

CITY OF NANAIMO

BYLAW NO. 4500.243

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, 466, 469, 479, 480, and 481 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 2025 No. 4500.243”.
2. The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is hereby amended as follows:
 - (1) By amending the table in Subsection 6.10.2 to delete the text “CD11” in the first column of the first row and replace with “CD15”.
 - (2) By amending the table in Section 10.2.5 to add the following row after the row labelled ‘751 Haliburton Street’:

Use	Permitted Location Address	Legal Description of Permitted Location
Office	398 Bruce Avenue	LOT 4 & 5, BLOCK 1, SECTION 1, NANAIMO DISTRICT, PLAN 1476

- (3) By adding ‘16.15 Comprehensive Development District Zone Fifteen (CD15)’ after Section 16.13, as shown in Schedule A of this bylaw.
- (4) By rezoning portions of lands and Redmond Road as shown on Schedule B – Map 1 (5351 Redmond Road) from Parks, Recreation, and Culture One (PRC1) to Steep Slope Residential (R10).
- (5) By rezoning portions of lands as shown on Schedule B – Map 2 (142, 146, 150, 154, and 158 Royal Pacific Way, and 5297, 5301, 5307, and 5313 Royal Sea View) from Steep Slope Residential (R10) to Three and Four Unit Residential (R5).
- (6) By rezoning portions of lands as shown on Schedule B – Map 3 (4243 Corunna Avenue) from Waterfront (W1) to Three and Four Unit Residential (R5).
- (7) By rezoning portions of lands as shown on Schedule B – Map 4 (100, 104, 108/110, 112/114, 120, and 124 Tannis Way, and 701 and 705 Southland Way) from Three and Four Unit Residential (R5) to Steep Slope Residential (R10).
- (8) By rezoning the land as shown on Schedule B – Map 5 (3500 Rock City Road) from Low Density Residential (R6) to Parks, Recreation, and Culture One (PRC1).
- (9) By rezoning a portion of land as shown on Schedule B – Map 6 (1209 Ocean Pearl Terrace) from Low Density Residential (R6) to Parks, Recreation, and Culture One (PRC1).

- (10) By rezoning the land as shown on Schedule B – Map 7 (390 Cambie Road) from Parks, Recreation, and Culture One (PRC1) to Parks, Recreation, and Culture Two (PRC2).
- (11) By rezoning the land as shown on Schedule B – Map 8 (933 Park Avenue) from Single Dwelling Residential (R1) to Parks, Recreation, and Culture Two (PRC2).
- (12) By rezoning a portion of lands as shown on Schedule B – Map 9 (1150 Nanaimo Lakes Road) from Rural Resource (AR1) to Parks, Recreation, and Culture Two (PRC2).
- (13) By rezoning portions of lands as shown on Schedule B – Map 10 (711 and 713 Bruce Avenue) from Three and Four Unit Residential (R5) to Parks, Recreation, and Culture Two (PRC2).
- (14) By rezoning the land as shown on Schedule B – Map 11 (2505 Arbot Road) from Semi-Rural (AR2) to Parks, Recreation, and Culture One (PRC1).
- (15) By rezoning the land as shown on Schedule B – Map 12 (383 Westwood Road) from Rural Resource (AR1) to Parks, Recreation, and Culture Two (PRC2).
- (16) By rezoning the land as shown on Schedule B – Map 13 (2308 Sparrow Lane) from Three and Four Unit Residential (R5) to Parks, Recreation, and Culture One (PRC1).
- (17) By rezoning the land as shown on Schedule B – Map 14 (1445 College Drive) from Single Dwelling Residential (R1) to Parks, Recreation, and Culture One (PRC1).
- (18) By rezoning the land as shown on Schedule B – Map 15 (396 Seventh Street) from Three and Four Unit Residential (R5) to Community Service Three (CS3).
- (19) By rezoning the land as shown on Schedule B – Map 16 (98 Twelfth Street) from Three and Four Unit Residential (R5) to Community Service One (CS1).
- (20) By rezoning the land as shown on Schedule B – Map 17 (104 Twelfth Street) from Three and Four Unit Residential (R5) to Community Service One (CS1).
- (21) By rezoning the lands and portions of road as shown on Schedule B – Map 18 (4246, 4246A, 4288, and 4288A Victoria Avenue) from Three and Four Unit Residential (R5) to Parks, Recreation, and Culture Two (PRC2).
- (22) By rezoning those lands as shown on Schedule B – Map 19 (1681 Boundary Avenue and 1600 Dufferin Street) from Single Dwelling Residential (R1) to Comprehensive Development District Zone Fifteen (CD15).

- (23) By deleting 'Schedule C – Watercourses and Marine Foreshore' and replacing with the map shown in Schedule C of this bylaw.

PASSED FIRST READING: _____

PASSED SECOND READING: _____

PUBLIC HEARING HELD: _____

PASSED THIRD READING: _____

MINISTRY OF TRANSPORTATION AND TRANSIT: _____

ADOPTED: _____

MAYOR

CORPORATE OFFICER

SCHEDULE A

16.15 COMPREHENSIVE DEVELOPMENT DISTRICT ZONE 15 (CD15)

The intent of this zone is to facilitate a multi-family residential development.

16.15.1 PERMITTED USES

Multiple Family Dwelling.

16.15.2 DENSITY

70 dwelling units per hectare of land.

16.15.3 LOT SIZE AND DIMENSIONS

16.15.3.1 The minimum required lot size shall be 6,500m².

16.15.3.2 The minimum required lot frontage shall be 15m.

16.15.3.3 The minimum required lot depth shall be 30m.

16.15.4 SITING AND SIZE OF BUILDINGS

16.15.4.1 A minimum front or flanking side yard setback for a principal building shall be 6m.

16.15.4.2 Notwithstanding 16.15.4.1, open decks and steps and landings may project 3m into a front or flanking side yard setback.

