruce Avenue - to be introduced by Mr. Dave Stewart, Planner, Planning & Design Section. Pg. 3

This bylaw, if adopted, will rezone a portion of the subject property from Steep Slope Residential (R10) to Duplex Residential (R4) in order to permit 11 duplex lots.

- (b) Bylaw No. 4500.080 – RA353 – 6003 Nelson Road – to be introduced by Mr. Dave Stewart, Planner, Planning & Design Section.

This bylaw, if adopted, will rezone a portion of the subject property from Medium Density Residential (R8) to Single Dwelling Residential (R1) in order to permit the subdivision of land on which there is an existing home. Pg. 4

- (c) Bylaw No. 4500.082 – RA348 – 306 Hillcrest Avenue, 525 Third Street, and 305, 311 & 321 Watfield Avenue – to be introduced by Ms. Karin Kronstal, Planner, Planning & Design Section. Pg. 5

This bylaw, if adopted, will rezone the subject properties from Single Dwelling Residential (R1) and Duplex Residential (R4) to Mixed Use Corridor (COR2) in order to permit a mixed use development with commercial uses and residential units, including student housing.

- (d) Bylaw No. 6500.028 – OCP81 – Linley Valley Drive – to be introduced by Mr. Bruce Anderson, Manager, Planning & Design Section. Pg. 6

This bylaw, if adopted, will remove a portion of Linley Valley Drive as part of the major road network from the Official Community Plan.

5. **ADJOURNMENT OF THE PUBLIC HEARING:**

6. **BYLAWS:**

- (a) That “ZONING AMENDMENT BYLAW 2015 NO. 4500.079” (RA350) - to amend “ZONING BYLAW 2011 NO. 4500,” by rezoning a portion of the subject property from Steep Slope Residential (R10) to Duplex Residential (R4) to permit 11 duplex lots pass, Third Reading. *Pg. 7-8*
- (b) That “ZONING AMENDMENT BYLAW 2015 NO. 4500.080” (RA353) - to amend “ZONING BYLAW 2011 NO. 4500,” by rezoning a portion of the subject property from Medium Density Residential (R8) to Single Dwelling Residential (R1) in order to permit the subdivision of land on which there is an existing home pass, Third Reading. *Pg. 9-10*
- (c) That “ZONING AMENDMENT BYLAW 2015 NO. 4500.082” (RA348) - to amend “ZONING BYLAW 2011 NO. 4500,” by rezoning a portion of the subject property from Single Dwelling Residential (R1) and Duplex Residential (R4) to Mixed Use Corridor (COR2) in order to permit a mixed use development with commercial uses and residential units, including student housing pass Third Reading. *Pg. 11-12*
- (d) That “OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 2015 NO. 6500.028” (OCP81) - to amend “OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500” by removing a portion of Linley Valley Drive as part of the major road network pass Third and Fourth Reading. *Pg. 13-14*

7. **PUBLIC MEETING**

- (a) Liquor License Application No. 117 (LA117)- 75 Front Street – to be introduced by Mr. Dave Stewart, Planner, Planning & Design. *Pg. 15*

Application to transfer the liquor-primary licence from 489 Wallace Street (Tandoori Junction) to 75 Front Street (The Nanaimo Bar).

8. **ADJOURNMENT OF THE SPECIAL COUNCIL MEETING:**

NOTICE OF PUBLIC HEARING

August 6th 2015 at 7:00 pm



There will be a Public Hearing on Thursday, August 6th 2015, starting at 7:00 pm in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, to consider a proposed amendment to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500."

All persons who believe their interest in property is affected by the proposed bylaw will be given the opportunity to be heard in person, by a representative, or by written submission, on the matters contained within Bylaw No. 4500.079 at the Public Hearing.

