

DATE OF MEETING | November 17, 2025 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

**SUBJECT                      GENERAL AMENDMENTS TO THE ZONING BYLAW**

## **OVERVIEW**

### **Purpose of Report**

To present, for Council’s consideration, general mapping and site-specific text amendments to “City of Nanaimo Zoning Bylaw 2011 No. 4500”. |

### **Recommendation**

That:

1. “Zoning Bylaw Amendment Bylaw 2025 No. 4500.243” (general mapping and site-specific text amendments to the Zoning Bylaw) pass first reading; and,
2. “Zoning Bylaw Amendment Bylaw 2025 No. 4500.243” pass second reading.|

## **BACKGROUND**

The “City of Nanaimo Zoning Bylaw 2011 No. 4500” was adopted by Council on 2011-AUG-08 and is amended from time to time. A total of 11 general amendment bylaws have been adopted and the last round of general amendments were adopted by Council on 2024-MAR-04. |

## **DISCUSSION**

Proposed “Zoning Amendment Bylaw 2025 No. 4500.243”, if adopted, will result in three site-specific text amendments, 19 mapping amendments to ‘Schedule A – Zoning Map’, and the replacement of ‘Schedule C – Watercourses and Marine Foreshore’ with an updated schedule.

The text amendments will rezone three properties previously subject to Land Use Contracts (1681 Boundary Avenue, 1600 Dufferin Crescent, and 398 Bruce Avenue) which were terminated last year. The properties will be rezoned per Council direction provided on 2024-JUN-17 to align the zoning with existing uses. As outlined in the previous Staff Report to Council (Attachment C), the proposed bylaw amendments will allow “office” as a site-specific use at 398 Bruce Avenue, and will introduce new site-specific zoning (CD15) to recognize the existing multiple family dwelling development at 1681 Boundary Avenue and 1600 Dufferin Crescent. The proposed CD15 zone limits the extent of development based on the previous Land Use Contract parameters (land use, density, building height, setbacks, etc.).

The Schedule A amendments will correct split-zoned properties and rezone City-owned properties. Amendments to Schedule C will reflect changes to existing watercourses and wetlands, and add or revise watercourses and wetlands that have been identified by qualified professionals through recent development applications. The mapping changes will align with concurrent changes being proposed to *City Plan* at this evening’s Council meeting.

A summary of proposed amendments is attached to this report (Attachment A).

### **SUMMARY POINTS**

- Proposed “Zoning Amendment Bylaw 2025 No. 4500.243”, if adopted, will result in three site-specific text amendments, 19 mapping amendments to ‘Schedule A – Zoning Map’ and the replacement of ‘Schedule C – Watercourses and Marine Foreshore’ with an updated schedule.

### **ATTACHMENTS:**

ATTACHMENT A: Summary of Proposed Amendments  
ATTACHMENT B: Link to Proposed ‘Schedule C – Watercourses and Marine Foreshore’  
ATTACHMENT C: 2024-JUN-17 Staff Report to Council – Land Use Contracts Review  
“Zoning Amendment Bylaw 2025 No. 4500.243”

#### **Submitted by:**

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#### **Concurrence by:**

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