

## 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, 2013-OCT-03, COMMENCING AT 7:00 P.M.

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CHAIR: MAYOR RUTTAN

ACTING MAYOR: COUNCILLOR BRENNAN (2013-SEP-09 TO 2013-OCT-20)

1. **CALL THE SPECIAL MEETING OF COUNCIL TO ORDER:**
2. **ADOPTION OF AGENDA: (Brennan/McKay)**
3. **CALL THE PUBLIC HEARING TO ORDER:**
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. 4500.048** – RA000319 – 6010, 6020, 6025 and 6045 Linley Valley Drive; 5730 and 5757 Turner Road; 4900 and 4950 Uplands Drive – to be introduced by Mr. Dave Stewart, Planner, Planning & Design Section. *Pg. 4-5*

This bylaw, if adopted, will amend “ZONING BYLAW 2011 NO. 4500” by rezoning the subject properties from Townhouse Residential (R6), Medium Density Residential (R8), High Density (High Rise) Residential (R9), and City Commercial Centre (CC3) to Residential Corridor (COR1), Community Corridor (COR3), City Commercial Centre (CC3), Townhouse Residential (R6) and Medium Density Residential (R8) in order to permit a mixed use development.

- (b) **Bylaw No. 6500.021** – OCP00075 – 5101 Rutherford Road and Part of 445 Comox Road – to be introduced by Ms. Deborah Jensen, Community Development Planner, Community Planning Section. *Page 6-8*

This bylaw, if adopted, will amend Map 1 (Future Land Use Plan) of the “OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500” by redesignating lands included as part of the School District 68 / City of Nanaimo Land Exchange. Once complete, the land exchange process resolves a number of issues associated with historical land ownership, and assists both organizations with asset management and best use of the lands.

**Bylaw No. 4500.045** – RA000317 – 5101 Rutherford Road, Part of 445 Comox Road, 6780 Comox Road, and 502 Howard Avenue – to be introduced by Mr. Dave Stewart, Planner, Planning & Design Section.

This bylaw, if adopted, will amend “ZONING BYLAW 2011 NO. 4500” by rezoning the subject properties included as part of the School District 68 / City of Nanaimo Land Exchange. Once complete, the land exchange process resolves a number of issues associated with historical land ownership, and assists both organizations with asset management and best use of the lands.

- (c) **Bylaw No. 6500.023** – OCP00076 – Regional Context Statement – to be introduced by Ms. Deborah Jensen, Community Development Planner, Community Planning Section.

*Pg. 9*

This bylaw, if adopted, will include text amendments to update the Regional Context Statement contained within “OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500”. The Regional District of Nanaimo adopted a new Regional Growth Strategy, *Shaping Our Future*, in November 2011, which replaced the previous Strategy adopted in 2003. An update to the Regional Context Statement, as per Section 866 of the *Local Government Act*, is required to ensure it is consistent with the content of the Regional Growth Strategy (RGS). The Regional Context Statement identifies how the Official Community Plan addresses the goals of the Regional Growth Strategy.

- (d) **Bylaw No. 6500.022** – OCP00068 – Harewood Neighbourhood Plan – to be introduced by Ms. Deborah Jensen, Community Development Planner, Community Planning Section.

*Pg. 10-13*

This bylaw, if adopted, will include text amendments and update mapping layers to include the Harewood Neighbourhood Plan within “OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500”. The purpose of this Neighbourhood Plan is to address neighbourhood issues and opportunities that were identified by residents and other stakeholders throughout the planning process, while working within the context of the Official Community Plan. The Neighbourhood Plan identifies areas of common concern and articulates the community’s vision for change through neighbourhood plan policies, and includes an urban design framework, South Harewood framework, and design guidelines for new developments. Neighbourhood Plan policies address land use and development, social enrichment and culture, economic development, environmental protection and enhancement, energy and climate, parks, open space and connectivity, and transportation and infrastructure.

Note: Due to the volume of material associated with this bylaw, please be advised that the Harewood Neighbourhood Plan is available through the following links:

Part 1: <http://cnan.ca/15GSBGq>

Part 2: <http://cnan.ca/19javiF>

Map 1: <http://cnan.ca/19jayLy>

Map 2: <http://cnan.ca/19jazz5>

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

**6. BYLAWS:**

- |     |  |                  |
|-----|--|------------------|
| (a) | That ZONING AMENDMENT BYLAW 2013 NO. 4500.048” (RA000319 - to amend “ZONING BYLAW 2011 NO. 4500” by rezoning the subject properties from Townhouse Residential (R6), Medium Density Residential (R8), High Density (High Rise) Residential (R9), and City Commercial Centre (CC3) to Residential Corridor (COR1), Community Corridor (COR3), City Commercial Centre (CC3), Townhouse Residential (R6), and Medium Density Residential (R8) in order to permit a mixed use development) pass third reading. | <i>Pg. 14-16</i> |
| (b) | That “OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 2013 NO. 6500.021” (OCP00075 – to amend “OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500” by redesignating lands included as part of the School District 68 / City of Nanaimo Land Exchange) pass third reading.   | <i>Pg. 17-19</i> |
|     | That “ZONING AMENDMENT BYLAW 2013 NO. 4500.045” (RA000317 – to amend “ZONING BYLAW 2011 NO. 4500” by rezoning the subject properties included as part of the School District 68 / City of Nanaimo Land Exchange) pass third reading.   | <i>Pg. 20-24</i> |
| (c) | That “OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 2013 NO. 6500.023” (OCP00076 – to amend “OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500” to include text amendments to update the Regional Context Statement) pass third reading.   | <i>Pg. 25-30</i> |
| (d) | That “OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 2013 NO. 6500.022” (OCP00068 – to amend “OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500” by including text amendments and updating mapping layers to include the Harewood Neighbourhood Plan) pass third reading.   | <i>Pg. 31-36</i> |

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

# NOTICE OF PUBLIC HEARING

October 3<sup>rd</sup> 2013 at 7:00 pm



There will be a Public Hearing on Thursday, October 3<sup>rd</sup> 2013, 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 "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. 4500.048 at the Public Hearing.

## BYLAW NO. 4500.048

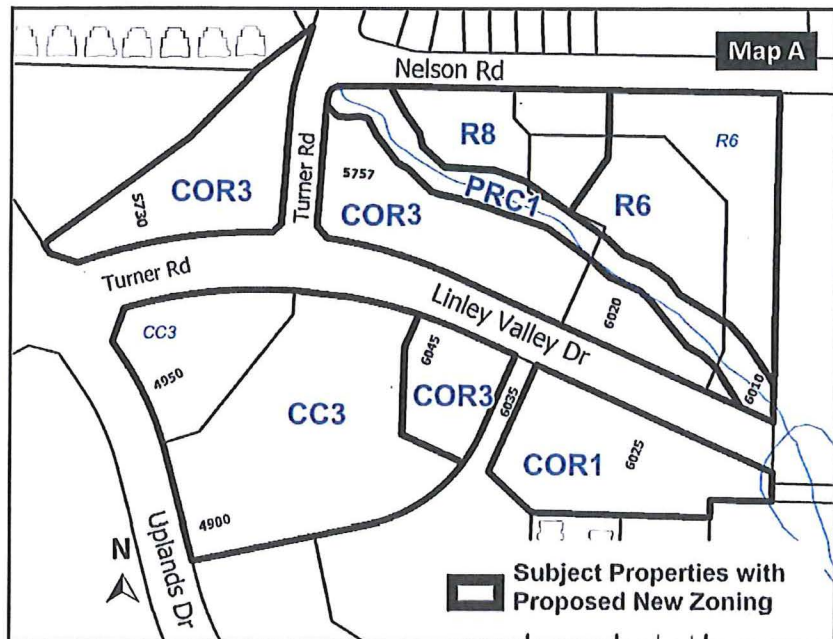
**Purpose:** To permit the use of land for a mixed use development, including office, retail and multiple family development uses and to amend an existing covenant in order to relocate the required non-market housing from 5730 Turner Road to a portion of 5757 Turner Road.

**Location(s):** 6010, 6020, 6025 and 6045 Linley Valley Drive; 5730 and 5757 Turner Road; 4900 and 4950 Uplands Drive – see Map A

**File No.:** RA319

This bylaw, if adopted, will amend "ZONING BYLAW 2011 NO. 4500" by rezoning the subject properties from Townhouse Residential (R6), Medium Density Residential (R8), High Density (High Rise) Residential (R9), and City Commercial Centre (CC3) to Residential Corridor (COR1), Community Corridor (COR3), City Commercial Centre (CC3), Townhouse Residential (R6) and Medium Density Residential (R8) in order to permit a mixed use development.

The subject properties are legally described as LOTS 7, 8, 11, 12, AND 13, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN VIP65104 and LOT 10, DISTRICT LOTS 20 AND 30, WELLINGTON DISTRICT, PLAN VIP65104 and LOTS A AND B, DISTRICT LOTS 14 AND 30, WELLINGTON DISTRICT, PLAN VIP66085, 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 September 20<sup>th</sup> 2013 to October 3<sup>rd</sup> 2013, from 8:00 am to 4:30 pm, Monday through Friday (excluding statutory holidays), at the City of Nanaimo, Community Safety & Development Division (Service and Resource Centre), located at 411 Dunsmuir Street.

**WEBSITE:** Information associated with this bylaw can be found in the September 9<sup>th</sup> 2013 Council Agenda. From the City's home page ([www.nanaimo.ca](http://www.nanaimo.ca)) use the link titled 'Council Agenda/Minutes/Video'.

Application information associated with Bylaw No. 4500.048, can be accessed on the City's webpage: *What's Building In My Neighbourhood?* [www.nanaimo.ca/whatsbuilding](http://www.nanaimo.ca/whatsbuilding)

**QR CODE:** Use this QR code on your mobile device to go directly to the online information for Bylaw No. 4500.048.





### ***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, October 3<sup>rd</sup> 2013, 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 reception desk in the Services and Resource Centre, located at 411 Dunsmuir Street

**WEBSITE:** Submit comments directly through the City's website at [www.nanaimo.ca/publichearing](http://www.nanaimo.ca/publichearing)

**EMAIL:** Email should be sent to [public.hearing@nanaimo.ca](mailto:public.hearing@nanaimo.ca)

**POSTAL MAIL:** City of Nanaimo  
Community Safety & Development Division  
455 Wallace Street  
Nanaimo, BC  
V9R 5J6.

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.

*Please be advised that additional agenda items 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.*

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There will be a Public Hearing on Thursday, October 3<sup>rd</sup> 2013, 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" and the City of Nanaimo "ZONING BYLAW 2011 NO. 4500."

All persons who believe their interest in property is affected by the proposed bylaws will be given the opportunity to be heard in person, by a representative, or by written submission, on the matters contained within Bylaws No. 6500.021 and 4500.045 at the Public Hearing.