BYLAW NO. 4500.079

Purpose: To permit 11 duplex lots on a portion a portion of the subject property

Location(s): 1099 Bruce Avenue, shown on Map A

File No.: Rezoning Application - RA000350

This bylaw, if adopted, will rezone a portion of the subject property from Steep Slope Residential (R10) to Duplex Residential (R4) in order to permit 11 duplex lots.

The subject property is legally described as LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 50607, EXCEPT PARTS IN PLANS VIP61106, VIP64965, AND EPP22207 and is shown on Map A.

WANT TO FIND OUT MORE INFORMATION?

IN PERSON: A copy of the above-noted bylaw and related documents may be inspected from July 24th 2015 to August 6th 2015, from 8:00am to 4:30pm, Monday through Friday (excluding statutory holidays), at the City of Nanaimo, Community Development Department, Service and Resource Centre, located at 411 Dunsmuir Street.

WEBSITE: Access the rezoning application information on the City's webpage:

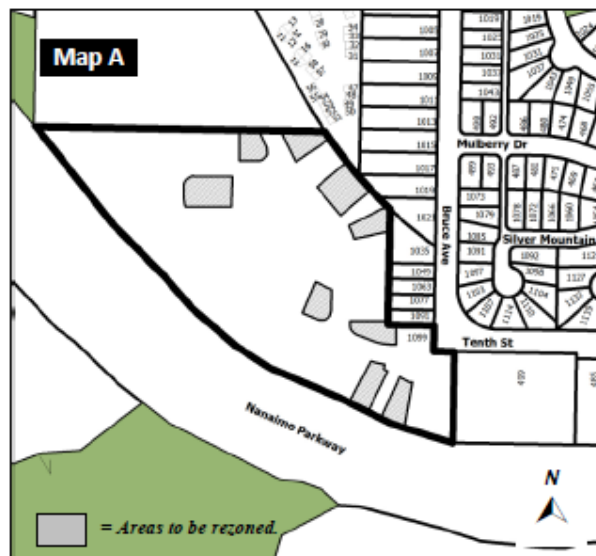
What's Building In My Neighbourhood?
www.nanaimo.ca/whatsbuilding

QR CODE: Use this QR code on your mobile device to go directly to the online information.



Following the close of a Public Hearing, no further submissions or comments from the public or interested persons can be accepted by members of City Council, as established by provincial case law. This is necessary to ensure a fair Public Hearing process and provide a reasonable opportunity for people to respond.

City of Nanaimo
Community Development Department
Service and Resource Centre
411 Dunsmuir Street
Phone: (250) 755-4429 Fax: (250) 755-4439
www.nanaimo.ca



WANT TO MAKE A WRITTEN SUBMISSION?

If you are unable to attend the Public Hearing, written submissions must be received no later than 4:00pm, August 6th 2015, to ensure their availability to Council at the Public Hearing. Written submissions can be provided by any of the following methods:

IN PERSON: Drop off at the Service and Resource Centre, located at 411 Dunsmuir Street

EMAIL: Email should be sent to public.hearing@nanaimo.ca

WEBSITE: Submit comments directly through the City's website at www.nanaimo.ca/publichearing

MAIL: City of Nanaimo, Community Development Department, 455 Wallace Street, Nanaimo, BC, V9R 5J6

If you would like more information about Public Hearings please go to the City website at www.nanaimo.ca and use the search function to find the 'Public Hearing Information Sheet', which contains many frequently asked questions.

This Notice is published in accordance with Section 892 of the Local Government Act. Notice given by the Corporate Officer.

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All persons who believe their interest in property is affected by the proposed bylaw will be given the opportunity to be heard in person, by a representative, or by written submission, on the matters contained within Bylaw No. 4500.080 at the Public Hearing.

BYLAW NO. 4500.080

Purpose: To rezone a portion of the subject property in order to permit the subdivision of an existing home from the remainder of the property.

Location(s): 6003 Nelson Road, shown on Map A

File No.: Rezoning Application - RA000353

This bylaw, if adopted, will rezone a portion of the subject property from Medium Density Residential (R8) to Single Dwelling Residential (R1) in order to permit the subdivision of an existing home from the remainder of the property.

