PART 16 – COMPREHENSIVE DEVELOPMENT ZONES

16.1 COMPREHENSIVE DEVELOPMENT DISTRICT ZONE ONE (CD1)

This zone provides for medium density multiple dwellings and seniors' congregate housing.

16.1.2. PERMITTED USES

Permitted uses shall be those allowed in the applicable Development Plan referred to in Subsection 16.1.6 of this Bylaw.

16.1.3. SITE DEVELOPMENT

All site development, buildings, and structures shall comply with the density, lot coverage, yard setbacks, building siting, height, and parking, as designated in the applicable Comprehensive Development Plan referred to in Subsection 16.1.6 of this Bylaw.

16.1.4. SCREENING AND LANDSCAPING

All landscaping and screening shall be completed in compliance with Part 17 of this Bylaw.

16.1.5. HEIGHT AND FENCES

The height of a fence shall not exceed 1.8m in any yard.

16.1.6. PLANS

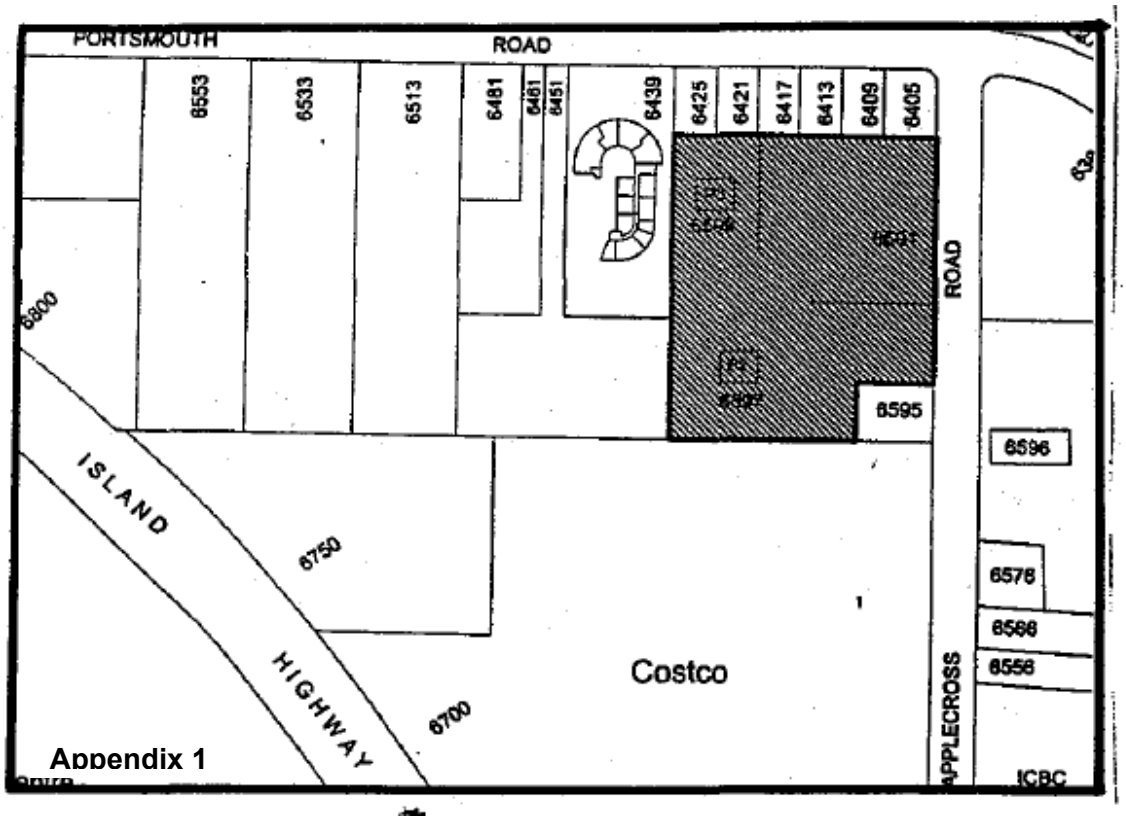
The Development Plan entitled "Woodgrove Pines Comprehensive Development Plan", as included below, is deemed to be enacted to and form part of this Bylaw and any development on the lands zoned Comprehensive Development District No. 1, shall be in conformity with the Woodgrove Pines Comprehensive Development Plan.

THE WOODGROVE PINES COMPREHENSIVE DEVELOPMENT PLAN

The Woodgrove Pines Comprehensive Development Plan is the Comprehensive Development Plan referred to in Section 16.1.6 of this Bylaw.

The Comprehensive Development Plan ("CD Plan")

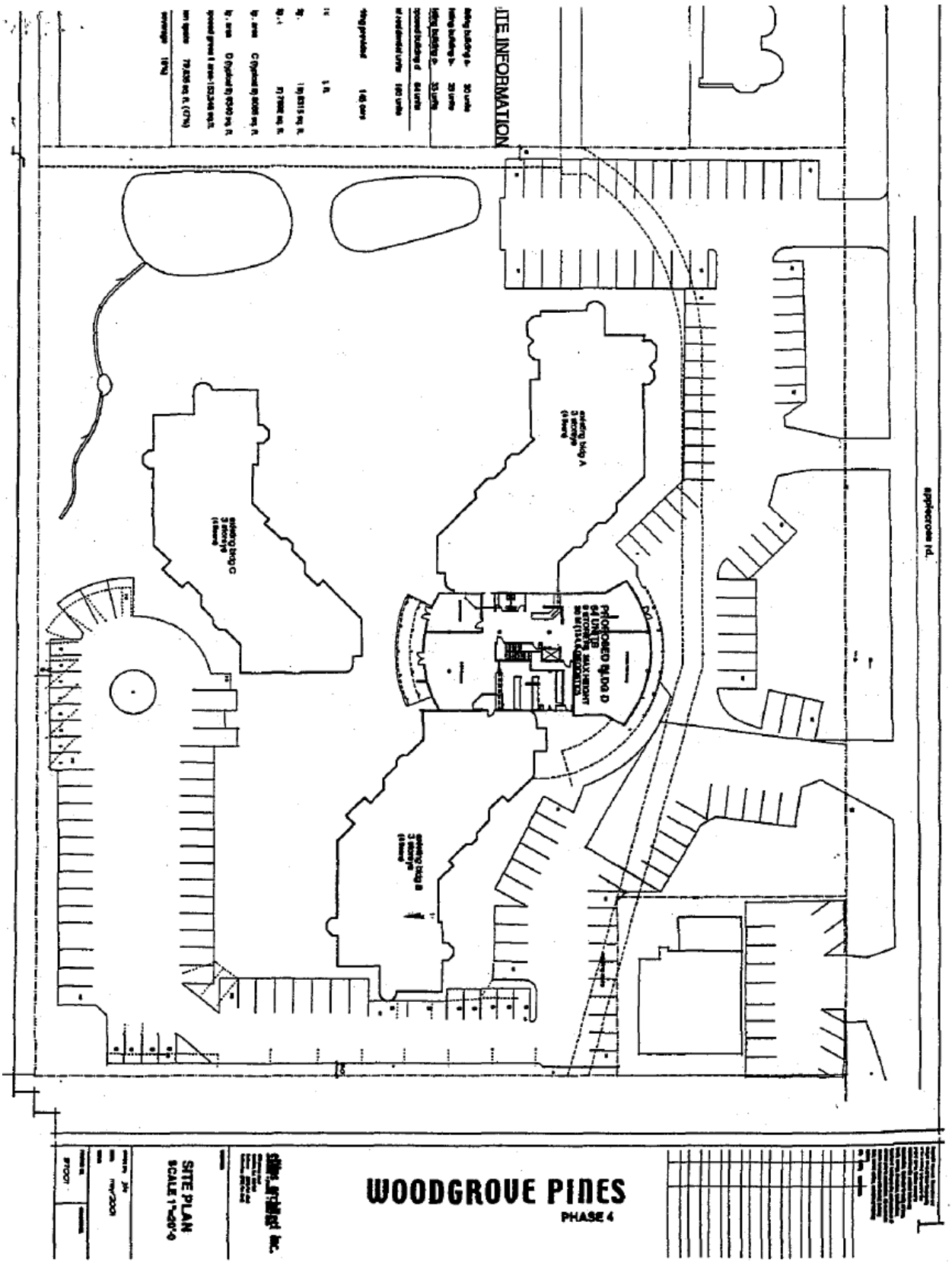
The use of land shown in heavy outline on Appendix 1 and of all buildings, structures, and uses zoned Woodgrove Pines Comprehensive Development Zone One in the City of Nanaimo "ZONING BYLAW 2011 NO. 4500" shall be governed by this Comprehensive Development Plan.



1. This CD Plan has been created to ensure the orderly development of Woodgrove Pines, as prescribed by this Bylaw and includes Appendix 1 and 2.

2. Development will be permitted in this area only in accordance with this CD Plan.

3. The use of the land shall be limited to the following as noted on Appendix 2:
   - Buildings A, B, C - Multiple Family Dwelling
   - Building D - Seniors' Congregate Housing


SITE INFORMATION
PROPOSED BLDG D
64 UNITS
WOODGROVE PINES
PHASE 4
SITE PLAN
SCALE 1"=20'-0"
applecross rd.

APPENDIX 2

16.2 COMPREHENSIVE DEVELOPMENT DISTRICT ZONE TWO (CD2)

The intent of this zone is to provide for an integrated community consisting of multiple family residential uses, office and limited commercial uses. Emphasis is placed on creating an environment conducive to housing that complements the existing neighbourhood through comprehensive site planning.

16.2.1 PERMITTED USES

Permitted uses shall be as set out in the development plan as included in Subsection 16.2.7 of this Bylaw.

16.2.2 DENSITY

Maximum floor area ratio shall not exceed 0.55.

16.2.3 YARD REQUIREMENTS

Yard requirements are as set out in the development plan included in Subsection 16.2.7 of this Bylaw.

16.2.4 HEIGHT OF BUILDINGS

The height of a building shall not exceed 11.0m above average finished grade.

16.2.5 SCREENING AND LANDSCAPING

16.2.5.1 All mechanical, electrical or other service equipment located outside or on the roof of a building shall be screened from adjacent properties and streets by ornamental structures, landscaping, or other means.

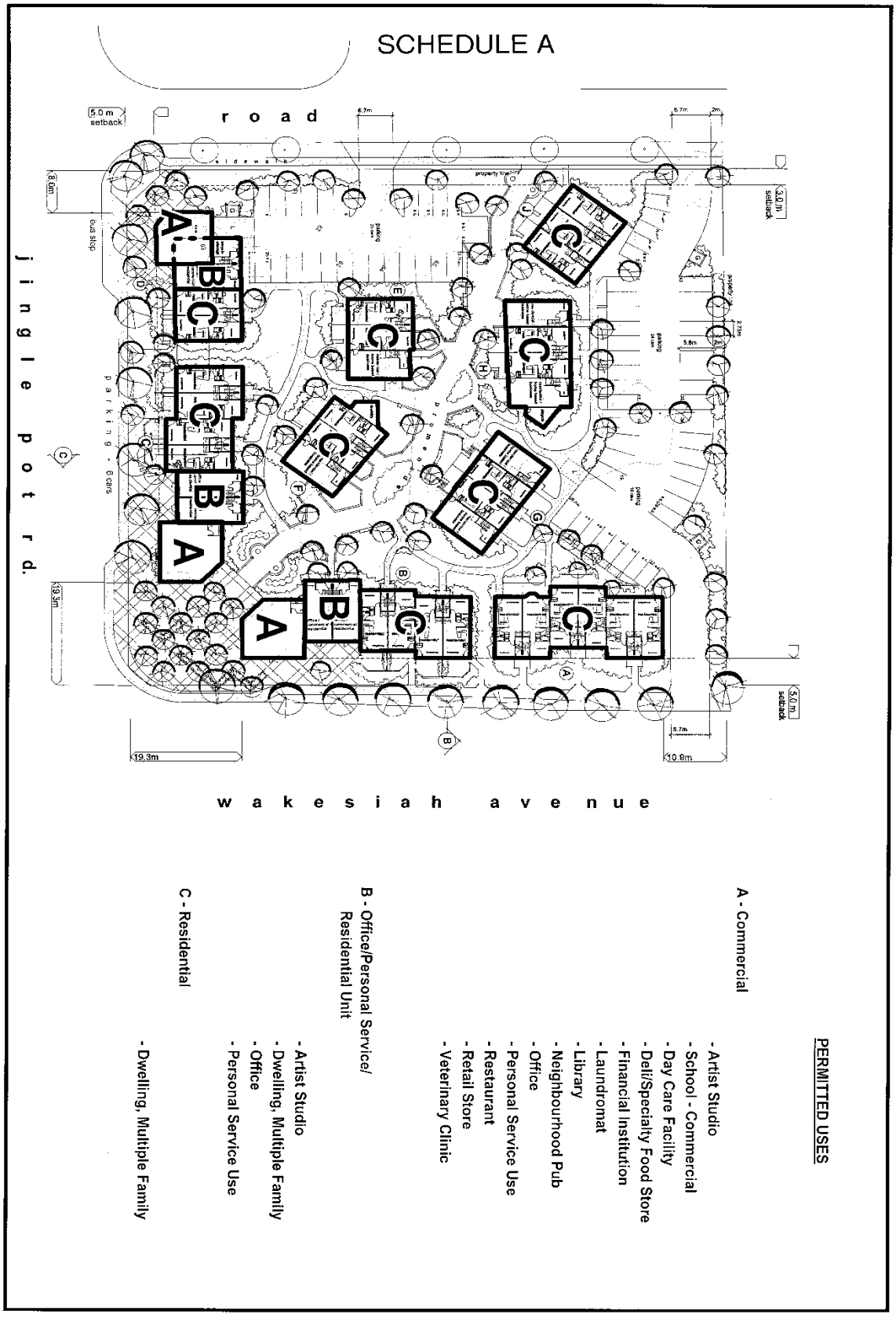
16.2.5.2 Where the CD2 Zone abuts a street or a residential zone, screening and landscaping shall be provided in accordance with Part 17 of this Bylaw. **(4500.073; 2015-MAR-16)**

16.2.6 PARKING

Parking shall be provided as set out in the development plan as included in Subsection 16.2.7 of this Bylaw.

16.2.7 PLANS

Within the CD2 Zone, the lands shall be developed in general accordance with the plans as shown as follows:



16.3 COMPREHENSIVE DEVELOPMENT DISTRICT ZONE THREE (CD3)

Deleted (4500.003 – 2011-OCT-03)

16.4 COMPREHENSIVE DEVELOPMENT DISTRICT ZONE FOUR (CD4)

The intent of this zone is to provide for low density multiple family development.

