



# NOTICE OF PUBLIC HEARING

2006-MAY-04 at 7:00 pm

Notice is hereby given that a Public Hearing will be held on Thursday, **2006-MAY-04**, commencing at **1900 hours (7:00 pm)** in the **Board Chambers of the Regional District of Nanaimo, 6300 Hammond Bay Road, Nanaimo, BC** to consider proposed amendments to the City of Nanaimo "ZONING BYLAW 1993 NO. 4000".

## 1. BYLAW NO. 4000.390:

**Purpose:** To permit use of land for a mixed use commercial / multi-family residential development.

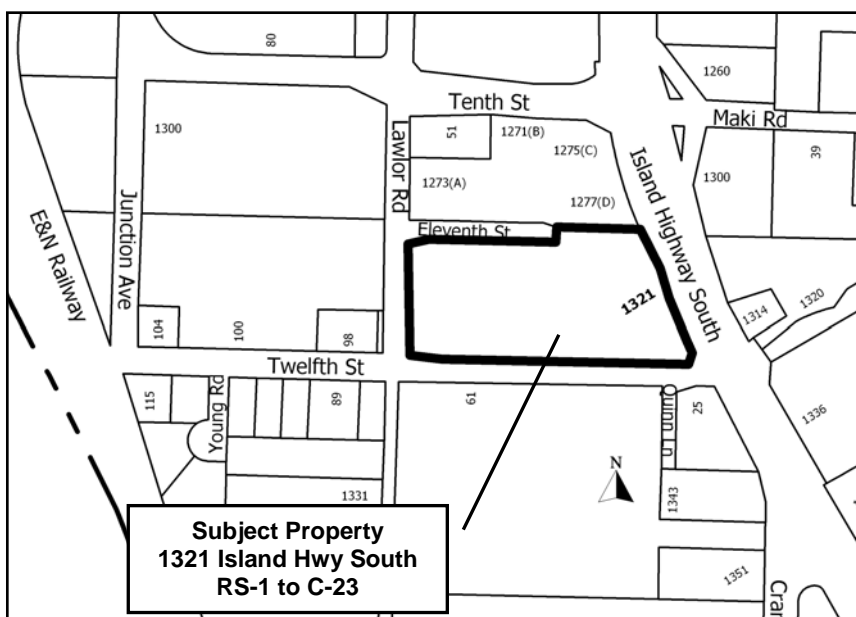
**Location(s):** 1321 Island Highway South

**File No.:** RA158

This bylaw, if adopted, will rezone property from Single Family Residential Zone (RS-1) to Town Centre Commercial Zone (C-23) in order to permit a mixed use commercial and multiple family residential development.

The subject property is legally described as LOT A, SECTION 20, RANGE 4, CRANBERRY DISTRICT, AND SECTION 7, NANAIMO DISTRICT, PLAN 1955 EXCEPT PARTS IN PLANS 3212 RW AND 956 RW, and is shown on Map 'A'.

**Map A**



## 2. BYLAW NO. 4000.391:

**Purpose:** To permit use of land for a light industrial complex.

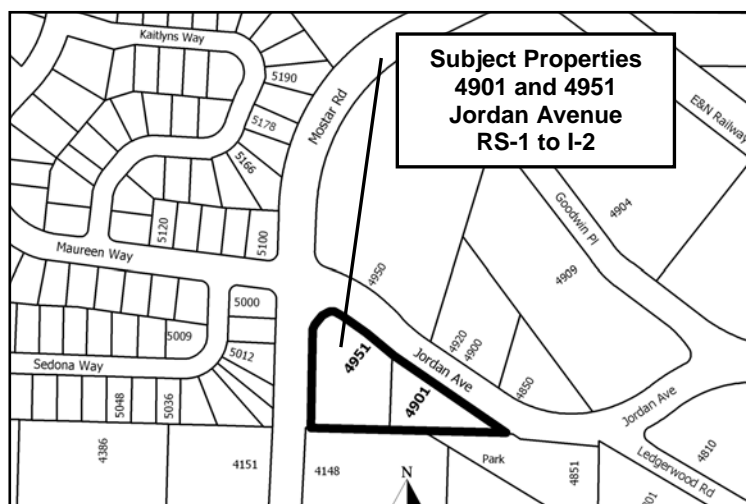
**Location(s):** 4901 and 4951 Jordan Avenue

**File No.:** RA162

This bylaw, if adopted, will rezone property from Single Family Residential Zone (RS-1) to Light Industrial Zone (I-2) in order to permit the development of a light industrial complex.

The subject property is legally described as LOT 3, SECTION 5, WELLINGTON DISTRICT, PLAN 18955, EXCEPT THAT PART IN PLAN VIP62808 and LOT 1, SECTION 5, WELLINGTON DISTRICT, PLAN VIP63925, and is shown on Map 'B'.

**Map B**



### 3. BYLAW NO. 4000.392:

**Purpose:** To permit use of land for a single family subdivision.

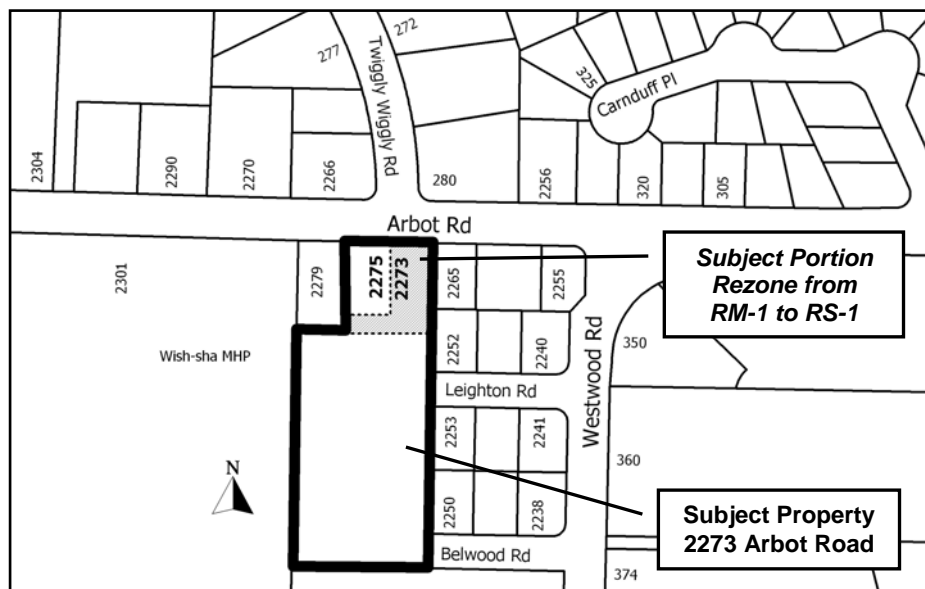
**Location(s):** 2273 Arbot Road

**File No.:** RA163

This bylaw, if adopted, will rezone a portion of the subject property from Residential Duplex Zone (RM-1) to Single Family Residential Zone (RS-1) in order to facilitate subdivision of the subject property.

The subject property is legally described as part of LOT 1, SECTION 10, RANGE 7, MOUNTAIN DISTRICT, PLAN 1985, EXCEPT PARTS IN PLANS 43501 AND VIP53226, and is shown on Map 'C'.

**Map C**



*PLEASE NOTE full details of the above-noted bylaws are available at the City of Nanaimo Development Services Department, located at 238 Franklyn Street.*

The above bylaws, relevant staff reports, and other background information may be inspected from 2006-APR-21 to 2006-MAY-04, between 8:00 am and 4:30 pm, Monday through Friday, excluding statutory holidays, in the offices of the Development Services Department, 238 Franklyn Street, Nanaimo, BC.

All persons who believe their interest in property is affected by the proposed bylaws shall be afforded the opportunity to be heard in person, by a representative or by written submission, on the matters contained within Bylaws No. 4000.390, 4000.391 and 4000.392 at the Public Hearing.

***Please note the following:***

Written submissions may be sent to the City of Nanaimo, Development Services Department, 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, 2006-MAY-04, 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 Development Services Department  
Phone: (250) 755-4429 ♦ Fax: (250) 755-4439 ♦ Website [www.nanaimo.ca](http://www.nanaimo.ca)  
238 Franklyn Street, Nanaimo, BC V9R 5J6**

CITY OF NANAIMO

BYLAW NO. 4000.390

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 1993 NO. 4000"

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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 BYLAW AMENDMENT BYLAW 2006 NO. 4000.390".
2. The City of Nanaimo "ZONING BYLAW 1993 NO. 4000" is hereby amended by rezoning lands shown on the attached Schedule 'A' and legally described as LOT A, SECTION 20, RANGE 4, CRANBERRY DISTRICT, AND SECTION 7, NANAIMO DISTRICT, PLAN 1955 EXCEPT PARTS IN PLANS 3212 RW AND 956 RW from Single Family Residential Zone (RS-1) to Town Centre Commercial Zone (C-23).

PASSED FIRST AND SECOND READINGS 2006-APR-10.

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

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

APPROVED BY MINISTRY OF TRANSPORTATION \_\_\_\_\_.

COVENANT REGISTERED \_\_\_\_\_.