The subject property is legally described as LOT 1, DISTRICT LOT 32, WELLINGTON DISTRICT PLAN EPP14809 EXCEPT PART IN STRATA PLAN EPS832 (PHASE 1) and is shown on Map A.

WANT TO FIND OUT MORE INFORMATION?

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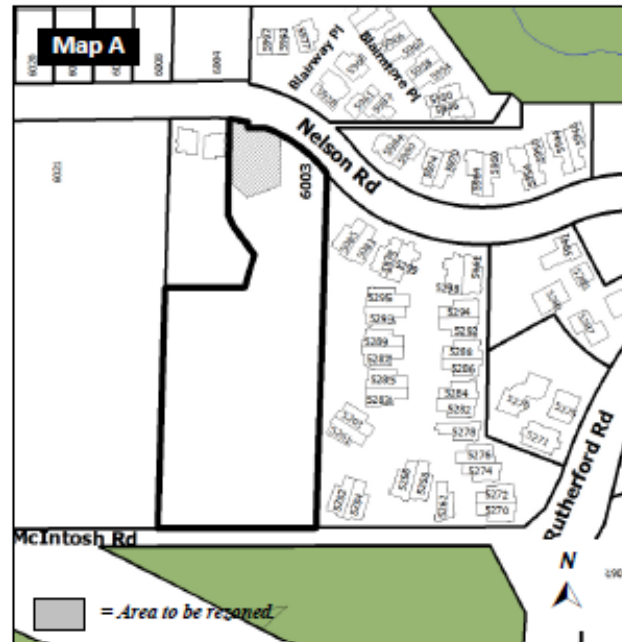
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All persons who believe their interest in property is affected by the proposed bylaw will be given the opportunity to be heard in person, by a representative, or by written submission, on the matters contained within Bylaw No. 4500.082 at the Public Hearing.

BYLAW NO. 4500.82

This bylaw, if adopted, will rezone the subject properties to permit a mixed-use development with commercial uses and residential units, including student housing.

Purpose: To rezone the subject properties from Single Dwelling Residential (R1) and Duplex Residential (R4) to Mixed Use Corridor (COR2) to permit the use of land for a mixed used development with commercial and residential uses.

Location(s): 306 Hillcrest Avenue, 525 Third Street, and 305, 311 & 321 Watfield Avenue, as shown on Map A

File No.: Rezoning Application - RA000348

The subject property is legally described as LOTS 1 TO 2, BLOCK 2, SECTION 1, NANAIMO DISTRICT, PLAN 1391; LOT 3, BLOCK 2, SECTION 32, RANGE OF PART OF SECTION 1, NANAIMO DISTRICT, PLAN 1391; and LOTS 4 TO 7, BLOCK 2, SECTION 1, NANAIMO DISTRICT, PLAN 1391 (525 Third Street); LOT 8, BLOCK 2, SECTION 1, NANAIMO DISTRICT, PLAN (305 Watfield Avenue); LOT 9, BLOCK 2, SECTION 1, NANAIMO DISTRICT, PLAN 1391 (311 Watfield Avenue); LOTS 10 TO 14, BLOCK 2, SECTION 1, NANAIMO DISTRICT, PLAN 1391 (321 Watfield Avenue); LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 14951 (306 Hillcrest Avenue); and the adjacent closed road from Single Dwelling Residential (R1) and Duplex Residential (R4) to Mixed Use Corridor (COR2) as shown on Map A.

WANT TO FIND OUT MORE INFORMATION?

IN PERSON: A copy of the above-noted bylaw and related documents may be inspected from July 24th 2015 to August 6th 2015, from 8:00am to 4:30pm, Monday through Friday (excluding statutory holidays), at the City of Nanaimo, Community Development Department, Service and Resource Centre, located at 411 Dunsmuir Street.