16.4.1 PERMITTED USES

Multiple Family Dwellings

16.4.2 DENSITY

Maximum Floor Area Ratio shall not exceed 0.75.

16.4.3 YARD REQUIREMENTS

Yard Requirements are set out in Subsection 16.4.7 of this Bylaw.

16.4.4 HEIGHT OF BUILDINGS

The height of a building shall not exceed 11m above average natural grade.

16.4.5 SCREENING AND LANDSCAPING

16.4.5.1 All mechanical, electrical or other service equipment located outside or on the roof of a building shall be screened from adjacent properties and streets by ornamental structures, landscaping or other means.

16.4.5.2 All outdoor storage and refuse receptacle areas shall be screened from adjacent properties.

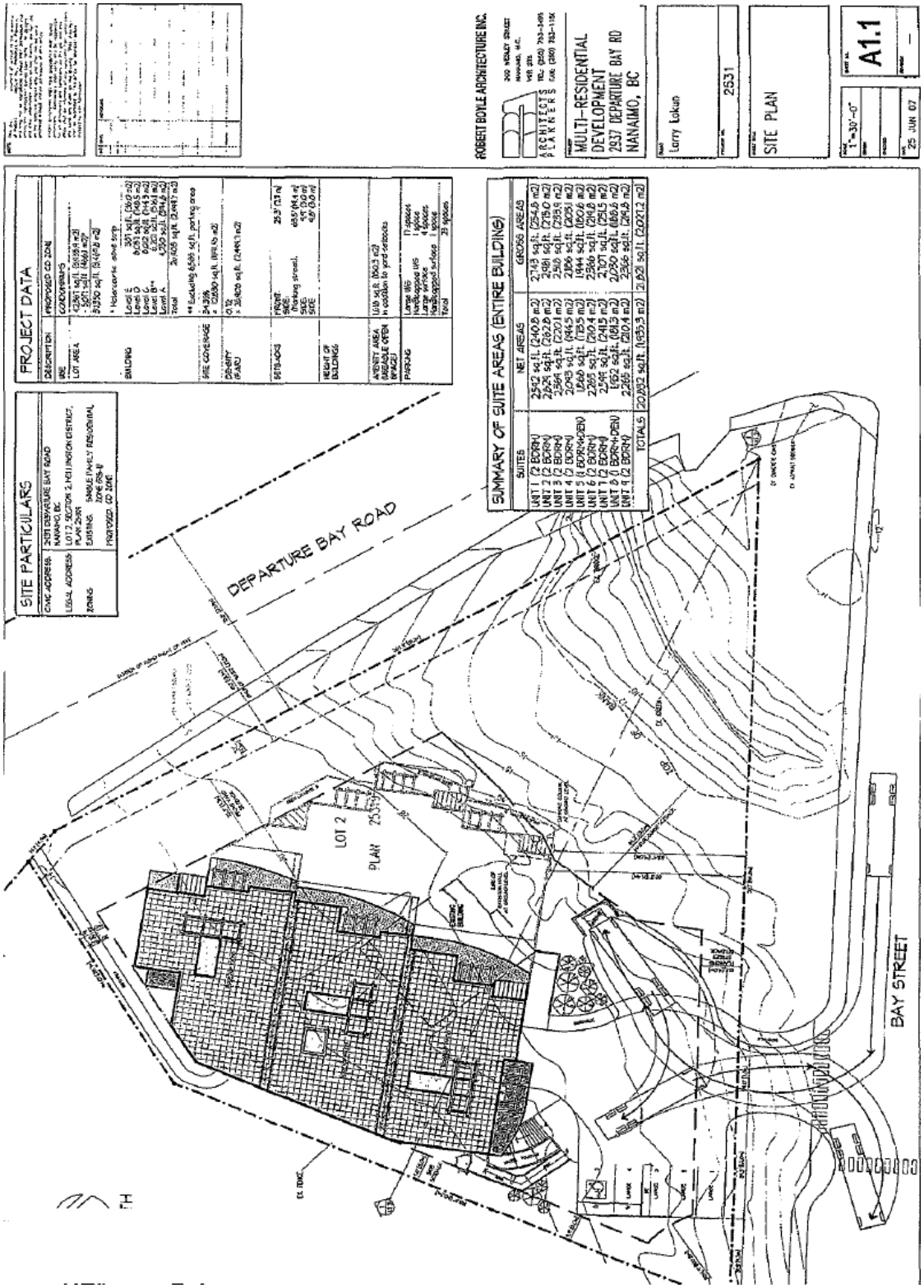
16.4.5.3 Screening and landscaping shall be provided in accordance with the requirements of Part 17 of this Bylaw.

16.4.6 PARKING

Parking shall be provided as per the Plans included within Subsection 16.4.7 of this Bylaw.

16.4.7 PLANS

Within the CD4 Zone, the lands shall be developed substantially in accordance with the following plans:



16.5 COMPREHENSIVE DEVELOPMENT DISTRICT ZONE FIVE (CD5) **(4500.005; 2011-NOV-14)**

The intent of this zone is to provide for mixed use, commercial and multi-family development within the Corridor designation.

16.5.1 PERMITTED USES

Permitted uses shall be as set out in the plans included within Subsection 16.5.7 of this Bylaw.

16.5.2 DENSITY

Density shall be as set out in the regulations of Part 9 – Corridor (Mixed Use Corridor Zone (COR2) – Corridor), Subsection 9.3. **(4500.092; 2016-FEB-01)**

16.5.3 LOT SIZE AND DIMENSIONS

Lot size and dimensions shall be as set out in the plans included within Subsection 16.5.7 of this Bylaw.

16.5.4 YARD REQUIREMENTS

Yard requirements shall be as set out in the plans included within Subsection 16.5.7 of this Bylaw.

16.5.5 LOCATION OF PARKING AREAS

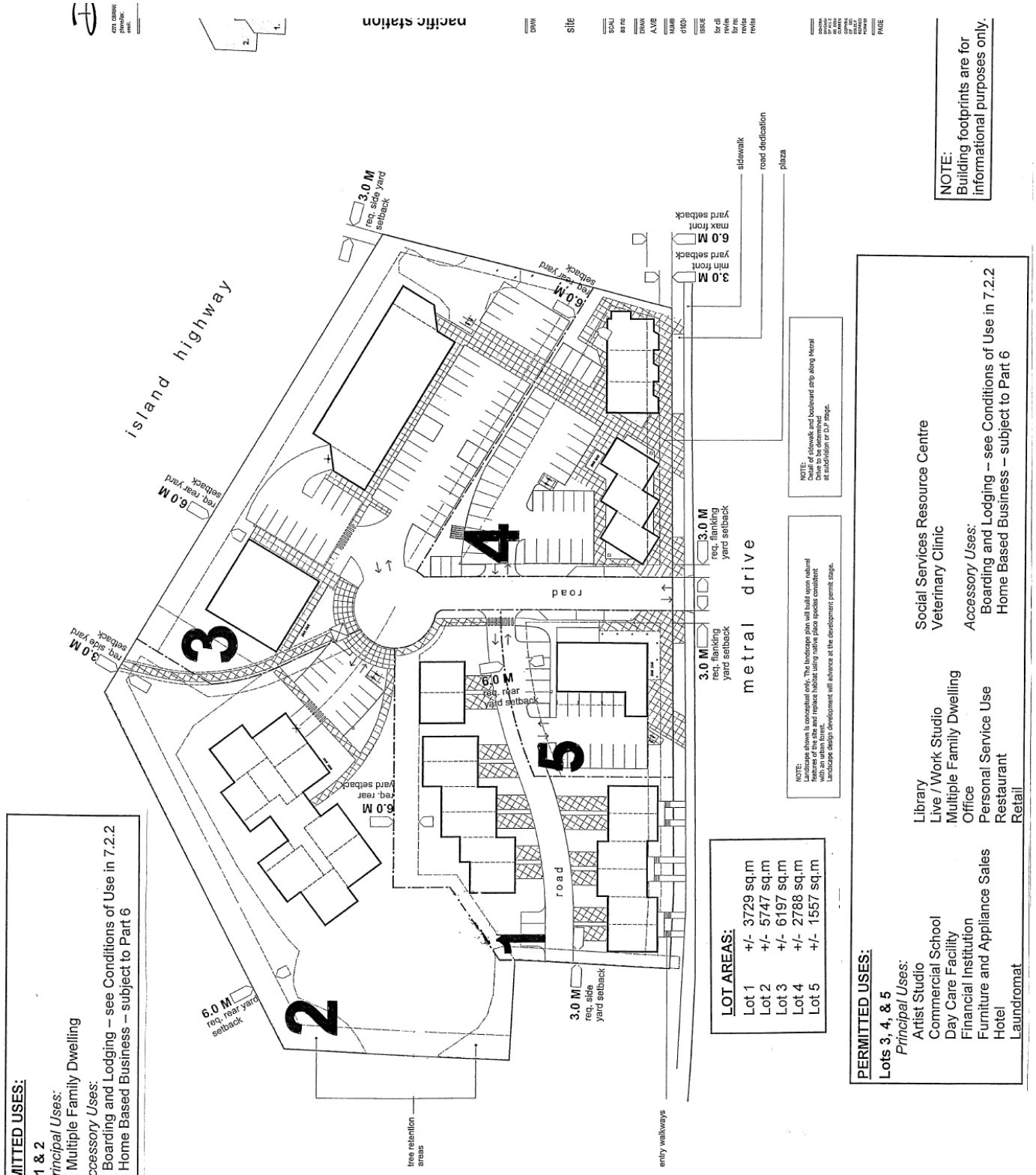
No parking shall be permitted between the front face of a building and Metral Drive or the Island Highway.

16.5.6 SIZE OF BUILDINGS

Size of buildings shall be as set out in the regulations of Part 9 - Corridor Subsection 9.7.

16.5.7 PLANS

Within the CD5 zone, the permitted uses, lot size and dimensions, and yard requirements shall be developed in general accordance with the following plan:


island highway
metral drive
road
road
road
pacific station
site
sidewalk
road dedication
plaza
3.0 M req. side yard setback
6.0 M req. rear yard setback
3.0 M min front yard setback
6.0 M max front yard setback
3.0 M req. flanking yard setback
6.0 M req. rear yard setback
3.0 M req. side yard setback
6.0 M req. rear yard setback
3.0 M req. side yard setback
6.0 M req. rear yard setback
tree retention areas
entry walkways
NOTE:
Building footprints are for informational purposes only.
NOTE:
Detail of sidewalk and boulevard strip along Metral Drive to be determined at subdivision or DP stage.
NOTE:
Landscape shown is conceptual only. The landscape plan will build upon natural features of the site and replace habitat using native place species consistent with an urban forest.
Landscape design development will advance at the development permit stage.
LOT AREAS:
Lot 1 +/- 3729 sq.m
Lot 2 +/- 5747 sq.m
Lot 3 +/- 6197 sq.m
Lot 4 +/- 2788 sq.m
Lot 5 +/- 1557 sq.m
PERMITTED USES:
Lots 3, 4, & 5
Principal Uses:
Artist Studio
Commercial School
Day Care Facility
Financial Institution
Furniture and Appliance Sales
Hotel
Laundromat
Library
Live / Work Studio
Multiple Family Dwelling
Office
Personal Service Use
Restaurant
Retail
Social Services Resource Centre
Veterinary Clinic
Accessory Uses:
Boarding and Lodging – see Conditions of Use in 7.2.2
Home Based Business – subject to Part 6
PERMITTED USES:
Lots 1 & 2
Principal Uses:
Multiple Family Dwelling
Accessory Uses:
Boarding and Lodging – see Conditions of Use in 7.2.2
Home Based Business – subject to Part 6

16.6. COMPREHENSIVE DEVELOPMENT DISTRICT ZONE SIX (CD6)

The intent of this zone is to provide land uses and siting requirements that are consistent with the Woodgrove Urban Node which is described as a regional commercial centre with a focus on intensive retail and service uses and medium to high density residential.

16.6.1 PERMITTED USES

Permitted uses shall be as set out in Subsection 16.6.9 of this Bylaw.

16.6.2 CONDITIONS OF USE

Conditions of use shall be as set out in Subsection 16.6.9 of this Bylaw.

16.6.3 DENSITY

Density shall be as set out in Subsection 16.6.9 of this Bylaw.

16.5.4 LOT COVERAGE

Lot coverage shall as set out in Subsection 16.6.9 of this Bylaw.

16.5.5 YARD REQUIREMENTS

Yard Requirements shall as set out in Subsection 16.6.9 of this Bylaw.

16.6.6 HEIGHT OF BUILDINGS

The height of a building shall be as set out in Subsection 16.6.9 of this Bylaw.

16.6.7 SCREENING AND LANDSCAPING

16.6.7.1 Where the CD6 Zone abuts a street or a Residential Zone screening and landscaping shall be provided in accordance with Part 17 of this Bylaw.

16.6.7.2 All mechanical, electrical or other service equipment located outside or on the roof of a building shall be screened from adjacent properties and streets by ornamental structures, landscaping, or other means.

(4500.073; 2015-MAR-16)

16.6.8 PARKING

Parking shall be provided as set out in Subsection 16.6.9 of this Bylaw.

16.6.9 PLANS

Within the CD6 Zone, the lands shall be developed in general accordance with the following plans:

DEVELOPMENT DATA

Permitted Uses:

Artist Studio	Library
Commercial School	Multiple Family Dwellings
Day Care Facility	Office
Deli/Specialty Food Store	Office Medical/Dental
Dry Cleaners	Personal Service Use
Financial Institution	Retail Store
Furniture and Appliance Sales	Social Service Resource Centre
Laundromat	Veterinary Clinic

Density: 0.65 Floor Area Ratio (FAR)

Lot Coverage: 30%

Yard Requirements: Building siting is generally as shown on the following site plan and the following yard requirements will apply:
Front Yard Minimum Setback: 4.5m
Front Yard Maximum Setback: 7.5m
Side Yard Setback *: 3.0m
Rear Yard Setback: 7.5m
** Note: side yard setback can be reduced to 0.0m along a maximum of 40% of the property boundaries.*

Conditions of Use:

- No parking spaces shall be permitted between the front property line and the front face of Building A.
- Maximum Gross Floor Area (GFA) for non-residential uses is 2430m^2.

