

# 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

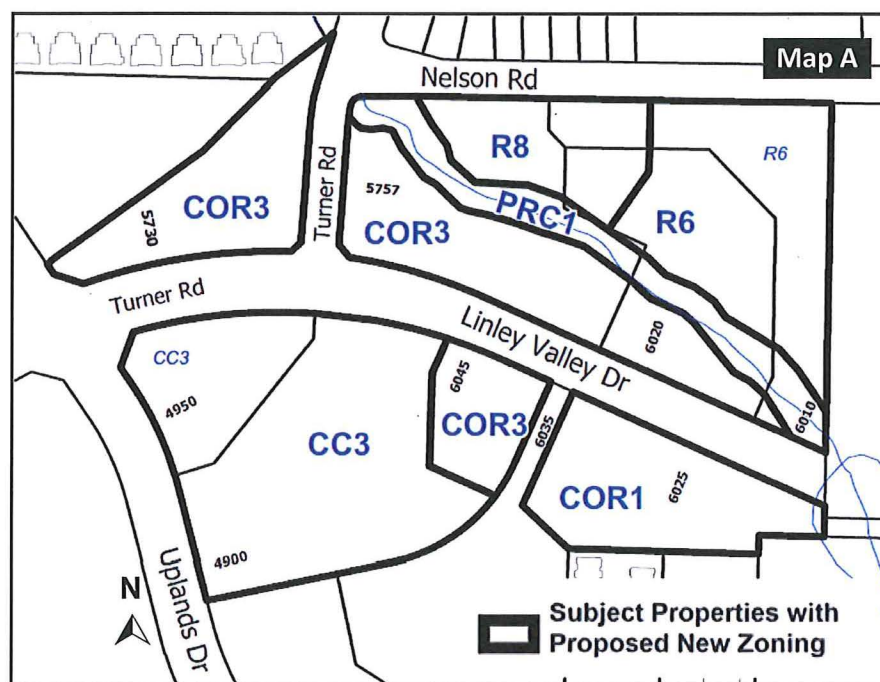
**Purpose:** To permit the use of land for a mixed use development, including office, retail and multiple family development uses and to amend an existing covenant in order to relocate the required non-market housing from 5730 Turner Road to a portion of 5757 Turner Road.

**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?**

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

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*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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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:

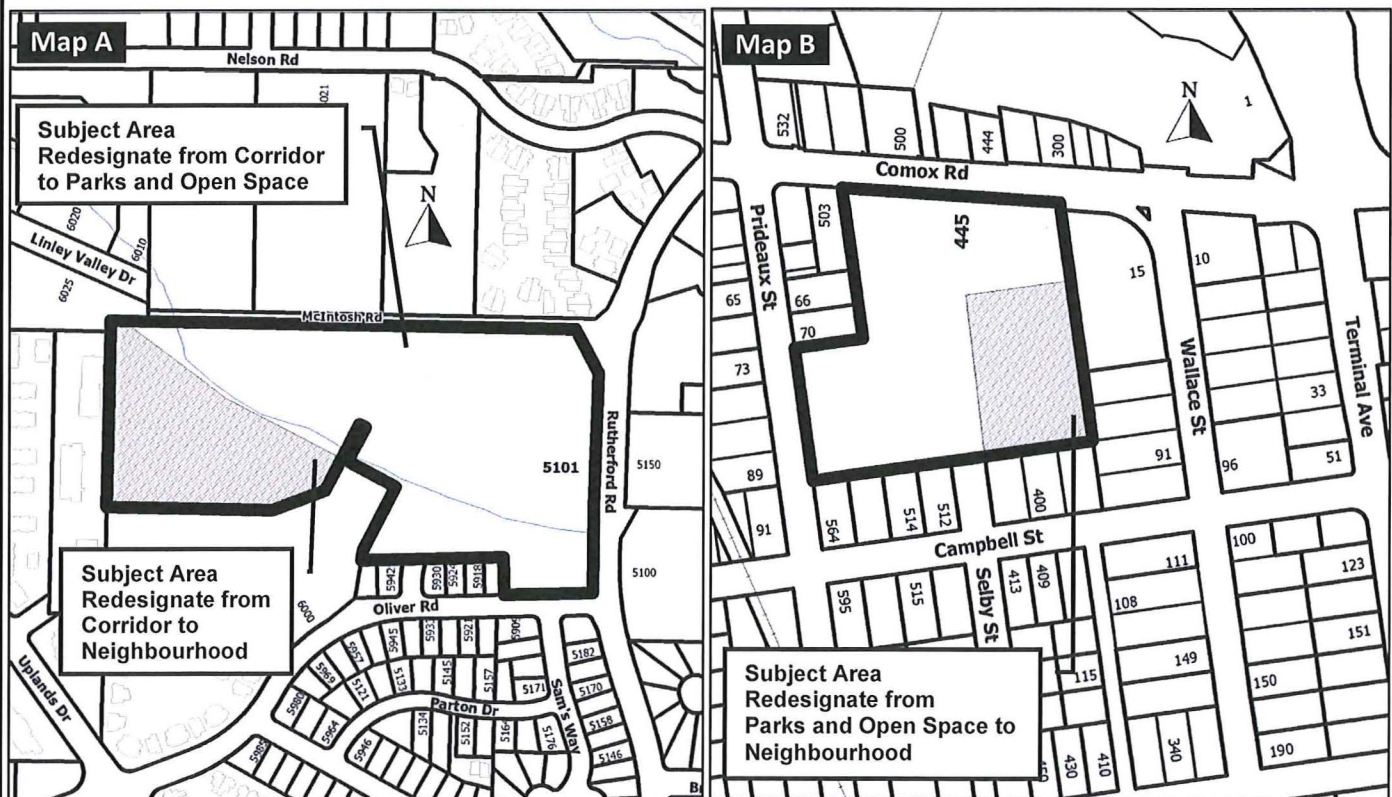
5101 Rutherford Road Lot 1, District Lot 14, Wellington District,  
Plan 12840 Except That Part in  
Plan 42599 and 45812