WEBSITE: Access the rezoning application information on the City's webpage:

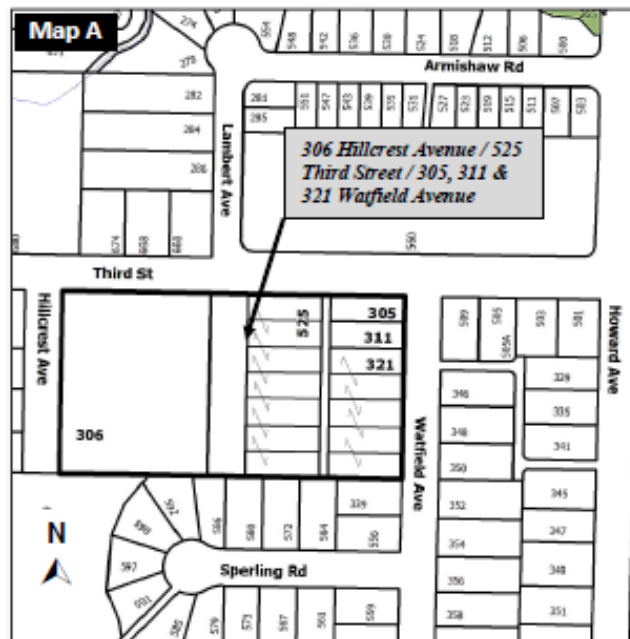
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Service and Resource Centre 411 Dunsmuir Street
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WANT TO MAKE A WRITTEN SUBMISSION?

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NOTICE OF PUBLIC HEARING

August 6th 2015 at 7:00 pm



There will be a Public Hearing on Thursday, August 6th 2015, starting at 7:00 pm in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, to consider proposed amendments to the City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500."

All persons who believe their interest in property is affected by the proposed bylaw will be given the opportunity to be heard in person, by a representative, or by written submission, on the matters contained within Bylaw No. 6500.028 at the Public Hearing.

BYLAW NO. 6500.028

Purpose: To remove a Minor Collector – Future designation for a portion of Linley Valley Drive

Location(s): Linley Valley Drive (West of Rutherford Road), as shown on Map A

File No.: OCP00081



WANT TO FIND OUT MORE INFORMATION?

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WEBSITE: Information associated with this bylaw can be found in the June 1st 2015 Council Agenda. From the City's home page (www.nanaimo.ca) use the link titled *Council Agenda/Minutes/Video*.

Please be advised that additional bylaws are scheduled for the Public Hearing.

The complete list of public hearing items is available on the City's website and published in local newspapers.

Following the close of a Public Hearing, no further submissions or comments from the public or interested persons can be accepted by members of City Council, as established by provincial case law. This is necessary to ensure a fair Public Hearing process and provide a reasonable opportunity for people to respond.

WANT TO MAKE A WRITTEN SUBMISSION?

If you are unable to attend the Public Hearing, written submissions must be received no later than 4:00 pm, August 6th 2015, to ensure their availability to Council at the Public Hearing. Written submissions can be provided by any of the following methods:

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Page 1 of 1

CITY OF NANAIMO

BYLAW NO. 4500.079

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 2011 NO. 4500"

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 890, 891, 903 and 904 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "ZONING AMENDMENT BYLAW 2015 NO. 4500.079".
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

By rezoning a portion of the lands legally described as LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 50607 EXCEPT PARTS IN PLANS VIP61106, VIP65965 AND EPP22207 (1099 Bruce Avenue) from Steep Slope Residential (R10) to Duplex Residential (R4), as shown on Schedule A.