Building Height:

Building	Minimum # of Storeys	Maximum Height
A	2	12.2m
B	2	12.2m
C	2	22.0m

Parking:

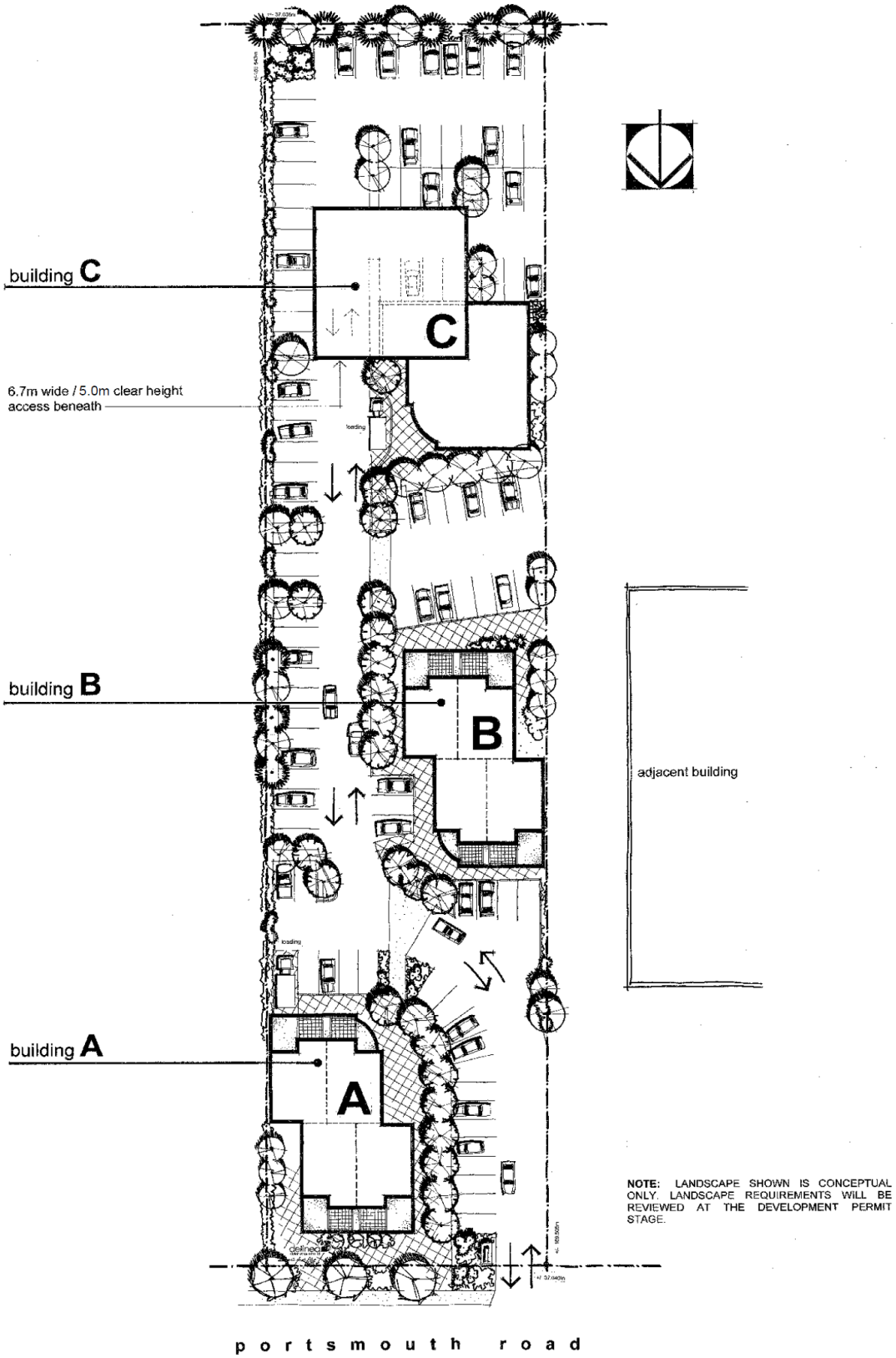
Parking will be required generally as shown on the following site plan and the following parking rates will apply:

Non-Residential: 1 space per 22m^2 of Gross Floor Area.

Loading Bays: 1 space for Buildings A and B; and 1 space for Building C.

** Note: There is no parking requirement for Multiple Family Dwellings, subject to non-residential uses existing on the lot (i.e. the development must be a mixed- use development). Stand alone residential would require 1.66 spaces per dwelling unit.*

SITE PLAN


building C
C
6.7m wide / 5.0m clear height
access beneath
loading
building B
B
adjacent building
loading
building A
A
NOTE: LANDSCAPE SHOWN IS CONCEPTUAL ONLY. LANDSCAPE REQUIREMENTS WILL BE REVIEWED AT THE DEVELOPMENT PERMIT STAGE.
portsmouth road

16.7. COMPREHENSIVE DEVELOPMENT DISTRICT ZONE SEVEN (CD7)
(4500.001; 2011-OCT-03)

The intent of this zone is to provide for the wide range of businesses and services generally which serve the needs of the community at large.

16.7.1 PERMITTED USES

Accessory Dwelling Unit
Accessory Storage and Accessory Mini Storage
Arcades
Assembly Hall
Automobile Rentals, Sales and Service
Automotive Repair Shop
Bingo Hall
Car Wash
Commercial School
Convention Centre
Court of Law
Cultural Facility
Custom Workshop
Fast Food Restaurant
Financial Institution
Funeral Parlour and Related Facilities
Gasoline Station
Hotel
Laundromat and Dry Cleaner
Library
Liquor Store
Micro-Brewery
Multiple Family Dwelling
Neighbourhood Pub
Parking Lot and Parkade
Office
Personal Care Facility
Printing and Publishing Facility
Public Assembly Use and Entertainment Use
Recreational Facility
Refund Container Recycling Depot
Religious Institution
Repair Shop
Restaurant
Retail Store
Rooming House
Shopping Centre
Single Residential Dwelling
Social Services Resource Centre
Teletheatre Outlet
Tools and Equipment Sales and Rentals
Transportation Terminal
Veterinary Clinics
Wholesale

16.7.2 DENSITY

Where the use is a Multiple Family Dwelling, the maximum Floor Area Ratio shall not exceed 1.50 except where parking spaces are provided beneath a principal building (where the roof of the underground parking is not more than 0.8m above the adjacent finished grade), in which case an amount may be added to the Floor Area Ratio equal to 0.25 multiplied by the percentage of the total parking spaces which are provided underground. The maximum allowable Floor Area Ratio shall only apply to residential uses on the lot.

16.7.3 CONDITIONS OF USE

16.7.3.1 Where a mixed-use development is proposed combining both commercial and residential uses, only the commercial uses shall be permitted on the first storey.

16.7.3.2 Arcades must be contained within a shopping centre and must be accessible to the public only from the internal hallway or corridor of the shopping centre.

16.7.3.3 The sum total of the Gross Floor Area used for micro-breweries shall not exceed 278.7m^2.

16.7.3.4 Refund container recycling depots must be wholly enclosed within a building.

16.7.3.5 The Gross Floor Area of a refund container recycling depot shall not exceed 140m^2.

16.7.3.6 Teletheatre outlets shall be contained within a hotel pub or neighbourhood pub as licensed by the Province and shall only be accessible to the public from within the hotel or neighbourhood pub.

16.7.3.7 Wholesale uses and custom workshops shall be wholly contained within a building.

16.7.4 LOT AREA

16.7.4.1 The minimum lot area shall not be less than 750m^2, serviced by a community water system, a community sanitary sewer system, and a storm drainage system.

16.7.4.2 Notwithstanding Subsection 16.7.4.1, where a lot contains or abuts a watercourse identified in Schedule C, the required leave strip shall not be included in the calculation of minimum lot area.

16.7.5 LOT COVERAGE

The maximum lot coverage permitted is 100%.

16.7.6 YARD REQUIREMENTS

16.7.6.1 No front, side or rear yard is required.

16.7.6.2 Notwithstanding Subsection 16.7.6.1, where the use is multiple family residential that portion of the building must meet the setbacks as specified within the Medium Density Residential (R8) Zone.

16.7.6.3 Notwithstanding Subsection 16.7.6.2, there shall be no obstruction to the line of vision between the established curb level and the first storey of a building within an area bounded by:

(a) The intersecting lot lines at a street corner and a line joining points along said lot lines 2.5m from their point of intersection.

(b) The intersecting lot lines at a lane intersection and a line joining points along said lot lines 2.5m from their point of intersection. A lane intersection shall include the intersection of a lane with any other lane or with a street.

16.7.7 HEIGHT OF BUILDINGS

16.7.7.1 The maximum height allowed shall be determined by multiplying the distance from the centre line of the street upon which the building fronts to the front line of the building by 2.

16.7.7.2 Notwithstanding Subsection 16.7.7.1, in the case of a through lot where street widths differ, the maximum height shall be determined by averaging the calculation obtained for each frontage.

16.7.7.3 Notwithstanding the foregoing, in the case of a corner lot, or a lot with three or more frontages, the maximum height shall be determined by averaging the calculation obtained for each frontage.

16.7.8 HEIGHT OF FENCES

16.7.8.1 The height of a fence shall not exceed 1.2m in a front yard.

16.7.8.2 The height of a fence shall not exceed 1.8m in any side or rear yard.

16.7.9 SCREENING AND LANDSCAPING

16.7.9.1 All mechanical, electrical or other service equipment located outside or on the roof of a building shall be screened from adjacent properties and streets by ornamental structures, landscaping, or other means.

16.7.9.2 All outdoor storage receptacle areas shall be screened in accordance with Part 17 of this Bylaw.

16.8. COMPREHENSIVE DEVELOPMENT DISTRICT ZONE EIGHT (CD8)
(4500.002; 2011-OCT-03)

The intent of this zone is to permit development of integrated projects including commercial, residential, and other uses as specified in the applicable Comprehensive Development Plan.

16.8.1 PERMITTED USES

Permitted uses shall be those allowed in the applicable Comprehensive Development Plan referred to in Subsection 16.8.3.

16.8.2 PERMITTED SIZE, SITING, SHAPE AND DENSITY

All buildings, structures, and uses shall comply with the size, shape, siting, and density requirements designated on the applicable Comprehensive Development Plan referred to in Subsection 16.8.3.

16.8.3 PLANS

The Comprehensive Development Plan entitled “Northbrook Centre Comprehensive Development Plan” prepared by Raymond Letkeman Architect Inc. and dated 2nd day of May, 1994, on file in the office of the Director of Planning is deemed to be attached to and form part of this Bylaw and any development on the lands zoned Comprehensive Development District Zone Eight shall be in conformity with the Northbrook Centre Comprehensive Development Plan.

NORTHBROOK CENTRE (BROOKS LANDING) COMPREHENSIVE DEVELOPMENT PLAN
(4500.219; 2024-MAR-04)

1. **The Comprehensive Development Plan ("CD Plan")**
(4500.219; 2024-MAR-04)

The use of land shown in heavy outline on Exhibit 1 and of all buildings, structures, and uses zoned Northbrook Centre Comprehensive Development (the "Northbrook Centre") shall be governed by this Comprehensive Development Plan ("CD Plan").

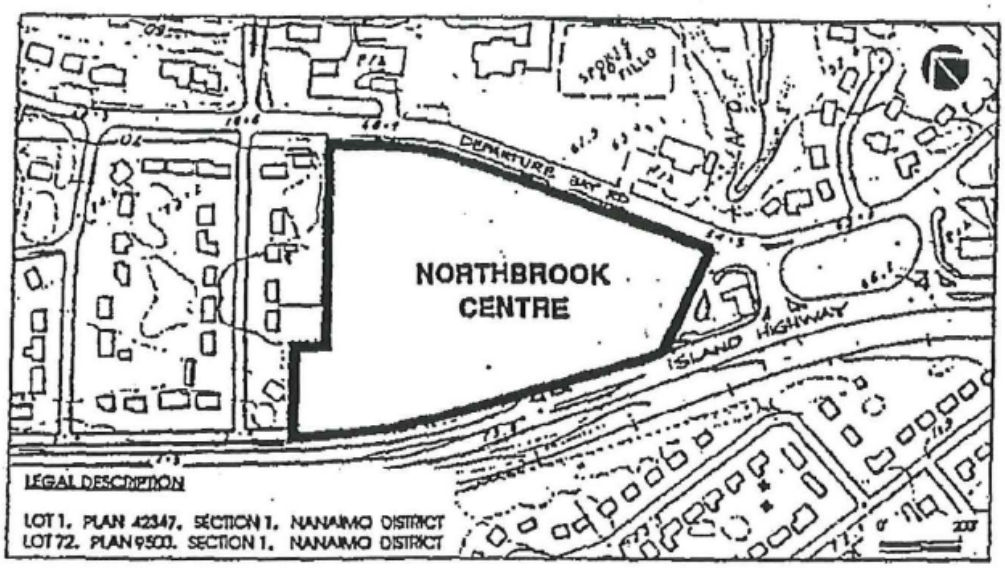


Exhibit 1

2. This CD Plan has been created to ensure the orderly development of Northbrook Centre as prescribed by this Bylaw and includes Exhibits 1 to 15 inclusive.

3. Development will be permitted in this area only in accordance with this CD Plan.

4. If the amenities set out in Appendix "A" of the CD Plan are provided by the owner, then the density of use of lands within the Northbrook Centre Comprehensive Development Zone may be as set in Exhibit 15 of this CD Plan.

5. If the conditions set out in Appendix "A" of this plan are not met, then the maximum permitted density of development on Site "B" as described in this CD Plan shall be 0.45 FSR and Site "E" shall be 0.45 FSR.