## BYLAW NO. 6500.021

**Purpose:** To permit the use of land for School District 68 and City of Nanaimo related operations.

**Location(s):** 5101 Rutherford Road and Part of 445 Comox Road – see Maps A and B

**File No.:** OCP75

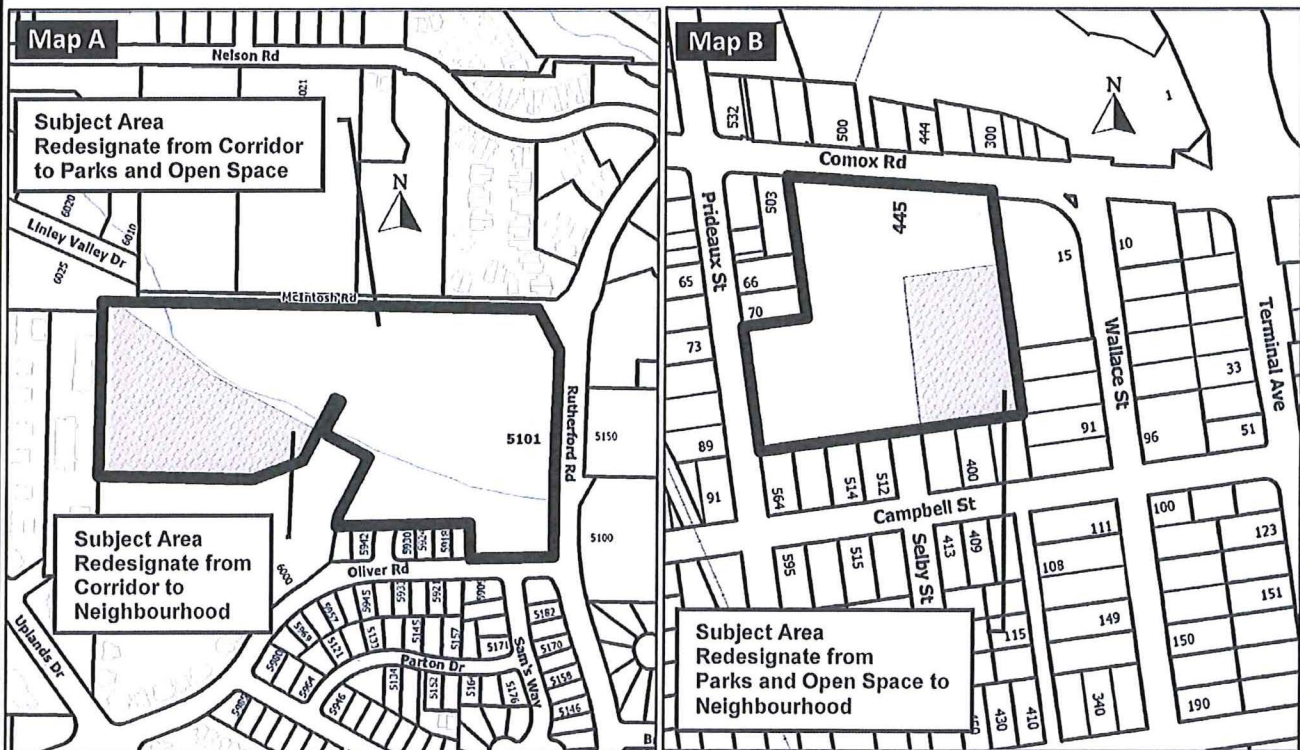
This bylaw, if adopted, will amend Map 1 (Future Land Use Plan) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" by redesignating lands included as part of the School District 68 / City of Nanaimo Land Exchange. Once complete, the land exchange process resolves a number of issues associated with historical land ownership, and assists both organizations with asset management and best use of the lands.

The subject properties are identified as:

5101 Rutherford Road	Lot 1, District Lot 14, Wellington District, Plan 12840 Except That Part in Plan 42599 and 45812	Redesignate from 'Corridor' to 'Neighbourhood' and 'Parks and Open Space' to facilitate a nature park and single family residential development.
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Part of 445 Comox Road	Park Dedicated by Plan 584	Redesignate from 'Parks and Open Space' to 'Neighbourhood' to recognize the existing school.
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and are shown on Maps A and B.





## BYLAW NO. 4500.045

**Purpose:** To permit the use of land for School District 68 and City of Nanaimo related operations.

**Location(s):** Various – see Maps C, D, E and F

**File No.:** RA317

This bylaw, if adopted, will amend "ZONING BYLAW 2011 NO. 4500" by rezoning the subject properties included as part of the School District 68 / City of Nanaimo Land Exchange. Once complete, the land exchange process resolves a number of issues associated with historical land ownership, and assists both organizations with asset management and best use of the lands.

The subject properties are identified as:

5101 Rutherford Road	Lot 1, District Lot 14, Wellington District, Plan 12840 Except That Part in Plan 42599 and 45812	Rezone a portion of lands from Single Dwelling Residential (R1) zone to Parks, Recreation and Culture One (PRC-1) zone and Single Dwelling Residential – Small Lot (R2) zone to permit a nature park and a 34 lot single family residential subdivision.
Part of 445 Comox Road	Park Dedicated by Plan 584	Rezone a portion of lands from Parks, Recreation and Culture Three (PRC-3) zone to Community Service One (CS1) zone to recognize the existing school.
6780 Dickinson Road	Lot A, District Lot 53, Wellington District, Plan VIP66439	Rezone from Single Dwelling Residential (R1) zone to Parks, Recreation and Culture One (PRC-1) zone to permit a nature park.
502 Howard Avenue	Section 25, Range 7, of Section 1, Nanaimo District, Plan 630	Rezone from Community Service One (CS1) zone to Parks, Recreation and Culture Three (PRC-3) zone to permit an active park.

and are shown on Maps C, D, E and F.



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[www.nanaimo.ca](http://www.nanaimo.ca)





### WANT TO FIND OUT MORE INFORMATION?

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Application information associated with Bylaw No. 4500.045, including a copy of the bylaw, can be accessed on the City's webpage: *What's Building In My Neighbourhood?* [www.nanaimo.ca/whatsbuilding](http://www.nanaimo.ca/whatsbuilding).

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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. 6500.023 at the Public Hearing.

## BYLAW NO. 6500.023

**Purpose:** To update the Regional Context Statement contained within the Official Community Plan.

**Location(s):** n/a

**File No.:** OCP76

This bylaw, if adopted, will include text amendments to update the Regional Context Statement contained within "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500".

The Regional District of Nanaimo adopted a new Regional Growth Strategy, *Shaping Our Future*, in November 2011, which replaced the previous Strategy adopted in 2003. An update to the Regional Context Statement, as per Section 866 of the *Local Government Act*, is required to ensure it is consistent with the content of the Regional Growth Strategy (RGS). The Regional Context Statement identifies how the Official Community Plan addresses the goals of the Regional Growth Strategy.

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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. 6500.022 at the Public Hearing.

## BYLAW NO. 6500.022

**Purpose:** To update Official Community Plan (OCP) text and mapping layers to include the Harewood Neighbourhood Plan.

**Location(s):** Various – see Map A

**File No.:** OCP68

This bylaw, if adopted, will include text amendments and update mapping layers to include the Harewood Neighbourhood Plan within "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500". The purpose of this Neighbourhood Plan is to address neighbourhood issues and opportunities that were identified by residents and other stakeholders throughout the planning process, while working within the context of the Official Community Plan. The Neighbourhood Plan identifies areas of common concern and articulates the community's vision for change through neighbourhood plan policies, and includes an urban design framework, South Harewood framework, and design guidelines for new developments. Neighbourhood Plan policies address land use and development, social enrichment and culture, economic development, environmental protection and enhancement, energy and climate, parks, open space and connectivity, and transportation and infrastructure. Proposed amendments to the Official Community Plan include:

- a) Add Schedule J to include the Harewood Neighbourhood Plan as part of the Official Community Plan.
- b) Amend Part A, Section 1 and Part C, Subsections 2.3 and 7.1(9) to include the Harewood Neighbourhood Plan within the list of neighbourhood plans adopted as part of the Official Community Plan.
- c) Amend Part C, Subsection 7.4, Development Permit Area 9 (Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development), to specify that development permits within the boundaries of the Harewood Neighbourhood Plan shall be in accordance with the Harewood Neighbourhood Plan Urban Design Framework and Guidelines.
- d) Amend Figure 3 (Planning Areas and Neighbourhood / Area Plans) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" to include the Harewood Neighbourhood Plan.
- e) Amend Map 1 (Future Land Use Plan) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" to reflect changes to the land use designations, which support the direction of the Neighbourhood Plan. This includes:
  - (1) Redesignating properties from 'Neighbourhood' and 'Corridor' to 'Parks and Open Space'. The subject properties are known as:

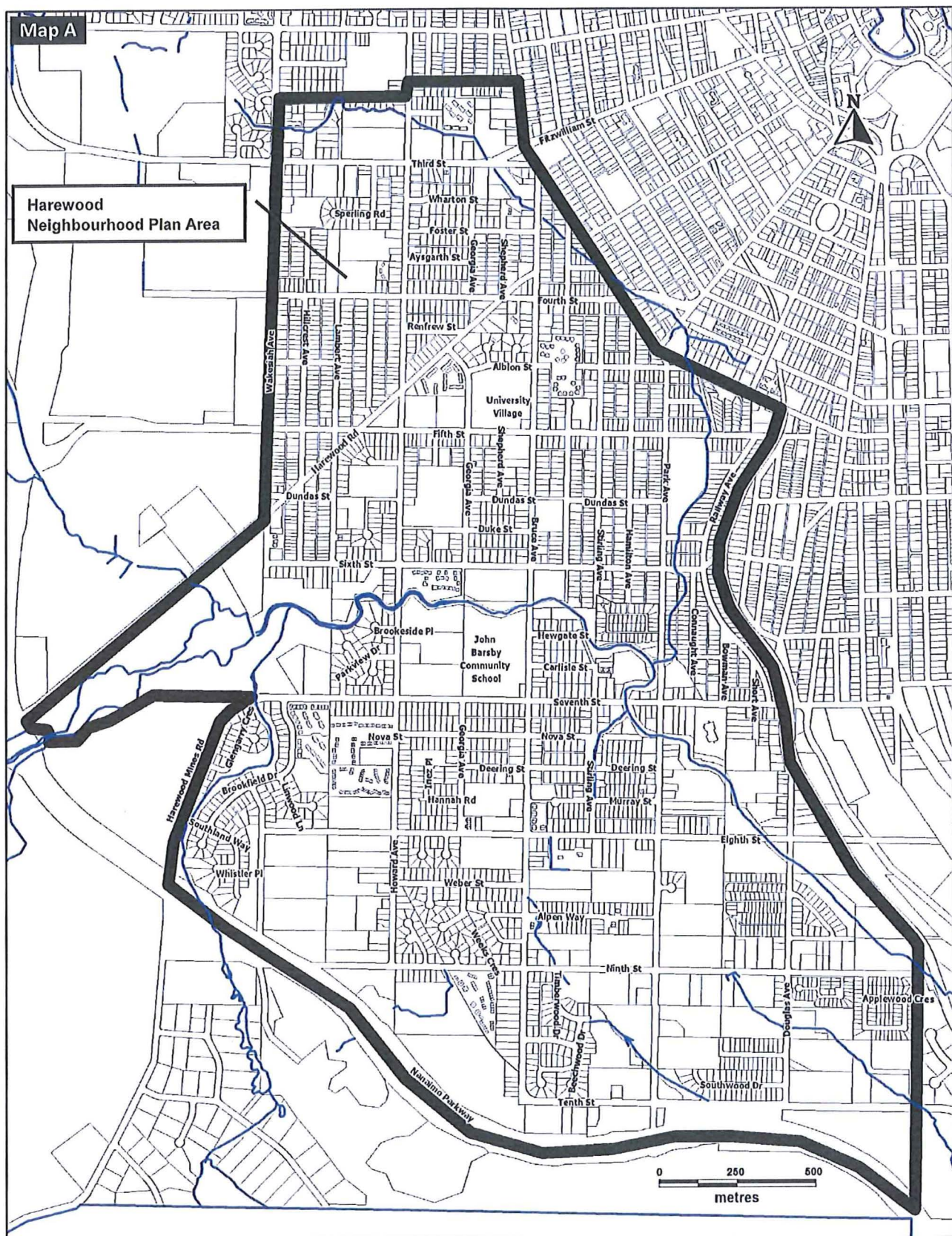
489 Alpen Way	777 Connaught Avenue	1080 Park Avenue
498 Alpen Way	502 Howard Avenue	210 Tenth Street
307 Bruce Avenue	Part of 100 Lotus Pinnatus Way	250 Tenth Street
321 Bruce Avenue	772 Park Avenue	301 Third Street
730 Connaught Avenue		

and are shown on Maps B to H.

