

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, 2016-OCT-06 COMMENCING AT 7:00 P.M.

CHAIR: MAYOR MCKAY

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

Dave Stewart, Acting Manager, Current Planning & Subdivision to explain the required procedures in conducting a Public Hearing and the regulations contained within Part 14 of the *Local Government Act*.

- (a) Bylaw No. 4500.099 – RA000367 – 615 and 699 Harewood Road - to be introduced by Ms. Jill Collinson, Planner, Current Planning. Pg. 2-21

This bylaw, if adopted, will rezone the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) in order to permit construction of an 11-unit townhouse development.

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

- (a) That "ZONING AMENDMENT BYLAW 2016 NO. 4500.099" (RA367) - to amend "ZONING BYLAW 2011 NO. 4500," by rezoning the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) in order to permit construction of an 11-unit townhouse development pass Third Reading. Pg. 20-21

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

NOTICE OF PUBLIC HEARING

October 6th 2016 at 7:00 pm



There will be a Public Hearing on Thursday, **October 6th, 2016**, starting at **7:00 pm** in the **Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC**, to consider a proposed amendment to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500."

All persons who believe their interest in property is affected by the proposed bylaw will be given the opportunity to be heard in person, by a representative, or by written submission, on the matters contained within Bylaw No. 4500.099 at the Public Hearing.

BYLAW NO. 4500.099

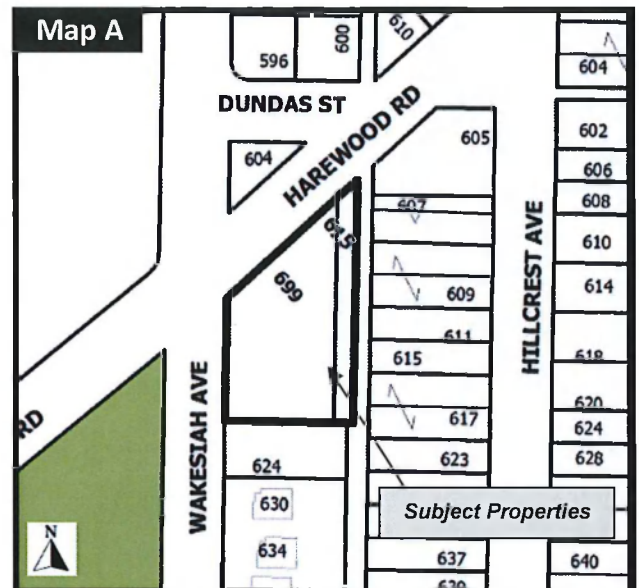
Purpose: To rezone the properties located at 615 and 699 Harewood Road from Single Dwelling Residential (R1) to Townhouse Residential (R6) to permit an eleven unit townhouse development.

Location: 615 and 699 Harewood Road, as shown on Map A

File No.: Rezoning Application - RA000367

The rezoning bylaw, if adopted, will rezone the subject properties from Single Dwelling Residential (R1) to Townhouse Residential (R6) in order to permit an eleven unit townhouse development.

The subject properties are legally described as LOT B, SECTION 1, NANAIMO DISTRICT, PLAN 1566 and SECTION 22, RANGE 5, SECTION 1, NANAIMO DISTRICT, PLAN 630 EXCEPT THOSE PARTS IN PLANS 1566 AND 1575.



WANT TO FIND OUT MORE INFORMATION?

IN PERSON: A copy of the above-noted bylaw and related documents may be inspected from September 23rd 2016 to October 6th 2016, from 8:00am to 4:30pm, Monday through Friday (excluding statutory holidays), at the City of Nanaimo, Community Development Department, Service and Resource Centre, located at 411 Dunsmuir Street.

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

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

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

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

WANT TO MAKE A WRITTEN SUBMISSION?

If you are unable to attend the Public Hearing, written submissions must be received no later than 4:00pm, October 6th 2016, to ensure their availability to Council at the Public Hearing. Written submissions can be provided by any of the following methods:

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

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

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

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

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

This Notice is published in accordance with Section 466 of the Local Government Act. Notice given by the Corporate Officer.

DATE OF MEETING September 12, 2016

AUTHORED BY JILL COLLINSON, PLANNER, CURRENT PLANNING

SUBJECT REZONING APPLICATION NO. RA367 – 615 AND 699 HAREWOOD ROAD

OVERVIEW

Purpose of Report

To present Council with an application to rezone 615 and 699 Harewood Road from Single Dwelling Residential (R1) to Townhouse Residential (R6) in order to permit construction of an 11-unit townhouse development.