6. Exhibit 2 “Basic Land Use” divides the site into two primary land use areas, one in which multi-family residential uses are permitted and the other in which office and commercial uses are permitted. Commercial uses shall be limited to the following:

Accessory Buildings, subject to Part 5
Club or Lodge
Custom Workshops
Fast Food Restaurants
Laundromats
Neighbourhood Pub
Personal Service Uses
Production Studio
Recreation Facilities
Restaurants
Retail Stores
Tools and Equipment
Sales and Rentals
Artist’s Studio
Commercial School
Dry Cleaners
Financial Institutions
Libraries
Offices
Printing and Publishing Facilities
Public Assembly
Entertainment Uses
Repair Shops
Sign Shops
Veterinary Clinics
Liquor Store **(4500.088; 2016-JAN-25)**

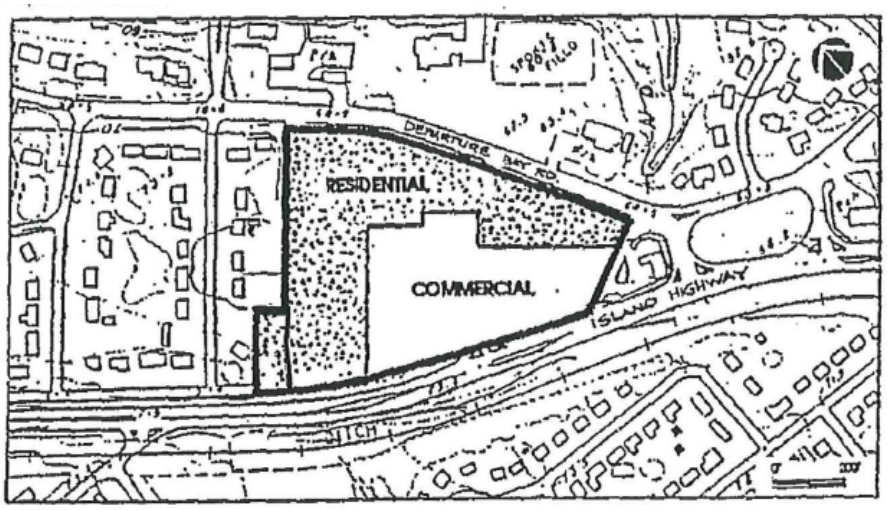


Exhibit 2

7. Exhibit 3 “Concept Plan” illustrates how Northbrook Centre is intended to be a mixed-use development comprised of three high and medium rise residential areas where surrounded by broken line, adjoining and connected to a low rise local “Village” shopping centre with a low rise office component and with well landscaped open areas between buildings.

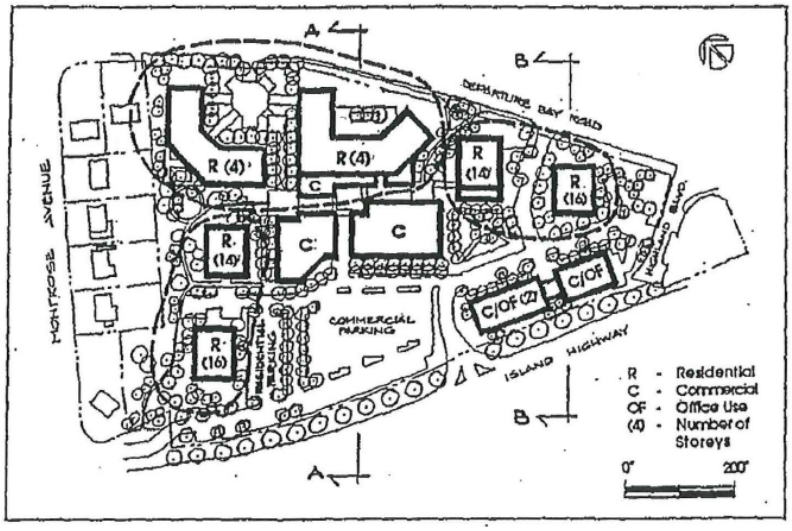


Exhibit 3

8. Exhibit 4 “Concept Sections and Elevations” illustrates the concept of the three high and medium rise residential enclaves described in Exhibit 3 in the vertical dimension and the height requirements. The height of the residential towers will not exceed a maximum height of 150’-0” and will vary between 14 and 16 storeys. Height restrictions imposed in this zone on buildings do not apply to peaked roofs, towers, turrets, or other architectural features which do not contain habitable living space or other space intended for any use or occupancy. Tops of high rise buildings will be designed to create more interesting forms than flat box shapes.

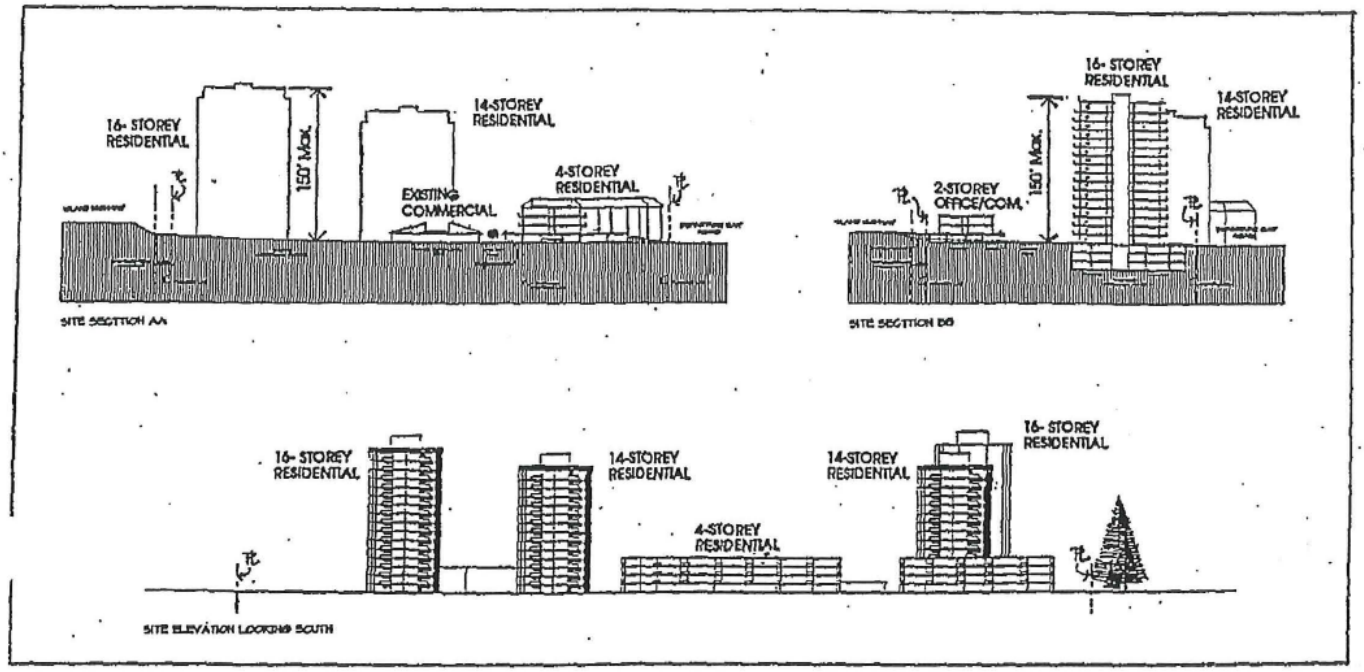


Exhibit 4

9. Exhibit 5 “Site Plan” prescribes the location of land uses, buildings, and car parking areas on the Northbrook Centre site. It also prescribes required minimum distances between buildings and minimum setback distances between buildings, lot line, or other features and maximum building floor plates.

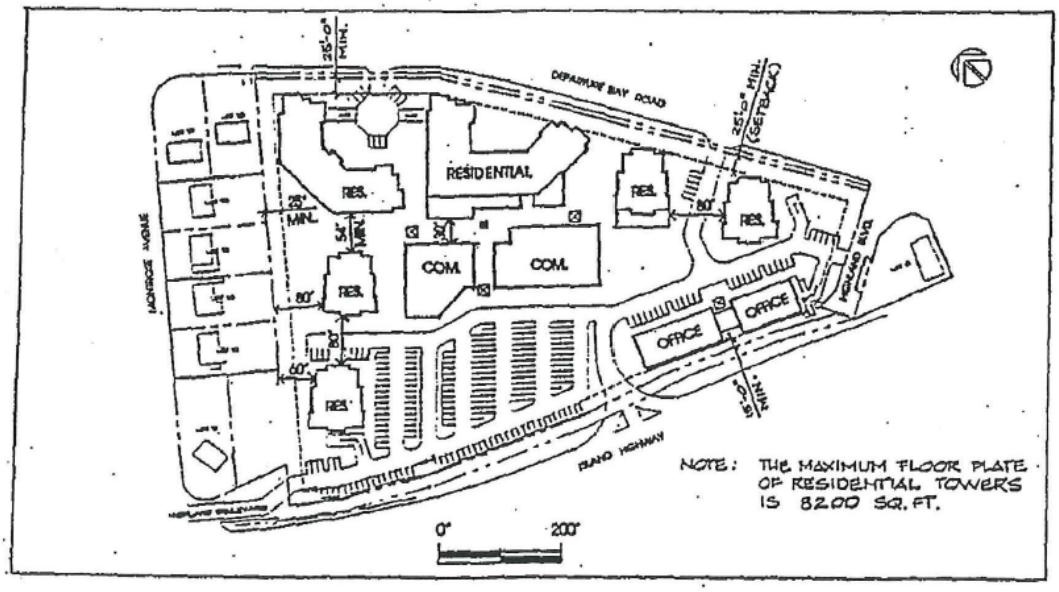


Exhibit 5

10. Exhibit 6 “Neighbourliness” establishes a number of elements of the scheme which are designed to improve the neighbourliness of the concept to adjacent properties and streets and prescribes the type of landscaping and screening necessary to screen the commercial uses of Northbrook Centre from existing residential development along Montrose Avenue.

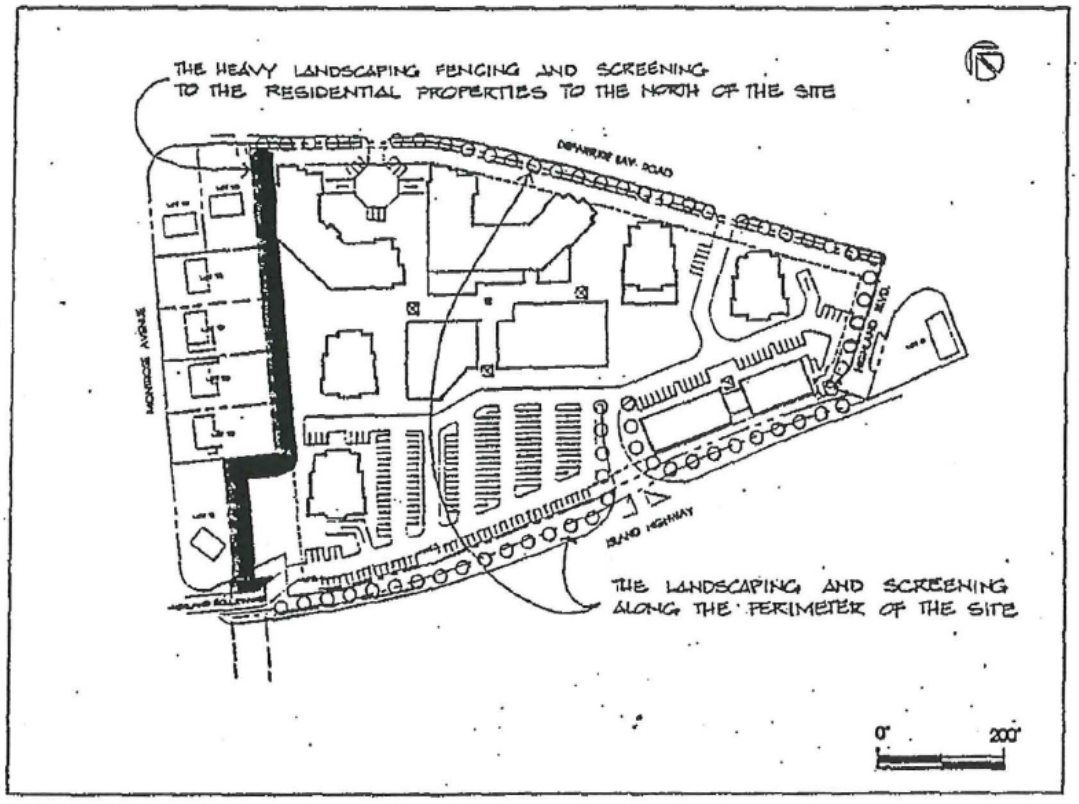


Exhibit 6

11. Exhibit 7 “Vehicle Access” prescribes the location of vehicle access points to Northbrook Centre from adjacent public streets, and access for fire trucks and other emergency vehicles.

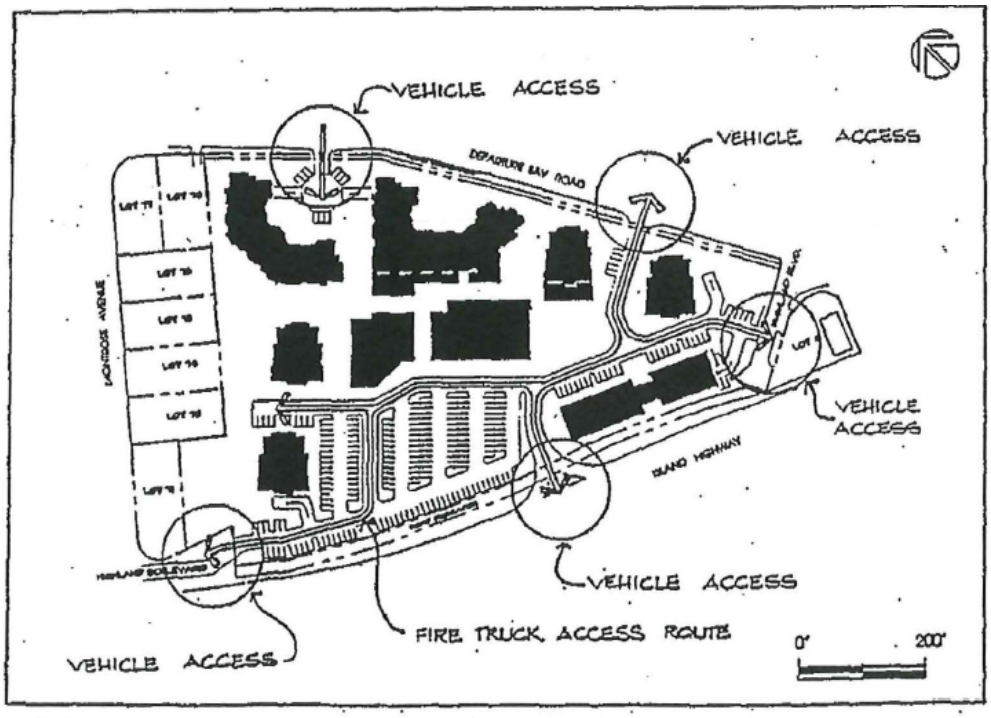


Exhibit 7

12. Exhibit 8 “Pedestrian and Bicycle Access” prescribes the routes to be developed for pedestrian and bicycle access to and within Northbrook Centre.

