

CITY OF NANAIMO

BYLAW NO. 6600.002

A BYLAW TO AMEND THE CITY OF NANAIMO “CITY PLAN BYLAW 2022 NO. 6600”

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WHEREAS the Council of the City of Nanaimo wishes to amend City of Nanaimo “City Plan Bylaw 2022 No. 6600”.

THEREFORE, BE IT RESOLVED that the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as “City Plan Amendment Bylaw 2025, No. 6600.002”.
2. Attachment ‘A’ to “City Plan Bylaw 2022 No. 6600” is hereby amended as follows:
  - 2.1. Section C1.1 Greenhouse Gas Emissions Reduction is amended by replacing ‘Figure 7 Sources of Emissions in Nanaimo’ with Figure 7 shown in Schedule A of this bylaw.
  - 2.2. Section C2.2 Integrated Walk, Roll, Cycle, & Transit Network is amended by adding the following to clause C2.2.25:

“Preserve options for future mobility infrastructure, including transit, in the E&N Railway Corridor, and seek opportunities to provide clear connections from the E&N Railway Corridor to Urban Centres and transit exchanges.”
  - 2.3. Section C3.2 Affordable Housing is amended by inserting the following clause immediately following clause C3.2.30:

“C3.2.31 The City encourages supportive housing to be evenly distributed throughout the City.”
  - 2.4. Section D3 Blue & Green Network is amended by replacing ‘Figure 18: Blue & Green Network’ with Figure 18 shown in Schedule B of this bylaw.
  - 2.5. Section D4 Future Land Use Designations is amended by replacing ‘Figure 20: Future Land Use Designations’ with Figure 20 shown in Schedule C of this bylaw.
  - 2.6. Section D4.3 Centres is amended by inserting a new clause immediately following D4.3.9 as follows and renumbering the subsequent clauses in the rest of section D4.3 accordingly:

“D4.3.10 For lands designated as Transit-Oriented Areas by the Province, the allowable density (floor area ratio) and height (storeys) are as prescribed in the *Local Government Act* (and associated regulations). This is notwithstanding site servicing and other City Plan policies must be addressed.”

- 2.7. Section D4.3 Centres is amended by removing the following sentence from the clause in D4.3.24:
- “City Plan also supports implementation of the Downtown Urban Design Plan and Guidelines”
- 2.8. Section D4.4 Corridors is amended by inserting a new clause immediately following D4.4.8 as follows and renumbering the subsequent clauses in the rest of section D4.4 accordingly:
- “D4.4.9 For lands designated as Transit-Oriented Areas by the Province, the allowable density (floor area ratio) and height (storeys) are as prescribed in the *Local Government Act* (and associated regulations). This is notwithstanding site servicing and other City Plan policies must be addressed.”
- 2.9. Section D4.5 Neighbourhoods is amended by inserting a new clause immediately following D4.5.12 as follows and renumbering the subsequent clauses in the rest of section D4.5 accordingly:
- “D4.5.13 For lands designated as Transit-Oriented Areas by the Province, the allowable density (floor area ratio) and height (storeys) are as prescribed in the *Local Government Act* (and associated regulations). This is notwithstanding site servicing and other City Plan policies must be addressed.”
- 2.10. Section D4.5 Neighbourhoods is amended by removing the following sentence from the clause in D4.5.29:
- “Refer to the *Old City Multi-Family Design Guidelines*.”
- 2.11. Section D4.5 Neighbourhoods is amended by removing the following clause and renumbering the subsequent clauses in the rest of section D4.5 accordingly:
- “D4.5.38 The Old City Neighbourhood Concept Plan will serve as a guiding document in the review of development applications.”
- 2.12. Section D4.5 Neighbourhoods is amended by removing the following sentence from the clause in D4.5.44:
- “Zoning existing at the time of City Plan’s adoption may allow some higher densities.”
- 2.13. Section D4.5 Neighbourhoods is amended by removing the following clause:
- “D4.5.46 Lands in the King Road / Calder Hill area are designated a Special Study Area as indicated on *Schedule 2: Future Land Use Designations*. Prior to rezoning or subdivision of lands in these areas, a comprehensive road networking study is required.”