Recommendation

That Council:

1. receive the report pertaining to the City of Nanaimo "Zoning Amendment Bylaw 2016 No. 4500.099"; and,
2. direct Staff to secure a covenant for the registration of a service right-of-way, lane dedication, street trees, and the community contribution, prior to the adoption of the bylaw, should Council support the bylaw at third reading.

BACKGROUND

The City has received a rezoning application, RA367, for 615 and 699 Harewood Road from de Hoog & Kierulf Architects (Mr. Glenn Hill) on behalf of 1035137 BC Ltd.

Subject Properties

Location:	The subject properties are located directly across from Colliery Dams Park at the corner of Wakesiah Avenue and Harewood Road, approximately 280m from Vancouver Island University.
Total Lot Area:	615 Harewood Road is 476m ² and 699 Harewood Road is 2,015m ² , for a combined lot area of 2,491m ² . Once the required laneway dedication is subtracted from the combined area, the remaining total lot area is 2,337m ² .
Current Zone:	Single Dwelling Residential (R1)
Proposed Zone:	Townhouse Residential (R6)
Official Community Plan Designation:	Neighbourhood
Harewood Neighbourhood Plan Designation:	Neighbourhood

DISCUSSION

Subject Property and Surrounding Area

The subject properties are located at the corner of Harewood Road and Wakesiah Avenue, on the south side of Harewood Road. Currently, there are two houses on 699 Harewood Road, one house is occupied and the other uninhabitable. Construction of the proposed development requires removing all existing structures from the site, as well as lot consolidation. The properties are located on a laneway which provides site access. The neighbouring residential property to the south (624 Wakesiah Avenue) is part of the City of Nanaimo's heritage register.

Proposed Development

The applicant is proposing to develop 11 townhome units along the frontage of Wakesiah Avenue and Harewood Road with parking and a landscaped common area at the rear (southeast portion) of the site (Attachment B: Site Plan). The applicant is looking to gain additional density by meeting the Tier 1 requirements of Zoning Bylaw 4500 resulting in a targeted floor area ratio (FAR) of 0.55. There are 18 parking spaces proposed for 11 units which meet the parking bylaw requirement. The site plan shows a reduced front yard setback (Harewood Road) from 6m to 4.5m and a reduced rear yard setback from 7.5m to 3.0m, which the applicant will be applying for through the development permit process.

Staff Review

Official Community Plan

The subject properties are located within the Neighbourhood designation of the Official Community Plan (OCP). The 'Neighbourhood' designation encourages a mix of housing types that will provide housing for individuals and families of all age ranges and income levels, respective of neighbourhood character. Removing the land required for road dedication results in the proposed development concept equating to a density of 47 units per hectare, which is near the top end of the Neighbourhood density range of 10 - 50 units per hectare.

Harewood Neighbourhood Plan

The Harewood Neighbourhood Plan designates the subject properties as 'Neighbourhood.' The Neighbourhood designation supports a mixture of residential building form in two to four storey buildings - including townhomes - at a residential density of 10 - 50 units per hectare. The adjacent property, at 624 Wakesiah Avenue, is on the City of Nanaimo's heritage register. The Harewood Neighbourhood Plan has design guidelines for developments adjacent to residential heritage properties. These include increasing the front setback of the portion of the building, limiting building height at the interior side setback, and encouraging layered and articulated building facades. These guidelines will be implemented during the development permit process.

Conditions of Rezoning

Should Council support this application and pass third reading of Bylaw No. 4500.099, Staff recommends the following items be secured prior to final adoption of the bylaw through registration of a Section 219 covenant:

1. *Lane Dedication*
As the current lane width is less than the required 7m, lane dedication will be required.
2. *Registration of Service Right-of-Way*
As there is a short section of unregistered right-of-way with a storm sewer line on 615 Harewood Road, Staff recommends that a service right-of-way is registered on title to protect this infrastructure.
3. *Street Trees*
Twelve street trees would be required along the frontage of Harewood Road and Wakesiah Avenue in addition to any replanting required as a result of tree removal.
4. *Community Contribution*
The applicant is proposing a monetary contribution of \$11,000 towards Harewood Centennial Park. Staff supports the community contribution proposal and recommends securing the monetary contribution prior to final adoption of the bylaw.
5. *Lot Consolidation*
Lot consolidation of the subject property into one legal lot is required.


SUMMARY POINTS

- The application is to rezone the subject property from R1 to R6 in order to build an 11-unit townhouse development;
- The proposed rezoning complies with the intent of the OCP and the Harewood Neighbourhood Plan; and,
- The rezoning offers an opportunity for infill development in an established neighbourhood in close proximity to area parks and Vancouver Island University.

ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: Site Plan
ATTACHMENT C: Survey Plan
ATTACHMENT D: Aerial Photo
ATTACHMENT E: Applicant's Letter of Rationale
ATTACHMENT F: Conceptual Elevations
ATTACHMENT G: Floor Plan
ATTACHMENT H: "Zoning Amendment Bylaw 2016 No. 4500.099"

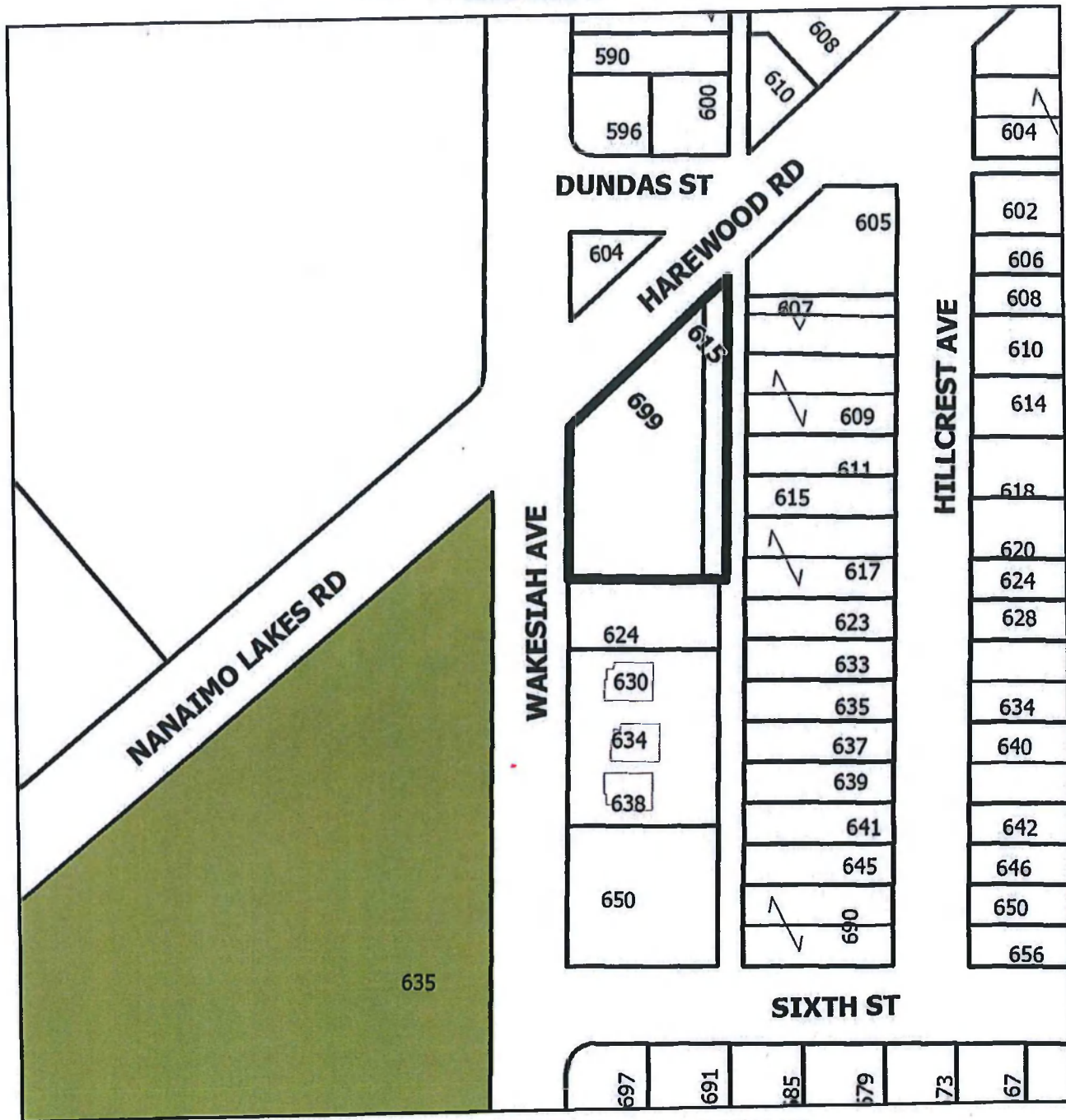
Submitted by:


D. Stewart
Acting Manager, Current Planning

Concurrence by:


D. Lindsay
Director, Community Development

ATTACHMENT A



REZONING APPLICATION NO. RA000367

LOCATION PLAN

Civic: 615 and 699 Harewood Road



- Subject Properties
- Parks & Open Spaces

ATTACHMENT B



SITE PLAN
SCALE: 1/16" = 1'-0"



CONTEXT PLAN
SCALE: 1/64" = 1'-0"

SITE DATA

ADDRESS: 699 HAREWOOD RD, NANAIMO BC
LEGAL DESCRIPTION: 699 HAREWOOD RD, NANAIMO BC
SUBJECT: 699 HAREWOOD RD, NANAIMO BC
PLANNING: 699 HAREWOOD RD, NANAIMO BC
PROJ: 699 HAREWOOD RD, NANAIMO BC

ADDRESS: 615 HAREWOOD RD, NANAIMO BC
LEGAL DESCRIPTION: 615 HAREWOOD RD, NANAIMO BC
SUBJECT: 615 HAREWOOD RD, NANAIMO BC
PLANNING: 615 HAREWOOD RD, NANAIMO BC
PROJ: 615 HAREWOOD RD, NANAIMO BC

CLIENT DATA

CLIENT: 699 + 615 HAREWOOD RD, NANAIMO BC
TOTAL SITE AREA: 2.01 HA (5.00 AC)
TOTAL BUILDING AREA: 10,000 SQ M (107,640 SQ FT)
TOTAL PARKING: 100 SPACES
TOTAL LANDSCAPED AREA: 1.00 HA (2.47 AC)

PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT: 699 + 615 HAREWOOD RD, NANAIMO BC
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699 + 615 Harewood Rd. Nanaimo, BC

Context Plans Project Data

Project Name	699 + 615 Harewood Rd. Nanaimo, BC
Client	699 + 615 Harewood Rd. Nanaimo, BC
Project No.	SK-1

ATTACHMENT C

DRAWING: BASE PLAN REV. 01
FILE: 16034
DATE: AUGUST 23, 2016
PLOTING SCALE: 1:250

BOUNDARIES ARE DERIVED FROM REGISTERED LEGAL PLANS
AND MAY BE SUBJECT TO MINOR CHANGES UPON FIELD SURVEY.



WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS
3088 BARONS ROAD NANAIMO B.C. V9T 4B5
PHONE: 250-756-7723 FAX: 250-756-7724
EMAIL: WAPS@TELUS.NET

WAKESIAH AVENUE

HAREWOOD ROAD

48.90
PLAN 313 RW (not on title, status to be verified)

PROPOSED LOT 1
AREA = 0.234 ha

REM Section 22
Range 5, PLAN 630

North 60 Feet of
Part of Section 21,
Range 5, PLAN 630

PROPOSED ROAD DEDICATION

LANE

ATTACHMENT D

Aerial Photo



REZONING APPLICATION NO. RA000367



ATTACHMENT E



de Hoog & Klerulf architects

Rezoning Application 615 and 699 Harewood Rd., Nanaimo, BC.

Rezoning Rationale

Summary

The rezoning proposal for 615 and 699 Harewood Rd. offers an opportunity for a dynamic new residential development at the intersection of Wakesiah and Harewood Roads. Rezoning the site to R6 would allow future site development to increase residential density, contribute to a more diverse and sustainable community and provide an appropriate transition from the higher density along Wakesiah to the North and the adjacent residential areas.

The proposed zoning of R6 and the lot size of 2, 331.64 sm would provide for the proposed multi-unit residential development of eleven units. This increase in density and townhouse typology could help address the local need for more varied and affordable housing. The site's location to the South of a proposed pedestrian corridor, in close proximity to a number of bus routes and proposed bike lanes as well as the project's inclusion of bike storage on the site would encourage the use of transportation alternatives. The siting, scale and street-oriented facades of the proposed development offer an appropriate expression at such a prominent intersection while striving to be harmonious with the surrounding properties and the Neighbourhood as a whole.

The Proposed rezoning would be consistent with and positively support the goals of the OCP and the Neighbourhood Plan.

Description of surrounding area

The Harewood Neighbourhood has a long history from the days when it was known as Wakesiah ('far away') by the Snuneymuxw people to its early European settlement and then its amalgamation into the City of Nanaimo in 1975.¹ The area has evolved from farmland to a primarily suburban residential neighbourhood and remains predominantly residential with some small-scale commercial developments.

One of Nanaimo's oldest neighbourhood's, Harewood has a strong, socio-economically diverse community that offers its own opportunities and challenges. Its proximity to Vancouver Island University means that there is also a healthy student population. The Harewood Neighbourhood itself contains about 10% of Nanaimo's population and has a density of 16 persons per hectare compared to the average for Nanaimo of 9 persons per hectare²

¹ "Harewood Neighbourhood Plan", Official Community Plan Bylaw 2008 No. 6500, p. 7.