16.15.4.3 A rear yard setback for a principal building shall be 6m.

16.15.4.4 A side yard setback for a principal building shall be 3m.

16.15.4.5 The height of a principal building shall not exceed 22m, nor six storeys.

16.15.4.6 The total gross floor area of all accessory buildings shall not exceed 10% of the lot area.

16.15.4.7 Accessory buildings shall not exceed 4.9m in height above finished grade.

16.15.4.8 Accessory buildings shall only be located in the rear yard of a principal building.

16.15.4.9 The following table specifies the maximum permitted lot coverage on each lot within the CD15 zone:

Maximum Lot Coverage		
No. of Storeys	1600 DUFFERIN CRESCENT (STRATA LOTS 1 THROUGH 60 AND COMMON PROPERTY, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, STRATA PLAN 1062)	1681 BOUNDARY AVENUE (LOT 2, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN 30492 (WAVERLEY MANOR APARTMENTS))
1 to 3 storeys	50%	60%
4 storeys	40%	50%
5 storeys	30%	40%
6 storeys	20%	30%

SCHEDULE B

MAP 1



N

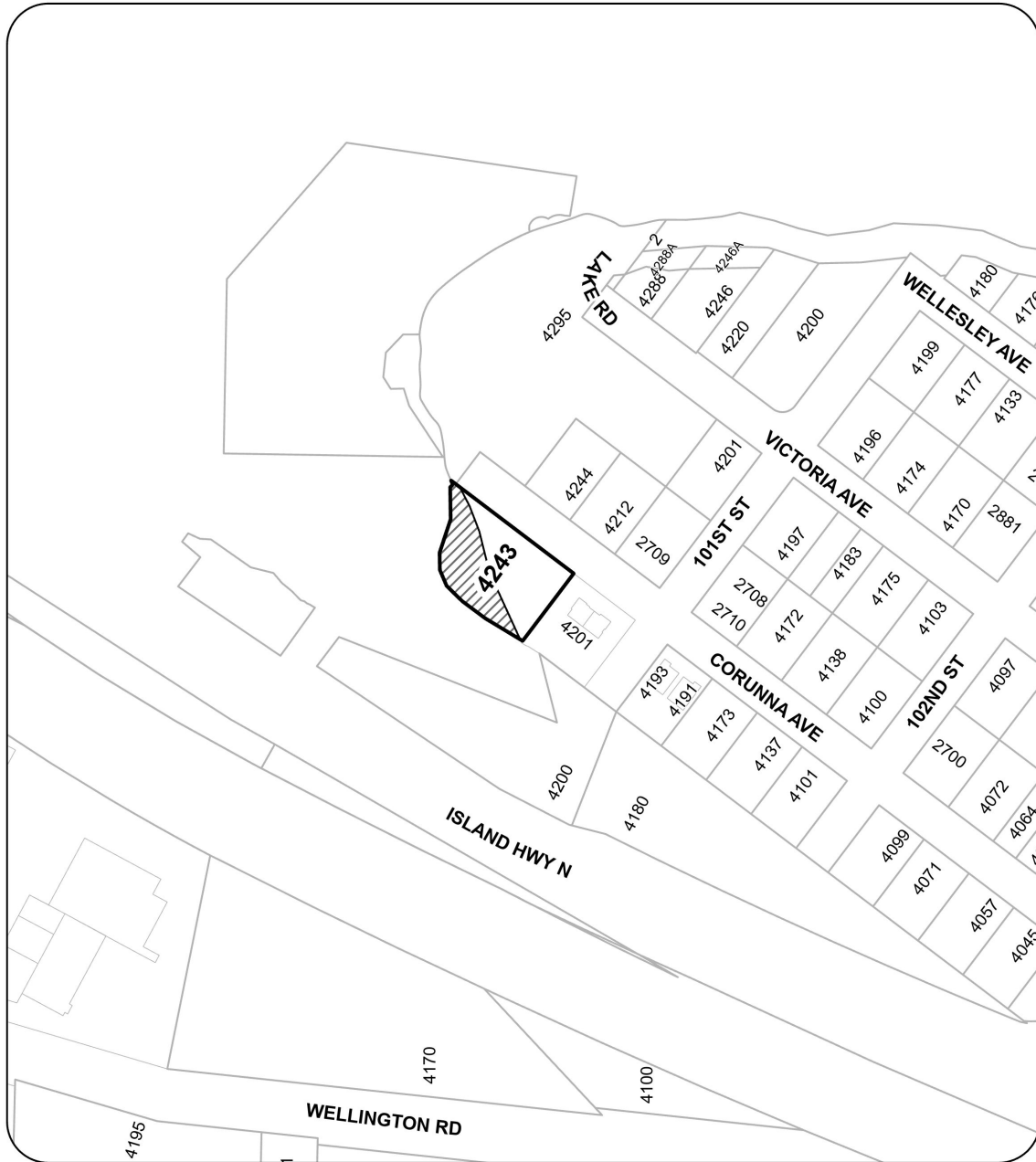
SUBJECT PROPERTY

PORTION OF PROPERTY AND ROAD TO BE REZONED

LOCATION PLAN

CIVIC: 5351 REDMOND ROAD
LEGAL: LOT 2, DISTRICT LOT 49, WELLINGTON DISTRICT, PLAN 21211

MAP 3



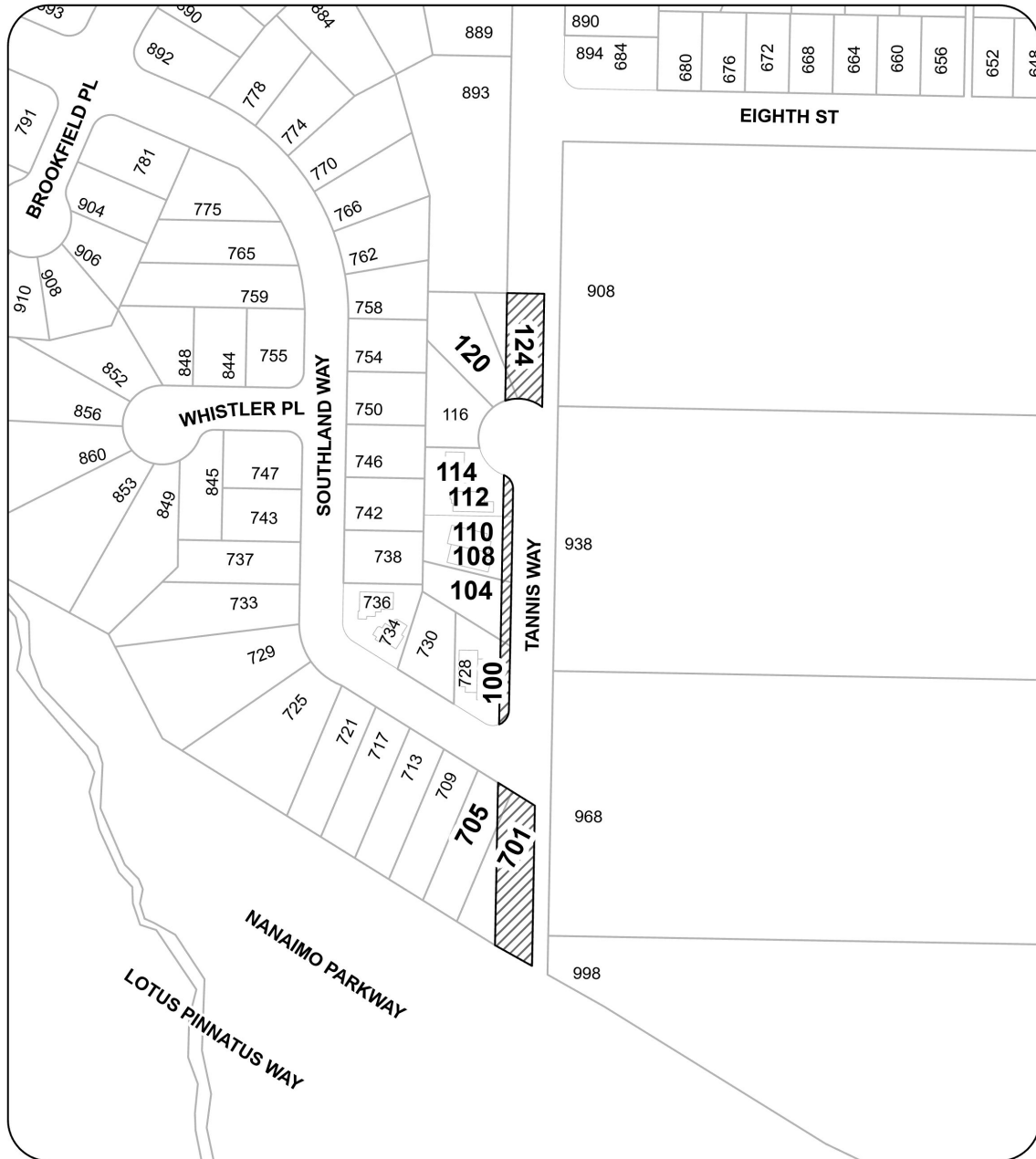
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
□ SUBJECT PROPERTY
▨ PORTION OF PROPERTY TO BE REZONED