PASSED FIRST READING 2015-JUL-20
PASSED SECOND READING 2015-JUL-20
PUBLIC HEARING HELD _____
PASSED THIRD READING _____
ADOPTED _____

MAYOR

CORPORATE OFFICER

File: RA000350
Address: 1099 Bruce Avenue




REZONING APPLICATION NO. RA000350

LOCATION PLAN

Civic: 1099 Bruce Avenue



-  **Portion to be Rezoned**
 **Subject Property**
 **Parks & Open Spaces**

CITY OF NANAIMO

BYLAW NO. 4500.080

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 2011 NO. 4500"

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 890, 891, 903 and 904 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "ZONING AMENDMENT BYLAW 2015 NO. 4500.080".
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

By rezoning a portion of the lands legally described as LOT 1, DISTRICT LOT 32, WELLINGTON DISTRICT, PLAN EPP14809 EXCEPT PART IN STRATA PLAN EPS632 (PHASE 1), (6003 Nelson Road) from Medium Density Residential (R8) to Single Dwelling Residential (R1), as shown on Schedule A.

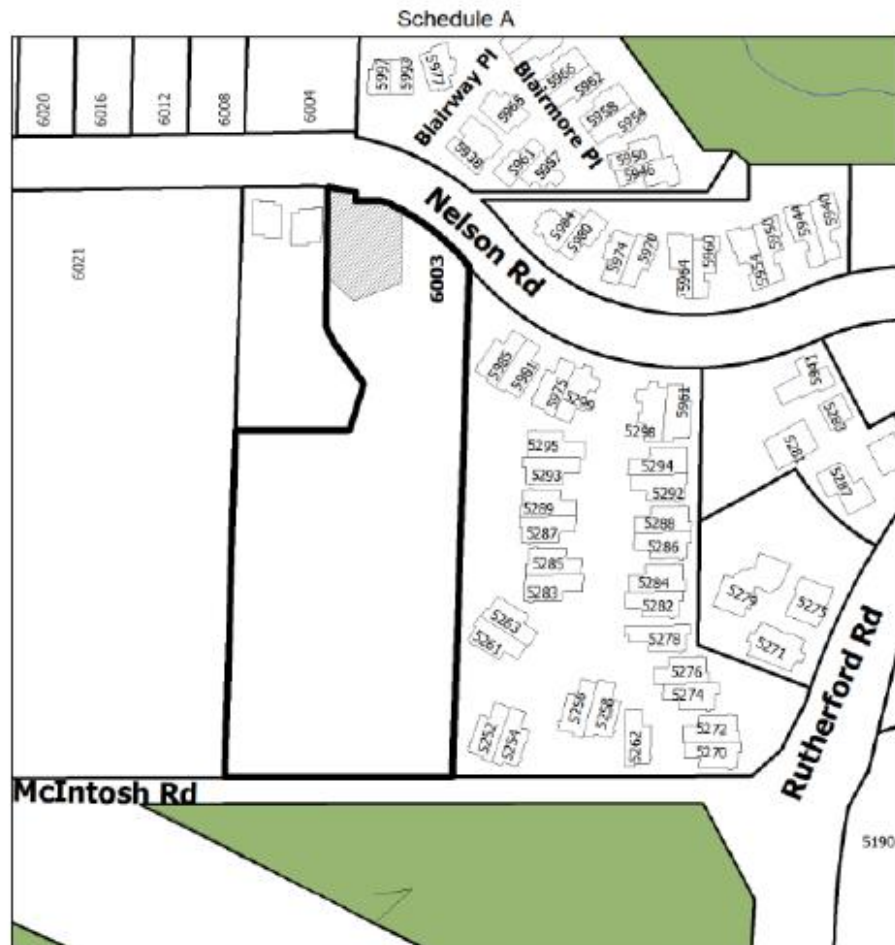
PASSED FIRST READING 2015-JUL-20
PASSED SECOND READING 2015-JUL-20
PUBLIC HEARING HELD _____
PASSED THIRD READING _____
ADOPTED _____

MAYOR

CORPORATE OFFICER

File: RA000353
Address: 6003 Nelson Road

Bylaw No.4500.080
Page 2






REZONING APPLICATION NO. RA000353

LOCATION PLAN

Civic: 6003 Nelson Road



-  Subject Property
-  Portion to be Rezoned
-  Parks & Open Spaces

CITY OF NANAIMO

BYLAW NO. 4500.082

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 2011 NO. 4500"

