

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

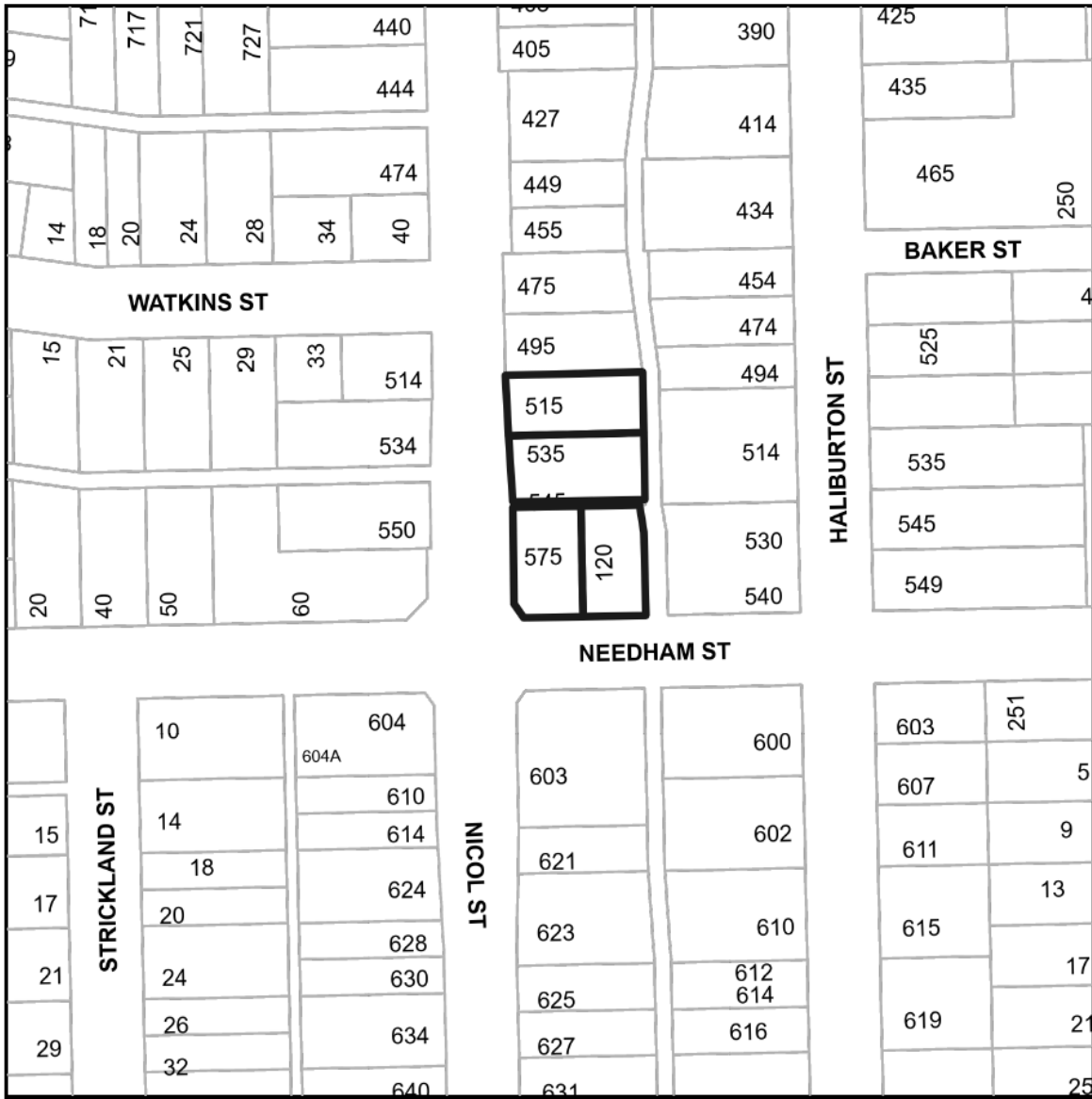
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: 2024-APR-30


ADOPTED: _____

MAYOR

CORPORATE OFFICER

SCHEDULE A



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