

CITY OF NANAIMO

BYLAW NO. 4500.206

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 Amendment Bylaw 2023 No. 4500.206".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:
 - 1) By rezoning the lands legally described as LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 30265 (878 Park Avenue) from Steep Slope Residential (R10) to Low Density Residential (R6) as shown on Schedule A of this Bylaw.
 - 2) By adding the following after the last Subsection of Section 7.3, and numbering in sequential order:

Notwithstanding Subsection 7.3.1, the total maximum Floor Area Ratio shall not exceed 0.81 on the lands legally described as LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 30265 (878 Park Avenue).

- 3) By adding the following after the last Subsection of Section 7.6, and numbering in sequential order:

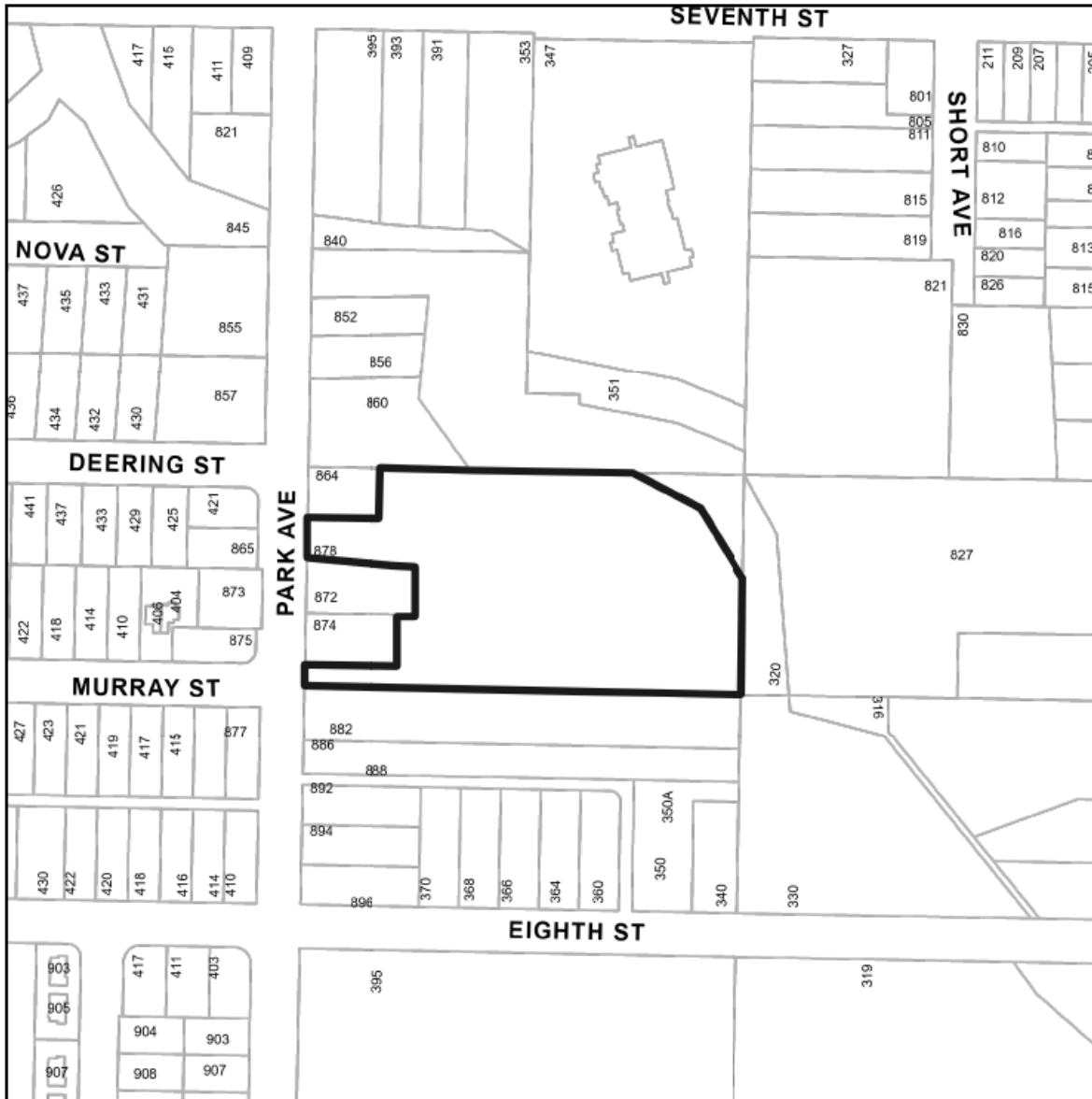
Notwithstanding Subsection 7.6.1, on the lands legally described as LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 30265 (878 Park Avenue), the maximum height of a principal building with a sloped roof shall not exceed 12.5m, except for that portion of a principal building located within 7.5m from a property line abutting an adjacent residential-zoned property where the maximum building height shall not exceed 9.0m.

PASSED FIRST READING: 2023-FEB-27
PASSED SECOND READING: 2023-FEB-27
PUBLIC HEARING HELD: 2023-MAR-16
PASSED THIRD READING: 2023-MAR-16
ADOPTED: _____

MAYOR

CORPORATE OFFICER

SCHEDULE A



REZONING APPLICATION NO. RA000484



Subject Property

CIVIC: 878 PARK AVENUE

LEGAL: LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 30265