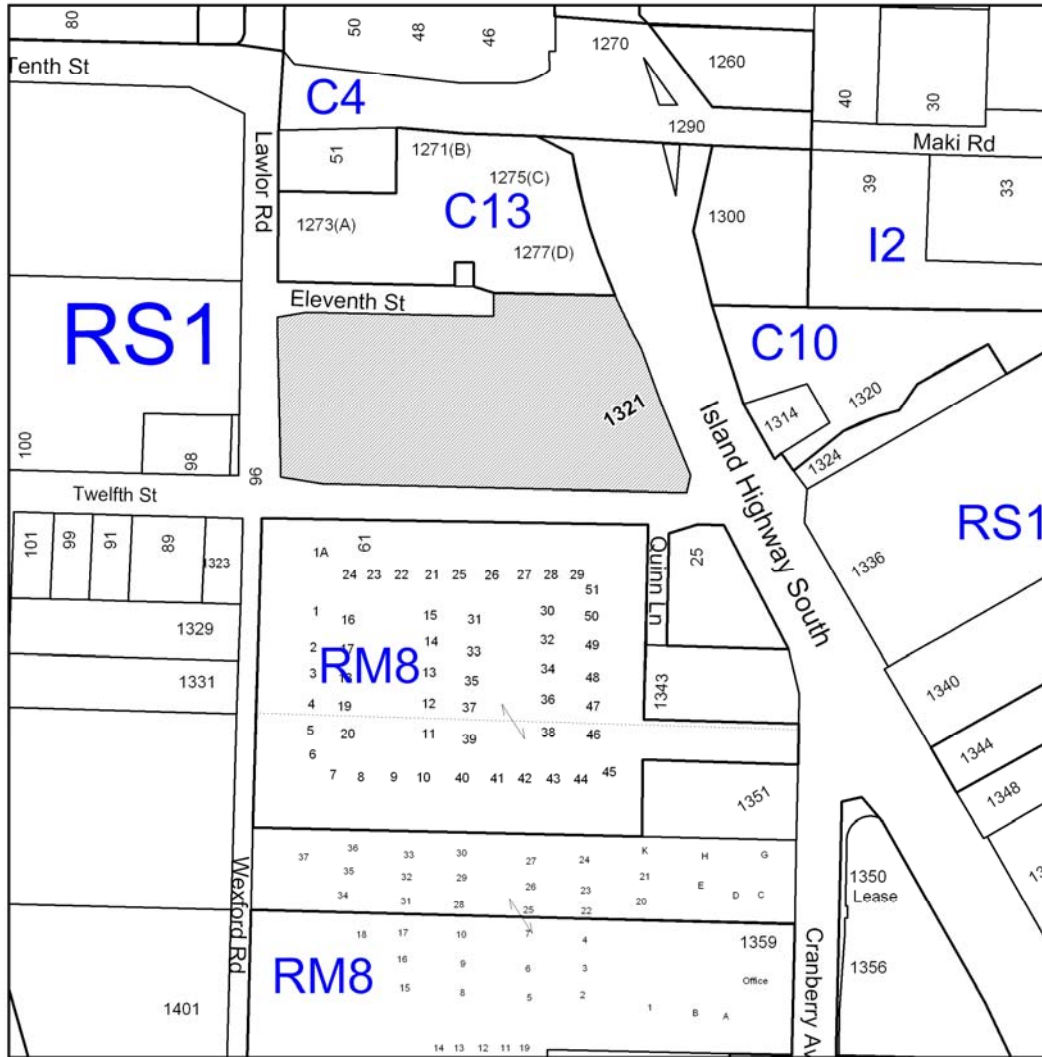
ADOPTED \_\_\_\_\_.

File: RA000158


Address: 1321 Island Highway South

Applicant: Urban Design Group Architects Ltd.

# SCHEDULE A



**LOCATION PLAN**  
Civic: 1321 Island Highway South

 **SUBJECT PROPERTY**



( ) RA158 – 1321 Island Highway South

The City has received a rezoning application from Urban Design Groups Architects Ltd., on behalf of Chase River Properties Inc., to rezone the subject property from Single Family Residential Zone (RS-1) to Town Centre Commercial Zone (C-23) in order to develop a mixed commercial / residential development. The application has been reviewed by Staff and the Rezoning Advisory Committee and is now ready for Council's consideration.

The subject property is presently vacant and is approximately 1.96 ha (4.84 acres) in area. A portion of Wexford Creek flows through the property along Lawlor Road and adjacent development will require a 15 metre (49.2 feet) setback. The property is bounded by South Parkway Plaza to the north, the Island Highway to the east, a mobile home park to the south and large single-family zoned properties to the west.

The subject property is designated as "Mainstreet" (Commercial / Residential) according to Schedule A-7.3 of the Official Community Plan (OCP). An OCP amendment to re-designate the subject property to "Mainstreet" was approved by Council 2005-APR-04. Staff is of the opinion that the proposed rezoning complies with the intent of the OCP

The proposed development will consist of three buildings totaling approximately 5707 m<sup>2</sup> (61,431 ft<sup>2</sup>). Building A will include a grocery store and associated mezzanine and meeting room. Building B is proposed to be mixed use with commercial on the ground floor and 8 residential units on the second storey. Building C is proposed to be solely commercial.

Improvements to the Lawlor / Tenth Street intersection are identified as a DCC project and are tentatively scheduled for 2010. The traffic study submitted with this application recommends the improvements be completed as a condition of the development. Staff concur with these findings and recommend registering a covenant that prohibits use of the site prior to completion of the works. In an effort to expedite the intersection improvements and advance the construction time frame to summer of 2007 the applicant's are prepared to hire an Engineering firm to complete the intersection design. Consultation is currently underway with ICBC regarding the suitability of a round-about as an alternative to signalization for this intersection. Once further information is available, Staff will provide Council with an update on the intersection improvements including a program for public information sessions and a tentative timeline for construction.

The Ministry of Transportation supports in principal the right-in only access proposed by the applicants from the Island Highway. In addition, the Ministry has stated that no additional drainage is to be directed to adjacent roadway ditch systems. Staff recommend a covenant be registered which limits storm water flows and secures the proposed access and associated dedication.

There are a number of uses in the proposed C-23 Zone which are not supported by the Mainstreet designation. In addition, the OCP identifies construction of a 1.5-metre pedestrian trail along the Island Highway. Staff recommend that a covenant be registered which restricts use of the lands and secures construction of the pedestrian trail.

The applicants have met with the local Chase River Neighbourhood Association. The Association recommends that the application be supported.

Section 6.2 of the OCP recommends that an applicant provide a community contribution in exchange for value conferred on land through a rezoning.

The applicants are proposing a \$75,000 monetary contribution, with \$25,000 increments allocated towards landscape improvements at the Lawlor/Tenth intersection, plaza improvements on site and a further \$25,000 to be allocated upon further consultation with the neighbourhood association and Staff. Staff support the community contribution proposal and recommend that these items be secured as a condition of rezoning.

The Rezoning Advisory Committee (RAC), at its meeting of 2006-FEB-16, recommended that the application be approved as presented. Staff concur with RAC's recommendation and support this application.

#### RECOMMENDATION:

That Council support this application and:

1. Give First and Second Reading to "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.390";
2. Direct Staff to secure the trail right-of-way and construction, highway deceleration lane and dedication, and the proposed community contribution as conditions of rezoning; and
3. Direct Staff to register a covenant on the subject property which; restricts use of the site until Lawlor/Tenth Street intersection improvements are complete, maintains storm drainage at pre-development levels, limits permitted uses and secures residential units and site layout as conditions of rezoning.

2006-APR-10

## FOR CITY MANAGER'S REPORT

REPORT TO: E.C. SWABEY, DIRECTOR, PLANNING & DEVELOPMENT, DSD

FROM: D. LINDSAY, MANAGER, PLANNING DIVISION, DSD

RE: RA000158 / 1321 ISLAND HIGHWAY SOUTH

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### RECOMMENDATION:

That Council support this application and:

1. Give First and Second Reading to "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.390";
2. Direct Staff to secure the trail right-of-way and construction, highway deceleration lane and dedication, and the proposed community contribution as conditions of rezoning; and
3. Direct Staff to register a covenant on the subject property which; restricts use of the site until Lawlor / Tenth Street intersection improvements are complete, maintains storm drainage at pre-development levels, limits permitted uses and secures residential units and site layout as conditions of rezoning.

### BACKGROUND:

The City has received a rezoning application from Urban Design Groups Architects Ltd., on behalf of Chase River Properties Inc., to rezone the subject property from Single Family Residential Zone (RS-1) to Town Centre Commercial Zone (C-23) in order to develop a mixed commercial / residential development. The application has been reviewed by Staff and the Rezoning Advisory Committee and is now ready for Council's consideration.

### DISCUSSION:

#### ***Subject Property***

The subject property is presently vacant and is approximately 1.96 ha (4.84 acres) in area (Schedule 'A'). The property is bounded by Eleventh Street and South Parkway Plaza to the north, the Island Highway and vacant commercial zoned property to the east, Twelfth Street and an existing mobile home park to the south, and Lawlor Road and large single-family residential zoned properties to the west. It is important to note that portions of those single-family residential zoned properties to the west are currently designated as "Mainstreet" under the Official Community Plan, which identifies future commercial / residential development along Lawlor Road.

Wexford Creek presently flows through a portion of the subject property along Lawlor Road. Development of the subject property will require a minimum 15 metre (49.2 feet) setback from the Creek.

### ***Official Community Plan***

The subject property is designated as "Mainstreet" (Commercial / Residential) according to Schedule A-7.3 (Chase River Neighbourhood) of the Official Community Plan (OCP). An OCP amendment to re-designate the subject property to "Mainstreet" was approved by Council at their meeting of 2005-APR-04. Staff is of the opinion that the proposed rezoning complies with the intent of the OCP.

### ***Proposed Development***

The proposed development will consist of three buildings totaling approximately 5707 m<sup>2</sup> (61,431 ft<sup>2</sup>) of commercial floor area and 8 residential units (Schedule 'B'). Building A is proposed to include a grocery store of approximately 3543 m<sup>2</sup> (38,143 ft<sup>2</sup>), with an associated mezzanine area of 570 m<sup>2</sup> (6,134 ft<sup>2</sup>). A 46.5 m<sup>2</sup> (500 ft<sup>2</sup>) meeting room is also proposed to be constructed within the mezzanine area, which the applicants have stated will be available for use by various local groups and associations.

Building B is approximately 802 m<sup>2</sup> (8,629 ft<sup>2</sup>) on the ground floor and will include 8 residential units on the second storey. Building C is approximately 8,525 ft<sup>2</sup>.

### ***Project Phasing***

The applicants have indicated that they will likely develop the property in two separate phases. The first phase will include construction of the grocery store (Building A), associated parking area and all required landscaping. Phase II of the project will include construction of Buildings B and C. Staff recommend that a covenant be registered, as a condition of rezoning, which secures the general layout of the proposed development and requires the construction of the residential units with the second phase.

### ***Residential Component***

As identified through the OCP amendment process, in order to achieve the broader goals of Plan Nanaimo and the long-term concept for the Town Centre, a residential component is required as part of this development. As noted above, the applicants are proposing 8 one-bedroom residential units on the second level of Building B. As a condition of rezoning, Staff recommend that a covenant be registered which secures the residential units.

### ***Lawlor Road / Tenth Street Intersection***

Improvements to the Lawlor Road / Tenth Street intersection are currently identified as a DCC charge project and are tentatively scheduled for 2010.