² "Harewood Neighbourhood Plan", Official Community Plan Bylaw 2008 No. 6500, p. 6



de Hoog & Klerulf architects

The Neighbourhood covers approximately 535 hectares and consists primarily of single family and multi-family residential housing as well as some intermittent commercial developments (mostly service-oriented), along Wakesiah Road, Fifth Street, Bruce Avenue and Fourth Street. The area is bounded by Nanaimo Parkway to the South, the E & N Rail Line to the East and Vancouver Island University and Nanaimo Parkway to the West and the Western Neighbourhood to the North.

The property proposed for rezoning is located at the corner of Harewood Street and Wakesiah Avenue in the "Central Harewood Area" of the Harewood Neighbourhood. It is within walking distance of Fifth Street, of the proposed Mixed Use area of Wakesiah Avenue as well as Vancouver Island University, John Barry Community School and Colliery Dam Park. It is also within close proximity to downtown Nanaimo and the Nanaimo Parkway.

The Purpose Of This Rezoning Application

The purpose of this proposal is to change the zoning of 615 and 699 Harewood Road from R1 Single Family Residential to R6 Townhouse Residential. The R6 zone allows for a mixture of low-density, townhouse style multi-unit developments that would be consistent with the goals of the OCP and Neighbourhood Plan for the immediate area.

The change of zoning would allow for the proposed development of a multi-family residential project consisting of eleven mostly three bedroom townhouse units on the 2331.64 sq m site. These units could appeal to a variety of home-owners and/or renters and, with the increased density, offer more affordable and diverse housing options. In addition to providing the parking required for the zone, the project would also provide bike storage for each unit to encourage the use of bike routes in the area.

A townhouse style development would be compatible with the adjacent properties and provide an appropriate transition from the surrounding residential neighbourhood and the supported Mixed-Use and Multi-family developments in the Corridor areas to the North. The building massing and scale of the project would be in keeping with adjacent properties while the zone would limit the building height to 9m. The buildings would address Wakesiah Avenue and Harewood Road with street-oriented and pedestrian friendly elevations (re: SK-4, SK-5, SK-6). The massing of the project has been diminished by creating two separate buildings with the elevation of the southerly building on Wakesiah resembling a single-family residence from the Street. The residents themselves would be provided with private patios and a common courtyard in the area between the buildings. All resident parking would be accessed via the rear lane so it would remain screened from the street.



de Hoog & Klerulf architects

The Proposed Rezoning and the Goals of the OCP and Neighbourhood Plan

The City of Nanaimo OCP sets clear goals and objectives for future development. These goals and objectives are referenced here to align the ambition of this application to Nanaimo's planning vision and that of the Neighbourhood Plan:

Manage Urban Growth

- The proposed rezoning presents an opportunity to positively contribute to the desired development of the Harewood Neighbourhood and the City. The site is in a 'Neighbourhood' designated area in which townhouses are supported.
- The Urban Design Framework has identified Wakesiah Avenue as an area that could support higher residential density (as well as Mixed Use developments, particularly between Fourth and Fifth Streets).
- The rezoning of the property to R6 (townhouse style multi-unit developments) would allow for increased residential density on the site while still maintaining a scale appropriate for the Neighbourhood.
- The proposed townhouse development with its ground oriented units, R6 zoning height limit (9m), massing and character (re: Elevations) could offer an appropriate transition between the development in the Corridor areas of the Neighbourhood and the single-family residential areas.
- Development on the site would utilize existing infrastructure, contributing to the more efficient use of roads, sewer, water and storm services.
- The end users will be able to take advantage of the existing public transportation system and proposed pedestrian and bicycle networks.

Build A More Sustainable Community

- Wakesiah Avenue North of the site is considered an important Corridor where new multi-family residential and Mixed Use development is encouraged. The density increase and townhouse typology is appropriate to create continuity along the street.
- The proposed rezoning can increase the range of housing types and affordability options in the area.
- Higher residential density on the site could help support the development of services and infrastructure and reduce costs.
- Wakesiah Avenue has been identified as a major pedestrian route while there are proposed bike routes on both Wakesiah Avenue and Harewood Road. The site also has laneway access.
- The site's location would provide easy access to existing and proposed bus routes to the North (at Wakesiah and Fifth).
- Offering bicycle storage to residents encourages cycling in the area while mitigating the wear and tear on the interiors of the buildings.