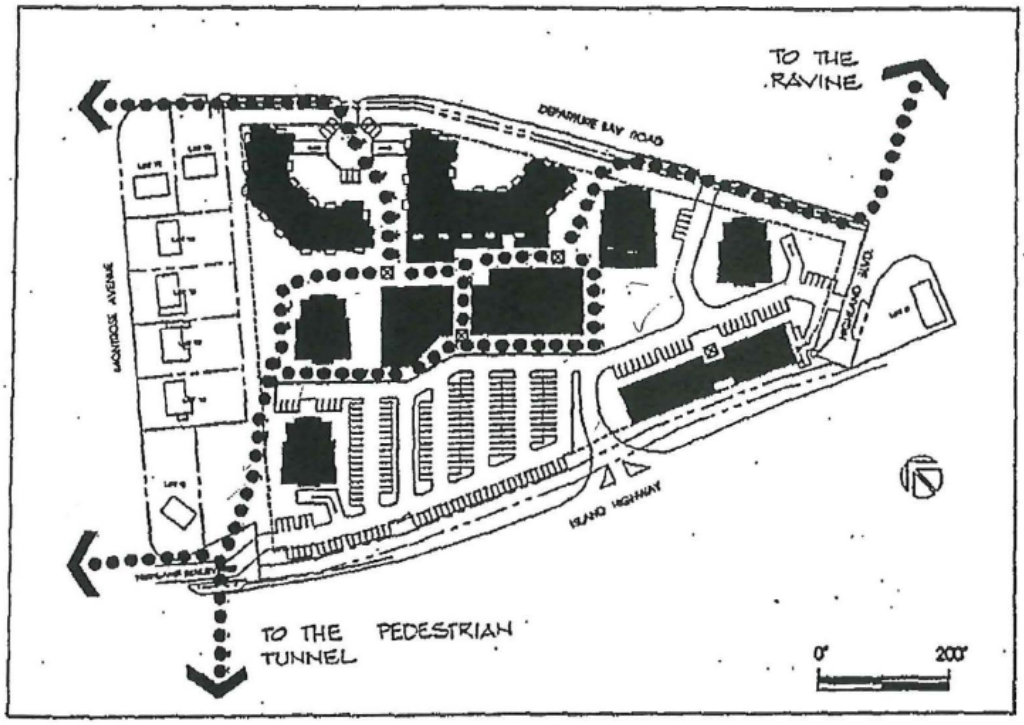


Exhibit 8

13. Exhibit 9 “Phasing Plan” permits Northbrook Centre to be developed in four phases in the sequence marked on Exhibit 9, Phase 1, shown in Exhibit 10 below, will be in the first phase. Exhibits 11 and 12 show the subsequent plans in one potential sequence. However, as long as the complete site is always adequately laid out and landscaped, the phasing may vary, so that phases could occur in any order after Phase 1.

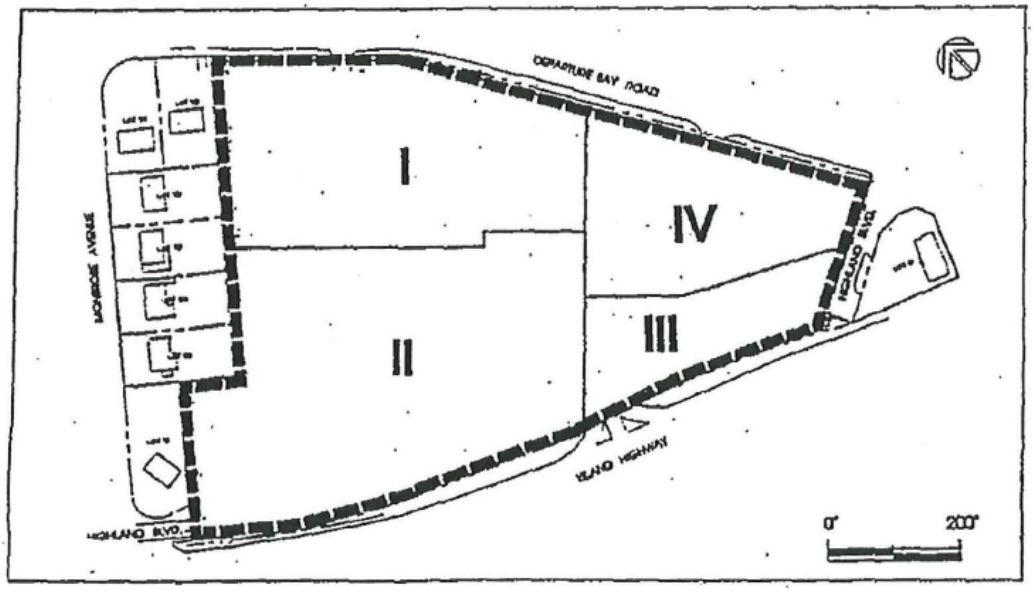


Exhibit 9

14. Exhibit 10 “Phase 1 Concept” shows the whole of the Northbrook Centre as it will appear at the end of the first phase of development.

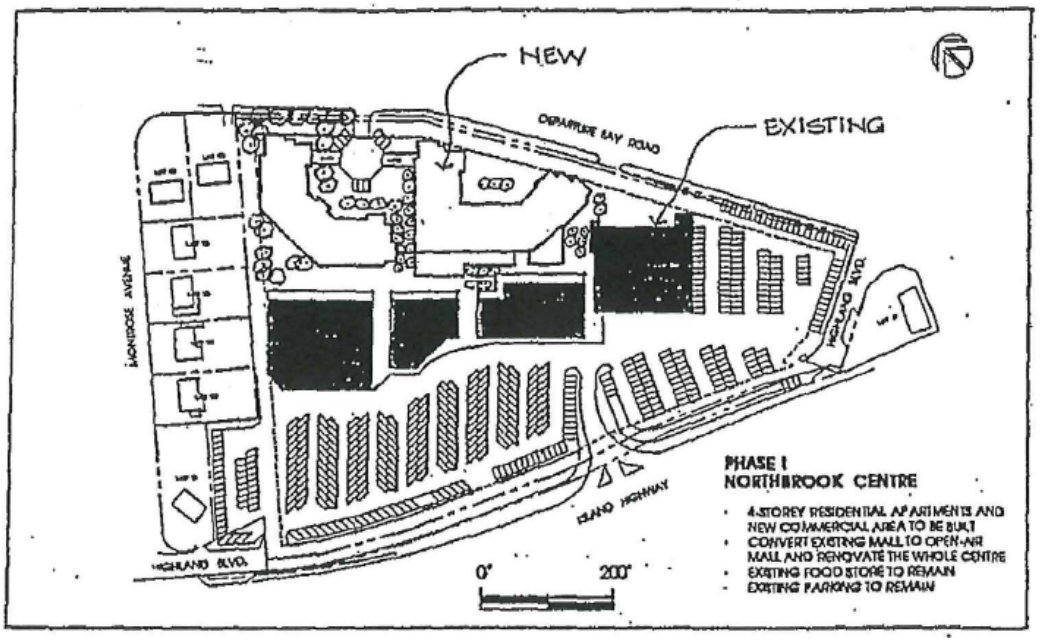


Exhibit 10

15. Exhibit 11 “Phase II Concept” shows the whole of the Northbrook Centre as it will appear at the end of the second phase of development.

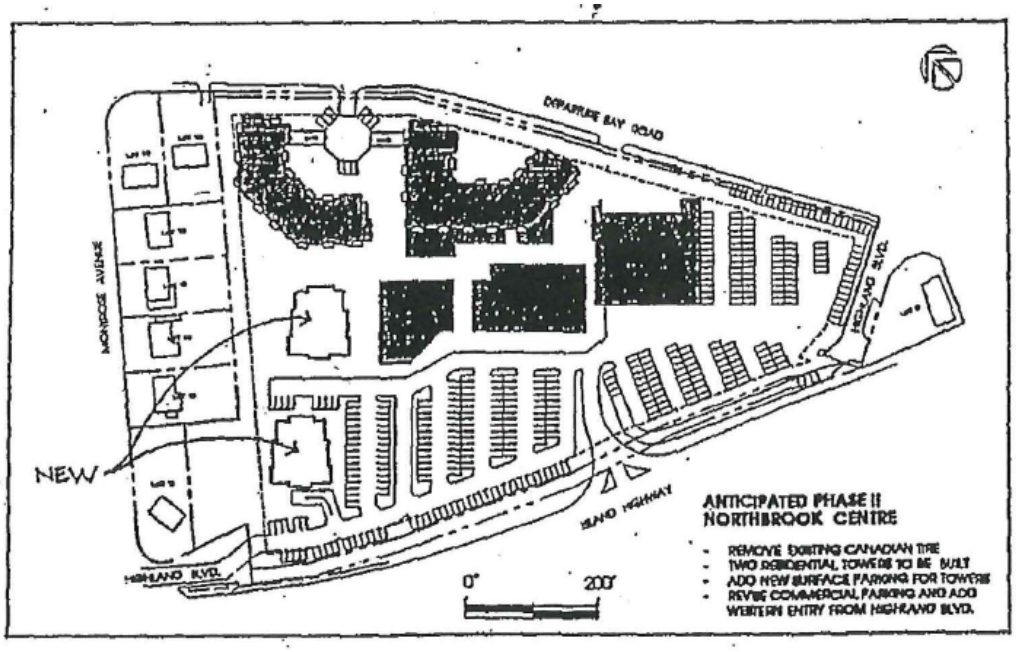


Exhibit 11

16. Exhibit 12 “Phase III Concept” shows the whole of the Northbrook Centre as it will appear at the end of the third phase of development.

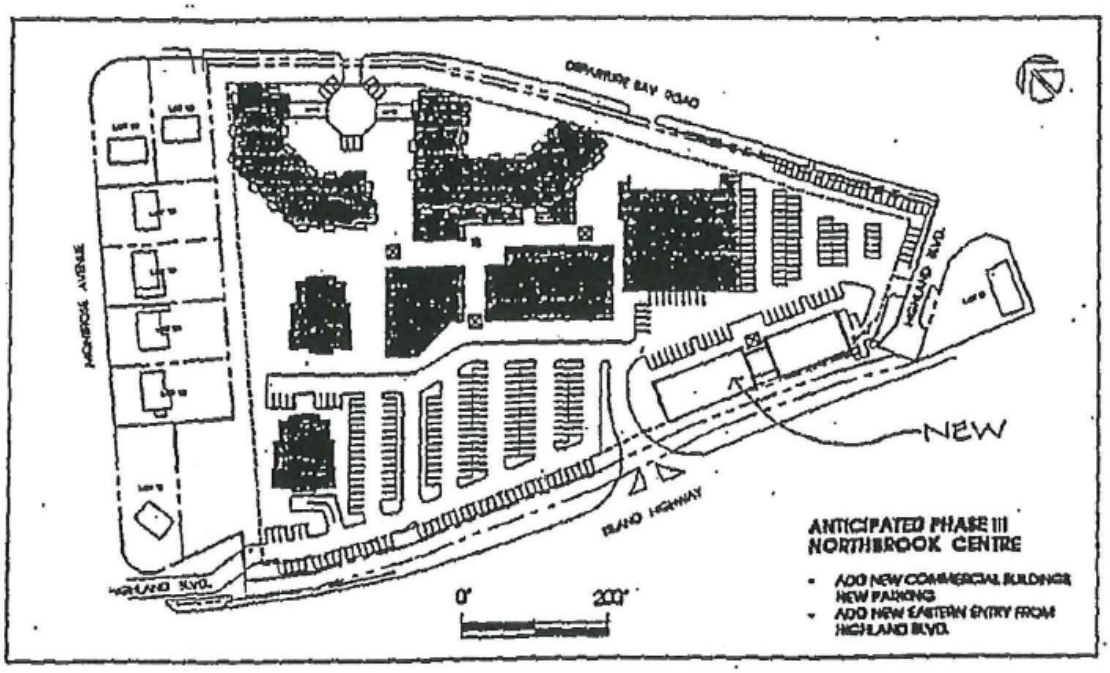


Exhibit 12

17. Exhibit 3 “Concept Plan” shows the complete development. Phase IV development will require removing the existing food store, building the two remaining residential towers and a “Village Green” as well as adding new surface parking for the towers and a new entry from Departure Bay Road.

18. Exhibit 13 “Sound Attenuation” prescribes the noise levels that shall not be exceeded for each component of the residential parts of the development. The noise level shown is based on the A-weighted 24 hour equivalent (Leg) sound level and will be defined simply as noise levels in decibels.

PORTIONS OF DWELLING UNITS	NOISE LEVEL (Db)
BEDROOMS	3.5
LIVING, DINING & RECREATION ROOMS	4.5
KITCHEN, BATHROOMS, HALLWAYS	4.5
ROOF DECKS, PATIOS & OTHER RESIDENTIAL OPEN SPACES	5.5

Exhibit 13

19. Exhibit 14 “Subdivision” shows how the site may be subdivided into a number of separate parcels having the approximate size and lot lines as shown on Exhibit 14.

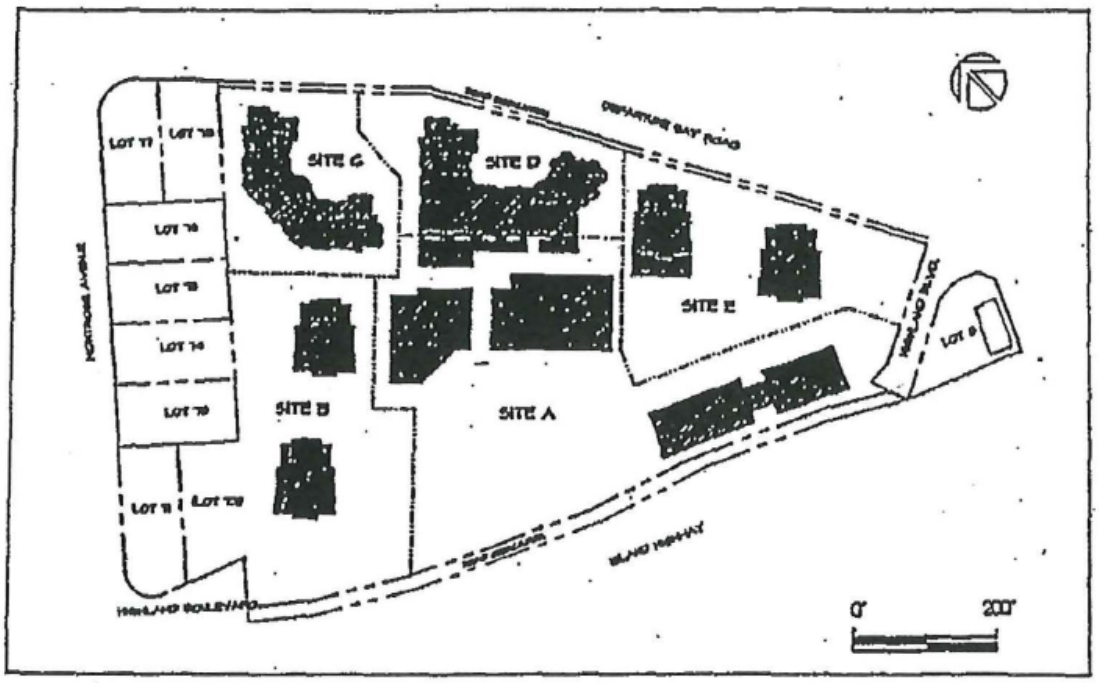


Exhibit 14

20. Exhibit 15 “Land Uses and Floor Areas” prescribes the maximum floor areas in square feet and the minimum number of parking spaces that will be permitted for each of the parcels identified in Exhibit 14.