The traffic study submitted as part of this application identified the need for intersection improvements to be completed as a condition of the development of the subject property. Staff concur with the findings of this traffic study and recommend Council require the completion of the intersection improvements prior to any use of the subject site.

In an effort to expedite the intersection improvements, thereby allowing the proposed development to proceed, the applicant's are prepared to hire an Engineering firm to complete the intersection design. It is anticipated that by having the applicants complete this work, the construction time frame may be advanced to summer of 2007.

As an alternative to signalization, a round-about is being considered for this intersection. Consultation is currently underway with ICBC regarding the suitability of a round-about at this intersection.

Once further information is available, Staff will provide Council with an update on the intersection improvement including a program for public information sessions and a tentative timeline for construction.



### ***Lawlor Road Connector***

Through the OCP amendment process, the timing of the construction of the proposed Lawlor Road connector, as it relates to development of the subject property, was raised by Council. As part of the traffic study completed for this development, a review was conducted to evaluate the impact of the proposed development on the existing road network. It was determined that the proposed development would not singularly necessitate the construction of the Lawlor Road connector. The Lawlor Road connector is a DCC project but is not included within the five year construction plan.

### ***Deceleration Lane***

The applicants are proposing to construct a right-in access from the Island Highway onto the undeveloped portion of Twelfth Street. The Ministry of Transportation has reviewed the proposal and has agreed, in principal, to permit the construction of the deceleration lane (right-in only). Staff recommend that the access and associated dedication be secured as a condition of rezoning.

### ***Permitted Uses***

As there are a number of uses in the proposed C-23 Zone which are not supported by the OCP Mainstreet designation, a covenant is required limiting the use of the land. The covenant will limit use to the following:

- Accessory dwelling unit;
- Club or lodge;
- Commercial schools;
- Day care facilities;
- Dry cleaners;
- Financial institutions;
- Hotels;
- Laundromats;
- Multi-family dwellings;
- Neighbourhood pubs;
- Offices (Includes Medical/Dental);
- Recreational facilities;
- Restaurants;
- Retail Stores (Includes Personal Service Uses and Pharmacy); and
- Veterinary clinics.

### ***Chase River Neighbourhood Gateway***

A portion of the subject property fronting the Island Highway is located within the Chase River Neighbourhood Gateway, which identifies development of a 1.5-metre pedestrian trail (Schedule 'C'). As a condition of rezoning, Staff recommend that a covenant be registered which secures the right of way for, and construction of, the pedestrian trail.

### ***Building Design***

Developments within the Chase River Neighbourhood plan area are required to reflect the policies of the Chase River Design Guidelines. The applicant has provided a design rationale (Schedule 'D') which explains how the proposed building elevations (Schedule 'E') respond to these Guidelines. It is important to note that if the subject rezoning application is approved, further review of the building design will be required through the development permit process.

### ***Storm Drainage***

The proposed development will result in an increase in the amount of impervious material on site and consequently, an increase in storm water flows. Through the application referral process, the Ministry of Transportation indicated that no additional drainage is to be directed to the Ministry's roadway ditch system. As such, Staff recommend, as a condition of rezoning, that a covenant be registered which ensures that storm water flows are maintained at, or below, pre-development levels.

### ***Neighbourhood Consultation***

The applicants presented their rezoning proposal to the Chase River Neighbourhood Association at their meeting of 2006-MAR-08. The Neighbourhood Association has recommended that the application be supported.

### ***Community Contribution***

As per Section 6.2 of the OCP, in exchange for value conferred on land through a rezoning, the applicant should provide a community contribution. In response to this policy the applicants are proposing a \$75,000 monetary contribution, with \$25,000 increments allocated towards landscape improvements at the Lawlor/Tenth intersection, plaza improvements on site and a further \$25,000 to be allocated upon further consultation with the neighbourhood association and Staff. Staff support the community contribution proposal and recommend that these items be secured as a condition of rezoning.

### **REZONING ADVISORY COMMITTEE (RAC)**

The Rezoning Advisory Committee (RAC), at its meeting of 2006-FEB-16, recommended that the application be approved as presented. Staff concur with RAC's recommendation and support this application.

### **RECOMMENDATION:**

That Council support this application and:

1. Give First and Second Reading to "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.390";
2. Direct Staff to secure the trail right-of-way and construction, highway deceleration lane and dedication, and the proposed community contribution as conditions of rezoning; and
3. Direct Staff to register a covenant on the subject property which; restricts use of the site until Lawlor/Tenth Street intersection improvements are complete, maintains storm drainage at pre-development levels, limits permitted uses and secures residential units and site layout as conditions of rezoning.

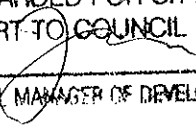
Respectfully submitted,

  
D. Lindsay  
Manager, Planning Division  
**DEVELOPMENT SERVICES DEPARTMENT**

JH/pm  
Council: 2006-Apr-10  
Prospero file: RA000158

  
E.C. Swabey  
Director, Planning & Development  
**DEVELOPMENT SERVICES DEPARTMENT**

To: CITY MANAGER  
FORWARDED FOR CITY MANAGER'S  
REPORT TO COUNCIL

  
GENERAL MANAGER OF DEVELOPMENT SERVICES

This is a detailed plat map of a portion of the City of San Francisco, showing various lots, streets, and zoning districts. The map includes Lot 1321, which is shaded and located between Eleventh St and Twelfth St, bounded by Lawlor Rd to the west and Island Highway South to the east. Other streets shown include Fenth St, Maki Rd, Twelfth St, Eleventh St, Island Highway South, Cranberry Av, and Wexford Rd. Zoning districts labeled include RS1, C4, C13, C10, and RM8. Lot numbers and block numbers (e.g., 1270, 1260, 1290, 1300, 1320, 1324, 1336, 1340, 1344, 1348, 1350, 1356) are also indicated. A large area to the south of Lot 1321 is also labeled RM8 and contains a grid of lot numbers.

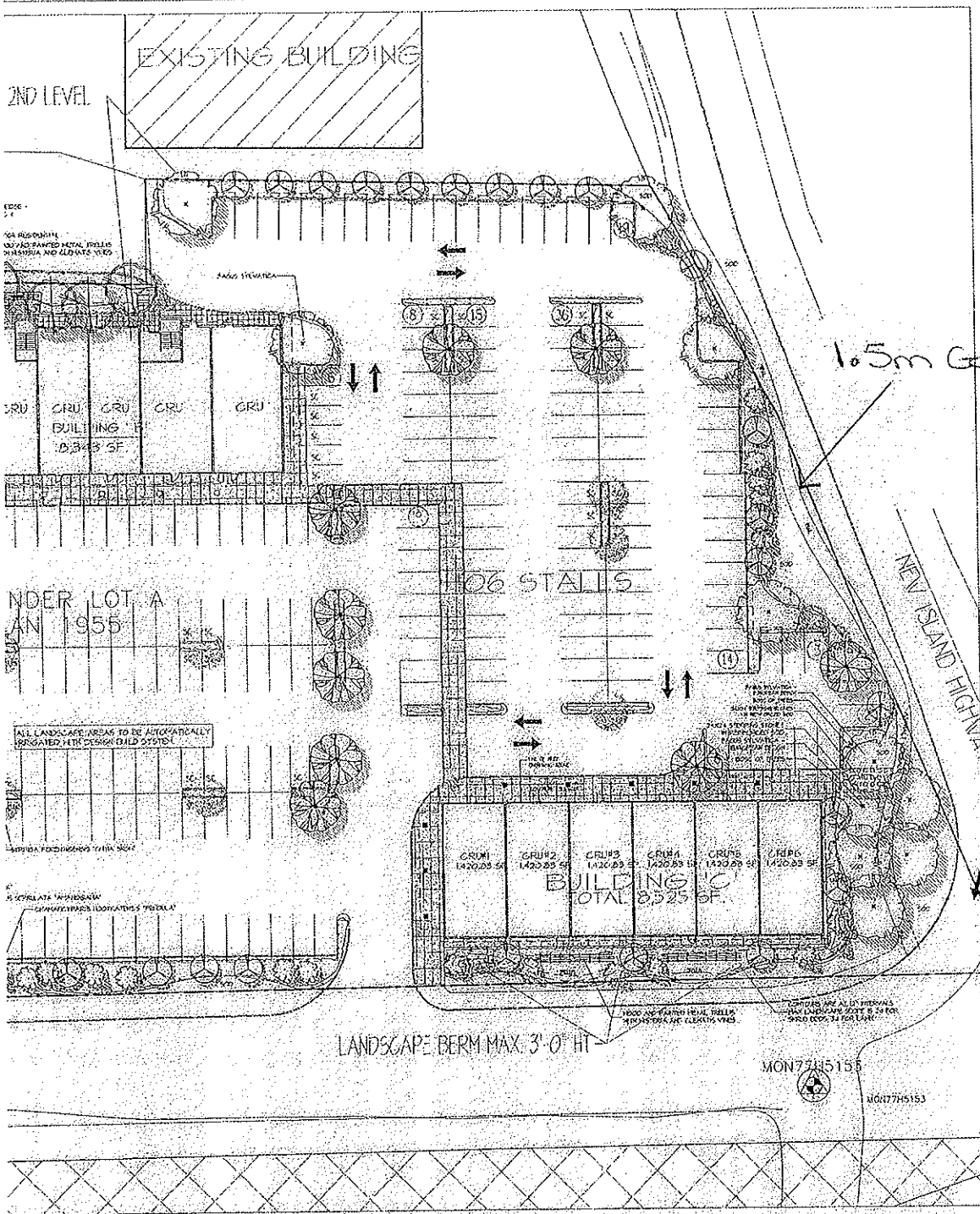


Civic: 1321 Island Highway South

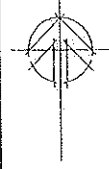
 SUBJECT  
PROPERTY



## SCHEDULE C



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1.5m Gateway Trail

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DMG



landscape architects

J.D. Mott & Associates Ltd.  
Pratt Campbell & Associates Ltd.  
Meyers & Associates Ltd.