Redesignate from 'Corridor' to 'Neighbourhood'  
and 'Parks and Open Space' to facilitate a nature  
park and single family residential development.

Part of 445 Comox Road Park Dedicated by Plan 584

Redesignate from 'Parks and Open Space' to  
'Neighbourhood' to recognize the existing school.

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

Rezoned 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

Rezoned 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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## 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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## 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:

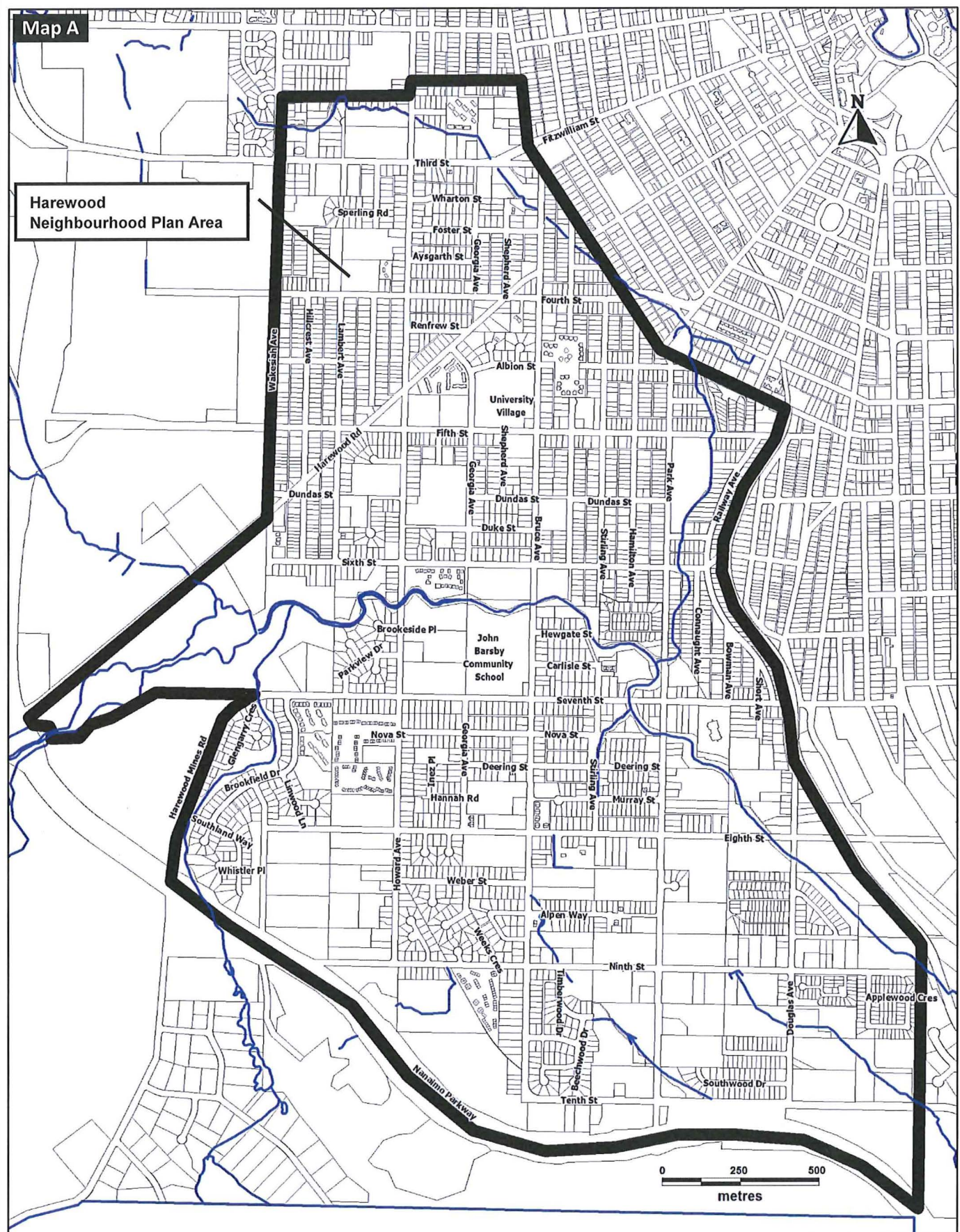
489 Alpen Way	777 Connaught Avenue	1080 Park Avenue
498 Alpen Way	502 Howard Avenue	210 Tenth Street
307 Bruce Avenue	Part of 100 Lotus Pinnatus Way	250 Tenth Street
321 Bruce Avenue	772 Park Avenue	301 Third Street
730 Connaught Avenue		