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 890, 891, 903 and 904 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "ZONING AMENDMENT BYLAW 2015 NO. 4500.082".
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOTS 1 TO 2, BLOCK 2, SECTION 1, NANAIMO DISTRICT, PLAN 1391; LOT 3, BLOCK 2, SECTION 32, RANGE OF PART OF SECTION 1, NANAIMO DISTRICT, PLAN 1391; and LOTS 4 TO 7, BLOCK 2, SECTION 1, NANAIMO DISTRICT, PLAN 1391 (525 Third Street); LOT 8, BLOCK 2, SECTION 1, NANAIMO DISTRICT, PLAN (305 Watfield Avenue); LOT 9, BLOCK 2, SECTION 1, NANAIMO DISTRICT, PLAN 1391 (311 Watfield Avenue); LOTS 10 TO 14, BLOCK 2, SECTION 1, NANAIMO DISTRICT, PLAN 1391 (321 Watfield Avenue); LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 14951 (306 Hillcrest Avenue); and the adjacent closed road from Single Dwelling Residential (R1) and Duplex Residential (R4) to Mixed Use Corridor (COR2) as shown on Schedule A.

PASSED FIRST READING 2015-JUL-20

PASSED SECOND READING 2015-JUL-20

PUBLIC HEARING HELD _____

PASSED THIRD READING _____

ADOPTED _____

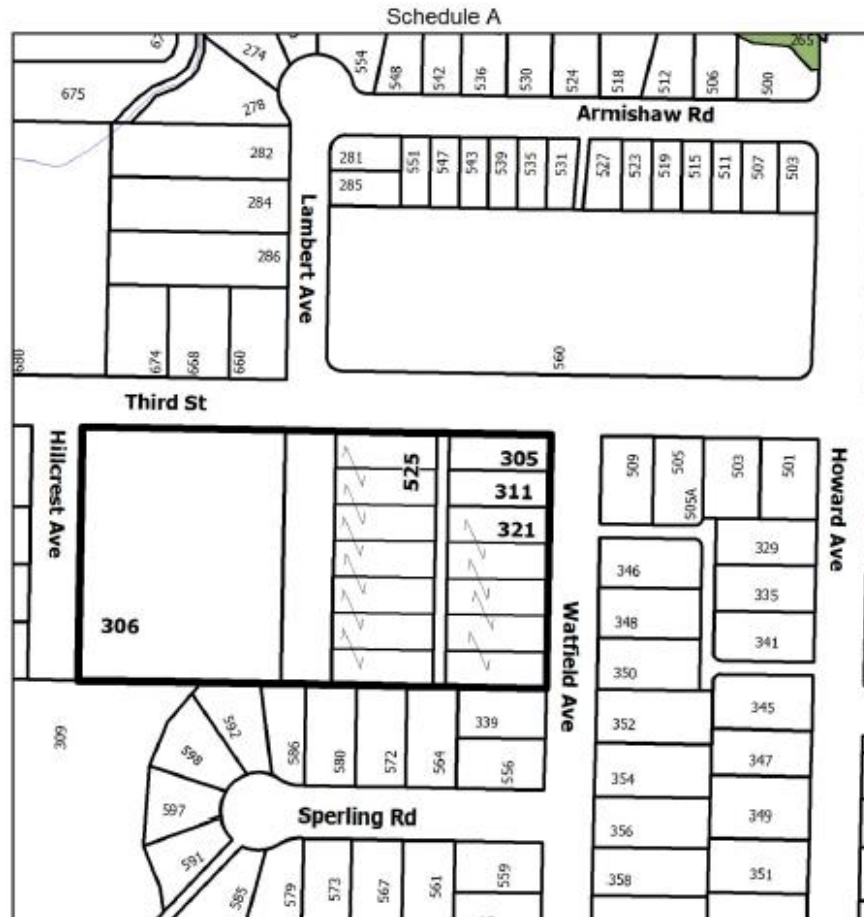
MAYOR

CORPORATE OFFICER

File: RA000348

Address: 306 Hillcrest Avenue / 525 Third Street / 305, 311 & 321 Watfield Avenue