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96100

Ph. 1004331-0007/00 37-4123

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PROJECT TITLE

ADDRESS  
CITY, PROVINCE

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LANDSCAPE  
CONCEPT

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DESIGN	FILE	
CHECK		
DISPROPORTIONATE		01

DATE	CONTIN	SUBV/MON NAME
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Score 150/150

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# SCHEDULE D

URBAN DESIGN GROUP ARCHITECTS LTD 600 - 1140 W. PENDER STREET, VANCOUVER, BC V6E 4G1 (604) 687-2334 FAX (604) 688-7481

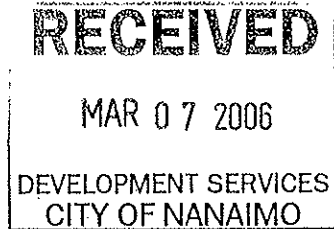
Richard Kolodziej, MAIBC, Principal

March 6, 2006

City of Nanaimo  
455 Wallace St.  
Nanaimo, BC  
V9R 5J6

Attention: Dale Lindsay

Re: Chase River Mixed Use Development  
South Nanaimo, BC  
for Watt Ventures



Our Project #: 2437

Dale,

The proposed development proposes a three building complex consisting of a food market of approximately 38,000 square feet and a mezzanine which will facilitate offices and a community use room, a two storey mixed used building with approximately 8,350 square feet of retail on the ground level and eight residential units on the second level and a single storey building of approximately 8500 square feet of retail floor area located along the South side of the property. The existing top of bank of the Wexford Creek Watercourse has been surveyed and the required undisturbed setback for the building has been provided. The site plan provides for well defined wide pedestrian sidewalks and pathway system which interconnects the buildings on the site and the Island Highway Trail system as well as connection to the adjacent retail across 11<sup>th</sup> Street to the North. The wide sidewalks allow for public seating near and under the gazebo structure in the pedestrian node located at the North West corner of the two storey building as well as in other areas throughout the complex.

The pedestrian plaza node with it's gazebo structure and feature pavement textures, combine with the restaurant's covered patio outdoor seating area, located at the North East corner of the food market, to provide a gateway into the centre. Low level pedestrian scale lighting and lighting standards are proposed along the pedestrian sidewalks.

Glazed storefronts have been extended for the full length of the West elevation of the two storey mixed used building and continues to the North elevation which will provide an opportunity for public interaction between the retail / coffee shop uses and the wide sidewalk provided for outdoor seating.

The large food market building has been designed to reduce it's mass by opening up the front elevation with the use of seven glass panel overhead doors that will be open during business hours to offer outdoor displays and create animation at the store's entry. A sloped roof area has been introduced to reduce the mass of the building and to provide a transition at its restaurant patio area, at the North East corner, with the two storey portion of the building. The elevation has been designed with steep pitched roofs and dormers to compliment the adjacent mixed use building.



# SCHEDULE D

URBAN DESIGN GROUP ARCHITECTS LTD 600 - 1140 W. PENDER STREET, VANCOUVER, BC V6E 4G1 (604) 687-2334 FAX (604) 688-7481

Richard Kolodziej, MAIBC, Principal

All three building designs incorporate steep pitched metal roofs, the use of brick column bases and accent panels at the ground level, horizontal hardiboard sidings, split face coloured concrete ledge block, wood trim and acrylic stucco all in natural earth tone colours. Colourful banners will be located on the columns and light standards throughout the development. Extensive bermed landscaping has been introduced to the extremities of the site including trellis structures with climbing plants. Landscaping has been provided throughout the centre and trees have been disturbed throughout the parking area.



Rick Jones, Principal

URBAN DESIGN GROUP ARCHITECTS LTD.

RJ/sh

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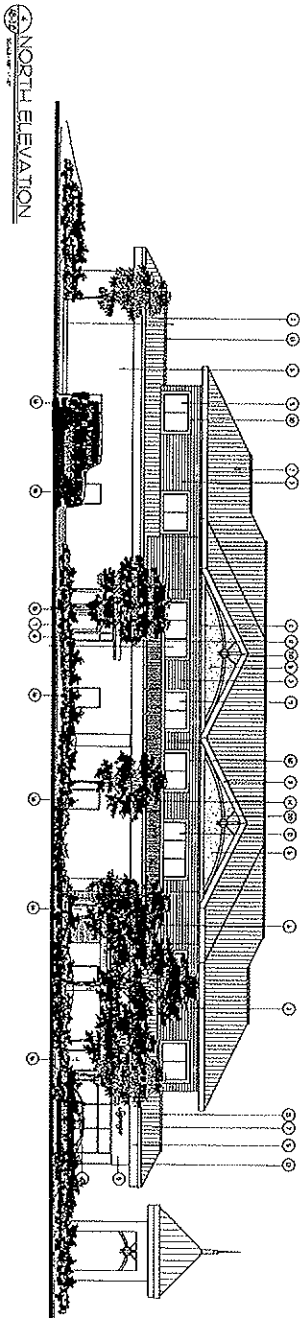
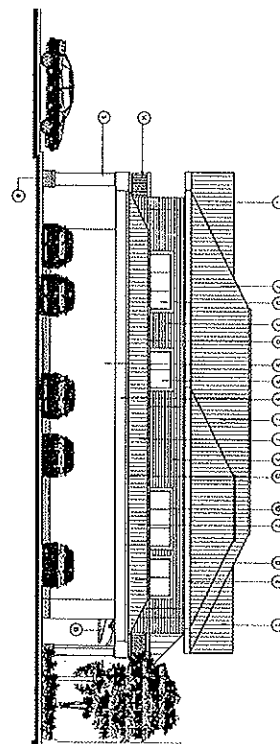
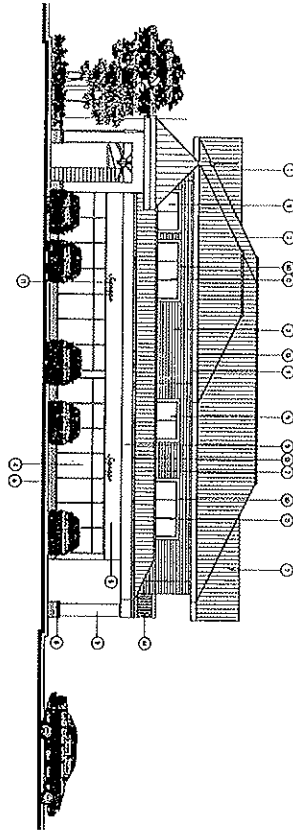
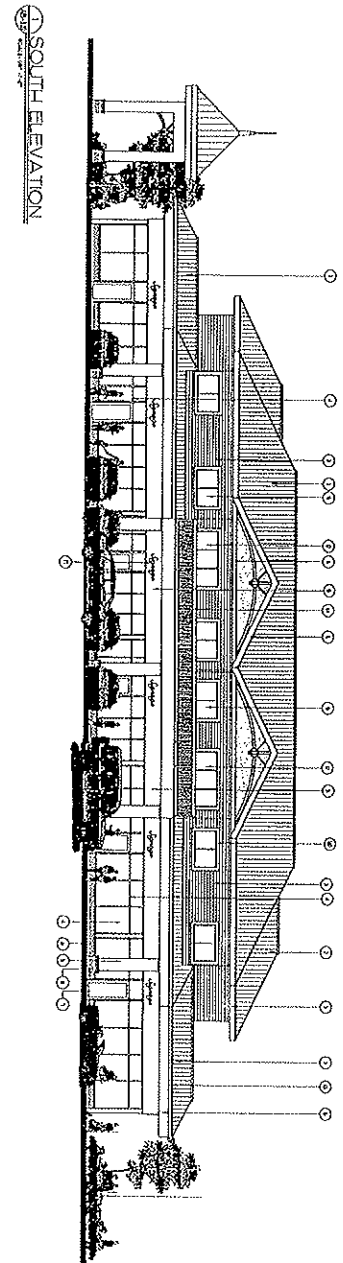
MAR 07 2006

DEVELOPMENT SERVICES  
CITY OF NANAIMO



## SCHEDULE E

## ELEVATION BUILDING B



EXTERIOR FINISHES	
1	5/8" x 11 1/2" x 12" ROUGH SPLIT FACE LUTHERA BLOCK
2	FINISHED WITH THE ROUGH CLASSICO
3	4" ALUMINUM TRIM
4	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
5	APPLY 2 FINISH
6	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
7	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
8	3/4" x 11 1/2" x 12" ROUGH CLASSICO FINISH
9	FINISH ALUMINUM TRIM WITH ALUMINUM PAINT
10	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
11	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
12	APPLY 2 FINISH
13	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
14	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
15	APPLY 2 FINISH
16	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
17	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
18	APPLY 2 FINISH
19	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
20	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
21	APPLY 2 FINISH
22	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
23	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
24	APPLY 2 FINISH
25	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
26	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
27	APPLY 2 FINISH
28	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
29	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
30	APPLY 2 FINISH
31	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
32	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
33	APPLY 2 FINISH
34	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
35	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
36	APPLY 2 FINISH
37	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
38	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
39	APPLY 2 FINISH
40	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
41	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
42	APPLY 2 FINISH
43	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
44	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
45	APPLY 2 FINISH
46	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
47	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
48	APPLY 2 FINISH
49	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
50	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
51	APPLY 2 FINISH
52	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
53	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
54	APPLY 2 FINISH
55	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
56	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
57	APPLY 2 FINISH
58	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
59	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
60	APPLY 2 FINISH
61	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
62	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
63	APPLY 2 FINISH
64	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
65	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
66	APPLY 2 FINISH
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69	APPLY 2 FINISH
70	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
71	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
72	APPLY 2 FINISH
73	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
74	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
75	APPLY 2 FINISH
76	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
77	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
78	APPLY 2 FINISH
79	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
80	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
81	APPLY 2 FINISH
82	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
83	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
84	APPLY 2 FINISH
85	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
86	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
87	APPLY 2 FINISH
88	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
89	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
90	APPLY 2 FINISH
91	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
92	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
93	APPLY 2 FINISH
94	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
95	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
96	APPLY 2 FINISH
97	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
98	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
99	APPLY 2 FINISH
100	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
101	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
102	APPLY 2 FINISH
103	1/2" x 12" x 12" VINYL 1" EXPANDED 1/2" PER FEET LUTHERA
104	ALUMINUM SIMULATION FINISH IN COLOR MATCHED PAINT
105	



CITY OF NANAIMO

BYLAW NO. 4000.391

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 1993 NO. 4000"

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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 BYLAW AMENDMENT BYLAW 2006 NO. 4000.391".
2. The City of Nanaimo "ZONING BYLAW 1993 NO. 4000" is hereby amended by rezoning lands shown on the attached Schedule 'A' and legally described as LOT 3, SECTION 5, WELLINGTON DISTRICT, PLAN 18955, EXCEPT THAT PART IN PLAN VIP62808 and LOT 1, SECTION 5, WELLINGTON DISTRICT, PLAN VIP63925 from Single Family Residential Zone (RS-1) to Light Industrial Zone (I-2).