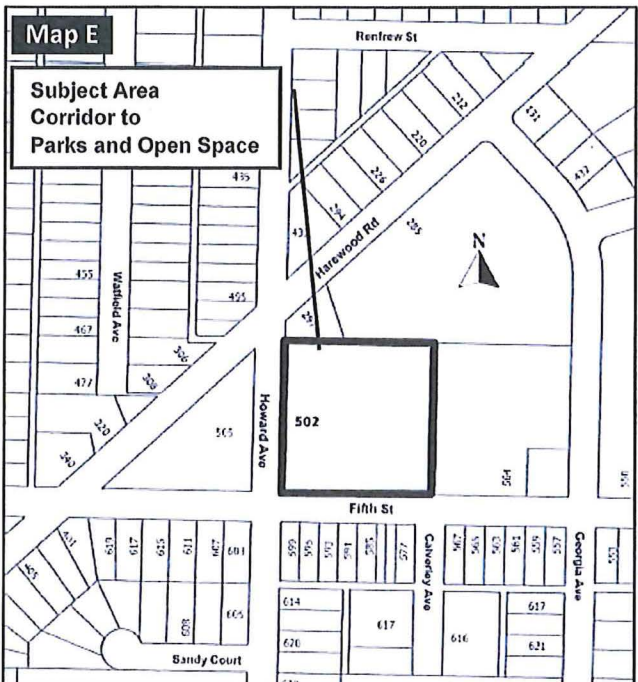
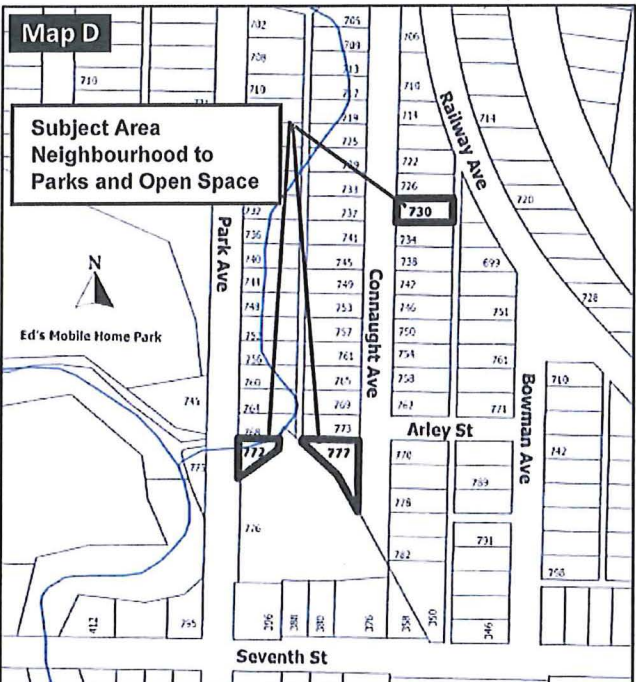
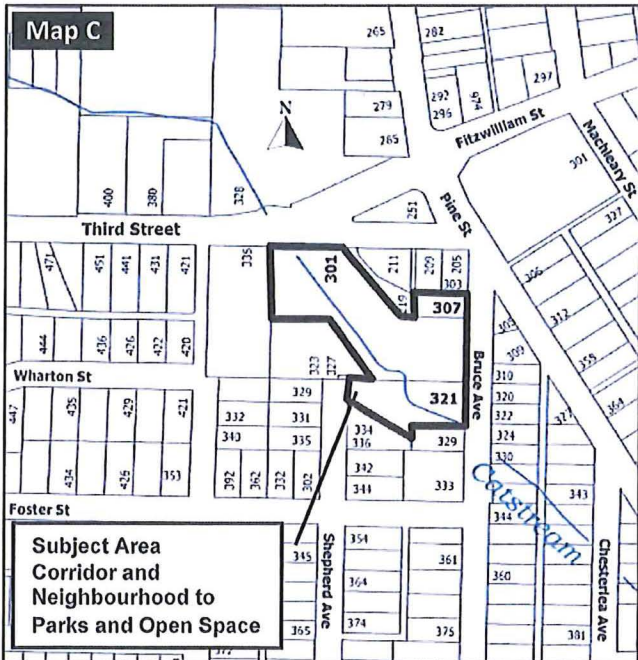
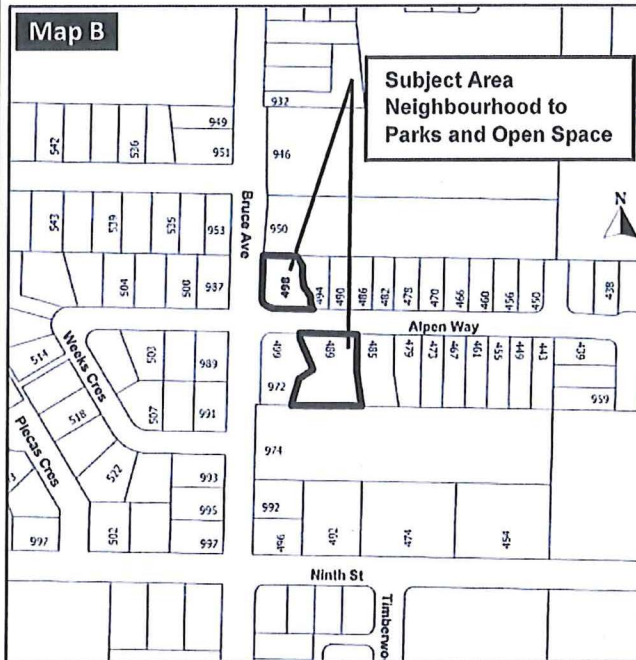


Map A

Harewood  
Neighbourhood Plan Area







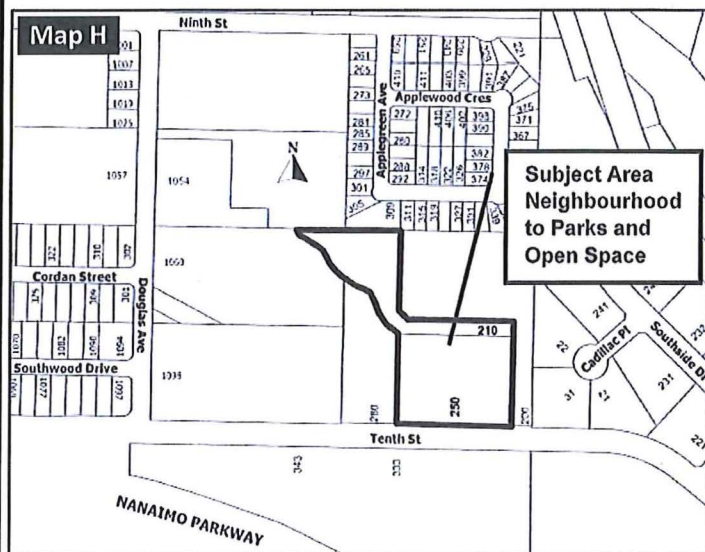
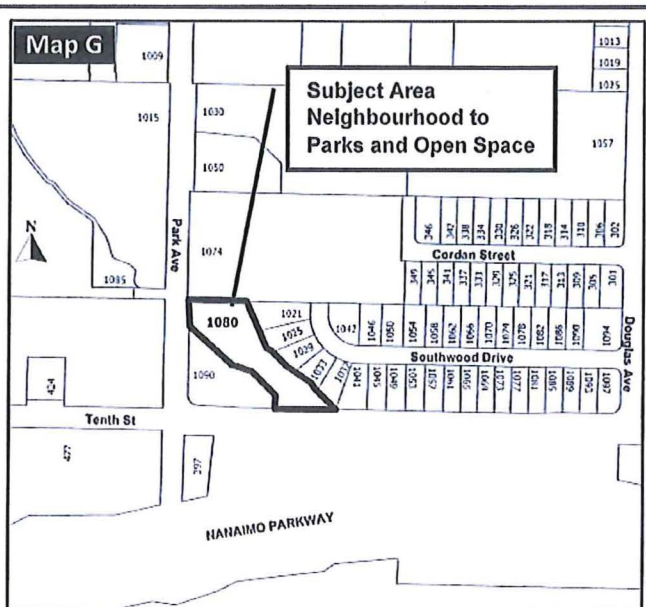
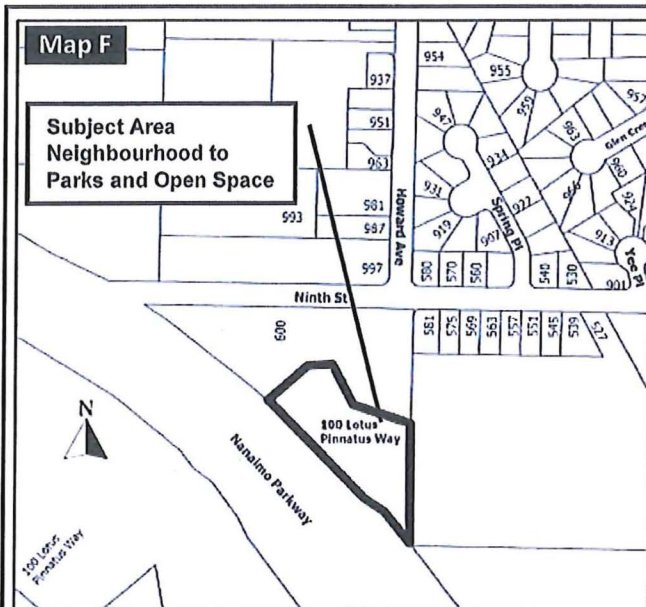
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**WEBSITE:** Information associated with this bylaw can be found in the [July 8<sup>th</sup> 2013](#) and [August 12<sup>th</sup> 2013](#) Council Agenda. From the City's home page ([www.nanaimo.ca](http://www.nanaimo.ca)) use the link titled 'Council Agenda/Minutes/Video'.

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CITY OF NANAIMO

BYLAW NO. 4500.048

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

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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 2013 NO. 4500.048".

2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

1) By adding the following as Subsection 10.3.3:

10.3.3 Notwithstanding Subsection 10.3.1, for the properties legally described as LOT B, DISTRICT LOTS 14 AND 30, WELLINGTON DISTRICT, PLAN VIP66085 (4900 Uplands Drive) and LOT 7, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN VIP65104 (4950 Uplands Drive), where the properties include a residential use, the maximum allowable Floor Area Ratio shall be as permitted within the High Density (High Rise) Residential (R9) zone.