LOCATION PLAN

CIVIC: 4243 CORUNNA AVENUE
LEGAL: LOT 1, SECTION 5, WELLINGTON DISTRICT, PLAN VIP69509

MAP 4

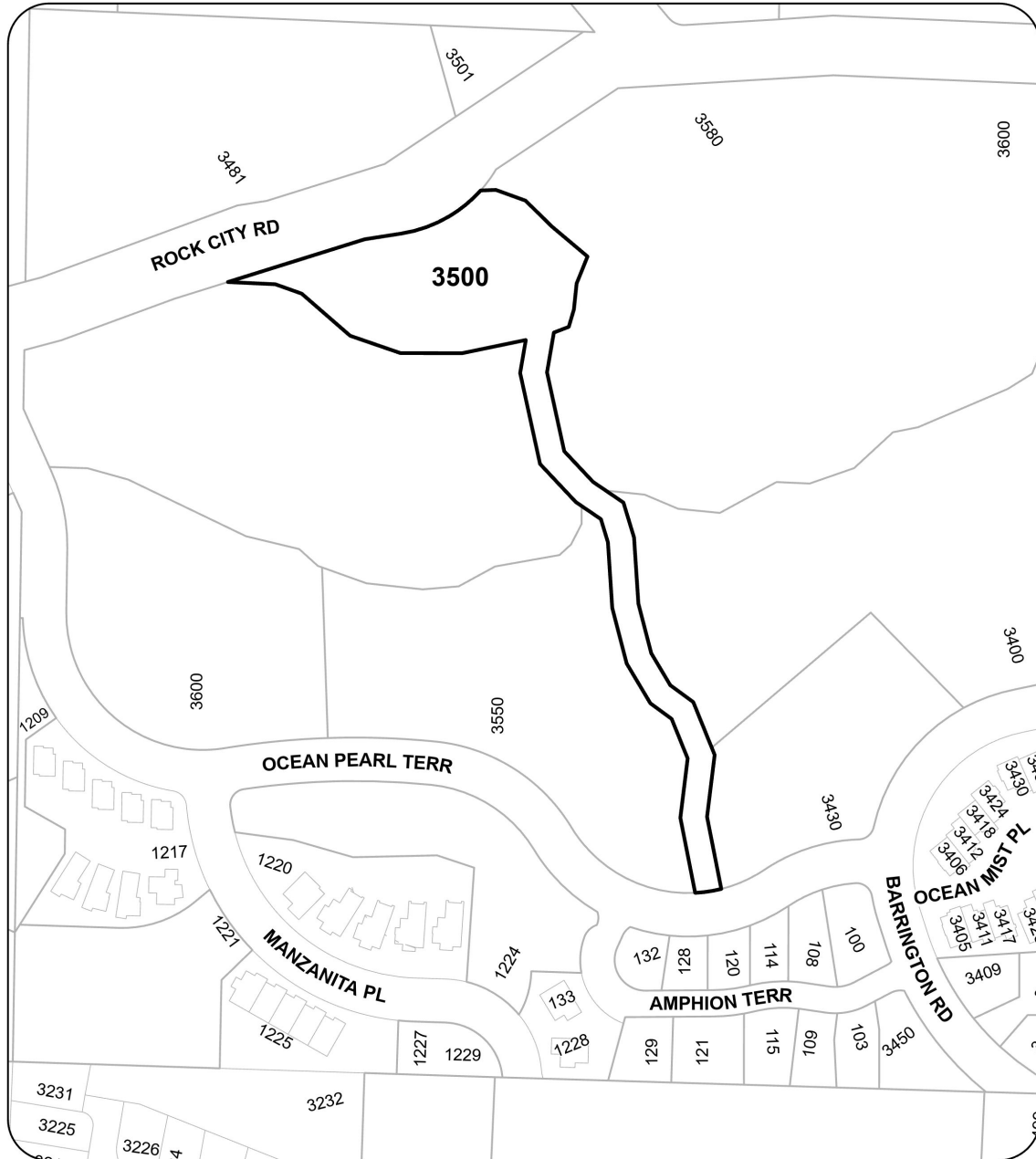


-  SUBJECT PROPERTIES
-  PORTION OF PROPERTIES TO BE REZONED

LOCATION PLAN

CIVIC: 100 / 104 / 108 & 110 / 112 & 114 / 120 / 124 TANNIS WAY
AND 701 / 705 SOUTHLAND WAY
LEGAL: LOT 5-6, 9-12, AND 14-15, SECTION 1,
NANAIMO DISTRICT, PLAN EPP79213