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Encourage Social Enrichment

- The rezoning of the land will promote the development of multi-family living units within the predominantly single-family residential context, fostering opportunities for a healthy mix of residents.
- The diverse local population and the proximity to the University means that a supply of a variety of housing options is important; the proposed rezoning could support social sustainability by allowing for the development of housing alternatives for individuals and families of different ages and income levels.
- The proposed development supports a 'village' character desired for the neighbourhood. It addresses the street in a dynamic manner and at a human scale with separate entries to the units at ground level. It also limits the impact and visual presence of parking by locating it along the alley to the back of the site.
- The project proposes a common courtyard where the residents might interact.

Promote A Thriving Economy

- The site is in close proximity to existing businesses and to Corridor areas where Mixed Use development is encouraged. Higher residential density on the site can help provide a population base to support local businesses.
- The application provides an opportunity to grow the current tax base
- The proposed application will generate Development Cost Charges for the City but will not require any additional roads or services but, rather, fully utilize the existing infrastructure

Protect and Enhance Our Environment

- The application proposes a design that would be consistent with a Green Street Program. It would offer planting areas along the major street frontages and at every unit entrance and also relegate parking to the back of the building off the laneway, freeing up some of the site for private outdoor space and common green space.
- The height limit of 9m in the R6 zone as well as proposed two building massing separated North from South with angled roofs would help to reduce visual impacts on adjacent properties
- Where possible, the future development on the property will employ sustainable design principles and energy conserving systems to create more durable buildings and address their impact upon the environment.
- The proposed development will consider aspects of site design to preserve green space, limit hard surface area, manage storm water and provide natural landscape elements to enhance the experience of the site



de Hoog & Klerulf architects

Improve Mobility and Servicing Efficiency

- The site is located along existing vehicle routes
- Only 1.5% of trips in Harewood are taken using public transit vs 3.5% for the City. Increasing density in the area could help to increase ridership as there are three existing/re-routed networks of public transit proposed with stops just North of the site (Wakesiah and Fifth St.)
- The site is conducive to the use of alternative modes of transportation such as walking and cycling
- The site also has laneway access that could provide informal cycling and pedestrian access as well as all access to parking on the site.

Work Towards A Sustainable Nanaimo

- Increasing residential density on the site through the proposed rezoning could contribute to positive growth in an important City Neighbourhood, increase housing options and provide housing in an area with excellent access to alternative modes of transportation. It could also help to support local businesses and thus, the City's economy.
- This rezoning application and proposed development would build upon the strengths of the surrounding neighbourhood and help to improve it while being consistent with the greater vision for the City of Nanaimo.



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Community Contribution

This Rezoning proposal recognizes and relies on its integration into the surrounding community. Future development will benefit from thoughtful consideration of what will work best with the nature of the Harewood Neighbourhood and the context of the property.

The proposal strives to meet the requirements of an R6 Townhouse Residential Zone while specifically addressing its particular context. In doing so, certain aspects have been considered such as street-orientated building facades, parking along the lane, separating the project into two buildings and providing patios, courtyard space and bicycle storage for residents.

The proposed architecture complements the evolving character of Wakesiah Road and the development offers the possibility of providing a greater range of housing types and affordability options.

In addition, the Community Contribution proposed is a cash-in-lieu donation to the Harewood area's parks of \$1,000.00 per residential dwelling unit.

This Rezoning Rationale and Community Contribution serve to support the proposed site plan, development data and elevations and form part of the Rezoning Application for 615 and 699 Harewood Road.

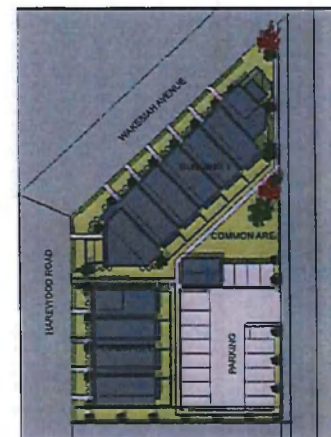
We look forward to working with City staff and Council members. If any additional information is required, please do not hesitate to contact us.