PASSED FIRST AND SECOND READINGS 2006-APR-10.

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

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

APPROVED BY MINISTRY OF TRANSPORTATION \_\_\_\_\_.

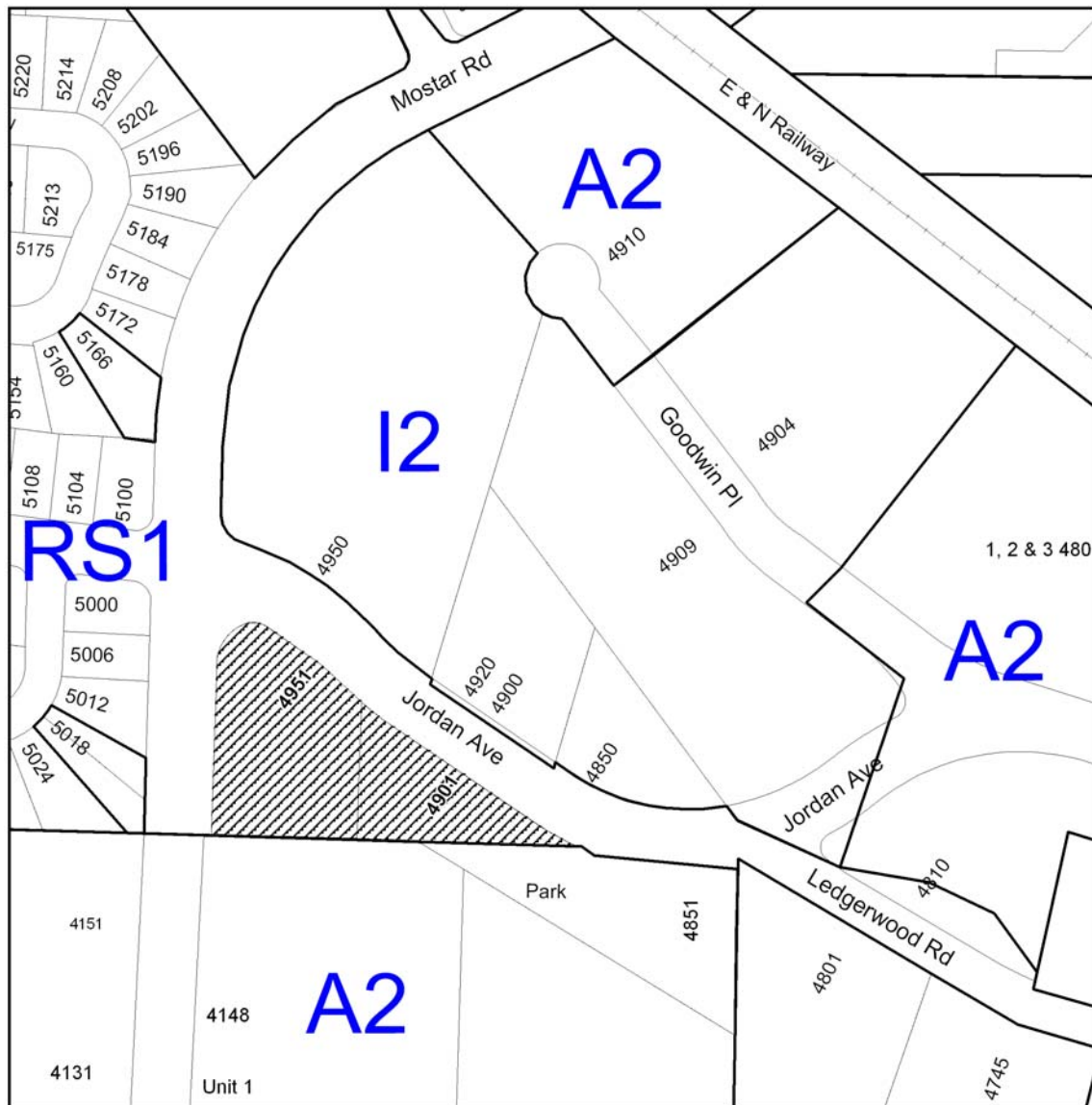
ADOPTED \_\_\_\_\_.

File: RA000162

Address: 4901 and 4951 Jordan Avenue

Applicant: Jeff Windley

SCHEDULE A



Civic : 4901 & 4951 Jordan Ave  
File : RA000162

 **SUBJECT  
PROPERTY**



( ) Rezoning Application No. RA000162 – 4901 and 4951 Jordan Avenue

The City of Nanaimo has received an application from Mr. Jeff Windley, on behalf of Charlton West Holdings Ltd., to rezone the subject properties from Single Family Residential Zone (RS-1) to Light Industrial Zone (I-2), in order to permit the development of a light industrial complex.

A previous amendment bylaw to rezone the properties to allow for light industrial development was abandoned by Council on 2005-NOV-07 as a result of non-performance of the applicant. The property has now been brought into conformance and the applicants have reapplied to rezone the property.

The site is comprised of two lots, which have a civic address of 4901 and 4951 Jordan Avenue. The combined site area of both lots is approximately 6,600 square metres (1.6 acres). 4901 Jordan Avenue is presently a vacant site, while 4951 is occupied by a single-family dwelling.

The site is bordered by light industrial uses to the north and south, parkland to the east, and a single-family neighbourhood to the west.

The property is designated as Service Industrial Enterprise Area according to Schedule 'A' of the Official Community Plan (OCP). Permitted uses in the Service Industrial Enterprise Area are uses which generate limited shopping and retail traffic and require large enclosed display and storage areas. Staff are of the opinion that the proposed rezoning complies with the intent of the OCP.

The applicant's intention is to develop a light industrial complex. The submitted concept plan consists of three buildings and an accessory storage yard. The gross floor area of all buildings is approximately 3,232 square metres (34,796 square feet). All vehicle access will be limited solely to / from Jordan Avenue.

As a condition of the previous rezoning application, a covenant was registered on title to the subject properties to secure use restriction, access, landscaping and the proposed community contribution of \$8,000. towards parks improvements in the area. The covenant remains registered on the titles of the subject properties.

It is Staff's belief that the applicants have now complied with conditions set forth by Council under the previous rezoning application and, as such, support the subject application.

Recommendation: That Council support this application and consider giving first two readings to "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.391", which appears under the Bylaw Section of this evening's agenda.

## FOR CITY MANAGER'S REPORT

TO: E.C. SWABEY, DIRECTOR, PLANNING AND DEVELOPMENT, DSD

FROM: DALE LINDSAY, MANAGER, PLANNING DIVISION, DSD

RE: RA162 – 4901 & 4951 JORDAN AVENUE

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### RECOMMENDATION:

That Council support this application and consider First and Second reading to "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.391".

### BACKGROUND:

The City of Nanaimo has received an application from Mr. Jeff Windley, on behalf of Charlton West Holdings Ltd., to rezone the subject properties from Single Family Residential Zone (RS-1) to Light Industrial Zone (I-2), in order to permit the development of a light industrial complex.

Council, at its meeting of 2003-JAN-27, approved Third Reading of amendment Bylaw 4000.281, which if approved, would have rezoned the subject properties to legalize the existing storage use and to allow for light industrial development. However, prior to consideration of final adoption, Council required that parking and storage use on 4901 Jordan Avenue be discontinued. As the property was not brought into conformance, the amendment Bylaw was abandoned by Council at its meeting of 2005-NOV-07.

The applicant has now removed all items illegally stored on the site and has reapplied to rezone the property. In order to ensure the property remains in conformance, Staff has directed the applicant to install a cement block barrier along the property boundary (Schedule 'A'). The barrier has now been installed.

### DISCUSSION:

#### ***Subject Property***

The subject site is comprised of two lots and is located at the corner of Mostar Road and Jordan Avenue (Schedule 'B'). The lots, which have a civic address of 4901 and 4951 Jordan Avenue, have a combined site area of approximately 6,600 m<sup>2</sup> (1.6 acres). 4901 Jordan Avenue is presently a vacant site, while 4951 is occupied by a single-family dwelling.

The subject site is bordered by light industrial zoned properties to the north (Slegg Lumber), parkland dedication to the east, Boban Industrial Park to the south, and by an established single-family neighbourhood to the west.

### ***Official Community Plan (OCP)***

The subject property is designated as Service Industrial Enterprise Area according to Schedule 'A' of the OCP. As such, the following relevant policies apply:

- Permitted uses in the Service Industrial Enterprise Area are uses which:
  - . generate limited shopping and retail traffic;
  - . require large enclosed display and storage areas;
  - . have a public retail sales area for products manufactured or assembled on site;
  - . require access to major roads for supply and distribution;
  - . are not a shopping destination or a primary retail use which are compatible and are permitted in Growth Centres;
  - . do not require large customer parking lots and areas; and,
  - . do not include use of hazardous materials or hazardous waste generation or storage.
- Ancillary retail sales which require large display areas for storage may also be considered for goods manufactured or assembled on site.
- Office uses will be allowed as accessory to a permitted use.

Staff is of the opinion that the proposed rezoning complies with the intent of the OCP.

### ***Proposed Development***

It is the applicant's intention to rezone the subject properties in order to develop a light industrial complex. The submitted concept plan consists of three buildings and an accessory storage yard. The gross floor area of all buildings proposed on the site is approximately 3,232 m<sup>2</sup> (34,796 ft<sup>2</sup>). As the site is elevated above Mostar Road, all vehicle access will be limited solely to / from Jordan Avenue.

The concept plan, as proposed, includes the following variances:

- A 1.1 metre (3.6 feet) frontyard setback variance for Mostar Road; and
- A 1.5 metre (5.11 feet) flanking sideyard setback variance from Jordan Avenue.

The above noted variances have been identified for Council's information. Final approval of the variances will come through the development permit process.