- 2.14. Section D4.6 Industrial is amended by inserting a new clause immediately following D4.6.8 as follows and renumbering the subsequent clauses in the rest of section D4.6 accordingly:  

“D4.6.9 Require a substantial buffer of either natural or human made features or uses that provide adequate transition (e.g., in building form, landscaping, and site lighting) to residential uses between industrial and residential designations.”
- 2.15. Section D4.6 Industrial is amended by removing the following clause and renumbering the subsequent clauses in the rest of section D4.6 accordingly:  

“D4.6.25 Require a substantial buffer of either natural or human made features or uses that provide adequate transition (e.g., in building form, landscaping, and site lighting) to residential uses between Light Industrial and residential designations.”
- 2.16. Section D5.5 Active Mobility & Primary Transit Network is amended by replacing ‘Figure 36: Active Mobility & Primary Transit Network’ with Figure 36 as shown in Schedule D of this bylaw.
- 2.17. Section D5.5 Active Mobility & Primary Transit Network is amended by removing the words “(not shown on map)” from the Recreational Trails (Teir 3) cell in Table 2: Overview of Active Mobility Routes.
- 2.18. Section D5.6 Road Network is amended by replacing ‘Figure 37 Road Network (Road Classifications)’ with Figure 37 as shown in Schedule E of this bylaw.
- 2.19. Section D6.2 Existing Parks, Recreation, Culture & Wellness Amenities is amended by replacing the title of “Figure 40: Existing Recreation Facilities & Culture Facilities” with “Figure 40: 2022 Recreation Facilities & Cultural Facilities”.
- 2.20. Section D6.3 Walking Distances to Existing Parks & Open Spaces is amended by replacing ‘Figure 42: Parks, Recreation, Culture, & Wellness’ with Figure 42 as shown in Schedule F of this bylaw.
- 2.21. Section E1 Area & Neighbourhood Planning is amended by replacing the term “Special Study areas” with “Special Servicing areas” in Table 4 Overview of Plan Types.
- 2.22. Section E1.1 Area Plans is amended by replacing ‘Figure 43: Nanaimo Area Plan’ with Figure 43 as shown in Schedule G of this bylaw.
- 2.23. Section E1 .2 Neighbourhood Plans & Community Engagement is amended by replacing ‘Figure 44: Planning / Census Tract Areas and Existing Neighbourhoods Plan Areas’ with Figure 44 as shown in Schedule H of this bylaw.
- 2.24. Section E4.1 Development Cost Charges is amended by inserting the following clause immediately following clause E4.1.5:  

“E4.1.6 Consider the use of Amenity Cost Charges (ACCs) to help the City recover the costs of amenities that provide social, cultural, heritage, recreational, or environmental benefits to the community. The

amenities to be funded with ACCs must benefit current and future users and be driven by growth.”

- 2.25. By replacing Schedule 1 City Boundary & Urban Containment Boundary with the map provided in Schedule H of this bylaw.
- 2.26. By replacing Schedule 2 Future Land Use Designations with the map provided in Schedule J to amend the map as follows:
  - a) By removing special study area from King Road / Calder Road area.
  - b) By redesignating the lands legally described as LOT 2, SECTIONS 17 AND 18, RANGE 10, SECTION 1, NANAIMO DISTRICT PLAN VIP53963 (450 Gardasan Way) from Parks & Open Spaces to Suburban Neighbourhood as shown on Schedule J - Map 1.
  - c) By redesignating the lands legally described as FRACTIONAL SECTION 19, RANGE 9, SECTION 1, NANAIMO DISTRICT, PLAN 630 EXCEPT PART IN PLANS 20334, 33283 AND 37087 (474 Hewgate Street) from Parks & Open Spaces to Suburban Neighbourhood as shown on Schedule J - Map 2.
  - d) By redesignating the lands legally described as SECTION 11, RANGE 10, SECTION 1, NANAIMO DISTRICT PLAN 630 (933 Park Avenue) from Suburban Neighbourhood to Parks & Open Spaces as shown on Schedule J - Map 3.
  - e) By redesignating a portion of the lands legally described as 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 (1150 Nanaimo Lakes Road) from Parks & Open Spaces to Resource Management as shown on Schedule J - Map 4.
  - f) By redesignating a portion of the lands legally described as LOT 1 – 3, SECTIONS 3 – 5, RANGE 8, PLAN 3356, MOUNTAIN DISTRICT AND OF SECTION 1, NANAIMO DISTRICT, EXCEPT PART IN PLAN 491R AND PLAN EPP77593 (1151 Nanaimo Lakes Road) from Resource Management to Parks & Open Spaces as shown on Schedule J - Map 5.
  - g) By redesignating the lands legally described as LOT 1, SECTION 13, RANGE 3, CRANBERRY DISTRICT, PLAN EPP28253 (2060 Stonecrop Road) from Parks & Open Spaces to Suburban Neighbourhood as shown on Schedule J - Map 6.
  - h) By redesignating the lands legally described as PARK DEDICATED BY PLAN EPP122720 (6000 Linley Valley Drive) from Residential Corridor to Parks & Open Spaces as shown on Schedule J - Map 7.
  - i) By redesignating the lands legally described as THAT PART OF LOT 1, SECTION 10, RANGE 6, MOUNTAIN DISTRICT, PLAN 18793, SHOWN ON