Sincerely Yours,

de Hoog & Klerulf architects


Michele Hayden
Intern Architect AIBC, LEED AP

ATTACHMENT F



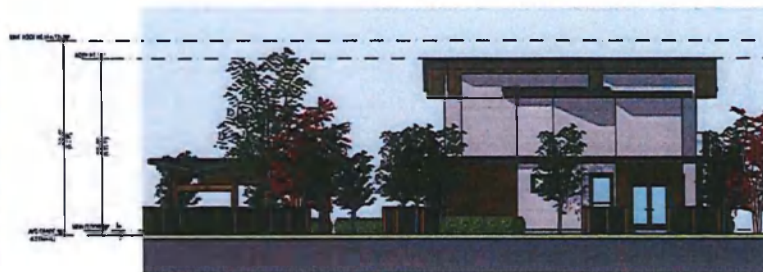
SITE PLAN



EAST (SOUTHEAST) ELEVATION (REAR)



SOUTH ELEVATION (SIDE)

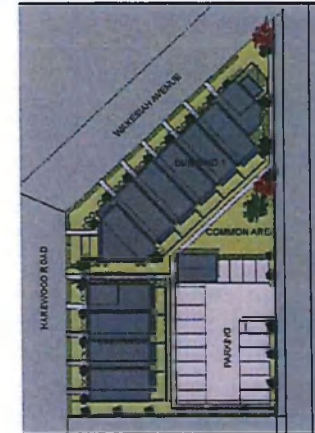


NORTH ELEVATION (SIDE)

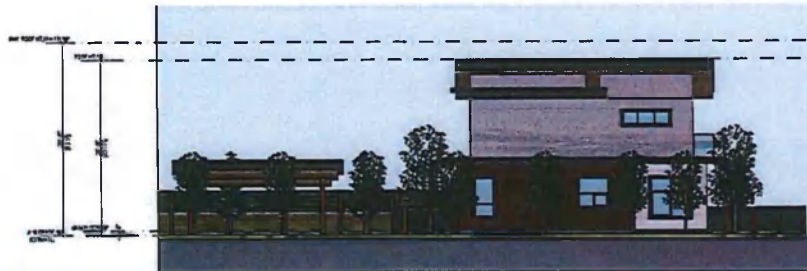
Gae Pong & Karuff architects Registered Professional Architects 6899 - 615 Harewood Rd. Nanaimo, BC	
Project Name 6899 - 615 Harewood Rd. Nanaimo, BC	
Drawings Elevations: Building 1	
Project Number	2019-10
Date	08/11/19
Drawn By	SK4
Checked By	SK4



BUILDING 1 FROM COURTYARD



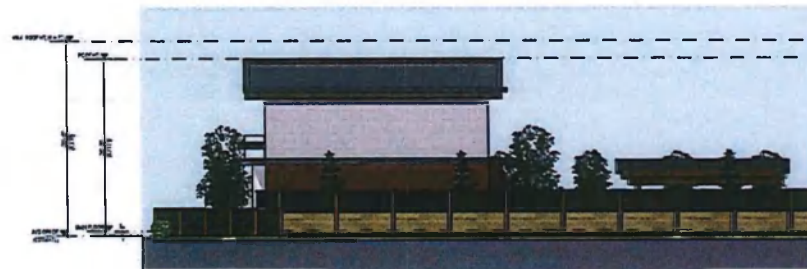
SITE PLAN



NORTH ELEVATION (SIDE) FACING BUILDING 1



WEST ELEVATION (FRONT) FACING WAKESIAH



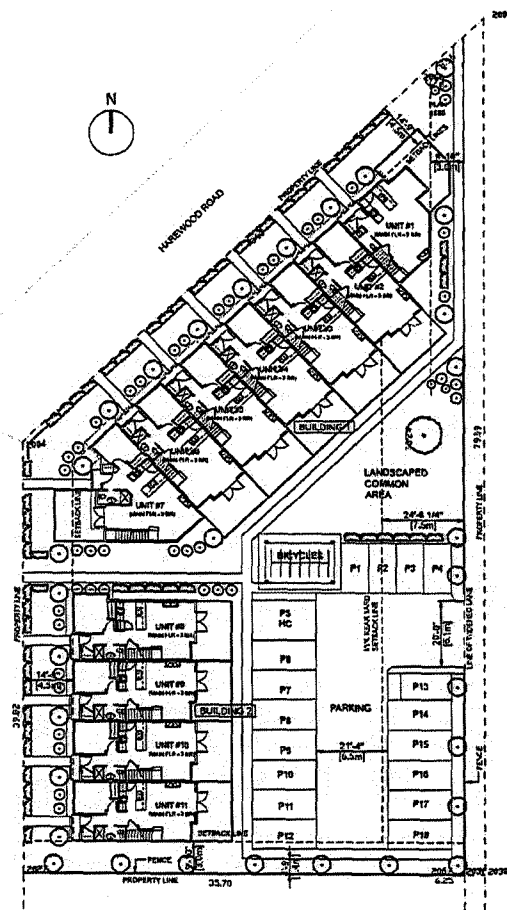
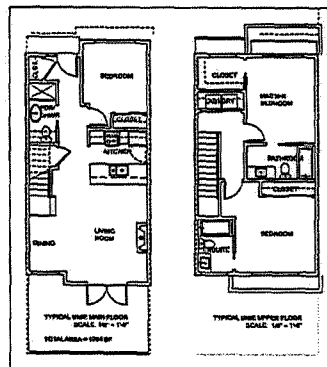
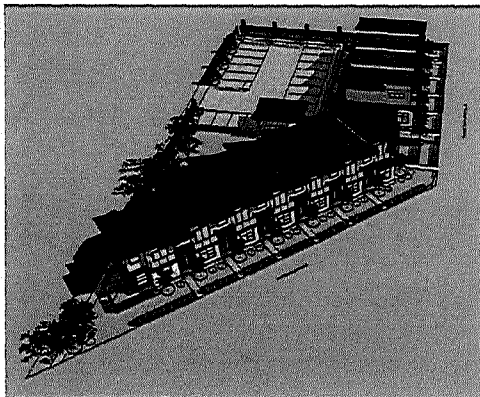
SOUTH ELEVATION (SIDE) FACING ADJACENT PROPERTY



