

# *Zoning Bylaw Rewrite*

## **Goals and Objectives**

**Overall Vision:** To create a user friendly Zoning Bylaw which reflects the goals of the OCP and embraces the concept of complete communities, environmental stewardship and growth management. The new Zoning Bylaw is intended to reflect the direction provided by the OCP by providing more opportunities for affordable housing, social enrichment, managing growth and promoting a more sustainable community with a thriving economy.

In order to achieve this overall vision, the Zoning Bylaw rewrite has been guided by the following goals of the OCP.

### **Overall Goals:**

1. manage urban growth;
2. build a more sustainable community;
3. encourage social enrichment;
4. promote a thriving economy;
5. protect and enhance our environment; and
6. improve mobility and servicing efficiency.

In addition to meeting the goals of the OCP, Staff hopes to create a more concise and user-friendly bylaw.

### **Key Initiatives**

In order to achieve the aforementioned goals, the proposed Zoning Bylaw may include a number of significant changes. The following chart highlights some key components of the draft Zoning Bylaw and which of the overall goals this change addresses.

Proposed Change	Goal						
	Manage Urban Growth	Build a More Sustainable Community	Encourage Social Enrichment	Promote a Thriving Economy	Protect and Enhance our Environment	Improve mobility and Servicing Efficiency	Create a More User Friendly Bylaw
Reduce single family residential lot size from 600m <sup>2</sup> to 450m <sup>2</sup> .	✓	✓	✓	✓	✓	✓	
Allow some flexibility in lot size (10% variability) provided the average lot size is equal to or greater than 450m <sup>2</sup> .	✓		✓	✓			✓
Create a new zone (R8) which will allow for non-strata form townhouse ownership.	✓		✓	✓			
Reward developments which meet or exceed Nanaimo's Green Design Guidelines criteria with additional density.		✓		✓	✓		
Develop new landscape design guidelines which set minimum open space requirements and require a certain percentage of the landscaping to be sustainable.		✓			✓		✓
Create zoning that will allow for high tech and small scale commercial / industrial uses.				✓			
Reduce the minimum lot size and dimensions required where a lane exists.	✓		✓			✓	
Allow front porches to encroach into the front yard setback.			✓				
Establish maximum front yard setbacks and minimum heights within Corridor Zones.	✓			✓			
Prohibit parking between the street frontage and the front face of a building.			✓			✓	

Proposed Change	Goal						
	Manage Urban Growth	Build a More Sustainable Community	Encourage Social Enrichment	Promote a Thriving Economy	Protect and Enhance our Environment	Improve mobility and Servicing Efficiency	Create a More User Friendly Bylaw
Continue to allow detached secondary suites and now allow suites above a garage and on lots greater than 800m <sup>2</sup> .	✓		✓	✓			
Allow residential use within all commercial zones, encourage mixed use development.	✓	✓	✓	✓	✓	✓	✓
Establish a maximum allowable size for commercial uses within Corridor and Neighbourhood Scale Commercial Zones.				✓		✓	
Do not allow a second dwelling unit on large urban or rural lots.	✓						
Change formatting to a more tabular and concise format.							✓

The draft Zoning Bylaw divides the city into the following categories, which are described as follows:

Part	Overall Vision	Highlights
<b>Residential</b>	The zones in the residential category will allow for a wide range of housing options while maintaining the unique character of the various neighbourhoods within Nanaimo.	<ul style="list-style-type: none"> <li>Reduce single family residential lot size from 600m<sup>2</sup> to 450m<sup>2</sup>.</li> <li>Allow detached suites above garages on select lots.</li> <li>Create new zone for fee-simple row housing.</li> <li>Reduce number of residential zones from 20 to 14.</li> </ul>
<b>Rural Resource</b>	The zones in the rural resource category will protect and preserve environmentally sensitive and rural lands while identifying areas for future sustainable growth.	<ul style="list-style-type: none"> <li>Reduce number of rural zones from 4 to 2 (Urban Reserve and Rural Resource).</li> <li>No longer allow a second dwelling unit on a rural lot.</li> </ul>
<b>Corridor</b>	The zones in the corridor category will allow for medium density commercial, mixed used and residential development along major urban arterials and collectors. The zoning will encourage an urban esthetic that promotes active street life.	<ul style="list-style-type: none"> <li>Two storey minimum height requirement.</li> <li>6m maximum setback.</li> <li>No parking between the front property line and the front face of the building.</li> <li>Density bonuses for sustainable buildings and mixed use in some Corridor Zones.</li> </ul>

<b>Part</b>	<b>Overall Vision</b>	<b>Highlights</b>
<b>Commercial Centre</b>	The zones in the commercial centre category allow for commercial centers ranging in scale from a small scale local commercial building within a local service centre to a large regional commercial hub within an urban centre or city commercial centre. Mixed use development is encouraged throughout the Commercial Centre Zones.	<ul style="list-style-type: none"> <li>• Residential use permitted in all Commercial Centre Zones.</li> <li>• Limited Gross Floor Area in local service and neighbourhood commercial zones</li> <li>• Density bonus for mixed use and sustainable building practices.</li> </ul>
<b>Downtown</b>	The zones in the downtown category support the vision of the Downtown Nanaimo Plan.	The zones in the downtown category are generally in keeping with the six downtown zones in the current bylaw, which were drafted in 2005 as part of the Downtown Plan.
<b>Parks, Recreation and Culture</b>	The zones in the parks, recreation and culture category recognize and protect the varying levels of use within municipal parks.	<ul style="list-style-type: none"> <li>• Parks Zoning was adopted 2009-JUN-29, no changes are proposed.</li> </ul>
<b>Industrial</b>	The zones in the industrial category are intended to accommodate industrial development and employment without harming the quality of life of Nanaimo's residents. The uses within the Industrial Zones recognize the changing nature of the global industrial economy.	<ul style="list-style-type: none"> <li>• Creation of Commercial Industrial Zone, which allows for high tech and other typical business park uses.</li> <li>• Transition Industrial Zone to be eliminated.</li> <li>• Sustainable building practices rewarded with increased lot coverage.</li> </ul>
<b>Community Service</b>	The zones in the community service category provide for the social and physical infrastructure needs of the community. Uses are separated into three zones; uses that can be easily integrated into a neighbourhood, uses that require some separation, and the railway corridor.	<ul style="list-style-type: none"> <li>• Replaces the old Public Institution Zones, number of zones reduced from 6 to 3.</li> </ul>
<b>Waterfront</b>	The zones in the waterfront category provide for uses typically found along the waterfront. The zones recognize the importance of the waterfront as a focal point for recreation, tourism, transportation, and industry within Nanaimo.	<ul style="list-style-type: none"> <li>• Multiple family residential permitted on a limited scale.</li> <li>• Limit scale of retail.</li> <li>• Waterfront north of Departure Bay preserved for recreational uses only.</li> <li>• Allows for waterfront industrial uses in Duke Point.</li> </ul>