MAP 5

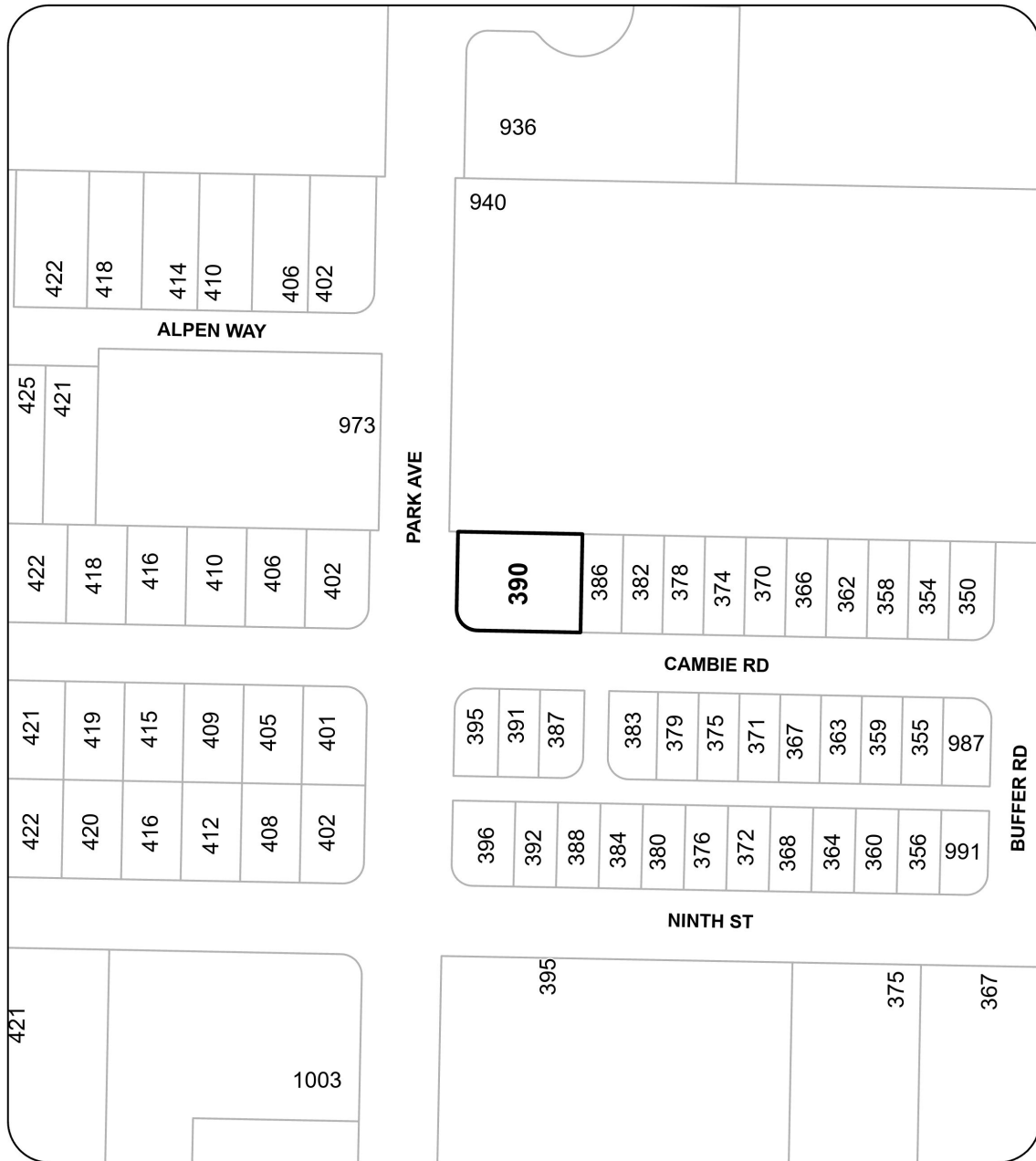


 SUBJECT PROPERTY

LOCATION PLAN

CIVIC: 3500 ROCK CITY ROAD
LEGAL: PARK DEDICATED BY PLAN EPP120017

MAP 7



 SUBJECT PROPERTY

LOCATION PLAN

CIVIC: 390 CAMBIE ROAD
LEGAL: PARK DEDICATED BY PLAN EPP55889

MAP 8

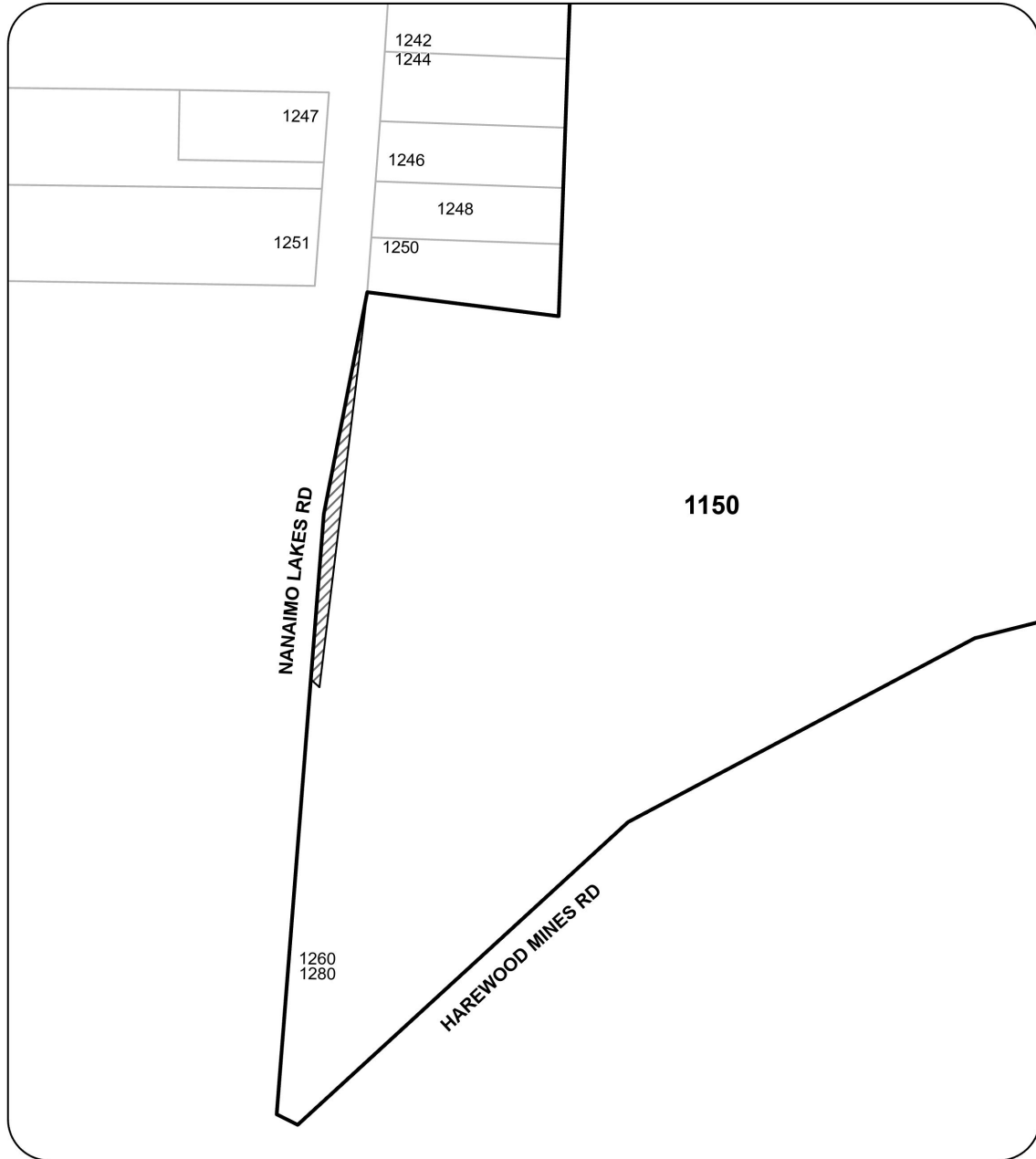


 SUBJECT PROPERTY

LOCATION PLAN

CIVIC: 933 PARK AVENUE
LEGAL: SECTION 11, RANGE 10, SECTION 1, NANAIMO DISTRICT, PLAN 630

MAP 9



N



SUBJECT PROPERTY






PORTION OF PROPERTY TO
BE REZONED

LOCATION PLAN

CIVIC: 1150 NANAIMO LAKES ROAD
LEGAL: LOT 1, SECTIONS 1 & 4, NANAIMO DISTRICT AND SECTIONS 1,3 & 4,
RANGE 8, MOUNTAIN DISTRICT, PLAN 8656 EXCEPT PART IN PLAN VIP55722
& VIP68670, RESERVOIR, EXCEPT PORTION INCLUDED IN LEASE -SEE 16000.004

MAP 10



-  N
-  SUBJECT PROPERTIES
-  PORTION OF PROPERTIES TO BE REZONED

LOCATION PLAN

CIVIC: 711 AND 713 BRUCE AVENUE
 LEGAL: SECTION 19, RANGE 8, SECTION 1, NANAIMO DISTRICT, PLAN 630
 EXCEPT THAT PART LYING TO THE SOUTH OF CHASE RIVER; AND PARK
 DEDICATED BY PLAN 630, CHASE RIVER WATER PARK

