

DATE OF MEETING | November 1, 2021 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

SUBJECT | **GENERAL AMENDMENTS TO CITY OF NANAIMO ZONING
BYLAW AND PARKING BYLAW** |

OVERVIEW

Purpose of Report

To amend “City of Nanaimo Zoning Bylaw 2011 No. 4500” and “Off-Street Parking Regulation Bylaw 2018 No. 7266” with general text and mapping amendments. |

Recommendation

That:

1. “Zoning Amendment Bylaw 2021 No. 4500.182” (To make general text and mapping amendments to “City of Nanaimo Zoning Bylaw 2011 No. 4500”) pass first reading;
2. “Zoning Amendment Bylaw 2021 No. 4500.182” pass second reading;
3. “Off-Street Parking Regulations Amendment Bylaw 2021 No. 7266.02” (To make general text amendments to “Off-Street Parking Regulation Bylaw 2018 No. 7266”) pass first reading; and
4. “Off-Street Parking Regulations Amendment Bylaw 2021 No. 7266.02” pass second reading. |

BACKGROUND

The “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) was adopted by Council on 2011-AUG-08 and is amended from time to time. The last round of general text amendments were adopted by Council on 2019-DEC-02, and the last round of general mapping amendments were adopted by Council on 2020-JUL-06. Council has previously recognized that the Zoning Bylaw is iterative and subject to revisions to update the content, improve clarity, and maintain the relevancy of zoning regulations. As the Zoning Bylaw is applied in practice, Staff are able to evaluate the effectiveness and clarity of existing regulations and identify areas for improvement. Mapping changes are also made periodically, for example, to recognize park lands acquired or dedicated through subdivision with appropriate park zoning.

The City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” (the “Parking Bylaw”) was adopted by Council on 2018-SEP-17. No general amendments to the Parking Bylaw have been made to date.

DISCUSSION

The proposed amendment bylaws, if adopted, will result in 39 text amendments and 19 mapping amendments to the Zoning Bylaw, and 5 text amendments to the Parking Bylaw. The proposed text amendments include changes to provide consistency and clarifications, correct errors, or better align with emerging best practices. For example, proposed Zoning Bylaw amendments

#2 to #4 will update the definitions for Gross Floor Area to better accommodate buildings with thicker exterior wall cladding, as encouraged by the BC Energy Step Code.

The scope of text amendments to the Zoning Bylaw include updates to Part 5 – Definitions, Part 6 – General Regulations, Part 7 – Residential, Part 9 – Corridor, Part 10 – Commercial Centre, Part 11 – Downtown, Part 13 – Industrial, Part 14 – Community Service, Part 15 – Waterfront, and Schedule D – Amenity Requirements for Additional Density. The scope of amendments to the Parking Bylaw include updates to the Small Car Spaces, Accessible Parking, Electric Vehicle Parking, and Violation Sections. The proposed mapping amendments to Schedule A of the Zoning Bylaw will rezone parkland acquired through subdivision and other means and will resolve incorrectly split-zoned properties.

A summary of the proposed amendments is attached (Attachment A).

SUMMARY POINTS

- The proposed amendment bylaws, if adopted, will result in 39 text amendments and 19 mapping amendments to the Zoning Bylaw, and 5 text amendments to the Parking Bylaw.
- The proposed Zoning and Parking Bylaw text amendments include changes to provide consistency, correct errors, or better align with emerging best practices.
- The proposed Zoning Bylaw mapping amendments will rezone parkland acquired through subdivision and other means, and will resolve incorrectly split-zoned properties.

ATTACHMENTS

ATTACHMENT A: Table of Proposed Amendments

“Zoning Amendment Bylaw 2021 No. 4500.182”

“Off-Street Parking Regulations Amendment Bylaw 2021 No. 7266.02”

Submitted by:

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