and are shown on Maps B to H.

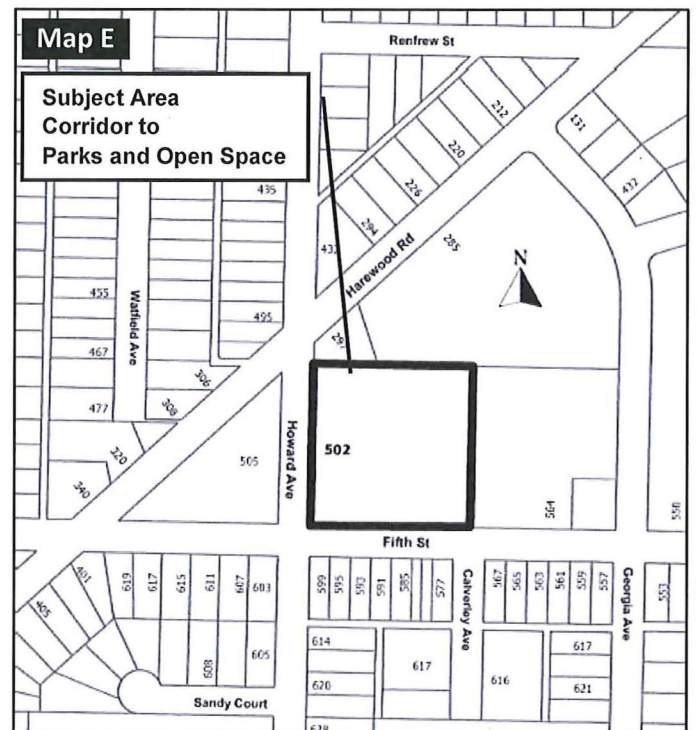
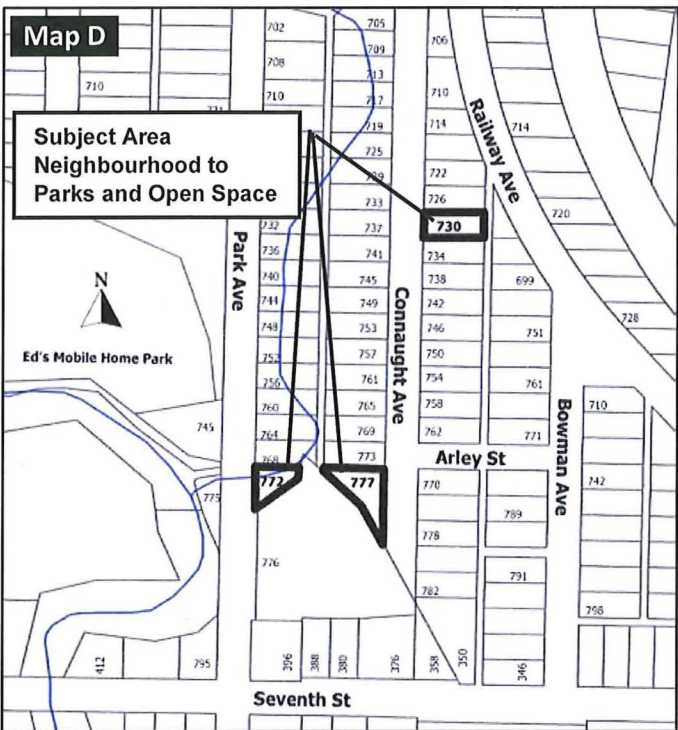