MAP 11

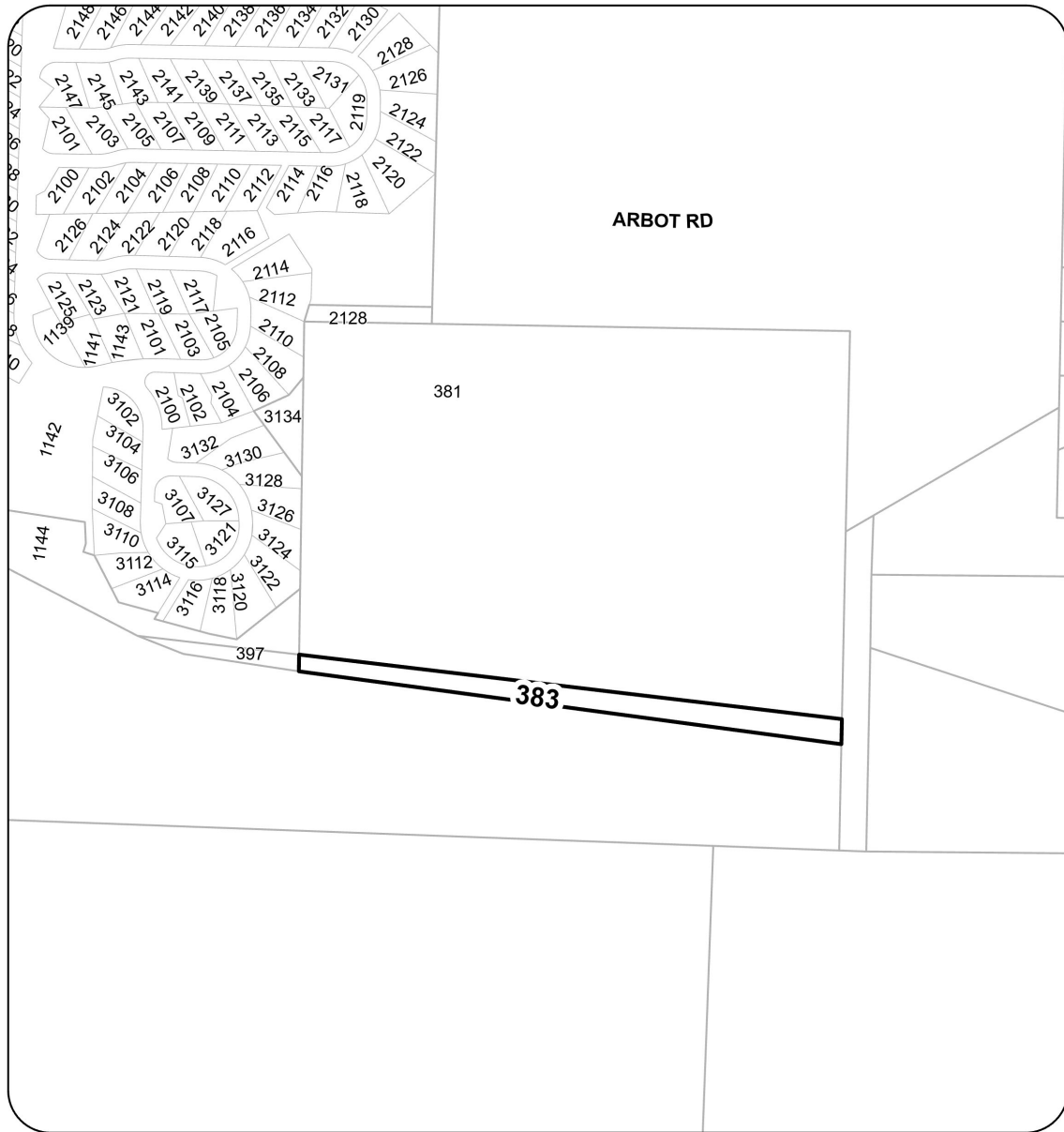


 SUBJECT PROPERTY

LOCATION PLAN

CIVIC: 2505 ARBOT ROAD
LEGAL: THAT PART OF LOT 1, SECTION 10, RANGE 6,
MOUNTAIN DISTRICT, PLAN 18793, SHOWN ON PLAN EPP133456