### ***Existing Covenant***

As a condition of the previous rezoning application, a covenant was registered on title to the subject properties to secure the following:

#### ***Use Restriction***

As there are a number of uses in the proposed I-2 Zone which are not supported by the OCP, use of the land is limited to the following:

- Auctions;
- Automotive Repair Shop;
- Caretakers Dwelling Unit;
- Commercial Schools;
- Custom Work Shops;
- Food and Beverage Processing;
- Fuelling Installations;
- Indoor Mini-Storage;
- Injury Management Centre;
- Light Industry;

- Pet Day Care;
- Printing and Publishing Facilities;
- Pre-Fabricated Home Sales;
- Production Studio;
- Recreational Facilities;
- Recycling Depots;
- Repair Shops;
- Retail Automotive Accessories and Parts;
- Service Industry;
- Storage Yards;
- Tools and Equipment Rentals and Service;
- Tow Dispatch and Storage; and
- Truck, Trailer and Heavy Equipments Sales, Service and Rental.

*Access*

In order to minimize access/egress points to Jordan Avenue, development of 4951 Jordan Avenue will be restricted until such time as the lots are consolidated or a mutual access easement has been registered between the subject properties.

*Landscaping*

Upon successful completion of the proposed rezoning, a development permit will be required at which time landscaping will be required to be implemented along the Mostar and Jordan Road frontages. In the interim, the applicant has agreed to construct a solid wood fence along the front of 4901 Jordan Avenue. This fence has now been constructed

*Community Contribution*

Section 6.2 of the OCP recommends that an applicant provide a community contribution in exchange for value conferred on land through rezoning. In response, the applicant has proposed an \$8,000 monetary contribution towards parks improvements in the area.

The covenant remains registered on the titles of the subject properties.

***Staff Comment***

The applicant's have now removed all illegally stored materials and heavy machinery from the subject properties. In addition, a cement block barrier has been erected along the property line of 4951 Jordan Avenue to deter future storage and dumping on the site. It is Staff's belief that the applicants have now complied with conditions set forth by Council under the previous rezoning application and, as such, support the subject application.

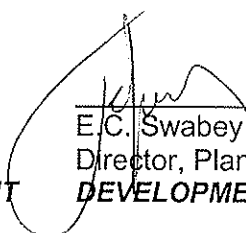
**RECOMMENDATION:**

That Council support this application and consider First and Second reading to "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.391".

Respectfully submitted,



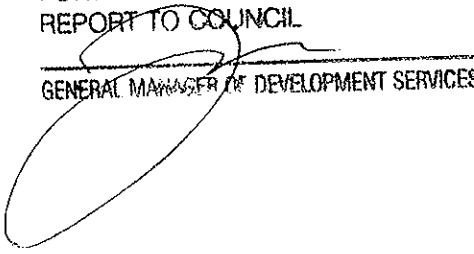
D. Lindsay  
Manager, Planning Division  
**DEVELOPMENT SERVICES DEPARTMENT**



E.C. Swabey  
Director, Planning & Development  
**DEVELOPMENT SERVICES DEPARTMENT**

JC/pm  
Council: 2006-APR-10  
Prospero Attachment: RA162

To: CITY MANAGER  
FORWARDED FOR CITY MANAGER'S  
REPORT TO COUNCIL




GENERAL MANAGER OF DEVELOPMENT SERVICES

The diagrams show a horizontal fracture in a rock. (a) shows a simple rectangular fracture. (b) shows the fracture with a shaded region representing fluid pressure support, and a dashed line indicating the potential for further growth. (c) shows the fracture with a shaded region and a dashed line, indicating a different state of the fracture.

all of Section 5, Wellington District.

SCALE 1 : 500



All distances are in metres.

Bearings are derived from plan 10955.

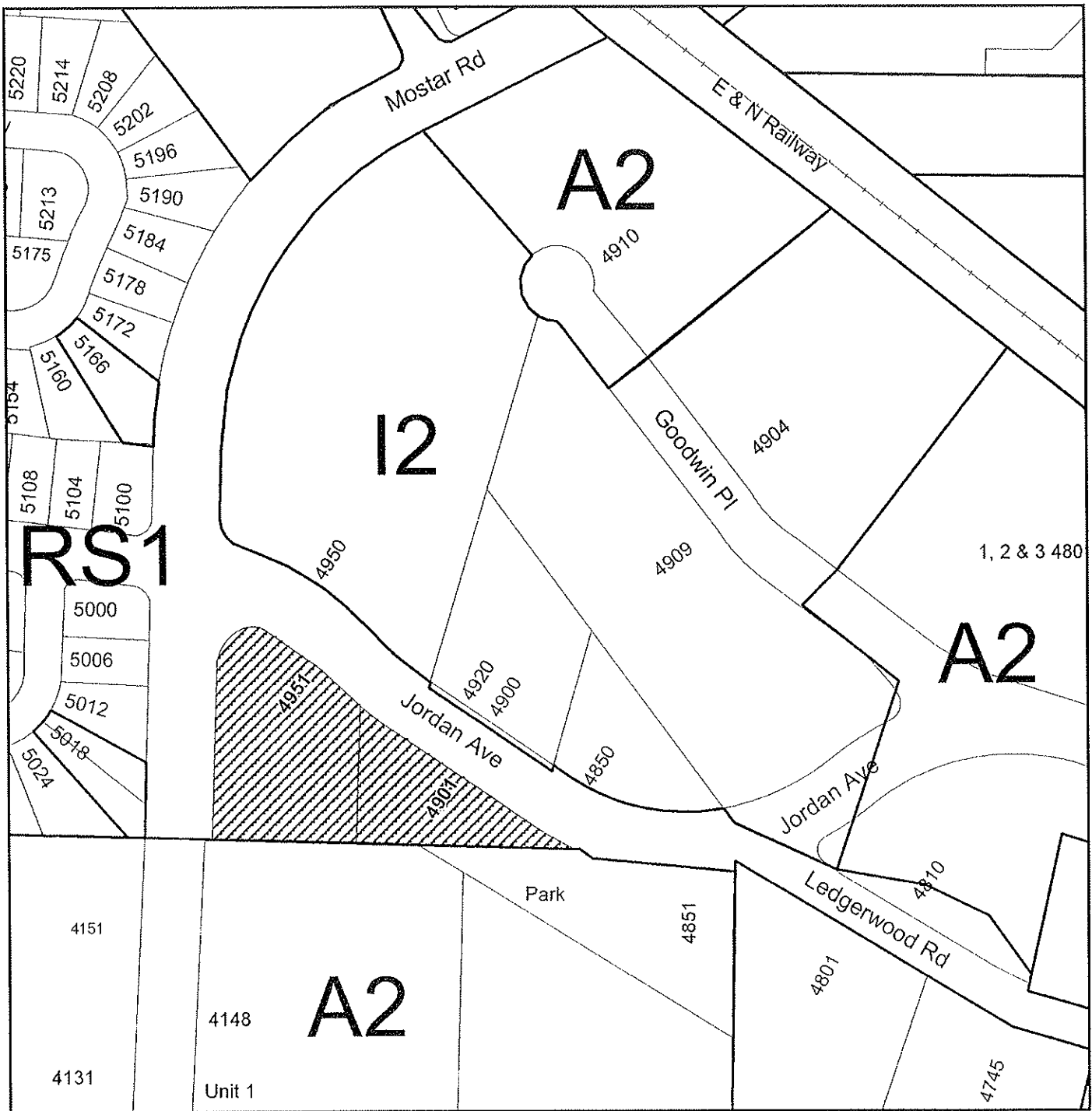
Approving Officer, City of

1

I. William R. Hutchins  
Surveyor of Nenaho In



# SCHEDULE B



Civic : 4901 & 4951 Jordan Ave  
File : RA000162

 **SUBJECT  
PROPERTY**

CITY OF NANAIMO

BYLAW NO. 4000.392

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 1993 NO. 4000"

---

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 BYLAW AMENDMENT BYLAW 2006 NO. 4000.392".
2. The City of Nanaimo "ZONING BYLAW 1993 NO. 4000" is hereby amended by rezoning part of lands shown on the attached Schedule 'A' and legally described as LOT 1, SECTION 10, RANGE 7, MOUNTAIN DISTRICT, PLAN 1985, EXCEPT PARTS IN PLANS 43501 AND VIP53226 from Residential Duplex Zone (RM-1) to Single Family Residential Zone (RS-1).

PASSED FIRST AND SECOND READINGS 2006-APR-10.

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

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

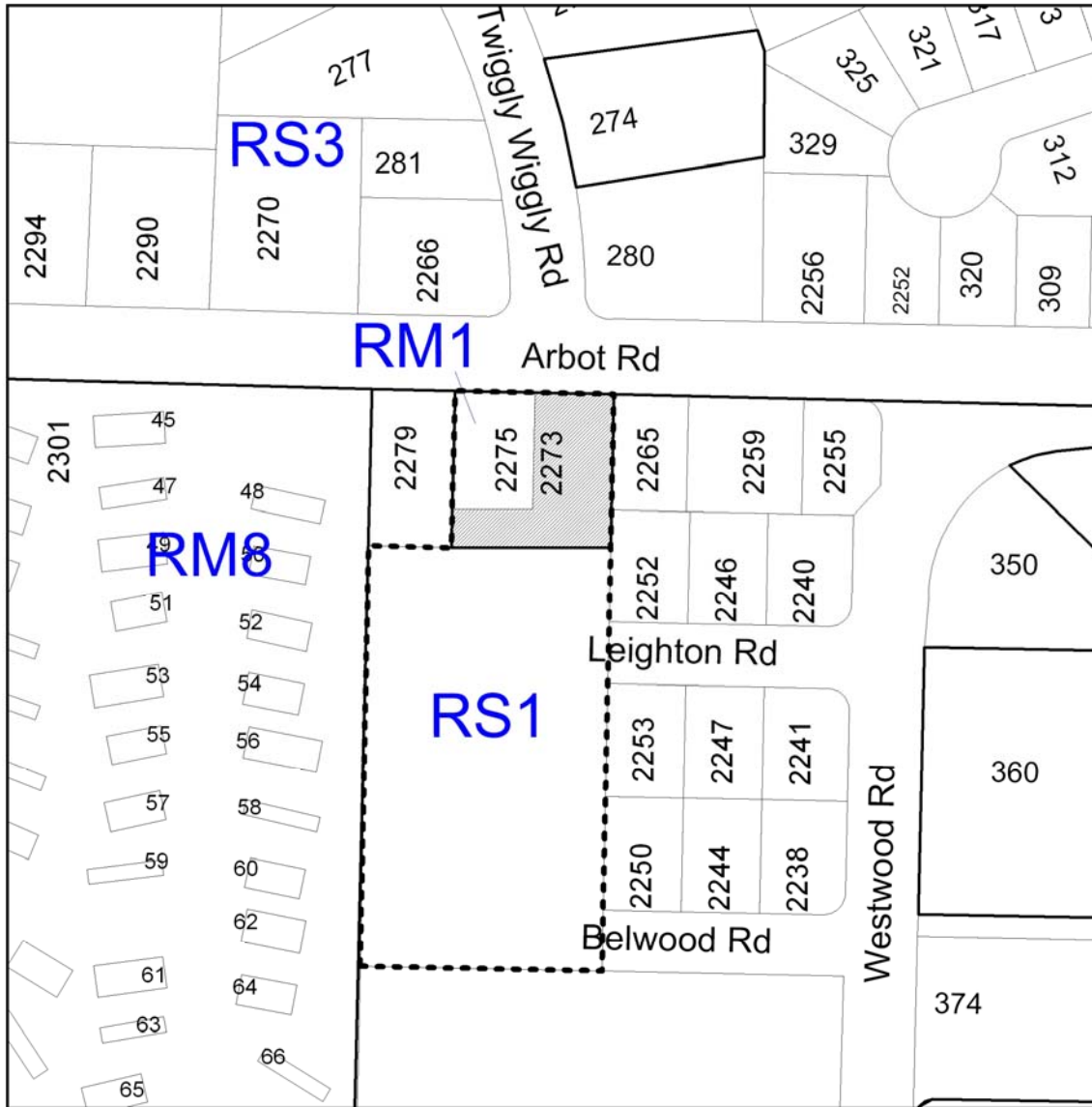
ADOPTED \_\_\_\_\_.

