

CITY OF NANAIMO

BYLAW NO. 6500.042

A BYLAW TO AMEND THE CITY OF NANAIMO  
"OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500"

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WHEREAS the Council of the City of Nanaimo wishes to amend the City of Nanaimo "Official Community Plan Bylaw 2008 No. 6500";

THEREFORE BE IT RESOLVED that the Council of the City of Nanaimo, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Title

This Bylaw may be cited as "Official Community Plan Amendment Bylaw 2021 No. 6500.042".

2. Amendments

"Official Community Plan Bylaw 2008 No. 6500" is hereby amended as follows:

1. MAP 1 (Future Land Use Plan) to redesignate the following properties from 'Neighbourhood' to 'Urban Node', as shown on Schedule A:

- a. THAT PART OF LOT 7, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584, LYING TO THE EAST OF ESQUIMALT AND NANAIMO RAILWAY COMPANY'S RIGHT OF WAY AS SHOWN ON PLAN 1064 (685 Comox Road); and
- b. LOT 8 AND 9, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584 (619 Comox Road); and
- c. LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 3421, EXCEPT PART IN PLAN 48003 (605 Comox Road); and
- d. PARCEL A (DD 9331N) OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584 EXCEPT PART IN PLAN 47998 FOR ROAD PURPOSES (531 Comox Road); and
- e. LOT 8, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584 (503 Comox Road); and
- f. LOT B - D, SECTION 1, NANAIMO DISTRICT, PLAN 3421 (55 Prideaux Street); and
- g. PARCEL B (16159N) OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584 (54 Prideaux Street); and
- h. LOT 12, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584 (65 Prideaux Street); and
- i. LOT 6 AND THE SOUTHERLY 14 FEET 9 INCHES OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584 (66 Prideaux Street); and
- j. LOT 13, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584 (69 Prideaux Street); and
- k. LOT 5, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584 (70 Prideaux Street); and
- l. LOT 14, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584 (73 Prideaux Street).

2. Schedule B (Old City Neighbourhood Concept Plan) is amended as follows:

a. Adding subsection 4.1.2.4 as follows:

4.1.2.4 Notwithstanding Section 4.1.2, Sub-Area 6, multi-family, mixed use, or commercial development is permitted to exceed 6 storeys in height and 0.85 FAR for the properties legally described as:

1. THAT PART OF LOT 7, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584, LYING TO THE EAST OF ESQUIMALT AND NANAIMO RAILWAY COMPANY'S RIGHT OF WAY AS SHOWN ON PLAN 1064 (685 Comox Road); and
2. LOT 8 AND 9, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584 (619 Comox Road); and
3. LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 3421, EXCEPT PART IN PLAN 48003 (605 Comox Road); and
4. PARCEL A (DD 9331N) OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584 EXCEPT PART IN PLAN 47998 FOR ROAD PURPOSES (531 Comox Road); and
5. LOT 8, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584 (503 Comox Road); and
6. LOT B - D, SECTION 1, NANAIMO DISTRICT, PLAN 3421 (55 Prideaux Street); and
7. PARCEL B (16159N) OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584 (54 Prideaux Street); and
8. LOT 12, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584 (65 Prideaux Street); and
9. LOT 6 AND THE SOUTHERLY 14 FEET 9 INCHES OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584 (66 Prideaux Street); and
10. LOT 13, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584 (69 Prideaux Street); and
11. LOT 5, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584 (70 Prideaux Street); and
12. LOT 14, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584 (73 Prideaux Street).

PASSED FIRST READING \_\_\_\_\_  
PASSED SECOND READING \_\_\_\_\_  
PUBLIC HEARING HELD \_\_\_\_\_  
PASSED THIRD READING \_\_\_\_\_  
ADOPTED \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

File: OCP00093  
Addresses: 54, 55, 65, 66, 69, 70, and 73 Prideaux Street; and  
503, 531, 605, 619, and 685 Comox Road

**SCHEDULE A**



**OFFICIAL COMMUNITY PLAN AMENDMENT NUMBER OCP00093**

SEE NEXT PAGE FOR CIVIC ADDRESSES  
AND LEGAL DESCRIPTIONS



Subject Properties

Civic: 54, 55, 65, 66, 69, 70 & 73 PRIDEAUX STREET AND 503, 531, 605, 619 & 685 COMOX ROAD

685 COMOX ROAD	THAT PART OF LOT 7, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584, LYING TO THE EAST OF ESQUIMALT AND NANAIMO RAILWAY COMPANY'S RIGHT OF WAY AS SHOWN ON PLAN 1064
619 COMOX ROAD	LOT 8 AND 9, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584
605 COMOX ROAD	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 3421, EXCEPT PART IN PLAN 48003
531 COMOX ROAD	PARCEL A (DD 9331N) OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584 EXCEPT PART IN PLAN 47998 FOR ROAD PURPOSES
503 COMOX ROAD	LOT 8, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584
55 PRIDEAUX STREET	LOT B - D, SECTION 1, NANAIMO DISTRICT, PLAN 3421
54 PRIDEAUX STREET	PARCEL B (16159N) OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584
65 PRIDEAUX STREET	LOT 12, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584
66 PRIDEAUX STREET	LOT 6 AND THE SOUTHERLY 14 FEET 9 INCHES OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584
69 PRIDEAUX STREET	LOT 13, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584
70 PRIDEAUX STREET	LOT 5, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584
73 PRIDEAUX STREET	LOT 14, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584

File: OCP00093  
Addresses: 54, 55, 65, 66, 69, 70, and 73 Prideaux Street; and  
503, 531, 605, 619, and 685 Comox Road