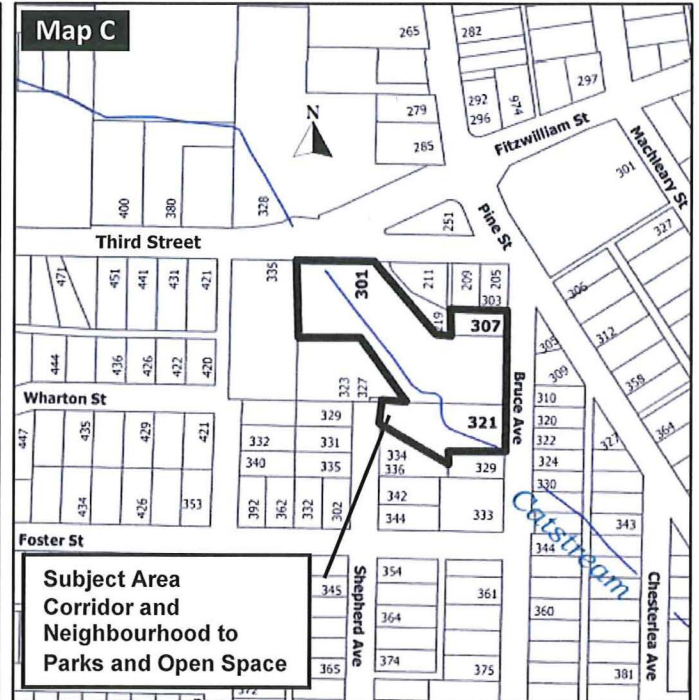
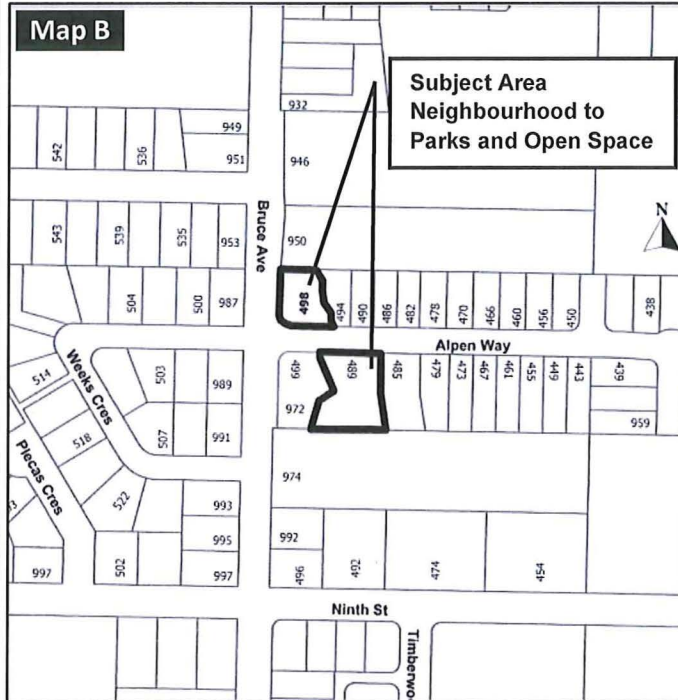