File: RA000163

Address: 2273 Arbot Road


Applicant: Santokh Singh Parhar

SCHEDULE A



Civic : 2273 and 2275 Arbot Road  
File : RA000163

 SUBJECT PROPERTY

 Area to be rezoned from  
RM1 to RS1

( ) RA163 – 2273 Arbot Road

The City of Nanaimo has received an application from Mr. Santokh Parhar to rezone a portion of the subject property from Residential Duplex Zone (RM-1) to Single Family Residential Zone (RS-1), in order to facilitate the subdivision of a new single-family lot.

The subject property is approximately .93 hectares (2.29 acres) in area and is occupied by a duplex on the northwest portion of the site fronting Arbot Road. The property is presently split-zoned, with a portion of the property, approximately 1,768 m<sup>2</sup> (18,923 ft<sup>2</sup>) zoned RM-1, and the remaining portion, approximately 7,751 m<sup>2</sup> (83,433 ft<sup>2</sup>), zoned RS-1. The site is bordered by single-family dwellings to the north and east, by a mobile home park to the west and by vacant, split-zoned property to the south.

The subject property is currently under an active subdivision application to create one duplex lot of 754 m<sup>2</sup> (8,115 ft<sup>2</sup>), a second lot of 629 m<sup>2</sup> (6,771 ft<sup>2</sup>), which is the subject of the proposed rezoning application, and a third lot of .79 hectares (1.94 acres). The subdivision application is currently under review. Approval of the subdivision is conditional on successful rezoning.

The property is designated as Suburban Neighbourhood according to Schedule 'A' of the Official Community Plan (OCP). Relevant OCP policies support rezoning of Suburban Neighbourhood lands to permit single-family dwellings. Staff is of the opinion that the proposed rezoning complies with the intent of the OCP.

Through the adoption of Zoning Bylaw 4000 in 1993, the northerly portion of the subject property was rezoned to RM-1 to cover the area surrounding the existing duplex, while the remainder of the site was zoned RS-1. The applicants are proposing to rezone a portion of the RM-1 zoned area, approximately 1,004 m<sup>2</sup> (10,807 ft<sup>2</sup>), in order to create a new single-family lot fronting Arbot Road, and to allow for future subdivision on the remaining Lot C. The proposed single-family lot complies with the lot area, lot depth and lot frontage requirements of the RS-1 Zone.

Section 6.2 of the OCP recommends that an applicant provide a community contribution, in response to value conferred on land through rezoning. It is the applicants' position that given the subject rezoning will result in a reduction in density on the land, there is no net value being conferred on the land. Staff concur with the applicants' position and recommend that no community contribution be secured through this rezoning

Recommendation: That Council support this application and Consider First and Second reading to "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.392".

## FOR CITY MANAGER'S REPORT

TO: E.C. SWABEY, DIRECTOR, PLANNING AND DEVELOPMENT, DSD

FROM: DALE LINDSAY, MANAGER, PLANNING DIVISION, DSD

RE: RA163 – 2273 ARBOT ROAD

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### RECOMMENDATION:

That Council support this application and Consider First and Second reading to "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.392".

### BACKGROUND:

The City of Nanaimo has received an application from Mr. Santokh Parhar to rezone a portion of the subject property from Residential Duplex Zone (RM-1) to Single Family Residential Zone (RS-1), in order to facilitate the subdivision of a new single-family lot.

### DISCUSSION:

#### ***Subject Property***

The subject property is approximately .93 hectares (2.29 acres) in area and is occupied by a duplex on the northwest portion of the site fronting Arbot Road (Schedule 'A'). The property is presently split-zoned, with a portion of the property, approximately 1,768 m<sup>2</sup> (18,923 ft<sup>2</sup>) zoned RM-1, and the remaining portion, approximately 7,751 m<sup>2</sup> (83,433 ft<sup>2</sup>), zoned RS-1. The site is bordered by existing single-family dwellings to the north and east, by an existing mobile home park to the west and by a large, vacant, split-zoned, RS-1 and A-2, property to the south. Beyond the vacant property to the south is Westwood Lake Park.

The subject property is currently under an active subdivision application (Schedule 'B') to create one duplex lot (Lot B) of 754 m<sup>2</sup> (8,115 ft<sup>2</sup>) to be occupied by the existing duplex, a second lot (Lot C) of 629 m<sup>2</sup> (6,771 ft<sup>2</sup>), which is the subject of the proposed rezoning application, and a third lot (Lot D) of .79 hectares (1.94 acres). The subdivision application is currently under review. Approval of the subdivision is conditional on successful rezoning.

#### ***Official Community Plan***

The property is designated as Suburban Neighbourhood according to Schedule 'A' of the Official Community Plan (OCP). The relevant policies of the OCP are as follows:

- Rezoning of Suburban Neighbourhood designated lands to permit single-family dwellings is supported provided that the maximum number of residential units does not exceed 8 units per hectare multiplied by the total site area;
- The predominant use in Suburban Neighbourhood will be low-density, residential land uses; and
- Building height will be limited to that generally permitted by zoning for detached dwellings.

Staff is of the opinion that the proposed rezoning complies with the intent of the OCP.

***Proposed Development***

Through the adoption of Zoning Bylaw 4000 in 1993, the northerly portion of the property fronting Arbot Road was rezoned to RM-1 to cover the area of the site surrounding the existing duplex, while the remainder of the site was zoned RS-1. The applicants are proposing to rezone a portion of the RM-1 zoned area of the property, approximately 1,004 m<sup>2</sup> (10,807 ft<sup>2</sup>), in order to create a new single-family lot fronting Arbot Road, and to allow for future subdivision on the remaining Lot C (Schedule 'C'). The proposed single-family lot complies with the lot area, lot depth and lot frontage requirements of the RS-1 Zone.

***Development Cost Charges (DCC's)***

As council is aware, subdivision of multi-family zoned properties are exempt from DCC's. However, as approval of the rezoning is required prior to completion of the subdivision, DCC's will be payable at the current bylaw rate of \$13,410.79 for the creation of the additional single-family lot.

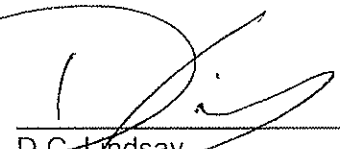
***Community Contribution***

As outlined in Section 6.2 of the OCP, in response to value conferred on land through rezoning, the applicants should provide a community contribution. It is the applicants' position that given the subject rezoning will result in a reduction in density on the land, there is no net value being conferred on the land through this rezoning application. Staff concur with the applicants' position and recommend that no community contribution be secured through this rezoning

**RECOMMENDATION:**

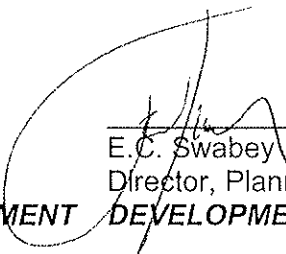
That Council support this application and Consider First and Second reading to "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.392".