21. Exhibit 15 shows the maximum gross buildable residential floor area and provides for a maximum of 500 dwelling units overall.

LAND USE	FLOOR AREA
Site A	
Residential	0
Retail: Existing	27,100
Proposed	11,900
Office	31,000
Parking	206 spaces (155 surface, 51 underground)
Community Facility	1,600 (temporary, until Site E completed)
Community Amenity	0
Police Office	400
Site B	
Residential	246,000 (gross bldg. area combined), 196 units
Retail	0
Office	0
Parking	325 spaces
Community Facility	0
"Strata" Amenity	2,400
Police Office	0
Site C	
Residential	70,000 (gross bldg. area), 59 units
Retail	0
Office	0
Parking	98 spaces
Community Facility	0
"Strata" Amenity	1,200
Police Office	0
Site D	
Residential	60,500 (gross bldg. area), 51 units
Retail	0
Office	0
Parking	85 spaces
Community Facility	0
"Strata" Amenity	1,200
Police Office	0
Site E	
Residential	248,500 (gross bldg. area combined), 194 units
Retail	0
Office	0
Parking	322 spaces
Community Facility	3,500 (alone, or combined with Site A)
"Strata" Amenity	2,400
Police Office	0
Overall Development	
Residential	625,000 (gross bldg. area), 500 units
Retail	39,000
Office	31,000
Residential Parking	830 spaces
Commercial Parking	206 spaces
Community Facility	3,500
"Strata" Amenity	7,200
Police Office	400

Exhibit 15

22. If any provision of this Plan is found to be invalid by a court it may be severed without affecting the remainder of the Plan.

APPENDIX "A"

AMENITIES

A. AMENITIES

1. Community Space

(a) The owner shall provide, on the area shown as Phase 1, a finished indoor community space of a minimum 1,600 square feet for use as a multi-purpose leisure room, including cooking and washing facilities and washroom facilities. The space shall be capable of being divided into three separate areas by permanent moveable dividers.

(b) The community space shall be visibly located in the commercial frontage facing the Island Highway and shall be fully accessible by all persons, including those with physical disabilities.

(c) The community space referred to in paragraph (a) shall be replaced by a 3,500 square foot community space to be constructed during Phase IV which must be located at the base of the northerly apartment building shown in that phase, and must face open onto the open space on the southwest side of the building and/or the shopping street to the north.

(d) The community space shall be dedicated to the City.

2. Police Office Space

The Owner shall include as part of Phase 1 a 400 square foot local community police office in an accessible and visible location along part of the commercial frontage. This space shall be provided at no cost to the RCMP or the City on a long-term lease agreement.

3. Community Amenity Space

The Owner shall construct and furnish a community space in conjunction with construction of each of the three residential areas shown on Exhibits 3 and 15.

16.9 COMPREHENSIVE DEVELOPMENT DISTRICT ZONE NINE (CD9)
(4500.024; 2012-OCT-15)

The intent of this zone is to provide for a residential subdivision.

16.9.1 PERMITTED USES

Principal Uses	Conditions of Use
Single Residential Dwelling	

Accessory Uses	Conditions of Use
Boarding and Lodging	Shall not exceed two sleeping units and shall not accommodate more than two persons. Must be included within a Single Residential Dwelling.
Daycare	Subject to Part 6.
Home Based Business	Subject to Part 6.
Secondary Suite	Subject to Part 6. Must be accessory to a Single Residential Dwelling.
Short-Term Rental	Subject to Part 6

16.9.2 DENSITY

One Single Residential Dwelling per lot.

16.9.3 LOT AREA

Lot area shall be as set out in the plans included within Subsection 16.9.9 of this Bylaw.

16.9.4 LOT DIMENSIONS

Lot dimensions shall be as set out in the plans included within Subsection 16.9.9 of this Bylaw.

16.9.5 YARD SETBACKS

Yard setbacks shall be as set out in the plans included within Subsection 16.9.9 of this Bylaw.

16.9.6 LOT COVERAGE

Lot coverage shall be as set out in the plans included within Subsection 16.9.9 of this Bylaw.

16.9.7 BUILDING HEIGHT

Building Height shall be as set out in the plans included within Subsection 16.9.9 of this Bylaw.

16.9.8 GARAGE FLOOR ELEVATION

Garage floor elevation shall be as set out in the plans included within Subsection 16.9.9 of this Bylaw.

16.9.9 PLANS

Within the CD9 Zone lot area, lot dimensions, yard setbacks, lot coverage, building height, and garages floor elevations shall be developed in general accordance with the following plan:

DEVELOPMENT DATA

Lot Area:
The following table shows the lot areas for Lots 1–15 on the plan.

Lot #	Maximum Lot Area (+/- 10%)
Lot 1	530.9m^2
Lot 2	702.8m^2
Lot 3	567.9m^2
Lot 4	848.3m^2
Lot 5	493.1m^2
Lot 6	450.1m^2
Lot 7	548.1m^2
Lot 8	696.6m^2
Lot 9	517.7m^2
Lot 10	388.8m^2
Lot 11	328.4m^2
Lot 12	348.7m^2
Lot 13	364.9m^2
Lot 14	526.6m^2
Lot 15	681.2m^2

Yard Setbacks:
The following yard setbacks apply to all lots.
Front: 3.0m
Side: 1.5m or no vegetation disturbance covenant line, whichever is more restrictive (refer to plan).
Flanking Side: 3.0m
Rear: 4.5m or no vegetation disturbance covenant line, whichever is more restrictive (refer to plan).

Lot Coverage:
The maximum lot coverage is restricted to 40%.
(4500.092: 2016-FEB-01)

Building Height:
The following table shows maximum building heights for Lots 1-15. All elevations are referenced in geodetic data.

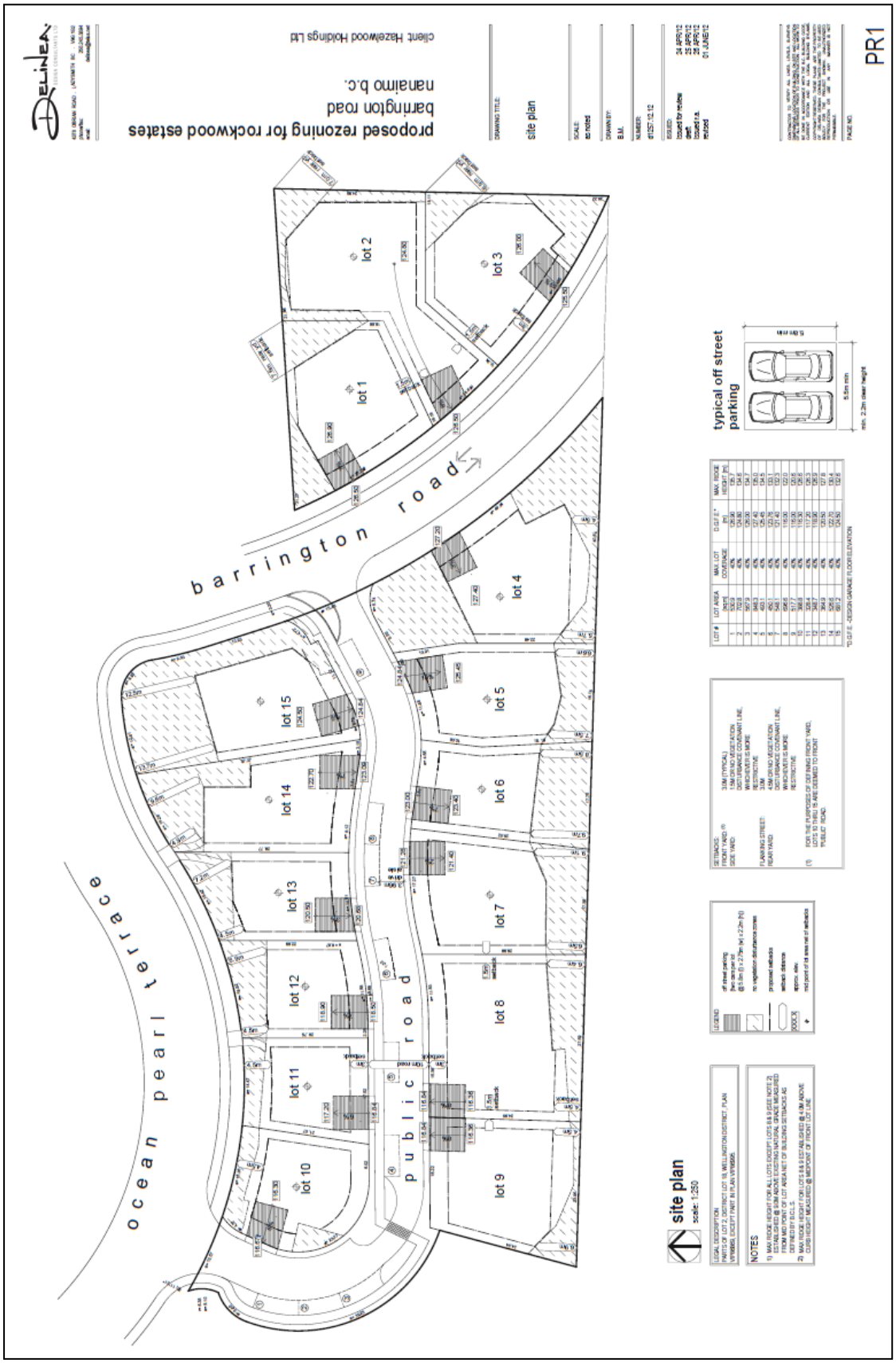
Lot #	Maximum Ridge Height
Lot 1	135.7m
Lot 2	134.6m
Lot 3	134.7m
Lot 4	135.0m
Lot 5	134.5m
Lot 6	133.1m
Lot 7	132.3m
Lot 8	122.0m
Lot 9	120.6m
Lot 10	126.6m
Lot 11	126.3m
Lot 12	126.9m
Lot 13	127.8m
Lot 14	130.4m
Lot 15	132.6m

Notes:
1. Maximum ridge height for all lots (except Lots 8 & 9 – see No.2 below) established at 9.0m above existing natural grade measured from mid-point within the buildable area (mid-points shown on the plan).
2. Maximum ridge height for lots 8 & 9 established at 4.0m above curb height measured from midpoint of front lot line.

Garage Floor Elevation:

The following table shows garage floor elevations for Lots 1-15. All elevations are referenced in geodetic data.

Lot #	Garage Floor Elevation
Lot 1	126.90m
Lot 2	124.80m
Lot 3	126.00m
Lot 4	127.40m
Lot 5	125.45m
Lot 6	123.76m
Lot 7	121.40m
Lot 8	116.00m
Lot 9	116.00m
Lot 10	116.30m
Lot 11	117.20m
Lot 12	118.90m
Lot 13	120.50m
Lot 14	122.70m
Lot 15	124.50m


proposed rezoning for rockwood estates
barrington road
nanaimo b.c.
client Hazelwood Holdings Ltd
site plan
PR1
barrington road
ocean pearl terrace
public road
lot 1
lot 2
lot 3
lot 4
lot 5
lot 6
lot 7
lot 8
lot 9
lot 10
lot 11
lot 12
lot 13
lot 14
lot 15
typical off street parking
site plan
scale: 1:250
NOTES

16.10 COMPREHENSIVE DEVELOPMENT DISTRICT ZONE TEN (CD10) **(4500.035; 2013-APR-22)**

The intent of this zone is to provide for a two-lot subdivision, with up to two dwelling units per lot, within the Old City Neighbourhood.

16.10.1 PERMITTED USES

Principal Uses	Conditions of Use
Single Residential Dwelling Multiple Family Dwelling	

Accessory Uses	Conditions of Use
Boarding and Lodging	Shall not exceed two sleeping units and shall not accommodate more than two persons. Must be included within a single residential dwelling.
Daycare	Subject to Part 6.
Home Based Business	Subject to Part 6.
Secondary Suite	Subject to Part 6. Must be accessory to a single residential dwelling.
Short-Term Rental	Subject to Part 6

16.10.2 DENSITY

One single residential dwelling with a secondary suite per lot OR two dwelling units per lot.

16.10.3 LOT AREA

Lot area shall be as set out in the plans included within Subsection 16.10.8 of this Bylaw.

16.10.4 LOT DIMENSIONS

Lot dimensions shall be as set out in the plans included within Subsection 16.10.8 of this Bylaw.

16.10.5 YARD SETBACKS

Yard requirements shall be as set out in the plans included within Subsection 16.10.8 of this Bylaw.

16.10.6 **BUILDING HEIGHT**

Building Height shall not exceed 7.75m as measured vertically from the average natural grade level recorded at the outermost corners of the building or at the curb level, whichever is greater, as determined by a survey to the highest part of the roof surface for a flat roof, the deck line of a mansard roof, and the mean height level between the eaves and ridge of a gable, hip, or gambrel of a sloped roof.

16.10.7 **PARKING**

Parking space requirements and layout shall be as set out in the plan included within Subsection 16.10.8 of this Bylaw.

16.10.8 **PLANS**

Within the CD10 zone lot area, lot dimensions, yard setbacks and parking shall be developed in general accordance with the following plan:

PROJECT DATA:

LEGAL DESCRIPTION:
SECTION A, LOT 16, BLOCK H, SECTION 1,
NANAIMO DISTRICT, PLAN 584

CIVIC ADDRESS:
433 MILTON STREET, NANAIMO, BC

PROPOSED LOT AREAS:
LOT 1 443.6 SQ.M (4774.9 SQ.FT.)
LOT 2 428.9 SQ.M (4616.6 SQ.FT.)

PROPOSED LAND USE:
LOT 1 - EXISTING SINGLE FAMILY DWELLING
+ NEW SINGLE FAMILY DWELLING
LOT 2 - TWO NEW SINGLE FAMILY DWELLINGS

EXISTING ZONING:
R14- OLD CITY LOW DENSITY
(FOURPLEX) RESIDENTIAL

PROPOSED ZONING:
COMPREHENSIVE DEVELOPMENT

EXISTING BUILDING (LOT 1):
LOWER FLOOR: 1167 SQ.FT.
UPPER FLOOR: 1131 SQ.FT.
TOTAL: 2298 SQ.FT.