2) By adding the following as Subsection 10.6.2

10.6.2 Notwithstanding Subsection 10.6.1, the maximum allowable height for a principal residential building on the properties legally described as LOT B, DISTRICT LOTS 14 AND 30, WELLINGTON DISTRICT, PLAN VIP66085 (4900 Uplands Drive) and LOT 7, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN VIP65104 (4950 Uplands Drive) is 36m.

3) By rezoning the lands legally described as LOT 8, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN VIP65104 (6045 Linley Valley Drive); LOT A, DISTRICT LOTS 14 AND 30, WELLINGTON DISTRICT, PLAN VIP66085 (6025 Linley Valley Drive); LOT 13, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN VIP65104 (6010 Linley Valley Drive); LOT 12, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN VIP65104 (6020 Linley Valley Drive); LOT 11, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN VIP65104 (5757 Turner Road), LOT 10, DISTRICT LOTS 20 AND 30, WELLINGTON DISTRICT, PLAN VIP65104 (5730 Turner Road), LOT 7, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN VIP65104 (4950 Uplands Drive), and LOT B, DISTRICT LOTS 14 AND 30, WELLINGTON DISTRICT, PLAN VIP66085 (4900 Uplands Drive) from Medium Density Residential (R8), High Density (High Rise) Residential (R9), Townhouse Residential (R6) and City Commercial Centre (CC3) to Community Corridor (COR3), Residential Corridor (COR1), City Commercial Centre (CC3), Medium Density Residential (R8), and Townhouse Residential (R6), as shown on Schedule A.

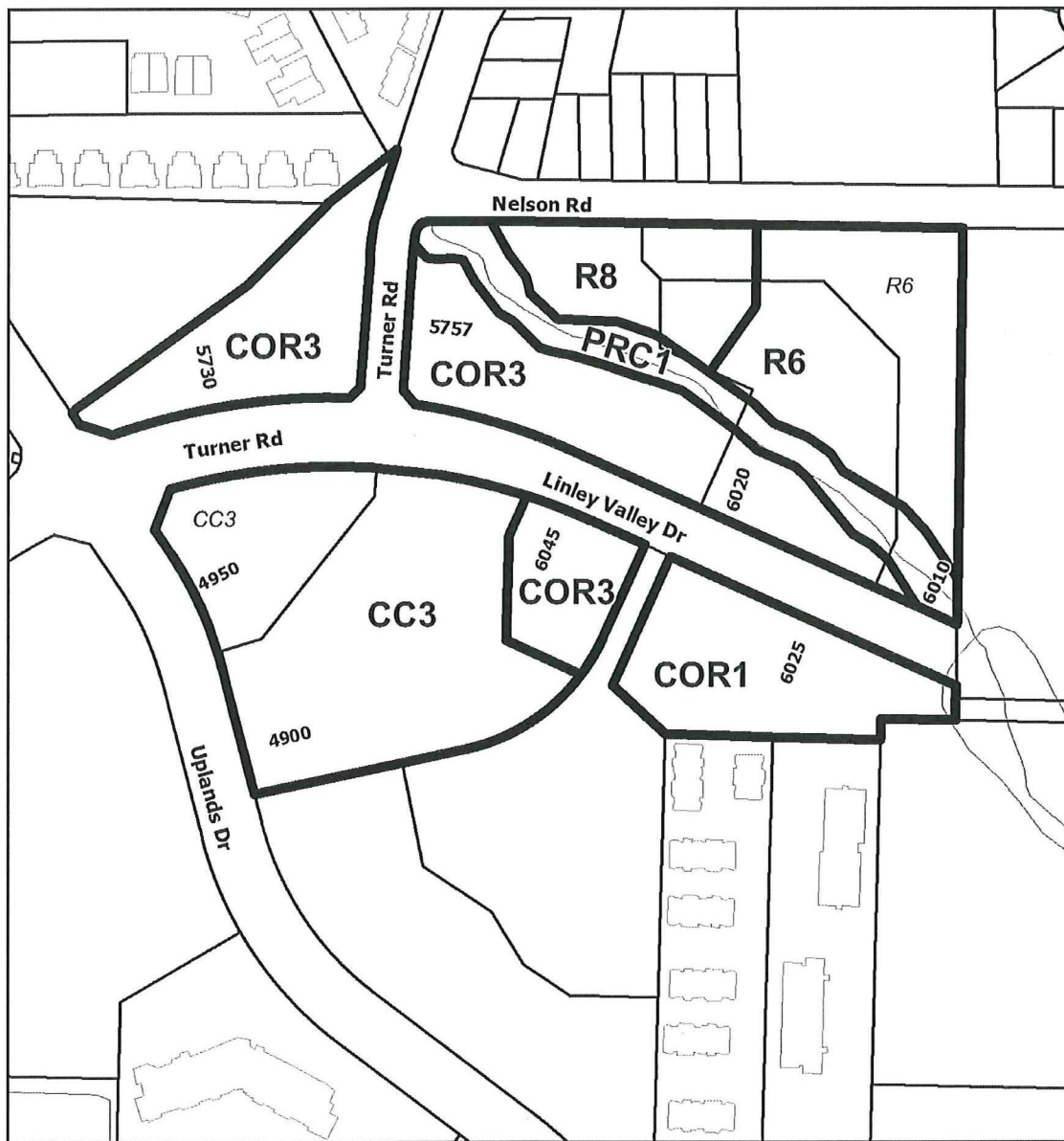


PASSED FIRST READING 2013-SEP-09  
PASSED SECOND READING 2013-SEP-09  
PUBLIC HEARING HELD \_\_\_\_\_  
PASSED THIRD READING \_\_\_\_\_  
COVENANT REGISTERED \_\_\_\_\_  
MOT APPROVAL \_\_\_\_\_  
ADOPTED \_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

Schedule A



REZONING APPLICATION NO. RA000319

## LOCATION PLAN



Civic: 5730 and 5757 Turner Rd, 4900 and 4950 Uplands Dr.  
and 6010, 6020, 6025 and 6045 Linley Valley Dr.



**Subject Properties with  
Proposed New Zoning**

CITY OF NANAIMO

BYLAW NO. 6500.021

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  
2013 NO. 6500.021".
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 2013-SEP-09  
PASSED SECOND READING 2013-SEP-09  
PUBLIC HEARING HELD \_\_\_\_\_  
PASSED THIRD READING \_\_\_\_\_  
ADOPTED \_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