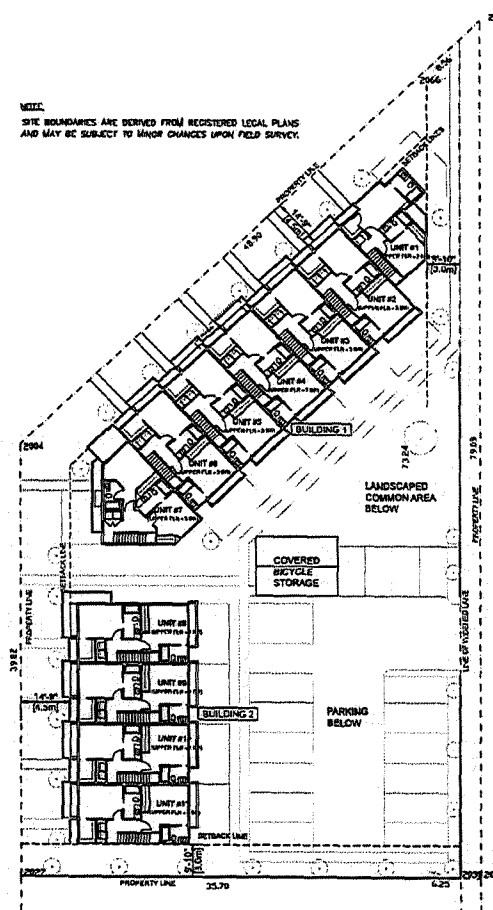
EAST ELEVATION (FACING PARKING)

de Hoog & Kerkhof architects	
699 + 615 Harewood Rd. Nanaimo, BC	
Elevations: Building 2	
Project Number	2015-10
Scale	1/8" = 1'-0"
Plot Date	10/20/2015
Project	SK-5

ATTACHMENT G



MAIN FLOOR PLANS
SCALE: 1/16" = 1'-0"



UPPER FLOOR PLANS
SCALE: 1/16" = 1'-0"

699 + 615
Harewood Rd.
Nanaimo, BC

Proposed Site Plan +
Unit Plans

Project Number: 21879
Scale: AS NOTED
Plot Date: 15.AUG.2016
Drawing: SK-2

CITY OF NANAIMO

BYLAW NO. 4500.099

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

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 464, 465, 477, 480, 548, 469, 479, 481 and 482 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 2016 NO. 4500.099".
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT B, SECTION 1, NANAIMO DISTRICT, PLAN 1566 (615 Harewood Road) and SECTION 22, RANGE 5, SECTION 1, NANAIMO DISTRICT, PLAN 1630 EXCEPT IN THOSE PARTS IN PLANS 1566 AND 1575 (699 Harewood Road) from Single Dwelling Residential (R1) to Townhouse Residential (R6) as shown on Schedule A.

PASSED FIRST READING: 2016-SEP-12

PASSED SECOND READING: 2016-SEP-12

PUBLIC HEARING HELD: _____

PASSED THIRD READING: _____

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: _____

COVENANT REGISTERED: _____

ADOPTED: _____

MAYOR

CORPORATE OFFICER

File: RA000367
Address: 615 and 699 Harewood Road

Schedule A



REZONING APPLICATION NO. RA000367

LOCATION PLAN

Civic: 615 and 699 Harewood Road



- Subject Properties
- Parks & Open Spaces