MAP 12

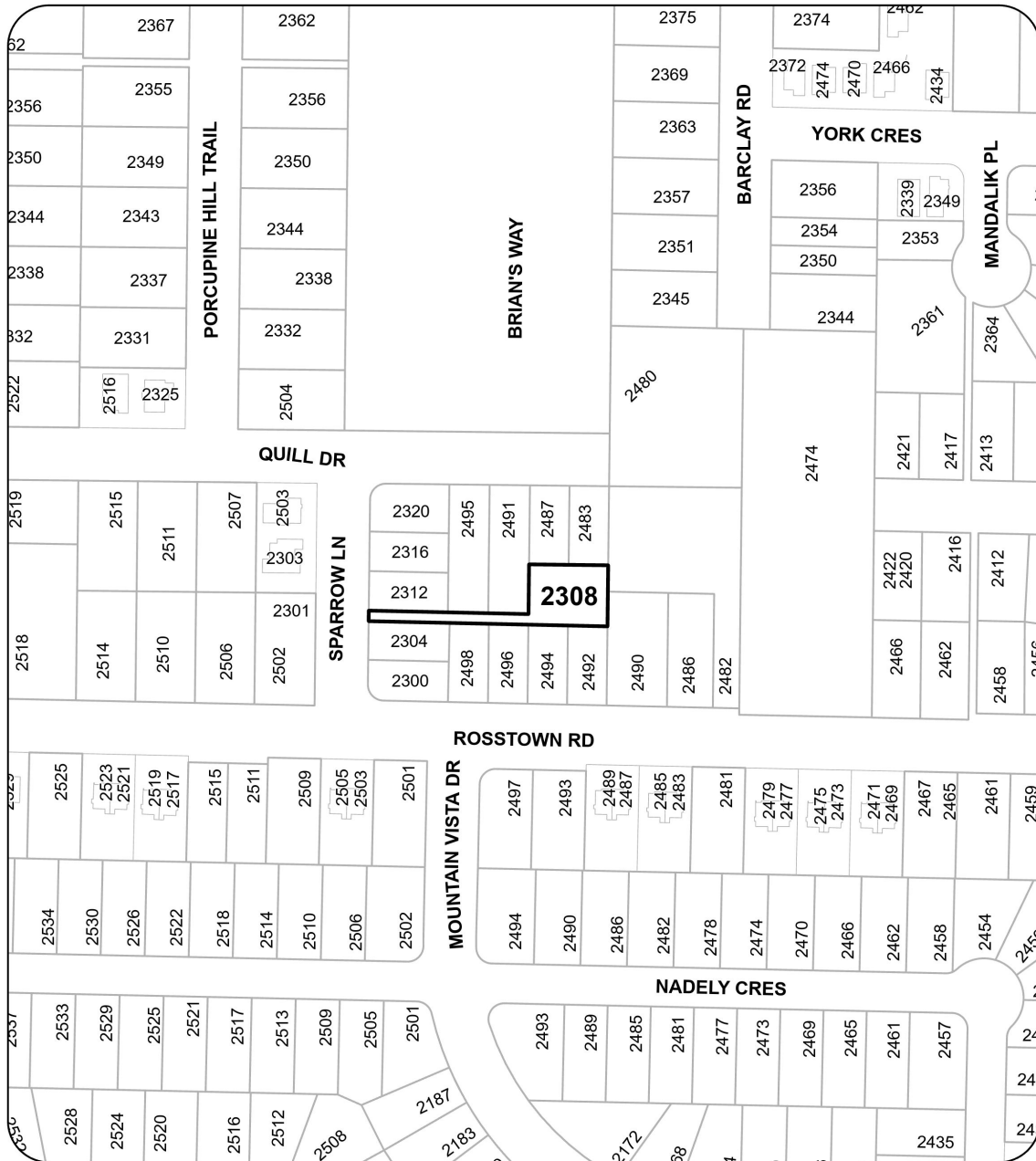


 SUBJECT PROPERTY

LOCATION PLAN

CIVIC: 383 WESTWOOD ROAD
LEGAL: THAT PART OF LOT D (MORE PARTICULARLY DESCRIBED AS FOLLOWS: - COMMENCING AT A POINT ON THE EAST BOUNDARY OF SECTION 10, RANGE 6, MOUNTAIN DISTRICT AND DISTANT 130.2 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST BOUNDARY A DISTANCE OF 500.5 FEET; THENCE WEST 660 FEET; THENCE SOUTH AND PARALLEL TO THE SAID EAST, ETC) IN SECTION 10, RANGE 6, MOUNTAIN DISTRICT, PLAN 2977 SHOWN ON PLAN 146RW

MAP 13



 SUBJECT PROPERTY

LOCATION PLAN

CIVIC: 2308 SPARROW LANE
LEGAL: PARK DEDICATED BY PLAN EPP132425

MAP 15



 SUBJECT PROPERTY

LOCATION PLAN

CIVIC: 396 SEVENTH STREET
LEGAL: LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN EPP107289

MAP 16

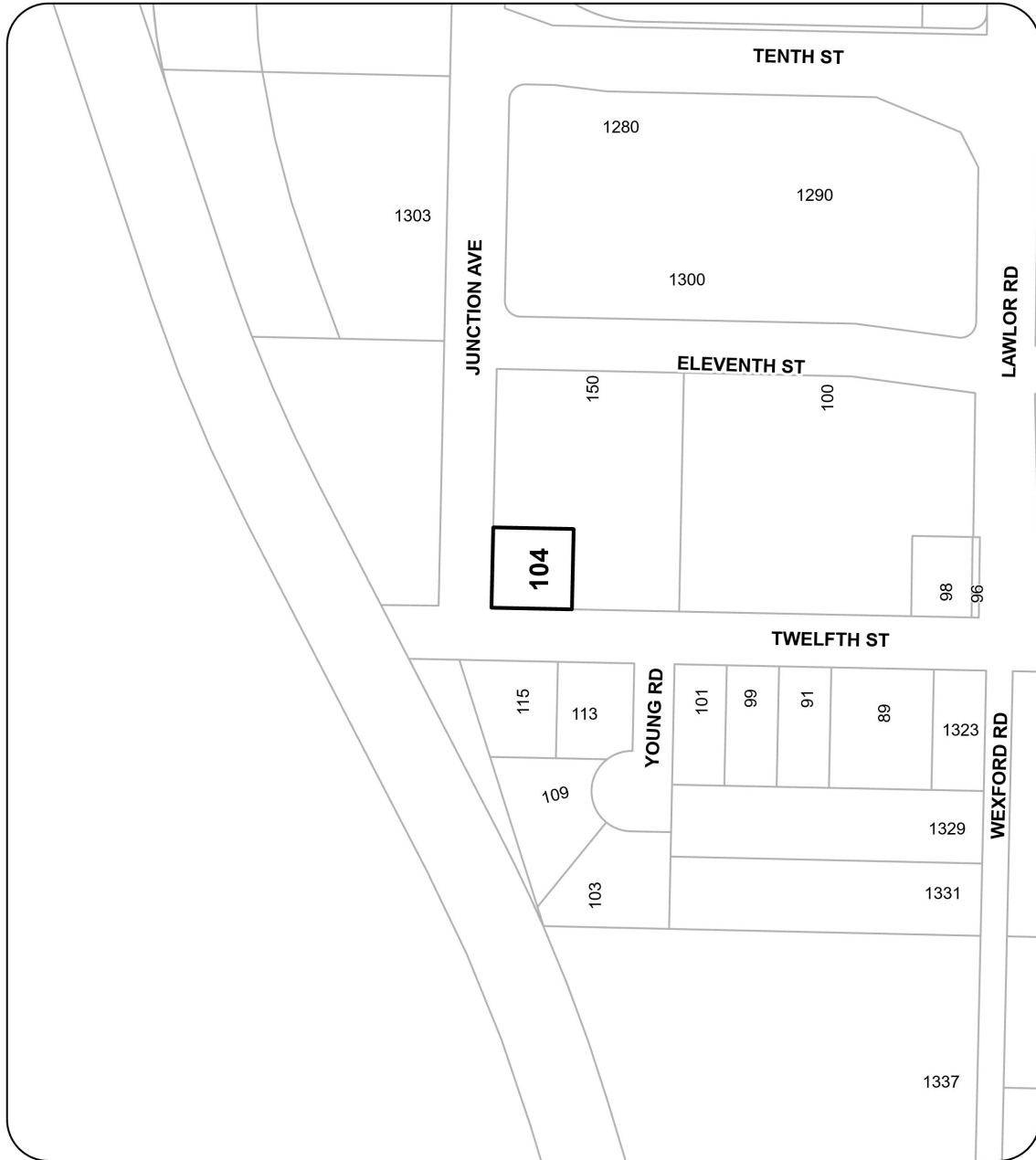


 SUBJECT PROPERTY

LOCATION PLAN

CIVIC: 98 TWELFTH STREET
LEGAL: THE SOUTH 100 FEET OF THE EAST 150 FEET OF SECTION 26,
RANGE 17 OF SECTION 20, RANGE 4, CRANBERRY DISTRICT,
PLAN 1332 EXCEPT THE EAST 75 FT

