



NOTICE OF PUBLIC HEARING

2011-MAY-05 at 7:00 pm

Notice is hereby given that a Public Hearing will be held on Thursday, **2011-MAY-05**, commencing at **1900 hours (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."

The Public Hearing held on Wednesday, 2011-APR-20 for Bylaw No. 4000.506 (RA270), 1406 Bowen Road, was recessed by the Mayor at the Hearing and will resume immediately following consideration of the proposed amendments noted in this Notice of Public Hearing.

1. BYLAW NO. 6500.015

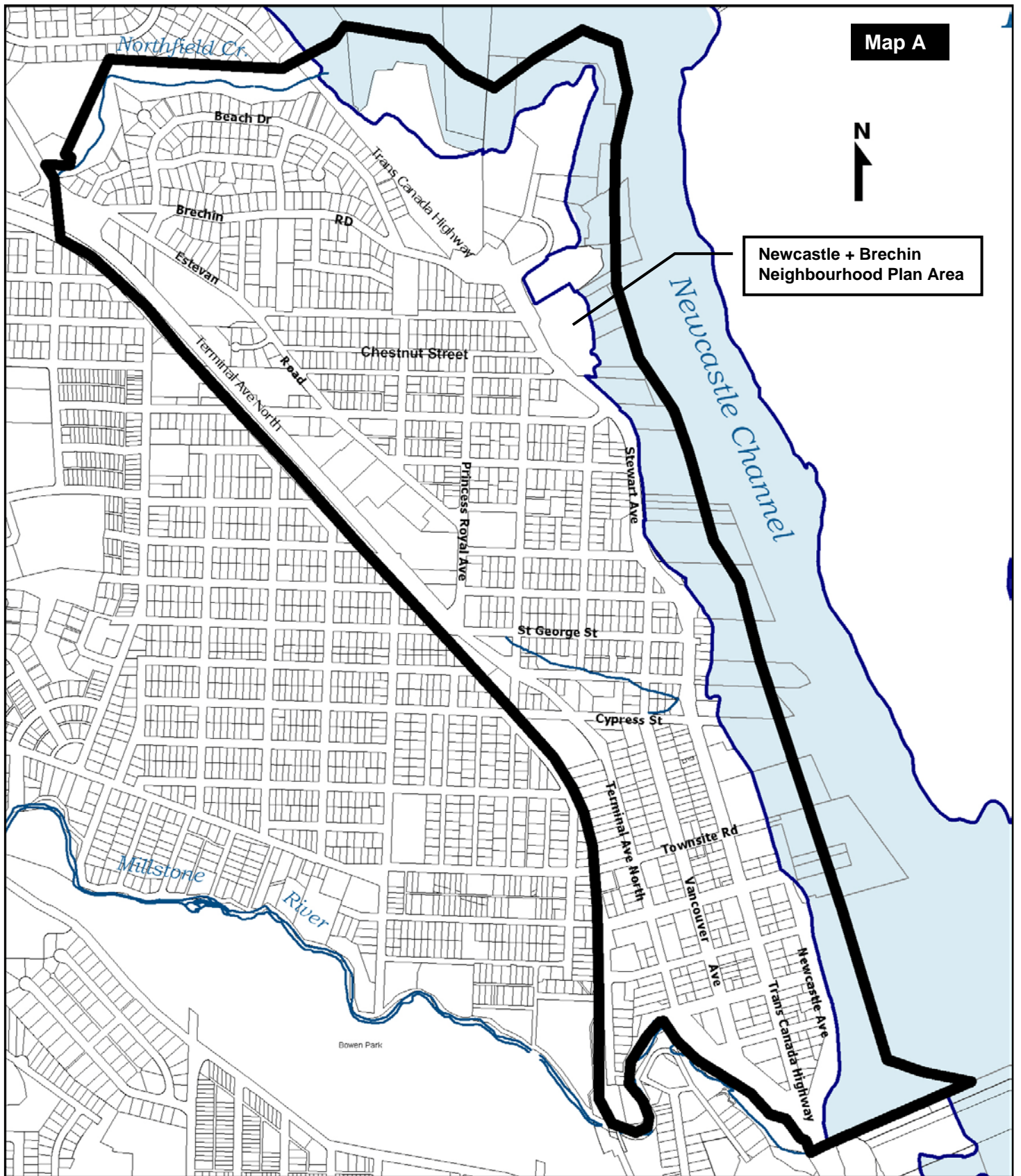
Purpose: To update Official Community Plan (OCP) text and mapping layers to include the Newcastle + Brechin Neighbourhood Plan.