Bylaw No.4500.082
Page 2





REZONING APPLICATION NO. RA000348

LOCATION PLAN

Civic: 306 Hillcrest Ave, 525 Third Street
and 305, 311 and 321 Watfield Road



-  Subject Properties to be Rezoned
-  Parks & Open Spaces

CITY OF NANAIMO

BYLAW NO. 6500.028

A BYLAW TO AMEND THE CITY OF NANAIMO
"OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500"

WHEREAS the Council of the City of Nanaimo wishes to amend City of Nanaimo
"OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500";

THEREFORE, BE IT RESOLVED that the Municipal Council of the City of Nanaimo, in
open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW
2015 NO. 6500.028".
2. The City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is hereby
amended as set out in Schedule A to this Bylaw.

PASSED FIRST READING 2015-JUN-01
PASSED SECOND READING 2015-JUN-01
PUBLIC HEARING HELD
PASSED THIRD READING
ADOPTED

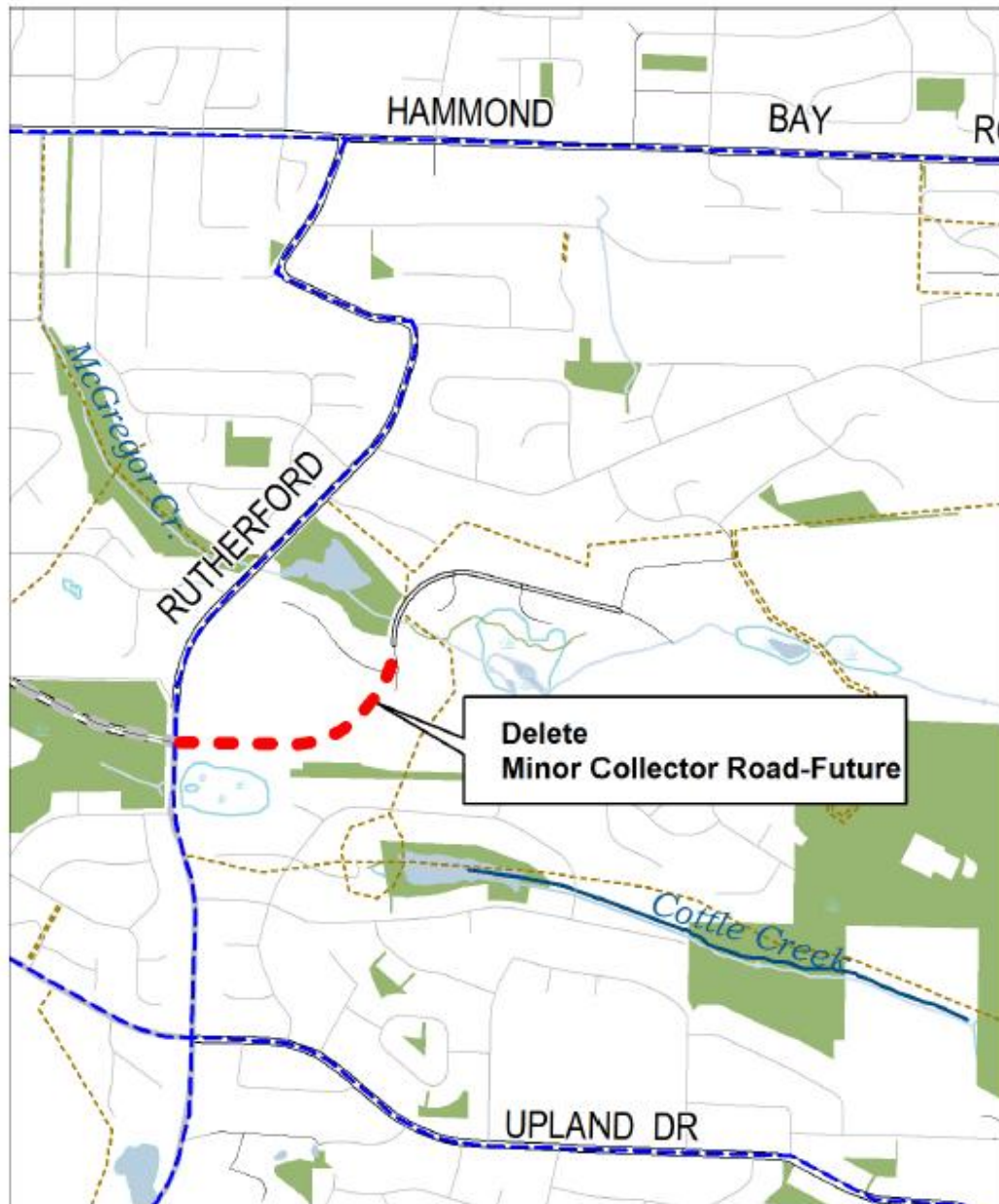
MAYOR

CORPORATE OFFICER

File: OCP00081

Bylaw No. 6500.028
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SCHEDULE A

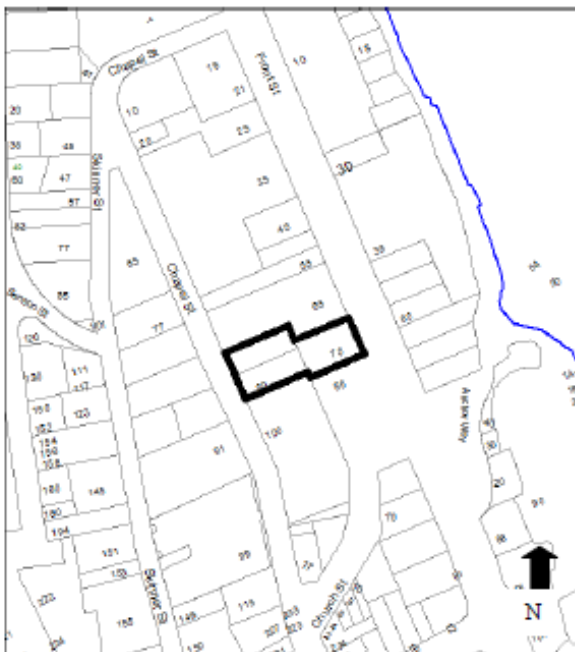




NOTICE OF PUBLIC MEETING 2015-AUG-6

THE NANAIMO BAR – 75 FRONT STREET

NEW LIQUOR PRIMARY LICENSE



The City has received correspondence from Ms. Sonia Komen requesting a local government resolution in support of her application to the Liquor Control and Licensing Branch (LCLB) to transfer the liquor-primary licence from 489 Wallace Street (Tandoori Junction) to 75 Front Street (The Nanaimo Bar). The licensed capacity for 489 Wallace Street is currently 60 persons. The proposed licensed capacity for 75 Front Street is also a 60 person maximum, to be confirmed through the building permit process.

As part of the review process, the City of Nanaimo is responsible to gather the views of local residents and business operators and forward this information, along with recommendations, to the LCLB in Victoria.

The application will appear before Council at a public meeting immediately following the close of the City of Nanaimo Public Hearing which will be held on Thursday, 2015-AUG-06 at 7pm in Shaw Auditorium of the Vancouver Island Conference Centre, located at 80 Commercial Street. You are welcome to attend the public meeting and speak to this application.

For more information regarding the liquor primary license application please contact David Stewart, Planner, at 250-755-4460 x 4332 or by email at david.stewart@nanaimo.ca