File: OCP00075  
City of Nanaimo / School District Land Exchange

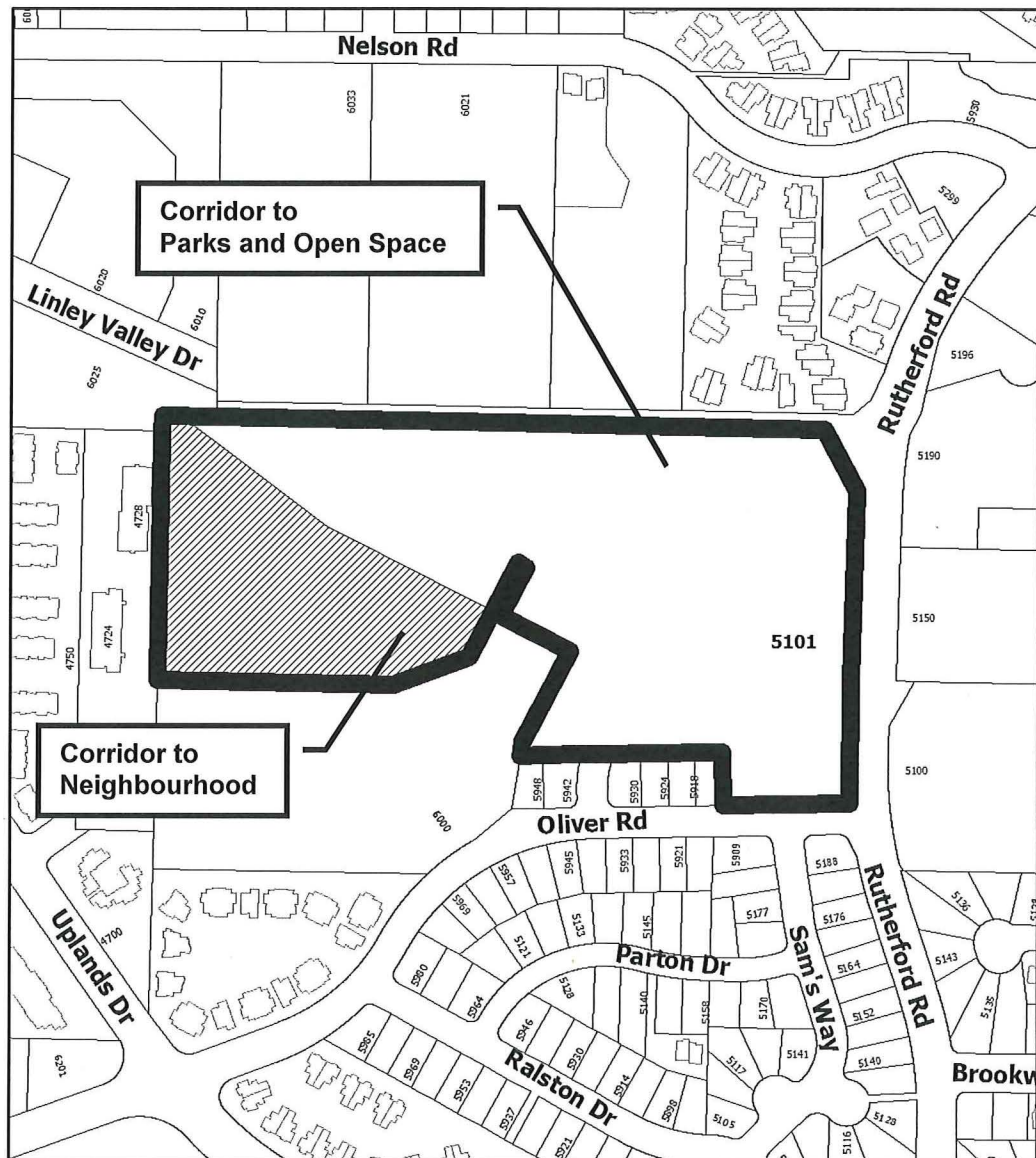
SCHEDULE A

1. Map 1 (Future Land Use Plan) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is amended as follows:

- a) Redesignate the subject property known as

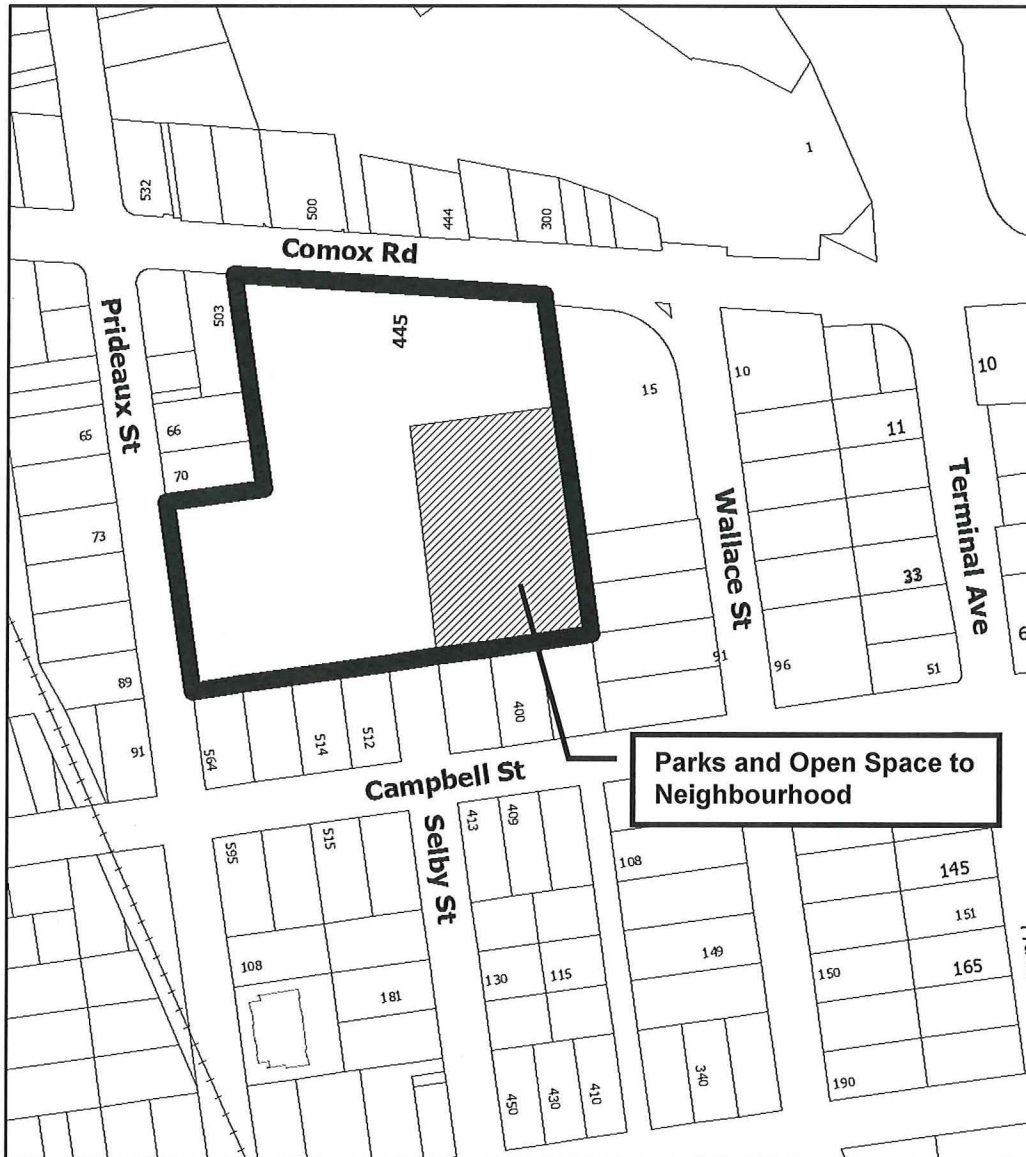
5101 Rutherford Road (Lot 1, District Lot 14, Wellington District, Plan 12840 Except That Part in Plan 42599 and 45812; PID 001 839 471)

from 'Corridor' to 'Neighbourhood' and 'Parks and Open Space'.



SCHEDULE A

- b) Redesignate the subject property known as  
Part of 445 Comox Road (Park Dedicated by Plan 584)  
from 'Parks and Open Space' to 'Neighbourhood'.





CITY OF NANAIMO

BYLAW NO. 4500.045

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 2013 NO. 4500.045".
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:
  - 1) By rezoning the lands legally described as LOT 1, DISTRICT LOT 14, WELLINGTON DISTRICT, PLAN 12840 EXCEPT THAT PART IN PLAN 42599 AND 45812 (5101 Rutherford Road) from Single Dwelling Residential (R1) to Single Dwelling Residential – Small Lot (R2) and Parks, Recreation and Culture One (PRC-1) as shown on Schedule A.
  - 2) By rezoning the lands legally described as SECTION 25, RANGE 7, OF SECTION 1, NANAIMO DISTRICT, PLAN 630 (502 Howard Avenue) from Community Service One (CS1) to Parks, Recreation and Culture Three (PRC-3) as shown on Schedule B.
  - 3) By rezoning a portion of the lands legally described as PARK DEDICATED BY PLAN 584, PLAYGROUND 1 (445 Comox Road) from Parks, Recreation and Culture Three (PRC-3) to Community Service One (CS1) as shown on Schedule C.
  - 4) By rezoning the lands legally described as LOT A, DISTRICT LOT 53, WELLINGTON DISTRICT, PLAN VIP66439 (6780 Dickinson Road) from Single Dwelling Residential (R1) to Parks, Recreation and Culture One (PRC-1) as shown on Schedule D.

PASSED FIRST READING 2013-SEP-09

PASSED SECOND READING 2013-SEP-09

PUBLIC HEARING HELD \_\_\_\_\_

PASSED THIRD READING \_\_\_\_\_

MOT APPROVAL \_\_\_\_\_

ADOPTED \_\_\_\_\_

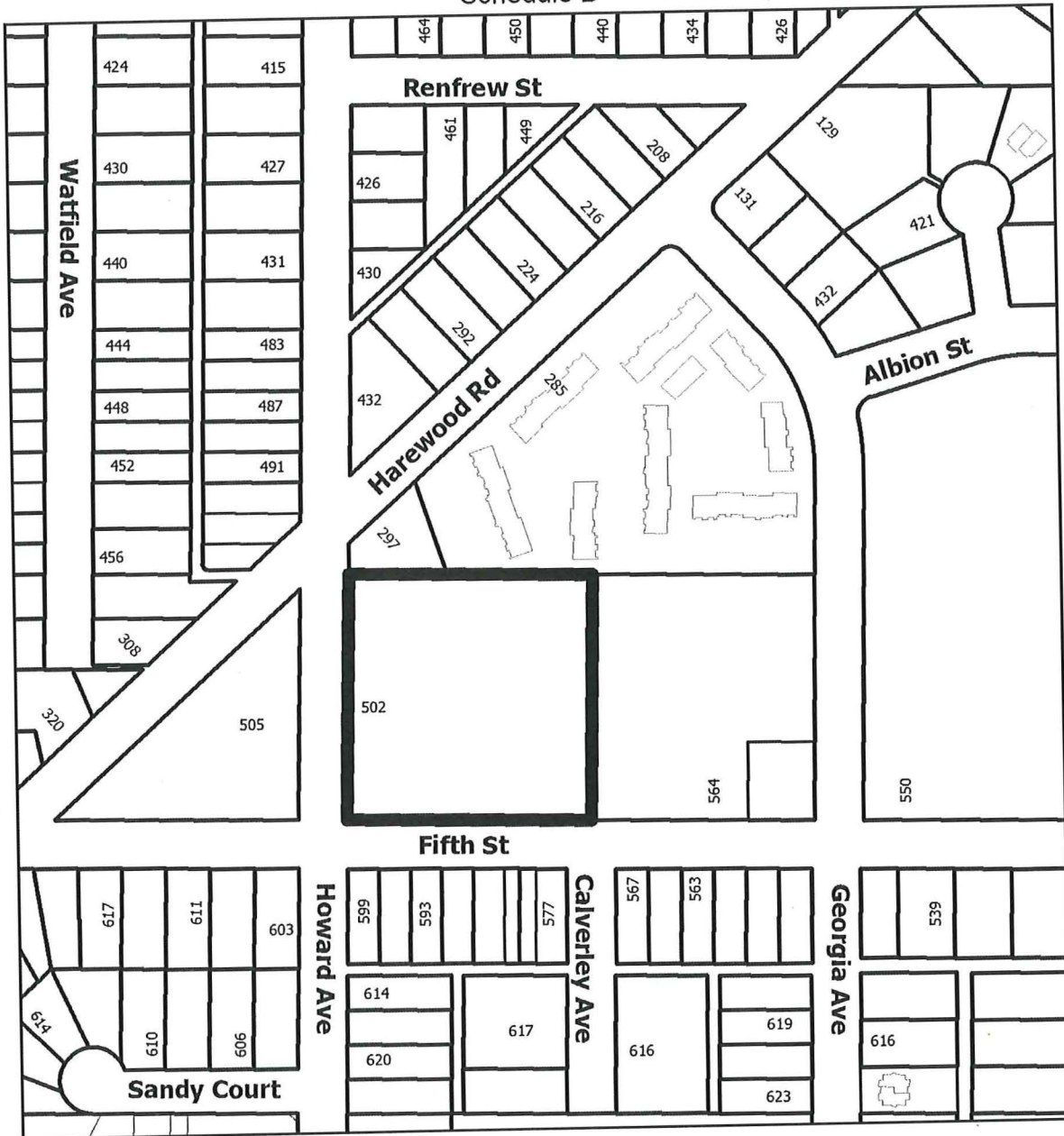
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