DENSITY / FLOOR AREA: 2 UNITS PER LOT
LOT 1 - 2298 SQ.FT. + 752 SQ.FT. = 2935 SQ.FT.
LOT 2 - 1490 SQ.FT. PER UNIT = 2980 SQ.FT.

LOT COVERAGE:
LOT 1 - (600 SQ.FT.+ 1340 SQ.FT.) / 4774.9 = 41.0%
LOT 2 - (711 SQ.FT. x 2) / 4616.6 SQ.FT. = 30.8%

PARKING REQUIRED:
LOT 1 - 2 SPACE FOR SINGLE FAMILY +
1 SPACE FOR CARRIAGE HOUSE = 3 SPACES
LOT 2 - 1 SPACE PER UNIT = 2 SPACES

PARKING PROVIDED:
LOT 1 - 3 SPACES
LOT 2 - 2 SPACES



proposed site plan

scale: 1:100 metric

NOTE: Topographical and existing building information derived from survey as prepared by J.E. Anderson & Associates, BC Land Surveyors

16.11 COMPREHENSIVE DEVELOPMENT DISTRICT ZONE ELEVEN (CD11) **(4500.202; 2023-APR-17)**

The intent of this zone is to facilitate a residential townhouse development.

16.11.1 PERMITTED USES

Principal Use	Conditions of Use
Multiple Family Dwelling	All dwelling units must have their primary entrance on the ground level.

Accessory Uses	Conditions of Use
Daycare	Subject to Part 6.
Home Based Business	Subject to Part 6.
Short-Term Rental	Subject to Part 6.

16.11.2 DENSITY

Where the use is multiple family dwelling, the maximum Floor Area Ratio shall not exceed 1.00.

16.11.3 LOT AREA AND DIMENSIONS

Lot area and dimensions shall be generally as shown in the plans included within Subsection 16.11.8 of this Bylaw.

16.11.4 LOT COVERAGE

The maximum lot coverage shall be 70%.

16.11.5 SITING OF BUILDINGS

16.11.5.1 A principal building must be set back a minimum of 2.8m from all front and flanking side lot lines shared with the street known as Fourth Street.

16.11.5.2 A principal building must be set back a minimum of 2.0m from all front and flanking side lot lines shared with the street known as Watfield Avenue.

16.11.5.3 A principal building must be set back a minimum of 3.0m from all side and rear lot lines.

16.11.5.4 Notwithstanding Subsection 16.11.5.3, any portion of a principal building where the height is no greater than 9.0m must be set back a minimum of 2.0m from all side and rear lot lines.

16.11.6 HEIGHT OF BUILDINGS

The maximum building height shall be:

a) 9.0m for a building with a flat roof (with a roof pitch less than 4:12); and
b) 11.7m for a building with a sloped roof (with a roof pitch equal to or greater than 4:12).

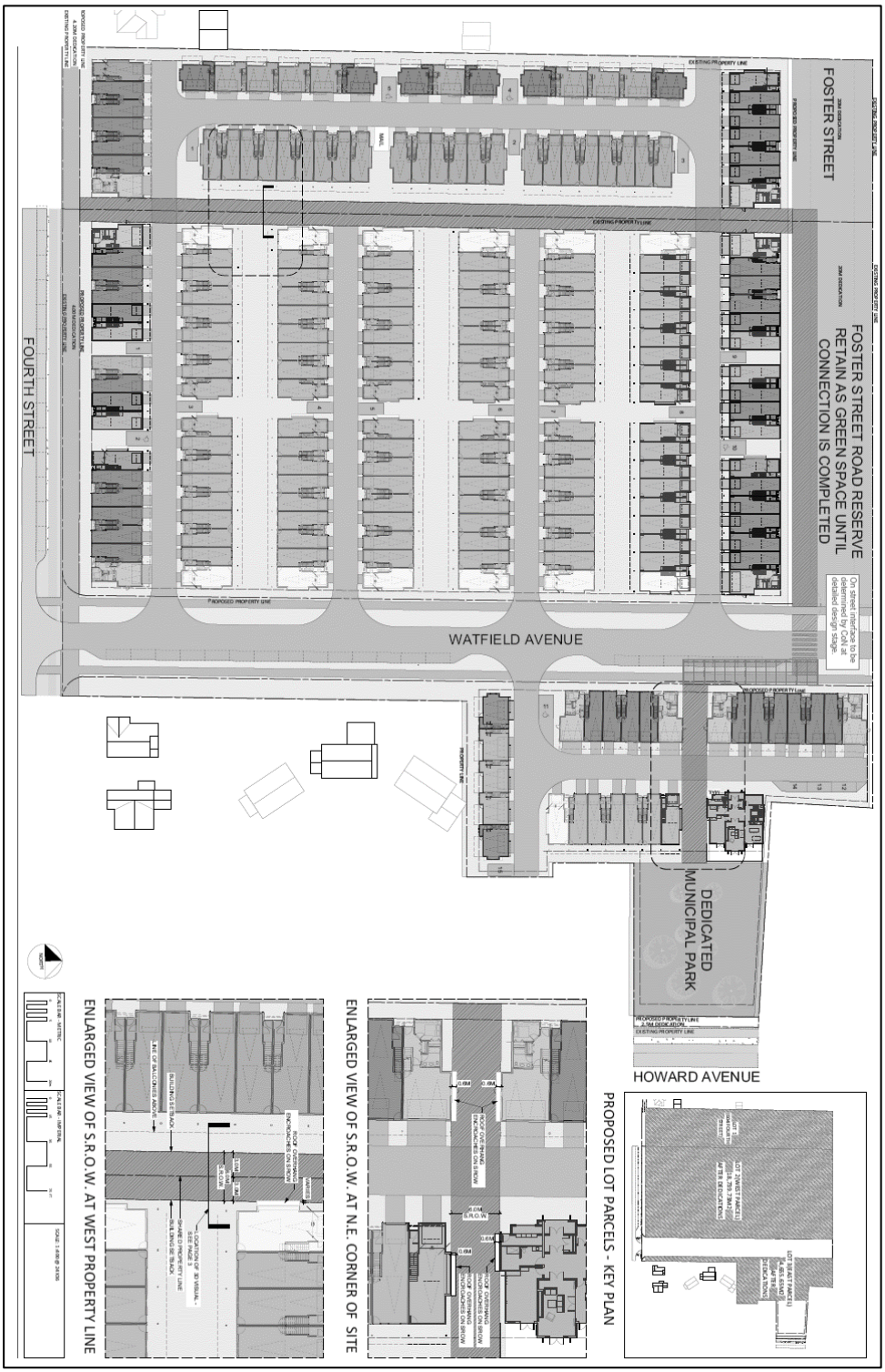
16.11.7 ACCESSORY BUILDINGS

16.11.7.1 Notwithstanding Subsections 6.6.3 and 6.6.4, the minimum rear yard setback for an accessory building shall be 1.5m.

16.11.7.2 Notwithstanding Subsection 6.6.5, the maximum permitted height of an accessory building shall be 9.0m.

16.11.8 **PLANS**

Within the CD11 zone area, lots shall be developed in general accordance with the following development plan:

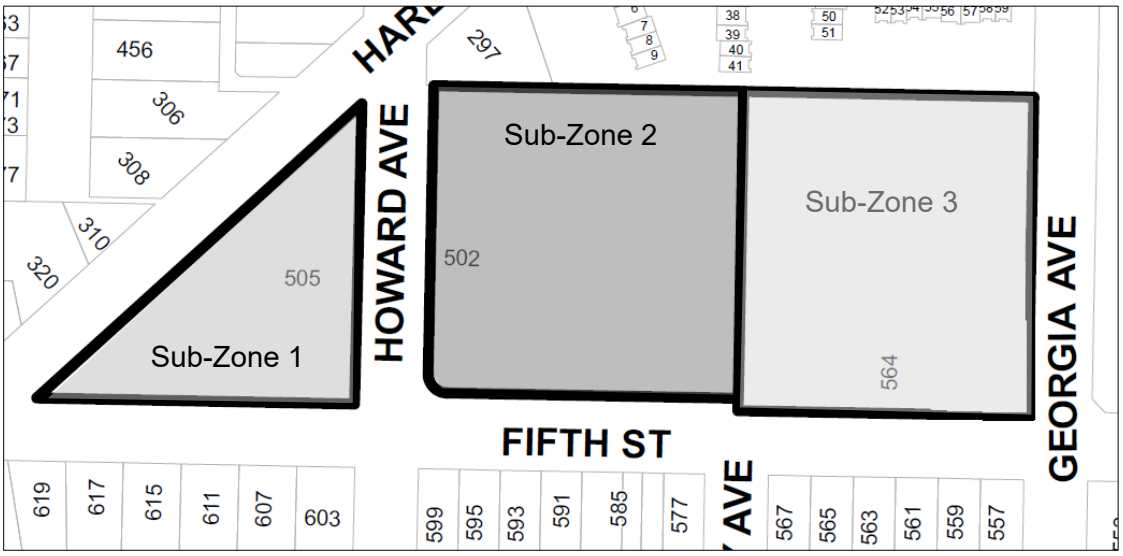


16.12 COMPREHENSIVE DEVELOPMENT DISTRICT ZONE TWELVE (CD12)
(4500.213; 2026-MAR-23)

The intent of this zone is to facilitate a comprehensive mixed-use development.

16.12.1 ESTABLISHMENT OF SUB-ZONES

Regulations in the CD12 Zone will be established within sub-zones as identified in the following plan:



16.12.2 PERMITTED USES

The uses listed in the following table shall be permitted in sub-zones where indicated with a **'P'** within the corresponding column with sub-zone number, as per the conditions of use specified:

Use	Sub-Zone			Conditions of Use
	1	2	3	
Academic School	**P**	**--**	**--**	
Artist's Studio	**P**	**P**	**P**	
City Park	**--**	**P**	**--**	
Community Park	**--**	**P**	**--**	
Commercial School	**P**	**--**	**--**	
Daycare	**P**	**P**	**P**	
Live/Work	**--**	**P**	**P**	
Multiple Family Dwelling	**P**	**P**	**P**	
Office	**P**	**P**	**P**	No more than 500m^2 of office space shall be permitted per sub-zone.
Personal Care Facility	**P**	**P**	**P**	

Use	Sub-Zone			Conditions of Use
	1	2	3	
Restaurant	--	P	P	No more than 500m^2 of restaurant space shall be permitted per sub-zone.
Retail	--	P	P	No more than 500m^2 of retail space shall be permitted per sub-zone.
Social Service Resource Centre	P	P	P	
University, College, Technical School	P	--	--	

P = Permitted Use

-- = Use Not Permitted

16.12.3 DENSITY

16.12.3.1 The following table specifies the maximum allowable density, expressed as a Floor Area Ratio, per lot for each sub-zone. The second column from the left provides the base density that is permitted in each sub-zone. The additional density columns permit additional density where the following specified location and amenity criteria have been satisfied. Additional density where achievable is applied during the development permit process. Tier 1 awards additional density where a development meets or exceeds the Tier 1 requirements, as specified within "Schedule D – Amenity Requirements for Additional Density" of this bylaw; Tier 2 awards additional density to a development which meets or exceeds the Tier 2 requirements within Schedule D. Where a development qualifies for additional density, the additional floor area may be added to the base density within the zone. A development may achieve all of the additional density available within the zone:

Sub-Zone	Maximum Allowable Base Floor Area Ratio	Additional Density	
		Tier 1	Tier 2
1	1.25	+0.25	+0.25
2	1.25	+0.25	+0.25
3	1.75	+0.25	+0.25

16.12.3.2 Notwithstanding Subsection 16.12.3.1, where parking spaces are provided beneath a principal building (where the roof of the underground parking is not more than 0.8m above the finished grade), an amount may be added to the maximum allowable Floor Area Ratio for the sub-zone where the underground parking is located equal to 0.25 multiplied by the percentage of the total parking spaces provided underground.

16.12.3.3 Notwithstanding Subsection 16.12.3.1, where the property owner enters into a Housing Agreement with the City of Nanaimo, pursuant to the *Local Government Act,* to ensure that a portion of the residential dwelling units (greater than 29m^2 in area) within a sub-zone will be rented at or below average rent levels as determined by the CMHC, an amount may be added to the maximum allowable Floor Area Ratio for that sub-zone equal to 0.01 for each unit.

16.12.3.4 Notwithstanding Subsection 16.12.3.1, where the property owner enters into a Housing Agreement with the City of Nanaimo, pursuant to the *Local Government Act,* to ensure rent for a portion of the residential dwelling units within a sub-zone does not exceed 30% of the Housing Income Limit for Nanaimo, as determined by BC Housing, an amount may be added to the maximum allowable Floor Area Ratio equal to 0.02 for each unit.

16.12.3.5 Notwithstanding Subsections 16.12.3.1, 16.12.3.2, 16.12.3.3 and 16.12.3.4, the maximum allowable Floor Area Ratio on a lot within the CD12 Zone shall not exceed 2.8.

16.12.4 LOT SIZE AND DIMENSIONS

16.12.4.1 The minimum lot area for a serviced lot shall be 1,200m^2.

16.12.4.2 The minimum lot frontage shall be 25m.

16.12.4.3 The minimum lot depth shall be 30m.

16.12.5 SITING OF BUILDINGS

16.12.5.1 The following table identifies the minimum distance a principal building must be set back from the lot line specified within each yard area within the sub-zone indicated:

Sub-Zone	Minimum Front Yard Setback	Maximum Front Yard Setback	Side Yard	Flanking Side Yard	Rear Yard
1	2.0m	6m	1.5m	2.0m	7.5m
2	2.0m	6m	1.5m	2.0m	7.5m
3	2.0m	6m	1.5m	2.0m	7.5m

16.12.5.1 Notwithstanding Subsection 16.12.5.1, where a sub-zone abuts a residential zone, all buildings must be setback at least 7.5m from that lot line.

16.12.5.2 Notwithstanding Subsection 16.12.5.1, general provisions in Part 6 of this Bylaw for the siting of buildings near watercourses will also apply.

16.12.5.3 Where only one principal building exists on the lot, no more than 50% of the front face of a building façade shall be setback further than the maximum permitted front yard setback.

16.12.5.4 Where more than one principal building exists on the lot at least 50% of the property frontage must include a building front face within the maximum front yard setback area.

16.12.5.5 No parking shall be permitted between the front lot line and the front face of a building or within the maximum front yard setback area.

