CITY OF NANAIMO

BYLAW NO. 4500.221

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, 469, 479, 480, 481, 482, and 548 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 2024 No. 4500.221".
- 2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:
 - 1) By rezoning the lands legally described as LOT 7, SECTION 1, NANAIMO DISTRICT, PLAN 738, EXCEPT THAT PART IN PLAN VIP53059 FOR ROAD PURPOSES (515 Nicol Street), PARCEL A (DD A58748) OF LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP52586 (535 Nicol Street), LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT PARCEL A AND EXCEPT PART IN PLAN VIP52350 FOR ROAD (545 Nicol Street), and LOT 23, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP53189 AND VIP64418 (575 Nicol Street and 120 Needham Street) from Single Dwelling Residential (R1) and Community Corridor (COR3) to Residential Corridor (COR1) as shown on Schedule A of this Bylaw.
 - 2) By adding the following as Subsection 9.2.1.2 immediately below Subsection 9.2.1.1:
 - 9.2.1.2 Notwithstanding Subsection 9.2.1, on the lands legally described as LOT 7, SECTION 1, NANAIMO DISTRICT, PLAN 738, EXCEPT THAT PART IN PLAN VIP53059 FOR ROAD PURPOSES (515 Nicol Street), PARCEL A (DD A58748) OF LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP52586 (535 Nicol Street), LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT PARCEL A AND EXCEPT PART IN PLAN VIP52350 FOR ROAD (545 Nicol Street), and LOT 23, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP53189 AND VIP64418 (575 Nicol Street and 120 Needham Street), no less than 50% of the Gross Floor Area on the lands shall be dedicated to a residential use.
 - 3) By adding the following as Subsection 9.3.3 immediately below Subsection 9.3.2:
 - 9.3.3 Notwithstanding Subsection 9.3.1, on the lands legally described as LOT 7, SECTION 1, NANAIMO DISTRICT, PLAN 738, EXCEPT THAT PART IN PLAN VIP53059 FOR ROAD PURPOSES (515 Nicol Street), PARCEL A (DD A58748) OF LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP52586 (535 Nicol Street), LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT PARCEL A AND EXCEPT PART IN PLAN VIP52350 FOR ROAD (545 Nicol Street), and LOT 23, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP53189 AND VIP64418 (575

Nicol Street and 120 Needham Street), the Floor Area Ratio shall not exceed 2.90.

- 4) By adding the following as Subsection 9.7.2 immediately below Subsection 9.7.1:
 - 9.7.2 Notwithstanding Subsection 9.7.1, on the lands legally described as LOT 7, SECTION 1, NANAIMO DISTRICT, PLAN 738, EXCEPT THAT PART IN PLAN VIP53059 FOR ROAD PURPOSES (515 Nicol Street), PARCEL A (DD A58748) OF LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP52586 (535 Nicol Street), LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT PARCEL A AND EXCEPT PART IN PLAN VIP52350 FOR ROAD (545 Nicol Street), and LOT 23, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP53189 AND VIP64418 (575 Nicol Street and 120 Needham Street), the maximum allowable height of a principal building shall be 19.8m where at least 75% of the required parking area is located below or beneath a building.

PASSED FIRST READING: 2024-APR-22
PASSED SECOND READING: 2024-APR-22
PUBLIC HEARING: Not held pursuant to Local Government Act Section 464(3)
PASSED THIRD READING: 2024-APR-22
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: 2024-APR-30
ADOPTED:

MAYOR

CORPORATE OFFICER

File: RA000491

Address: 120 Needham Street, 515, 535, 545, & 575 Nicol Street

SCHEDULE A

	71	721	727		440	-	400	390		425	
€		7	22		444		405			435	
					444		427	414		435	
					474					465	
T			-	. [449	434		403	250
4	18	24	28	34	40	Г	455		1	BAKEF	RST
WATKINS ST							475	454			4
							495	474		525	
-	21	25	59	33	514			494	I ST	2	
					534		515		Ę		
					534		535	514	BUR	535	
					550			530	HALIBURTON ST	545	
20	40	20	,	09			575 27	540		549	
1	,						NEED	HAM ST			
		10			604			000		603	251
				604A			603	600		607	5
	ST	14			610	_				607	
15	AND	18 20 24 26 32			614	NICC	621	602		611	9
17	STRICKLAND ST			624		NICOL ST					13
	TRI				628		623	610		615	47
21	0,				630		625	612 614			17
29				634			627	616		619	21
					640		631				25



120 Needham Street, 515, 535, 545, 575 Nicol Street