Respectfully submitted,

  
\_\_\_\_\_  
D.C. Lindsay

Manager, Planning Division

**DEVELOPMENT SERVICES DEPARTMENT**

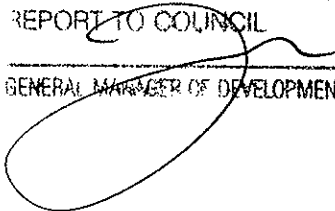
  
\_\_\_\_\_  
E.C. Swabey

Director, Planning & Development

**DEVELOPMENT SERVICES DEPARTMENT**

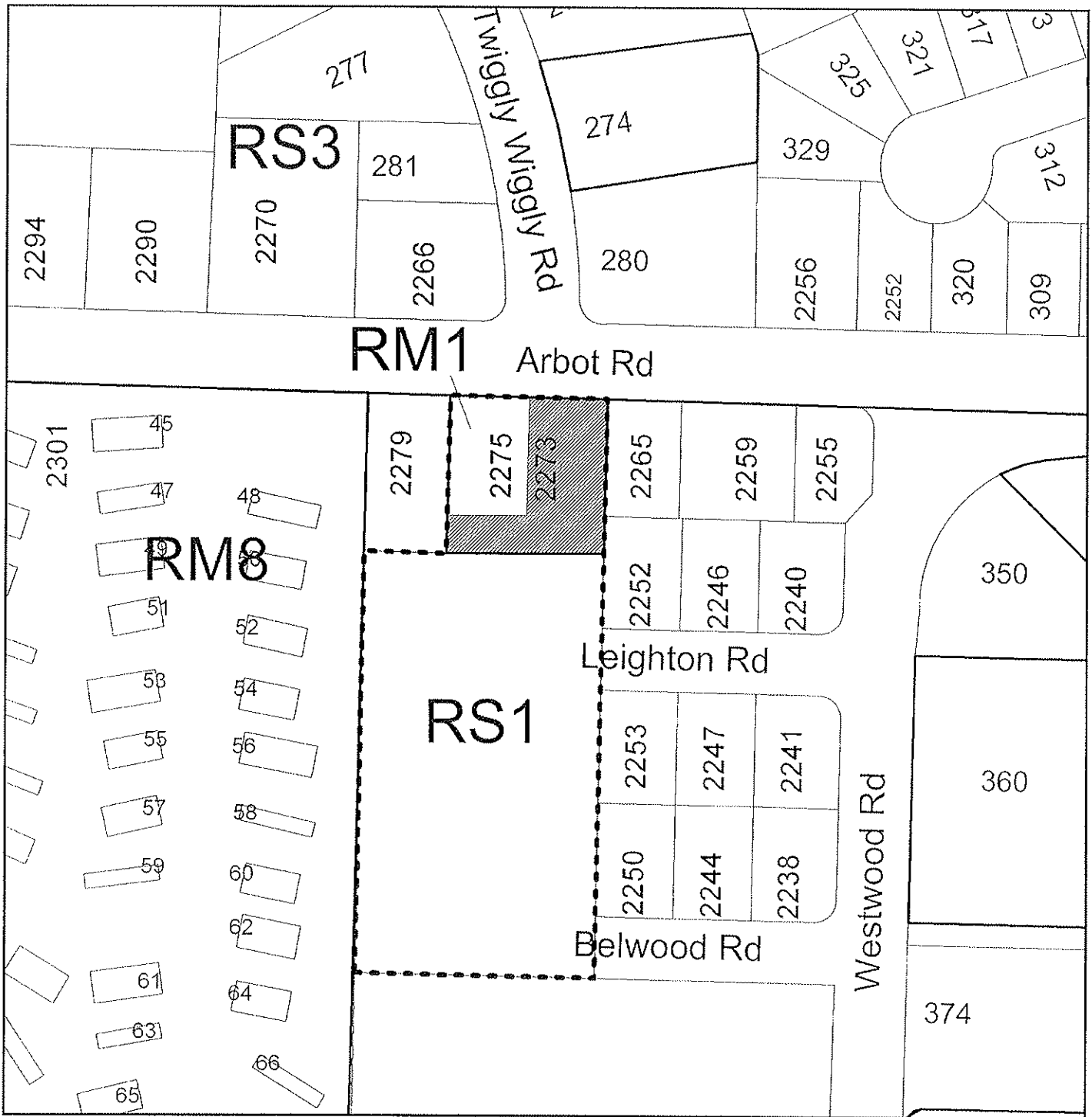
JC/pm  
Council: 2006-APR-10  
Prospero Attachment: RA163

O: CITY MANAGER  
FORWARDED FOR CITY MANAGER'S  
REPORT TO COUNCIL

  
\_\_\_\_\_  
GENERAL MANAGER OF DEVELOPMENT SERVICES




SCHEDULE A



Civic : 2273 and 2275 Arbot Road  
File : RA000163

 SUBJECT PROPERTY

 Area to be rezoned from  
RM1 to RS1

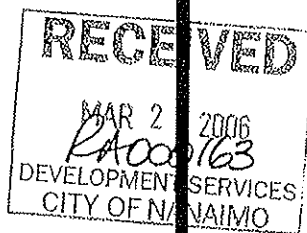
# SCHEDULE B

PROPOSED SUBDIVISION ON LOT A, PLAN VIP53226 & LOT 1, SEC 10, RGE 6,  
PLAN 1985 EXCEPT PARTS IN PLANS 43501 AND VIP53226, MOUNTAIN DISTRICT

SCALE 1: 750

REM E

PLAN 2977

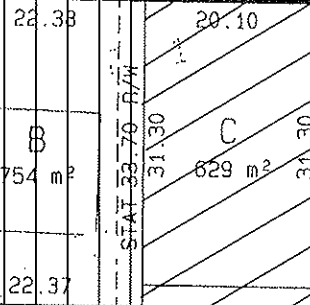


T.G. Hoyt  
B.C. Land Surveyor  
512 Wentworth Street  
Nanaimo, B.C.  
V9R 3E4  
753-2921

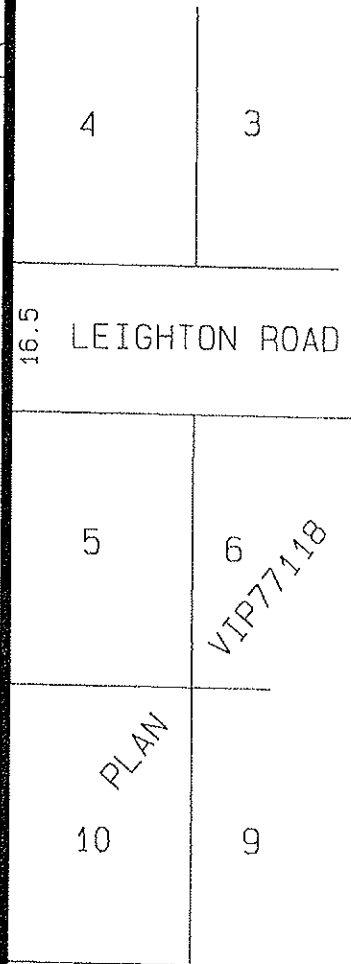
Existing RS-1 portion of property

D  
0.787 ha

64.88



- Area to remain RM-1
- Area to be rezoned RS-1
- Subject property



2

PLAN 1985

Mod 10-5

Certified Correct  
This 20th day of March, 2006.

B. C. L. S.

## SCHEDULE C

PROPOSED SUBDIVISION ON LOT D, SEC 10, RGE 6,  
MOUNTAIN DISTRICT, PLAN VIP

ARBOT ROAD

RECEIVED

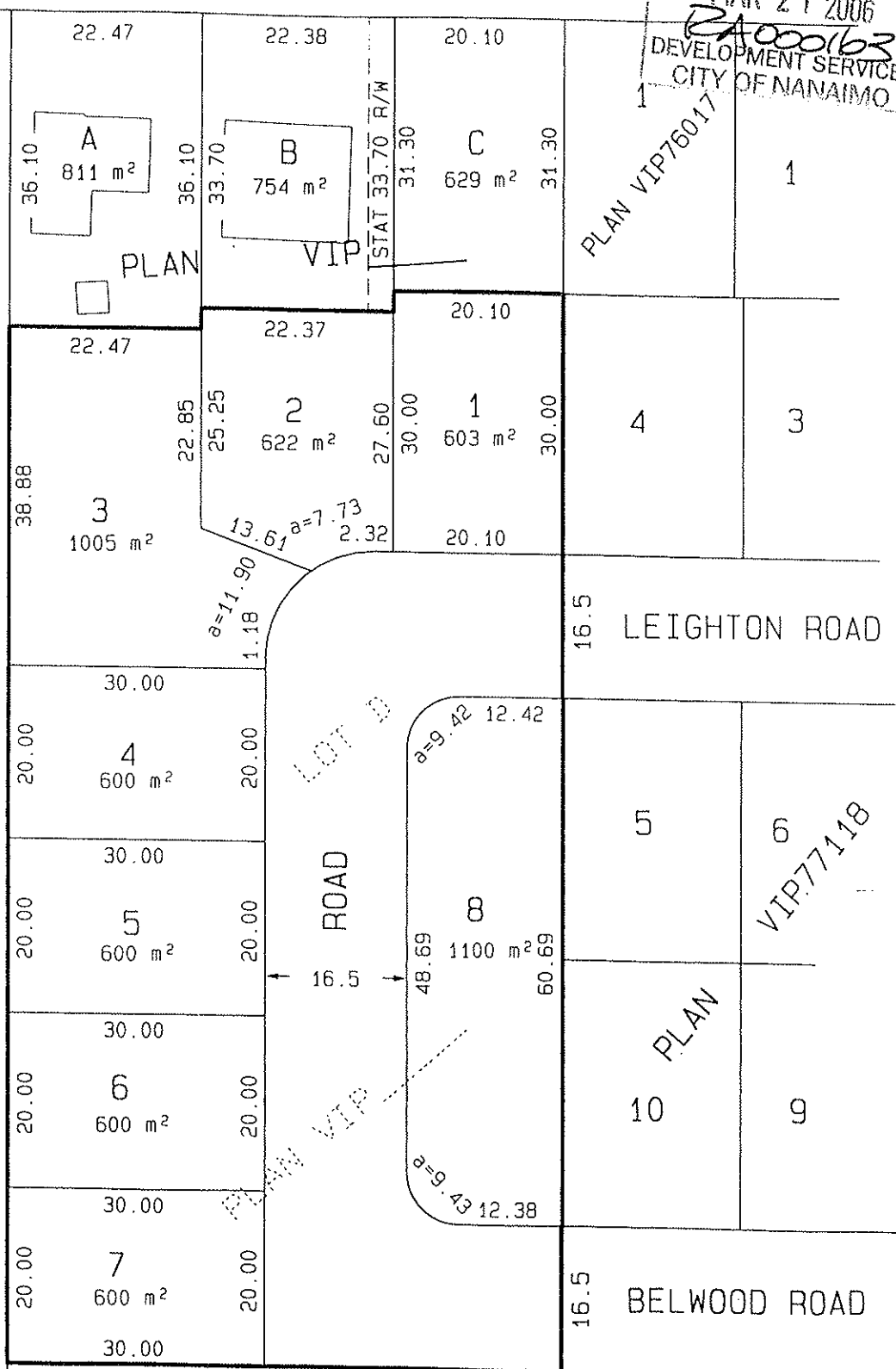
MAR 21 2006

DEVELOPMENT SERVICES  
CITY OF NANAIMO

SCALE 1: 750

REM E

PLAN 2977



T.G. Hoyt  
B.C. Land Surveyor  
512 Wentworth Street  
Nanaimo, B.C.  
V9R 3E4  
753-2921

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PLAN 1985

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Certified Correct

This 20th day of March, 2006

B. C. L. S.