Map A

Harewood  
Neighbourhood Plan Area







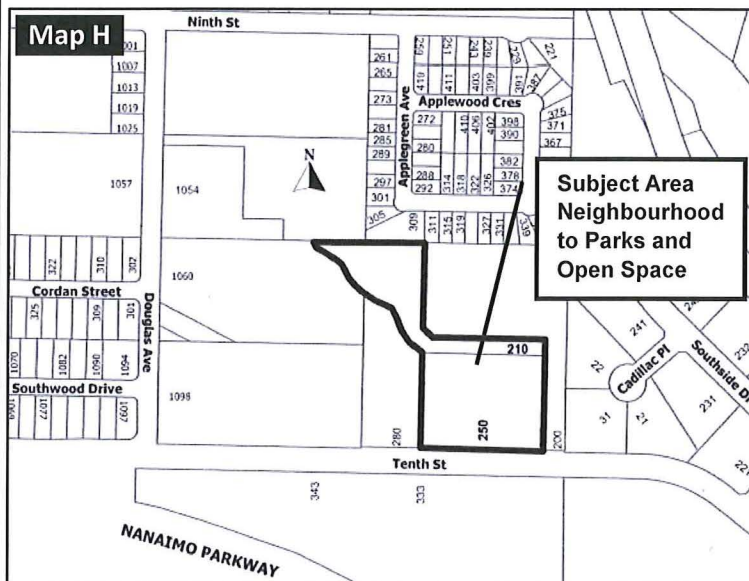
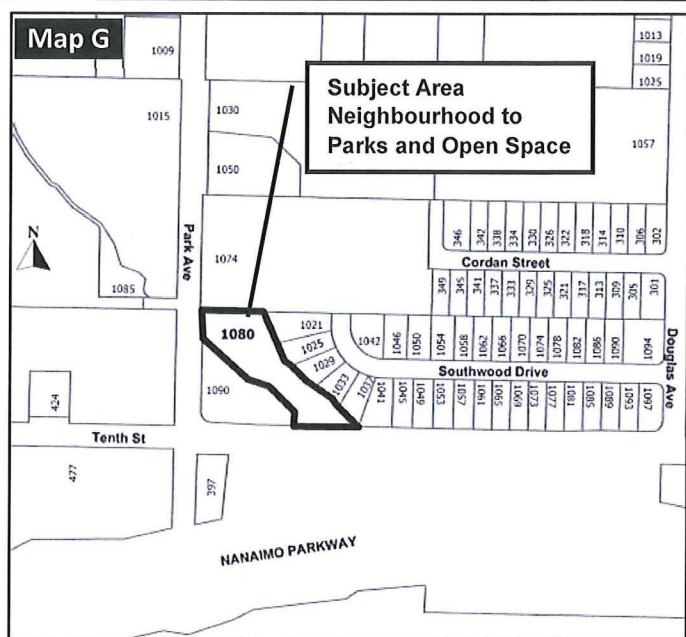
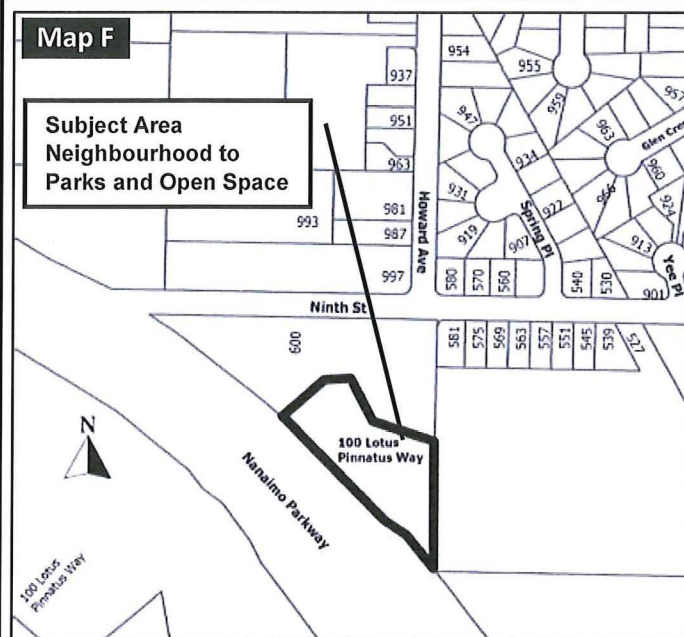
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