File: RA000317  
Address: Various

## Schedule A

Schedule B



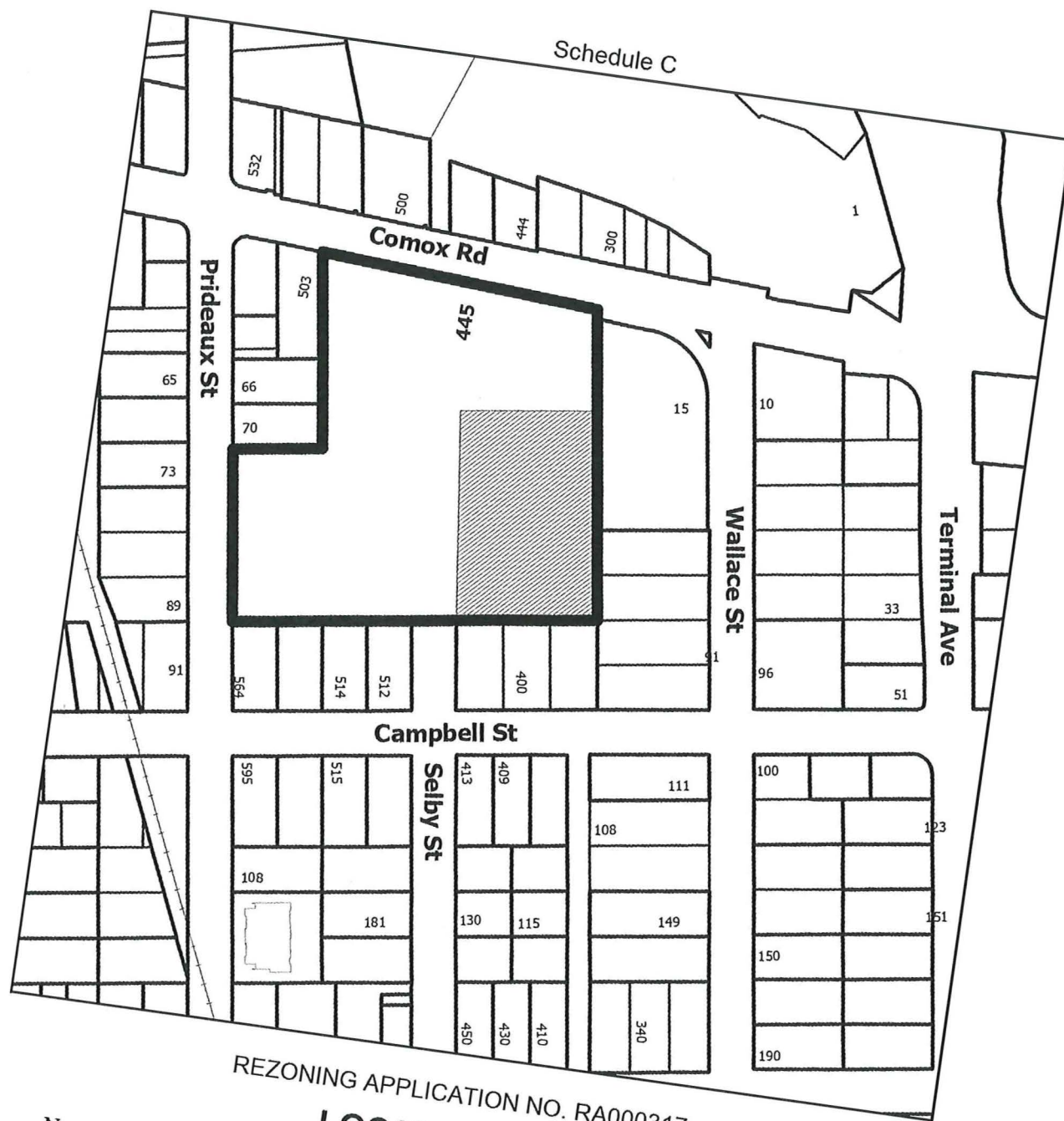
REZONING APPLICATION NO. RA000317

**LOCATION PLAN**

Civic: 502 Howard Avenue



**Subject Property**





REZONING APPLICATION NO. RA000317

## LOCATION PLAN

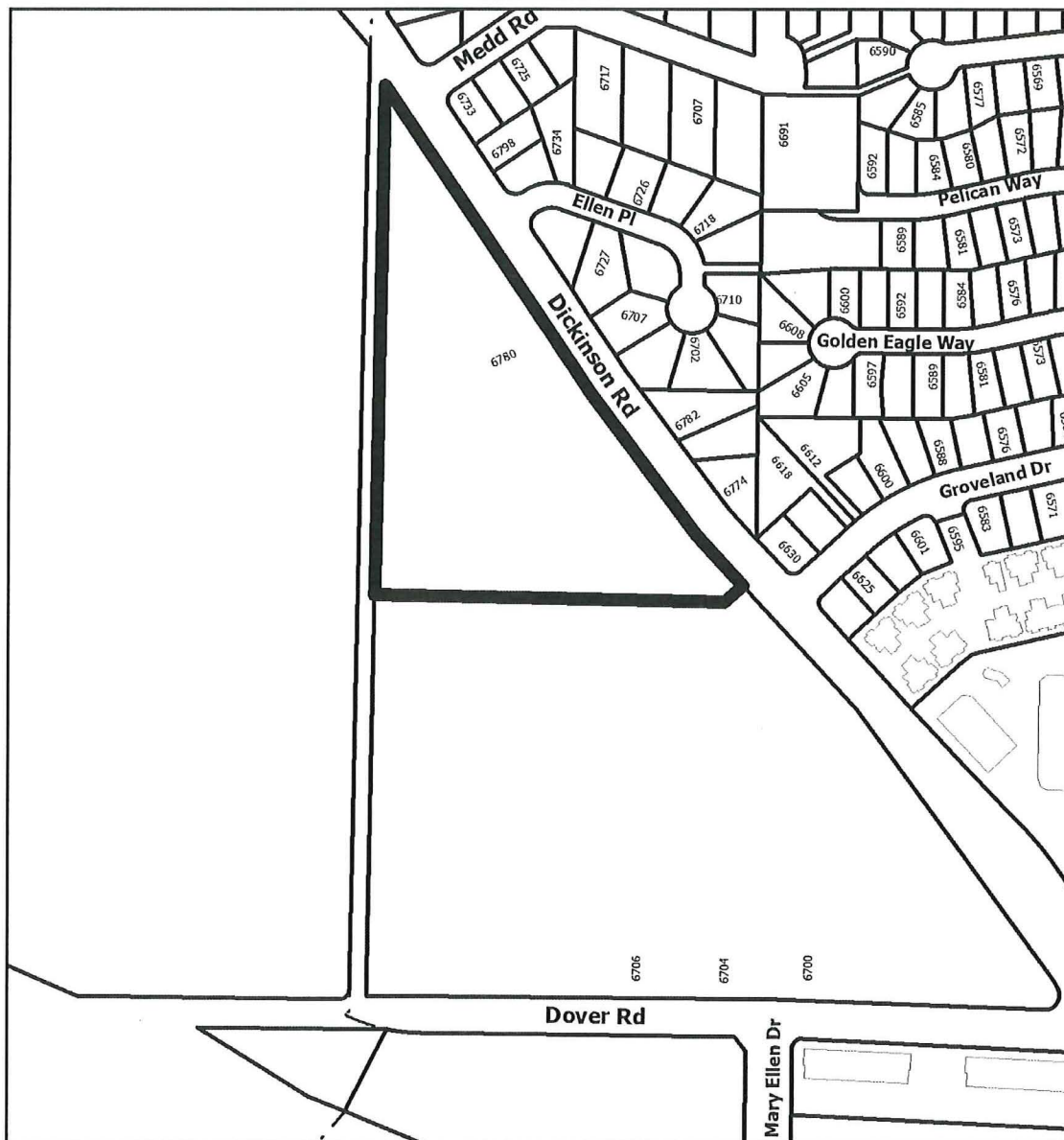
Civic: 445 Comox Road



-  Subject Property
-  Portion to be rezoned



Schedule D



REZONING APPLICATION NO. RA000317

## LOCATION PLAN

Civic: 6780 Dickinson Road



**Subject Property**



CITY OF NANAIMO

BYLAW NO. 6500.023

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 "OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW  
2013 NO. 6500.023".
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 2013-JUL-08  
PASSED SECOND READING 2013-JUL-08  
PASSED SECOND READING AS AMENDED 2013-SEP-09  
PUBLIC HEARING HELD \_\_\_\_\_  
PASSED THIRD READING \_\_\_\_\_  
ADOPTED \_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

File: OCP00076  
Regional Context Statement

## SCHEDULE A

1. Part B, Section 3.2, Regional Context Statement, of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is deleted in its entirety, and replaced with the following:

### **3.2 Regional Context Statement**

This Plan achieves consistency with the RGS goals as follows:

#### **RGS Goal 1 Prepare for Climate Change and Reduce Energy Consumption**

To reduce GHG emissions and energy consumption, and promote adaptive measures to prepare for climate change impacts.

The City's Official Community Plan, planNanaimo, is based upon a guiding principle of sustainability. This guiding principle is supported through goals and objectives that address climate change and energy consumption, urban growth and land use, and transportation modes and mobility patterns. Greenhouse gas emissions targets (GHGs) will be achieved through reducing emissions from corporate buildings and vehicle fleets, encouraging healthy, compact, mixed use developments, and providing and promoting effective transportation systems and alternative modes of travel.

#### **RGS Goal 2 Protect the Environment**

To protect and enhance the environment and minimize ecological damage related to growth and development.

An ever increasing focus on the care and stewardship of the environment is an important characteristic of this Plan. New standards have been developed to protect not only designated park spaces but also those green corridors that provide connections and habitat for wildlife. The clustering of development in urban nodes and corridors, along with the sensitive development of existing underdeveloped or undeveloped parcels will also work toward protecting significant land features and environmentally sensitive areas.

The City of Nanaimo has put a great deal of effort into developing policies and bylaws to protect the environment and minimize the impact of growth on existing environmentally sensitive areas and green space. Development Permit Areas are mapped and the guidelines serve to protect the foreshore, watercourses, steep slopes, and sensitive ecosystems found within the city's boundaries. Policies also outline measures to be taken respecting water supply and water conservation, and improving air quality through alternative transportation.

#### **RGS Goal 3 Coordinate Land Use and Mobility**

To ensure land use patterns and mobility networks are mutually supportive and work together to reduce automobile dependency and provide for efficient goods movement.

planNanaimo sets out specific policies and actions to achieve Goal 3 of the Regional Growth Strategy, building on the success of initiatives developed from Imagine Nanaimo and Plan Nanaimo. It is anticipated that the evolution of the urban nodes and corridors, as mixed use centres, will not only make transit routes more viable in the future, but will overall reduce automobile dependency. This is also true of other commercial centres and industrial areas, which are located to take advantage of major roads, rail lines and ocean routes for movement of goods.



The development of the E&N Trail, Parkway Trail, and numerous cycle routes and linkages are a direct result of community involvement in creating new mobility options. Walking and cycling are increasing in use in this active community, and planNanaimo supports the development of future options for non motorized transportation, for recreational purposes, to reduce greenhouse gas emissions, and to allow safe travel for a wide range of purposes including work, shopping, and education.

#### **RGS Goal 4 Concentrate Housing and Jobs in Growth Centres**

To establish distinctive activity centres that provide ready access to places to live, work, play and learn.

The Regional Growth Strategy has identified that growth should be directed to Regional Urban Centres, such as Nanaimo, and to other Urban Centres and Rural Village Centres. These areas are delineated by a Growth Containment Boundary, which in the case of Nanaimo is contiguous with its municipal boundary. In addition, the City has, through its OCP, identified an Urban Containment Boundary that is contained both within the GCB and municipal boundary, and is recognized in Policy 4.1 of the Regional Growth Strategy. OCP policies direct urban growth and servicing to those properties inside the Urban Containment Boundary only. Lands outside the Urban Containment Boundary are reserved for resource lands including lands within the Agricultural Land Reserve, parks and open space, and limited residential uses at rural densities without municipal water and sewer services.

planNanaimo supports the maintenance of both the Growth Containment Boundary (GCB) and the City's Urban Containment Boundary (UCB) to provide the focus for current and future urban development in Nanaimo. Sufficient underdeveloped or undeveloped lands are available to accommodate future growth for the next 20 to 25 years.

Within the UCB, it is anticipated that overall densities will rise in the next 20 to 25 years, creating a more urban environment within the city. planNanaimo supports new forms of higher density residential development within the UCB and in defined Urban Nodes and Corridors. It is anticipated that the expansion of housing options will meet the needs of Nanaimo's growing and aging population.

The UCB also contains lands designated for future commercial and industrial growth. Community services will not be provided outside the UCB, except for health or environmental reasons.

The City will be conducting a targeted review of the OCP during the fall of 2013 and the spring of 2014. As part of that review the City will revise Map 1 – Future Land Use Plan to indicate that the City Boundary and the RGS Growth Containment Boundary are contiguous. It is not expected that any Resource Protection or Parks and Open Space lands outside the UCB will be developed for urban growth and moved inside the UCB within the term of the Plan.

#### **RGS Goal 5 Enhance Rural Integrity**

To protect and strengthen the region's rural economy and lifestyle.

There are very few areas of rural lands within city limits. The delineation of the UCB serves to focus urban growth, to preserve ALR lands and environmentally sensitive areas, and to protect rural areas from higher density urban development. The UCB provides a clear

separation between community serviced lands and those agricultural lands, forestry lands, and environmentally sensitive areas intended to be protected in the long term. Focusing growth to the urban nodes and corridors will also minimize the impacts of development on the lands outside the UCB.

This OCP does not support the extension of urban services outside the UCB. In addition, all regulations and policies of the Agricultural Land Commission are fully supported for ALR lands within the Plan area, including policies supporting buffering on adjacent developable lands.