MAP 17

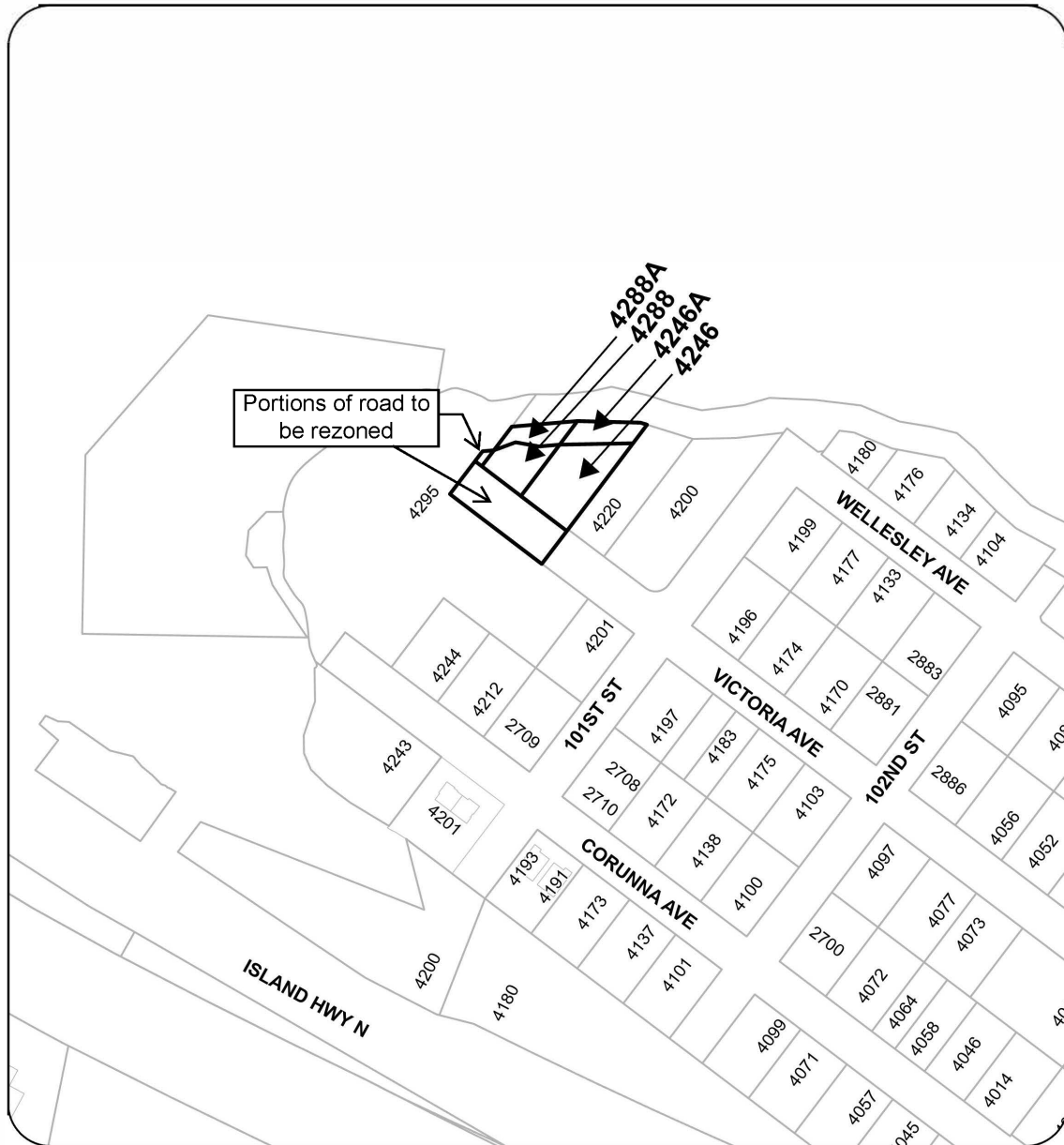


 SUBJECT PROPERTY

LOCATION PLAN

CIVIC: 104 TWELFTH STREET
LEGAL: LOT 1, SECTION 20, RANGE 4, CRANBERRY DRISTRIC, PLAN 13564

MAP 18



 SUBJECT PROPERTIES AND PORTIONS OF ROAD TO BE REZONED

LOCATION PLAN

CIVIC: 4246, 4246A, 4288, & 4288A VICTORIA AVENUE; AND PORTION OF VICTORIA AVENUE FRONTING PROPERTIES

LEGAL: LOT 2, BLOCK 1, SECTION 5, WELLINGTON DISTRICT, PLAN 318; LOTS 1-2, SECTION 5, WELLINGTON DISTRICT, PLAN EPP82222; LOT A, SECTION 5, WELLINGTON DISTRICT, PLAN 42427; AND PART OF LOT 1, BLOCK 1, PLAN 318, SHOWN ON PLAN 42426 FOR ROAD PURPOSES ONLY

MAP 19



LOCATION PLAN

CIVIC: 1681 BOUNDARY AVENUE & 1600 DUFFERIN CRESCENT

LEGAL: LOT 2, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN 30492;
AND STRATA LOTS 1-60 AND COMMON PROPERTY, SECTION 15, RANGE 8,
MOUNTAIN DISTRICT, STRATA PLAN 1062

 SUBJECT PROPERTIES

SCHEDULE C