16.12.6 SIZE OF BUILDINGS

The following table specifies the maximum permitted lot coverage and building height, as well as the minimum required height of a principal building:

Sub-Zone	Lot Coverage	Maximum Allowable Height	Minimum Required Height
1	60%	20m	N/A
2	60%	20m	N/A
3	60%	20m	2 Storeys Above Grade

16.13 COMPREHENSIVE DEVELOPMENT DISTRICT ZONE THIRTEEN (CD13)

The intent of this zone is to facilitate the development of a mixed-use neighbourhood centre with residential and commercial services within the Fielding Precinct of the Sandstone Master Plan.

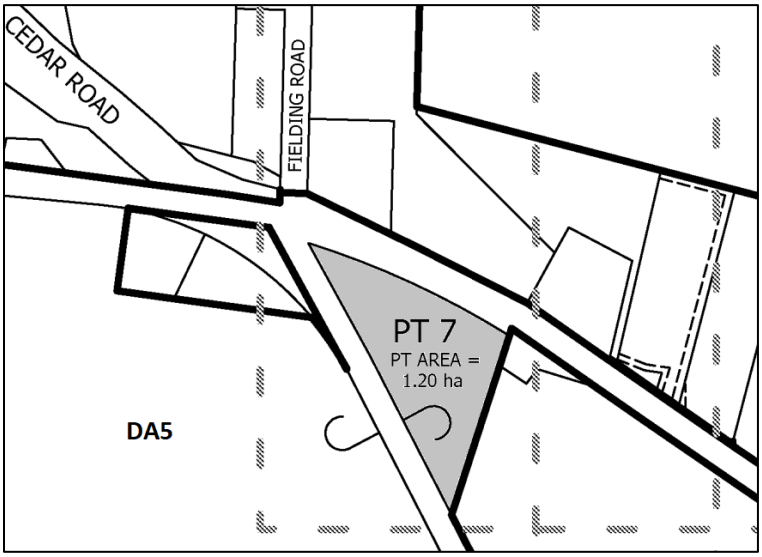
16.13.1 PERMITTED USES

16.13.1.1 The uses listed in the following table shall be permitted subject to any conditions of use specified:

Principal Use	Conditions of Use
Artist Studio	
Assembly Hall	
Bingo Hall	
Club or Lodge	
Commercial School	
Cultural Facilities	
Daycare	
Electrical Vehicle Charging Station	
Fast Food Restaurant	Fast Food Restaurant use shall only be permitted on that portion of the lands between Fielding Road and Cedar Road highlighted in grey in Figure 16.13-A below
Financial Institution	The Gross Floor Area of a Financial Institution use on a lot shall not exceed 1,000m^2.
Funeral Parlour	
Furniture & Appliance Sales	The Gross Floor Area of a Furniture & Appliance Sales use on a lot shall not exceed 1,500m^2.
Garden Centre	The Gross Floor Area of a Garden Centre use on a lot shall not exceed 500m^2.
Gas Station	Gas Station use shall only be permitted on that portion of the lands between Fielding Road and Cedar Road highlighted in grey in Figure 16.13-A below
Home Centre	The Gross Floor Area of a Home Centre use on a lot shall not exceed 1,500m^2.
Hotel	
Internet Centre	
Laundromat	
Library	
Live/Work	
Lounge	
Medical / Dental Office	
Micro Brewery	The Gross Floor Area of a Micro Brewery use on a lot shall not exceed 557m^2.
Multiple Family Dwelling	
Museum	
Neighbourhood Pub	
Office	
Personal Care Facility	
Pet Day Care	

Principal Use	Conditions of Use
Pharmacy	
Public Market	Permitted as a seasonal use, no outside storage shall be permitted after market hours.
Recreational Facility	The Gross Floor Area of a Recreational Facility use on a lot shall not exceed 1,500m^2.
Religious Institution	
Restaurant	
Retail	The Gross Floor Area of an individual Retail use shall not exceed 1,000m^2 unless that use is a grocery store, in which case the Gross Floor Area shall not exceed 3,000m^2.
Rooming House	
Seniors Congregate Housing	
Shopping Centre	
Social Services Resource Centre	
Theatre	
University, College, Technical School	
Veterinary Clinic	

Figure 16.13-A



16.13.1.2 The uses listed in the following table shall be permitted as an accessory use subject to any conditions of use specified:

Accessory Use	Conditions of Use
Accessory Dwelling Unit	
Arcade	
Boarding and Lodging	Shall not exceed two sleeping units and shall not accommodate more than two persons.
Daycare	Subject to Part 6.
Home Based Business	Subject to Part 6.
Laboratory	Permitted as an accessory use where a medical office exists on the same lot.
Short-Term Rental	Subject to Part 6.

16.13.2 DENSITY

16.13.2.1 The following table specifies the maximum allowable base density, expressed as a Floor Area Ratio, per lot and the maximum allowable additional density as specified:

Floor Area Ratio (FAR)	Condition of Density
1.75	Maximum base density
+0.80	Where a minimum of 15% of the Gross Floor Area is dedicated to a non-residential use.
+0.25 multiplied by the percentage of the total parking spaces provided underground	Where parking spaces are provided beneath a principal building (where the roof of the underground parking is not more than 0.8m above the finished grade)
+0.25	Where Tier 1 requirements are met as specified in “Schedule D – Amenity Requirements for Additional Density” of this bylaw
+0.25	Where Tier 2 requirements are met as specified in “Schedule D – Amenity Requirements for Additional Density” of this bylaw

16.13.2.2 Notwithstanding Subsection 16.13.2.1, the combined total number of dwelling units permitted within the CD13 zone shall not exceed 1,000.

16.13.2.3 Notwithstanding Subsection 16.13.2.1, the combined total Gross Floor Area of all areas dedicated to non-residential and non-institutional uses within the CD13 zone shall not exceed 16,500m^2.

16.13.3 LOT SIZE AND DIMENSIONS

16.13.3.1 The minimum required lot size shall be 1,000m^2.

16.13.3.2 The minimum required lot frontage shall be 15m.

16.13.3.3 The minimum required lot depth shall be 30m.

16.13.4 SITING OF BUILDINGS AND PARKING

16.13.4.1 The following table specifies the minimum required and maximum permitted setbacks for a principal building:

Minimum Front Yard Setback	Maximum Front Yard Setback	Minimum Side Yard Setback	Minimum Flanking Side Yard Setback	Minimum Rear Yard Setback
2.0m for the first four storeys 4.5m above the fourth storey	6.0m	3.0m	4.0m	4.5m

16.13.4.2 Notwithstanding 16.13.4.1, general provisions in Part 6 for the siting of buildings near watercourses shall apply.

16.13.4.3 Notwithstanding 16.13.4.1, an additional 2.5m setback shall be required where a property line abuts a major road and the required right-of-way width has not been granted to facilitate the widening of the major road.

16.13.4.4 Notwithstanding Subsection 16.13.4.1, where only one principal building exists on the lot no more than 50% of the front face of a building façade shall be setback further than the maximum permitted front yard setback.

16.13.4.5 Notwithstanding Subsection 16.13.4.1, where more than one principal building exists on the lot at least 50% of the property frontage must include a building front face within the maximum front yard setback area.

16.13.4.6 No parking shall be permitted between the front property line and the front face of a building.

16.13.5 SIZE OF BUILDINGS

16.13.5.1 The following table specifies the maximum permitted lot coverage and building height, as well as the minimum required height of a principal building:

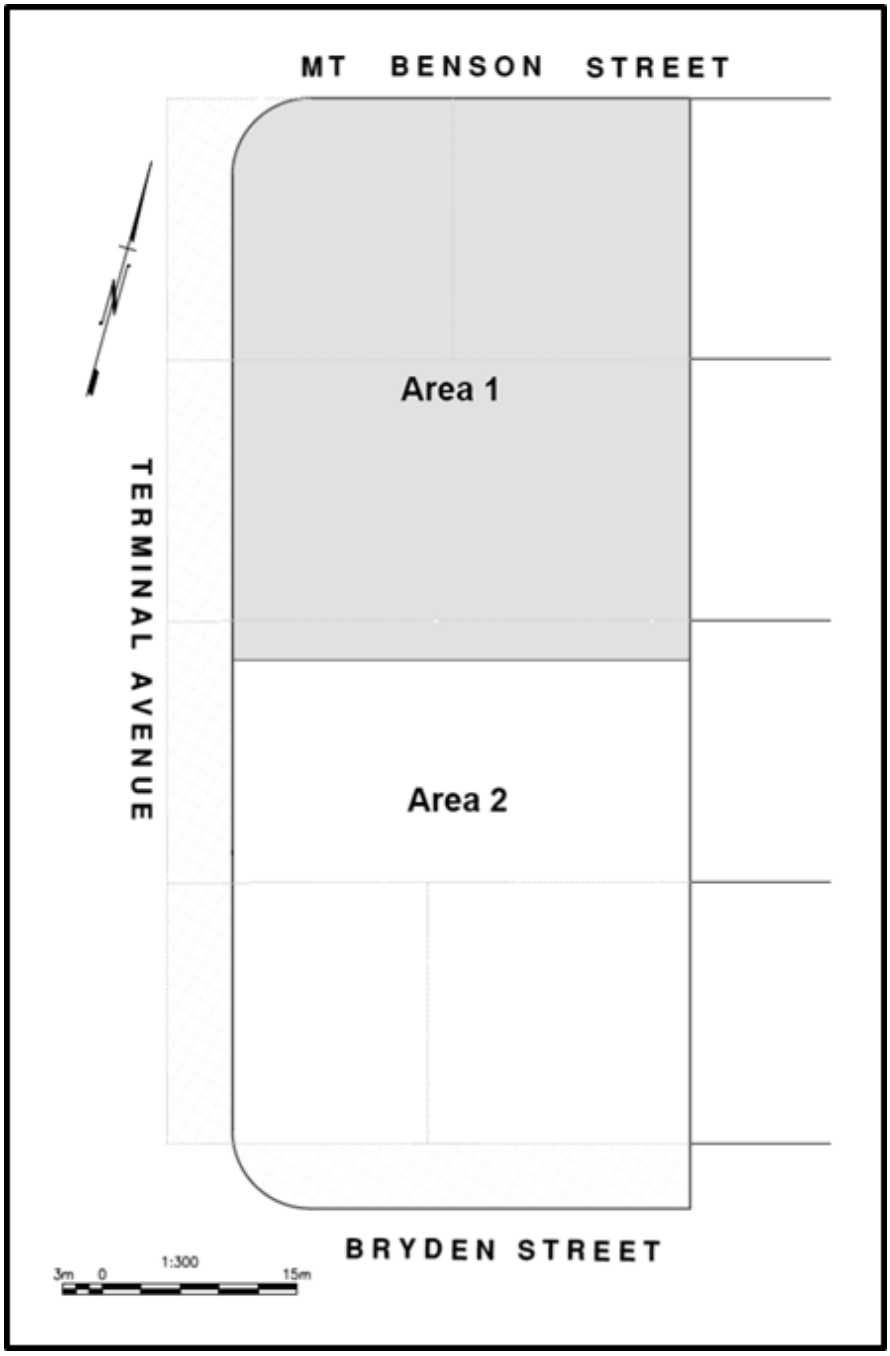
Maximum Lot Coverage	Maximum Building Height	Minimum Building Height
75%	18m	2 storeys

16.14 COMPREHENSIVE DEVELOPMENT DISTRICT ZONE FOURTEEN (CD14) (4500.226; 2026-JUL-06)

The intent of this zone is to facilitate a personal care facility and multi-family residential development.

16.14.1 ESTABLISHMENT OF AREAS

16.14.1.1 Regulations in the CD14 zone will be established within two areas as identified in the following plan:



16.14.2 PERMITTED USES

16.14.2.1 Multiple Family Dwelling shall be permitted as a principal use within Area 1.

16.14.2.2 Personal Care Facility shall be permitted as a principal use within Area 2.

16.14.2.3 Daycare shall be permitted as accessory uses within the CD14 zone.

16.14.3 DENSITY

16.14.3.1 The following table specifies the maximum allowable base density, expressed as a Floor Area Ratio, per area and the maximum allowable additional density as specified:

Condition of Density	Area 1 – Floor Area Ratio (FAR)	Area 2 – Floor Area Ratio (FAR)
Maximum base density	0.80	2.00
Additional density where parking spaces are provided underground (where the roof of the underground parking is not more than 0.8m above the finished grade)	+0.25 multiplied by the percentage of the total parking spaces provided underground	n/a
Additional density where the property owner enters into a Housing Agreement with the City of Nanaimo to ensure that a portion of the dwelling units (greater than 29m^2 in area) will be rented at or below average rent levels for Nanaimo, as determined by CMHC	+1.25 multiplied by the percentage of eligible dwelling units	n/a

16.14.3.2 For the purposes of calculating Floor Area Ratio in Subsection 16.14.3.1, lot area shall be considered the area as shown as Area 1 and Area 2 in the plans included within Subsection 16.14.1.1 of this Bylaw.

16.14.4 LOT SIZE AND DIMENSIONS

16.14.4.1 The minimum lot size in the CD14 zone shall be 1,400m^2.

16.14.4.2 The minimum lot frontage in the CD14 zone shall be 30m.

16.14.4.3 The minimum lot depth in the CD14 zone shall be 35m.

16.14.5 SITING OF BUILDINGS

16.14.5.1 The following table specifies the minimum distance a principal building must be set back from the lot line within each specified yard area:

Lot Line	Minimum Setback
Front Yard	3.0m – First four storeys 5.5m – Above the fourth storey
Flanking Side Yard	1.0m
Side Yard*	7.5m
Rear Yard	3.0m

**The side yard shall be measured from any lot line abutting an adjacent residential-zoned property.*

16.14.5.2 No vehicle parking shall be permitted between the front face of a principal building and any lot line abutting a street.

16.14.5.3 Notwithstanding Subsections 6.5.1 and 16.14.5.1, a minimum setback shall not be required for an underground parking structure.

16.14.5.4 Notwithstanding 16.14.5.1, general provisions in Part 6 for the siting of buildings near watercourses shall apply.

16.14.6 SIZE OF BUILDINGS

16.14.6.1 The following table specifies the maximum permitted lot coverage and building height, as well as the minimum required height of a principal building, within each respective sub-zone:

Area	Lot Coverage	Maximum Building Height	Minimum Building Height
1	50%	17.5m	2 Storeys
2	50%	17.5m	2 Storeys

16.14.7 FENCE HEIGHT

16.14.7.1 The required fence height along the east property line shall be 2.75m.

16.14.7.2 The maximum permitted fence height in the front and flanking side yard setbacks shall be 1.2m.

16.15 COMPREHENSIVE DEVELOPMENT DISTRICT ZONE 15 (CD15) (4500.243; 2026-JUL-06)

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 6,500m^2.

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%