#### **RGS Goal 6 Facilitate the Provision of Affordable Housing**

To support and facilitate the provision of appropriate, adequate, affordable, attainable and adaptable housing.

planNanaimo recognizes the importance of creating opportunities for the development of new affordable housing, as well as maintaining the existing stock of affordable housing. Land use policies provide opportunity for a range of housing types, and particularly within mixed use areas such as urban nodes and corridors. This mix of affordable housing forms is then encouraged through private development and / or financial support to non profit housing societies.

#### **RGS Goal 7 Enhance Economic Resiliency**

To support strategic economic development and link commercial and industrial strategies to the land use and rural and environmental protection priorities of the region.

Nanaimo has long served as the focus for higher concentrations and more intensive commercial, professional, and service uses in the Regional District. Nanaimo contains the largest concentrations of employees in the area at sites including Downtown Nanaimo, Nanaimo Regional Hospital, and Vancouver Island University. Existing urban nodes, such as Woodgrove, are also economic generators that provide a range of goods and services to residents from Nanaimo and the surrounding area. A strong economy and the locational characteristics of Nanaimo keep it well poised to experience greater growth over the next 20 to 25 years.

This Plan supports working with the RDN and member municipalities on creating opportunities and enhancing existing development to promote a 'vibrant and sustainable economy'. The mix of uses supported in the urban nodes and corridors reflect the policies developed in Goal 7 of the RGS by providing a variety of employment opportunities in close proximity to housing and other services. These nodes and corridors, along with the industrial, commercial and resource lands, are intended to expand the range of options to live, work, and be in Nanaimo.

#### **RGS Goal 8 Food Security**

To protect and enhance the capacity of the region to produce and process food.

In support of Goal 8 of the RGS, planNanaimo recognizes the importance of food security and providing access to local, healthy food. This involves consideration of where food is being grown, how it is processed and distributed, and ultimately how waste reduction and recovery is managed. planNanaimo contains specific objectives and policies to develop



sustainable local food systems, to encourage partnerships for food security, and to ensure access to food. The development of a food charter and food system strategy is specifically addressed to help develop sustainable local food systems and encourage partnerships for food security.

Education is promoted as a key component of food security, while other policies encourage the use of lands throughout the city for urban agriculture, and ensure the Agricultural Land Commission is supported in its mandate to protect agricultural lands.

### **RGS Goal 9 Pride of Place**

To celebrate the unique beauty, culture, history and arts of the region.

planNanaimo speaks to the importance of social enrichment, ensuring a healthy community through the recognition and importance of place, character, history and culture. Cultural development is considered to be of great importance to the community's unique flavour and is recognized through the recognition and protection of heritage resources, and continued investment and development of local arts and culture programs.

Built form also factors into the community's pride of place, and quality development is encouraged through development permits and design guidelines that highlight green buildings, sustainable landscape features, and good quality architectural design that emphasizes neighbourhood character.

### **RGS Goal 10 Efficient Services**

To provide efficient, cost effective services and infrastructure.

planNanaimo supports Goal 10 of the RGS through a number of policies. New community services shall only be provided to lands within the UCB. This, along with refined development patterns, will serve to focus growth and lead to greater efficiencies in the provision of services, including water, storm, energy, and emergency planning. Servicing is currently in place or available to meet Nanaimo's anticipated growth over the next 20 to 25 years.

### **RGS Goal 11 Cooperation Among Jurisdictions**

To facilitate an understanding of, and commitment to, the goals of growth management among all levels of government, the public, and key private and voluntary sector partners.

This Plan supports full collaboration at the local level among Council, citizens, the business community, stakeholders and special interest groups in establishing the design, character, and uses on lands within the Urban Nodes, Corridors, and Neighbourhood and other land use designations of planNanaimo.

Ongoing consultation with the public and other interested parties will continue through regularly scheduled Council meetings, involvement of the Nanaimo Advisory Planning Committee on the review of amendment applications, public information meetings, public hearings, and expansion of the City's website.

planNanaimo supports ongoing efforts to work with the Town of Qualicum Beach, City of Parksville, District of Lantzville and the RDN in creating and implementing a shared future for



the mid Island area. In addition, this Plan supports efforts to work with the Snuneymuxw First Nation on achieving shared goals and objectives.

Overall, all policies of planNanaimo are fully consistent with the RGS.

2. Part B, Section 3.3, Implementation of the Regional Context Statement, of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is deleted in its entirety, and replaced with the following:

Any future changes to planNanaimo will follow the fundamental principles of the Regional Growth Strategy. The City will uphold the fundamental principles of the Regional Growth Strategy, including:

- Prepare for Climate Change and Reduce Energy Consumption through continued efforts and opportunities to reduce greenhouse gas emissions and improve green design standards
- Protect the Environment by implementing policies and Development Permit Area guidelines that provide enhanced protection for the sensitive lands and waterways
- Coordinate Land Use and Mobility through diversifying options for traveling in and around Nanaimo
- Concentrate Housing and Jobs in Rural Village and Urban Growth Centres by maintaining the UCB and encouraging mixed use development and a range of housing options
- Enhance Rural Integrity by limiting urban impacts on rural and resource lands
- Facilitate the Provision of Affordable Housing through new and existing housing stock
- Enhance Economic Resiliency through focused development and a positive approach to growth
- Enhance Food Security by supporting the protection of agricultural lands and promoting food security and urban agriculture
- Celebrate Pride of Place through the recognition and protection of cultural, heritage and built form resources
- Provide Services Efficiently by encouraging infill and the effective use of infrastructure
- Enhance Cooperation Among Jurisdictions by working together to promote shared goals and visions for the area

CITY OF NANAIMO

BYLAW NO. 6500.022

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 "OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 2013 NO. 6500.022".
2. The City of Nanaimo "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is hereby amended as set out in Schedules A, B and C to this Bylaw.

PASSED FIRST READING 2013-JUL-08  
PASSED SECOND READING 2013-JUL-08  
PASSED SECOND READING AS AMENDED 2013-AUG-12  
PUBLIC HEARING HELD \_\_\_\_\_  
PASSED THIRD READING \_\_\_\_\_  
ADOPTED \_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

File: OCP00068  
Harewood Neighbourhood Plan  
Applicant: City of Nanaimo

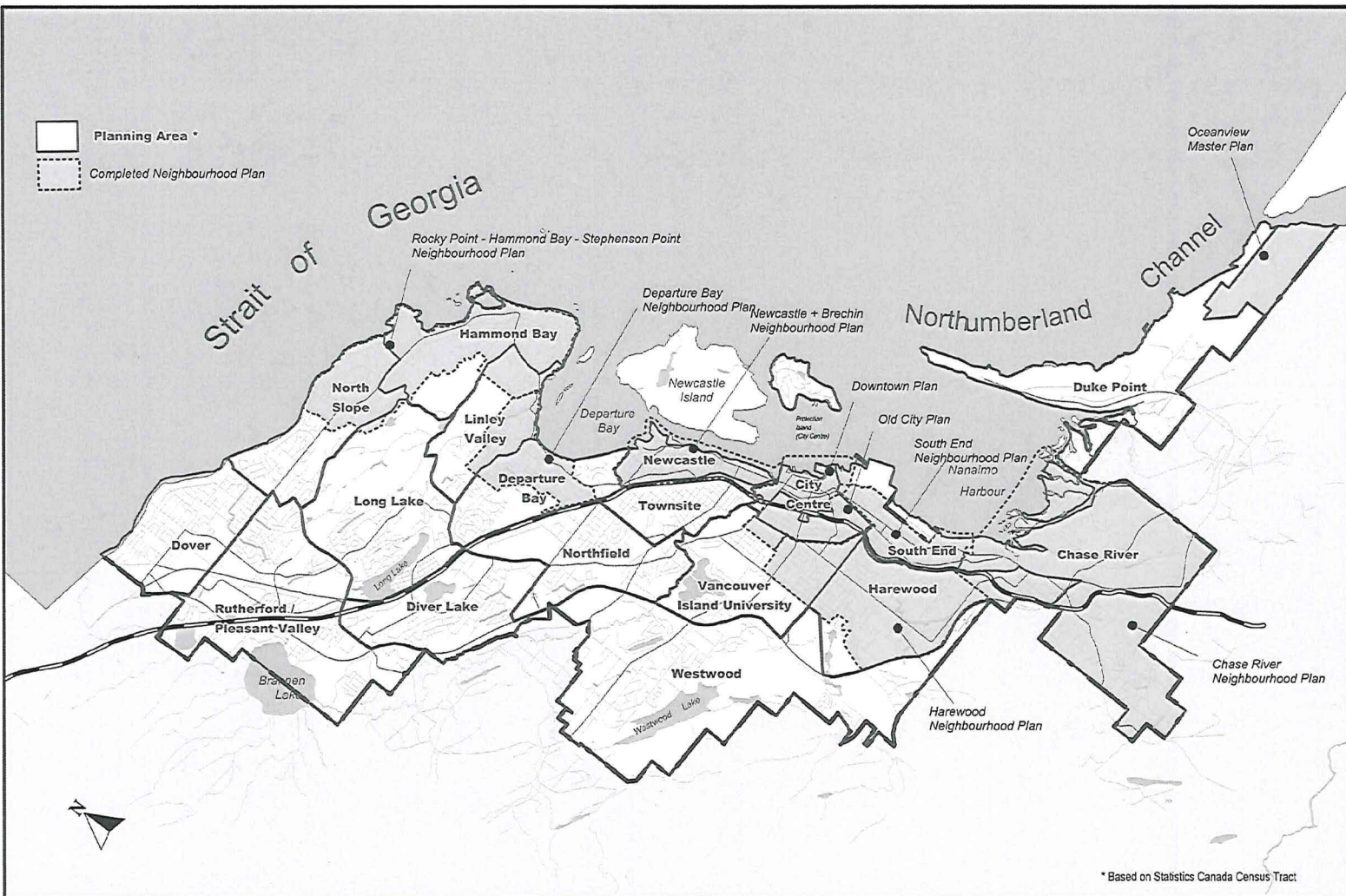
## SCHEDULE A

1. Part A, Section 1, Purpose and Content of an Official Community Plan, is amended by adding:
  - Harewood Neighbourhood Planafter
  - Newcastle + Brechin Neighbourhood Plan
2. Part C, Section 2.3, Neighbourhood, is amended by adding:
  - Harewood Neighbourhood Planafter
  - Newcastle + Brechin Neighbourhood Plan
3. Part C, Section 7.1 (9) Neighbourhood and Area Planning, is amended by adding:
  - Harewood Neighbourhood Planafter
  - Newcastle + Brechin Neighbourhood Plan
4. Part C, Section 7.4 Development Permit Areas, Area 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development (DPA9), Guidelines, is amended by adding the following:
  - (10) Development permits within the boundaries of the Harewood Neighbourhood Plan shall be in accordance with the *Harewood Neighbourhood Plan Urban Design Framework and Guidelines*, which form a part of the Plan.
5. The Harewood Neighbourhood Plan is attached hereto as Schedule J of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500."