Location(s): Various – see Map A

File No.: OCP53

This bylaw, if adopted, will include text amendments and update mapping layers to include the Newcastle + Brechin 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 and design guidelines for new developments. Neighbourhood Plan policies address land use and development, social enrichment and culture, economic development, environmental protection and enhancement, open space and connectivity, and transportation and infrastructure. Proposed amendments to the Official Community Plan include:

- a) Add Schedule I to include the Newcastle + Brechin Neighbourhood Plan as part of the Official Community Plan.
- b) Amend Section 1 and Subsections 2.3 and 7.1 (9) to include the Newcastle + Brechin Neighbourhood Plan within the list of neighbourhood plans adopted as part of the Official Community Plan.
- c) Amend Subsection 7.4, Development Permit Areas 6 (Stewart Avenue Corridor) and 9 (Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development), to specify that development permits within the boundaries of the Newcastle + Brechin Neighbourhood Plan shall be in accordance with the Newcastle + Brechin Neighbourhood Plan Urban Design Framework and Guidelines.
- d) Delete Subsections 2.3 (17) and 7.1 (10) in their entirety to remove references to preparation of a neighbourhood plan for the Stewart Avenue and Brechin Hill areas.
- e) Delete Subsection 2.9 (13) in its entirety as the waterfront uses are addressed through the Neighbourhood Plan policies and design guidelines.
- f) Amend Subsection 2.9 (10) to allow for additional uses within the Waterfront designation. Additional uses would include activities such as marinas and marine related uses, commercial, residential, hotel, recreational, open space and pedestrian activity, and which are not limited as a site specific or ancillary use.



g) 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 ‘Corridor’ to ‘Neighbourhood’. The subject properties are known as:
 Part of 261 St George Street Part of 275 St George Street
 and are shown on Map B.



- (2) Redesignating properties from ‘Neighbourhood’ to ‘Corridor’. The subject properties are known as:
 504 Blue Girl Way 29 Cypress Street 500 Stewart Avenue
 506 Blue Girl Way 31 Cypress Street 540 Stewart Avenue
 520 Blue Girl Way 33 Cypress Street 560 Stewart Avenue
 550 Blue Girl Way 35 Cypress Street 566 Stewart Avenue
 23 Cypress Street 37 Cypress Street 572 Stewart Avenue
 25 Cypress Street 39 Cypress Street 580 Stewart Avenue
 27 Cypress Street

and are shown on Map C.



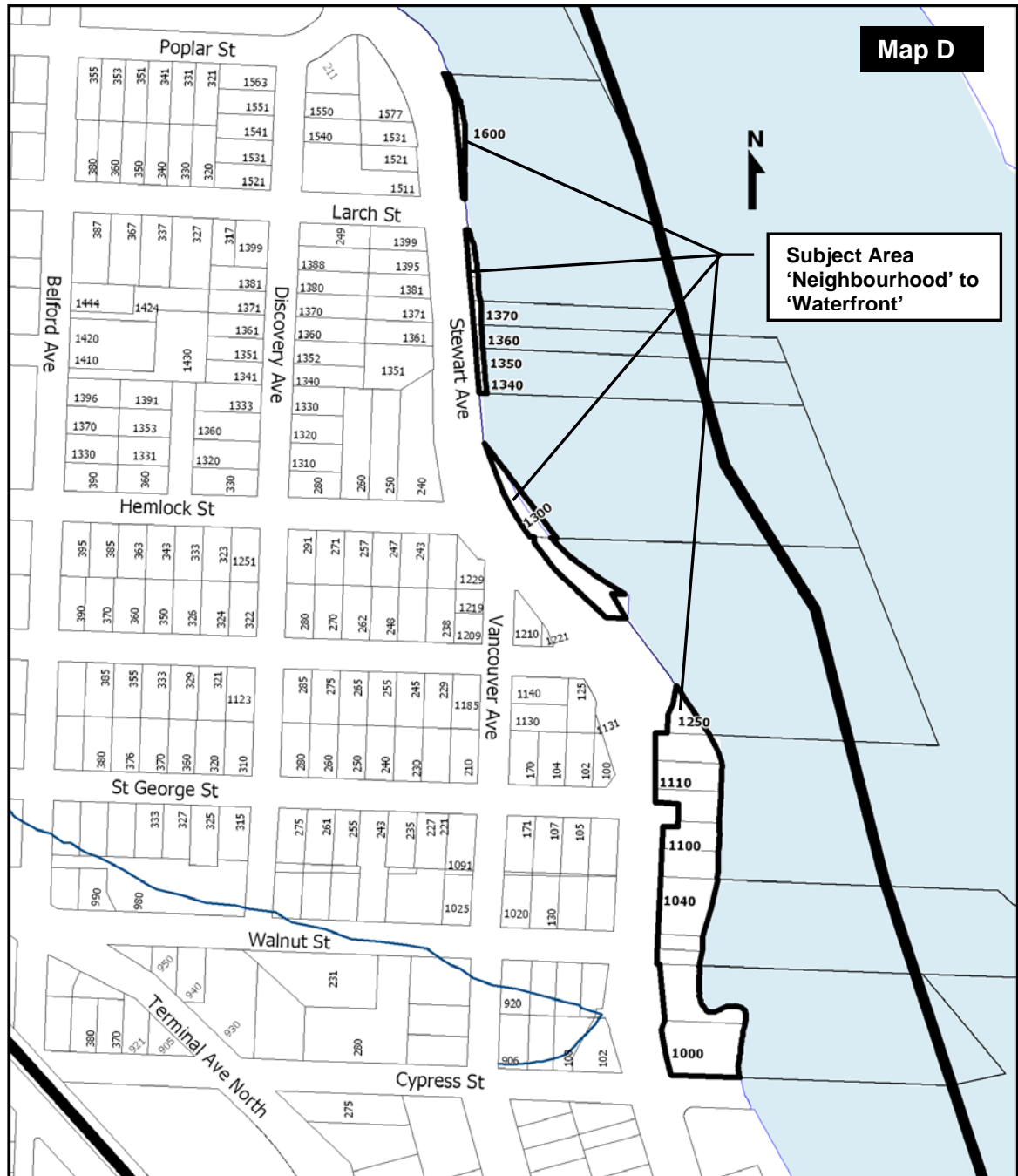
- (3) Redesignating properties from 'Neighbourhood' to 'Waterfront'. The subject properties are known as:

Part of 1000 Stewart Avenue
Part of 1040 Stewart Avenue
1100 Stewart Avenue
1110 Stewart Avenue

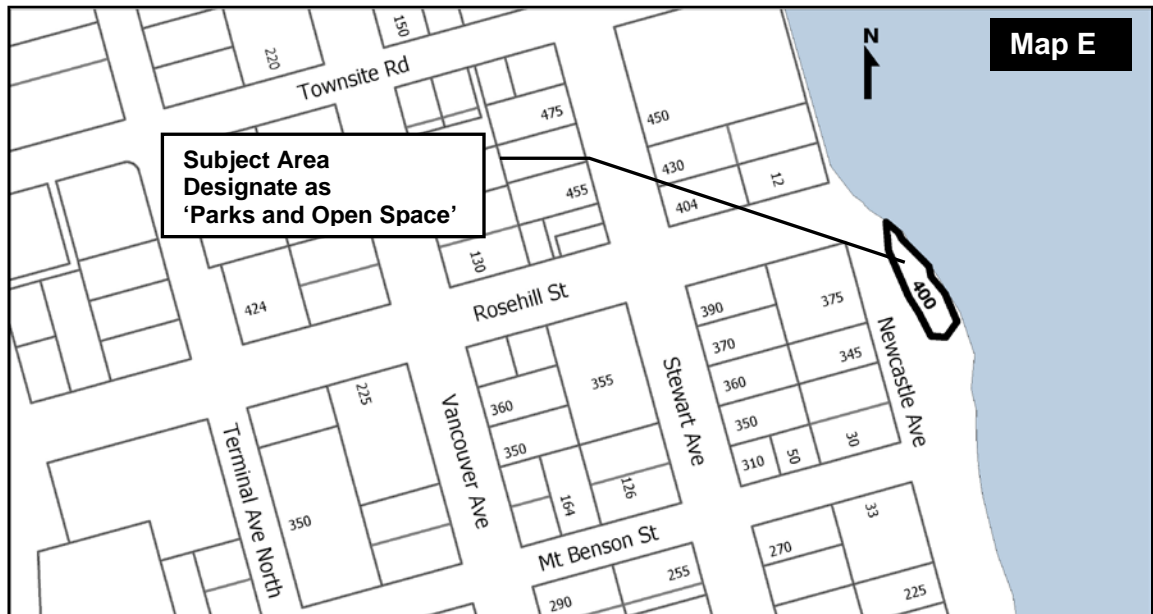
1250 Stewart Avenue
Part of 1300 Stewart Avenue
Part of 1340 Stewart Avenue
1350 Stewart Avenue

Part of 1360 Stewart Avenue
1370 Stewart Avenue
Part of 1600 Stewart Avenue

and are shown on Map D.



- (4) Redesignating property to 'Parks and Open Space'. The subject property is known as:
Part of 400 Newcastle Avenue
and is shown on Map E.



PLEASE NOTE full details of the above-noted bylaw are available online at www.nanaimo.ca or at the City of Nanaimo Community Safety & Development Division, located at 238 Franklyn Street.

The above bylaw, relevant staff reports, and other background information may be inspected from 2011-APR-22 to 2011-MAY-05, between 8:00 am and 4:30 pm, Monday through Friday, excluding statutory holidays, in the offices of the Community Safety & Development Division, 238 Franklyn Street, Nanaimo, BC.

All persons who believe their interest in property is affected by the proposed bylaw shall be afforded the opportunity to be heard in person, by a representative or by written submission, on the matters contained within Bylaw No. 6500.015 at the Public Hearing.

Please note the following:

Written submissions may be sent to the City of Nanaimo, Community Safety & Development Division, 455 Wallace Street, Nanaimo, BC V9R 5J6.

Electronic submissions (email) should be sent to public.hearing@nanaimo.ca, or submitted online at www.nanaimo.ca. These submissions must be received no later than 4:00 pm, 2011-MAY-05, to ensure their availability to Council at the public hearing.

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.

**For more information, please contact the City of Nanaimo
Community Safety & Development Division
Phone: (250) 755-4429 ♦ Fax: (250) 755-4439 ♦ Website www.nanaimo.ca
238 Franklyn Street, Nanaimo, BC**