SCHEDULE B

1. Figure 3 (Planning Areas and Neighbourhood / Area Plans) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is removed and replaced with the following Figure 3 (Planning Areas and Neighbourhood / Area Plans):



**Figure 3** Planning Areas and Neighbourhood / Area Plans

## SCHEDULE C

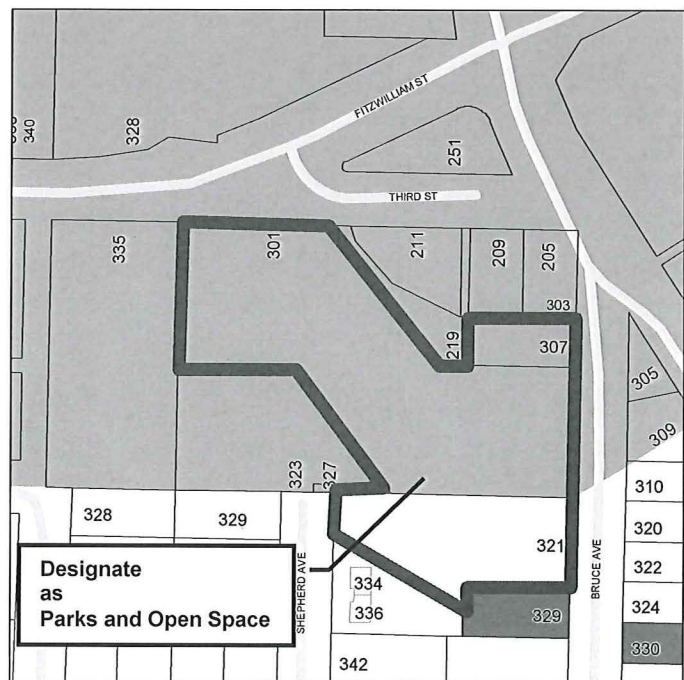
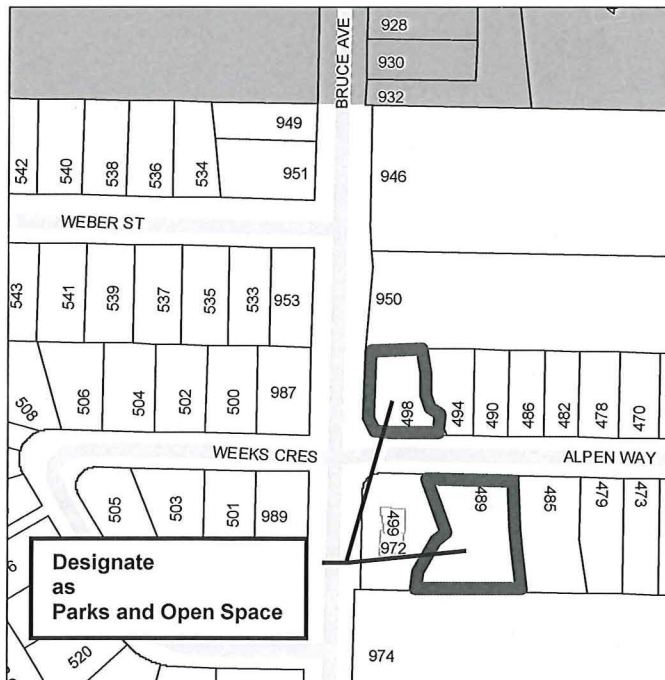
2. Map 1 (Future Land Use Plan) of the "OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500" is amended as follows:

a) Redesignating the subject properties known as

489 Alpen Way (Park Dedicated by Plan VIP87974)  
498 Alpen Way (Park Dedicated by Plan VIP87974)  
307 Bruce Avenue (Lot 3, Section 1, Nanaimo District, Plan 2137; PID 006 391 885)  
321 Bruce Avenue (That Part of Lot 2, Section 1, Nanaimo District, Plan 16238 in Plan 36796; PID 004 036 158)  
730 Connaught Avenue (Lot 7, Block 3, Section 1, Nanaimo District, Plan 1555; PID 007 223 552)  
777 Connaught Avenue (Lot 20, Block 4, Section 1, Nanaimo District, Plan 1555; PID 007 224 885)  
502 Howard Avenue (Section 25, Range 7, of Section 1, Nanaimo District, Plan 630 Except Part in Plan 5935; PID 008 734 437)  
Part of 100 Lotus Pinnatus Way (Lot C, Section 1, Nanaimo District, Plan EPP22207; PID 028 927 460)  
772 Park Avenue (Lot 19, Block 4, Section 1, Nanaimo District, Plan 1555; PID 007 224 851)  
1080 Park Avenue (Park Dedicated by Plan VIP87337)  
210 Tenth Street (Park Dedicated by Plan EPP17767)  
250 Tenth Street (Lot A, Section 1, Nanaimo District, Plan EPP17767; PID 028 851 986)  
301 Third Street (That Part of Lot 4, Section 1, Nanaimo District, Plan 2137, Shown Outlined in Red on Plan 882R, and Included Within the Boundaries of Plan 36796; PID 006 391 923)

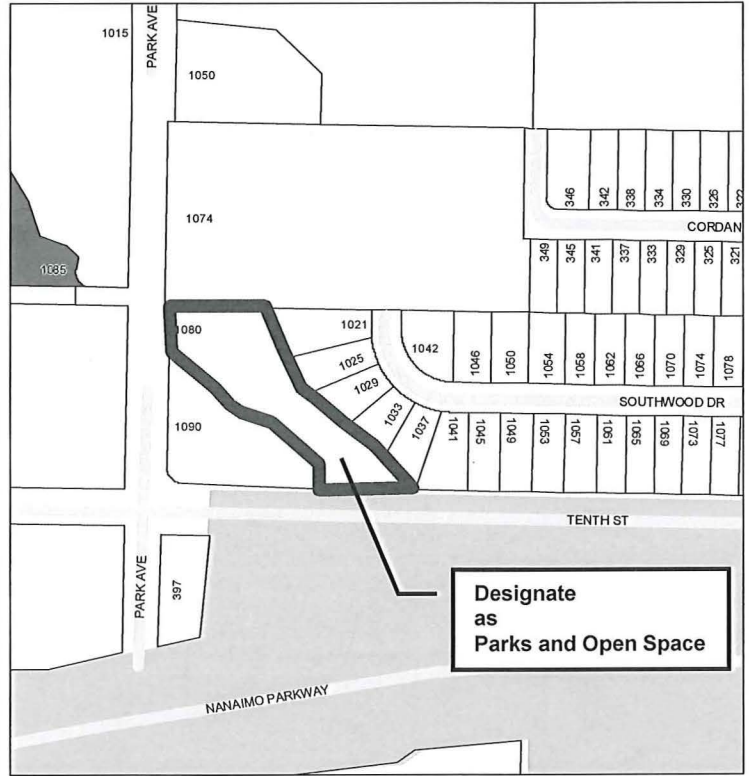
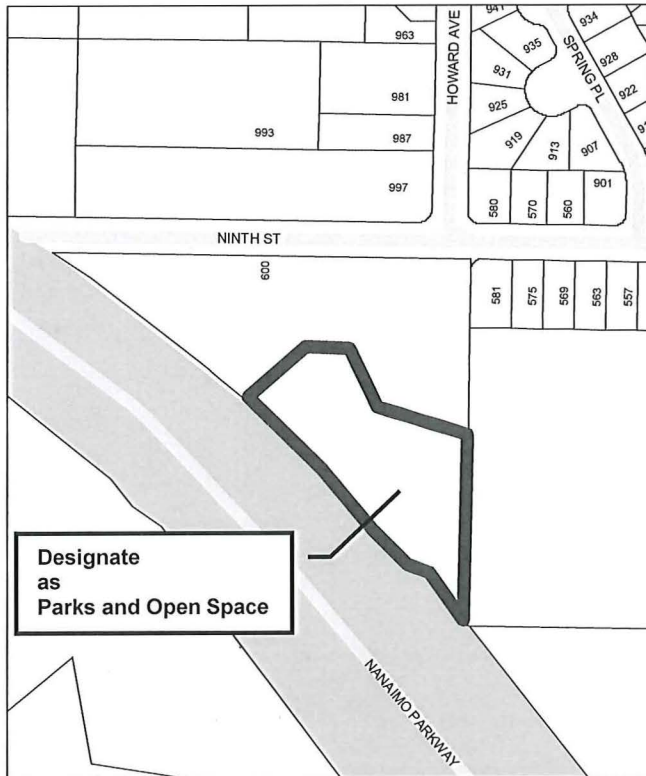
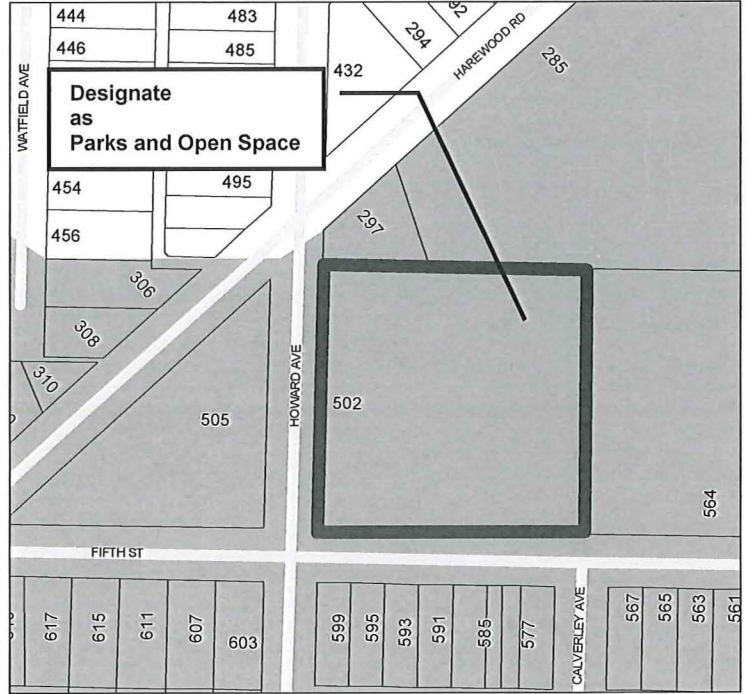
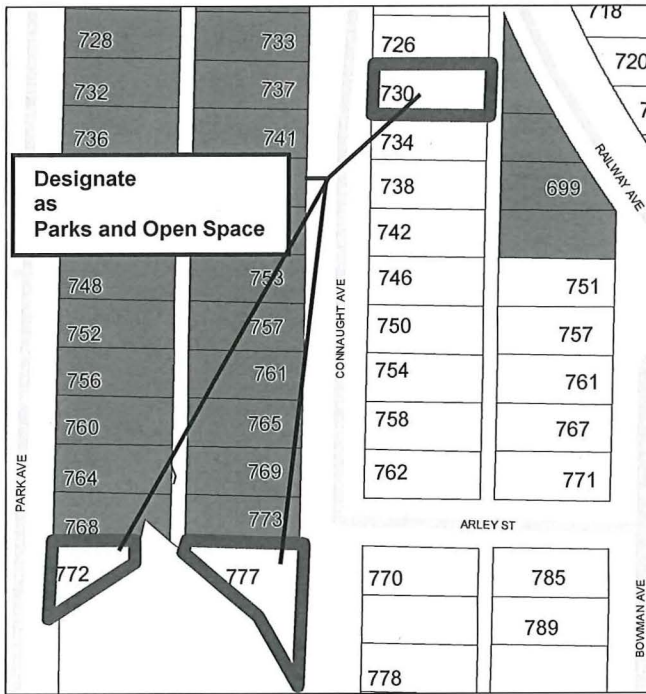
from 'Neighbourhood' and 'Corridor'

to 'Parks and Open Space'.



[see next page]





*[see next page]*