- PLAN EPP133456 (2505 Arbot Road) from Suburban Neighbourhood to Parks & Open Spaces as shown on Schedule J - Map 8.
- j) By redesignating the lands legally described as PARK DEDICATED BY PLAN EPP120017 (3500 Rock City Road) from Suburban Neighbourhood to Parks & Open Spaces as shown on Schedule J - Map 9.
  - k) By redesignating the lands legally described as SECTION 19, RANGE 8, SECTION 1, NANAIMO DISTRICT, PLAN 630 EXCEPT THAT PART LYING TO THE SOUTH OF CHASE RIVER (711 Bruce Avenue) from Neighbourhood to Parks & Open Spaces as shown on Schedule J - Map 10.
  - l) By redesignating the lands legally described as PARK DEDICATED BY PLAN EPP132425 (2308 Sparrow Lane) from Suburban Neighbourhood to Parks & Open Spaces as shown on Schedule J - Map 11.
  - m) By redesignating the lands legally described as PARK DEDICATED BY PLAN EPP137217 (1445 College Drive) from Suburban Neighbourhood to Parks & Open Spaces as shown on Schedule J - Map 12.
  - n) By redesignating the lands legally described as PARK DEDICATED BY PLAN EPP128409 (225 Haliburton Street) from Suburban Neighbourhood to Parks & Open Spaces as shown on Schedule J - Map 13.
  - o) By redesignating the lands legally described as PARK DEDICATED BY PLAN EPP125538 (361 Howard Avenue) from Suburban Neighbourhood to Parks & Open Spaces as shown on Schedule J - Map 14.
  - p) By redesignating the lands legally described as PARK DEDICATED BY PLAN EPP127895 (350 Avaani Way) from Suburban Neighbourhood to Parks & Open Spaces as shown on Schedule J - Map 15.
  - q) By redesignating the lands legally described as 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 (4246, 4246A, 4288, & 4288A Victoria Avenue; and a portion of Victoria Avenue fronting properties) from Suburban Neighbourhood to Parks & Open Spaces as shown on Schedule J - Map 16.
- 2.27. By replacing the map in Schedule 3 Active Mobility & Primary Transit Network with the map shown in Schedule K of this bylaw.
- 2.28. By replacing the map in Schedule 4 Road Network (Road Classifications) with the map shown in Schedule L of this bylaw.
- 2.29. By replacing the map in Schedule 5 Parks, Recreation, Culture & Wellness with the map shown in Schedule M of this bylaw.

- 2.30. By replacing the map in Schedule 6 DPA 1: Environmentally Sensitive Areas with the map shown in Schedule N of this bylaw.
- 2.31. By replacing the map in Schedule 7 DPA 2: Hazardous Slopes with the map shown in Schedule O of this bylaw.
- 2.32. By replacing the map in Schedule 8 DPA 3: Sea Level Rise with the map shown in Schedule P of this bylaw.
- 2.33. By replacing the map in Schedule 9 DPA 4: Abandoned Mine Working Hazards with the map as shown in Schedule Q of this bylaw.
- 2.34. By replacing the map in Schedule 10 DPA 5: Wildfire Hazard with the map as shown in Schedule R of this bylaw.
- 2.35. By replacing the map in Schedule 11 DPA 6: Steep Slope Development with the map as shown in Schedule S of this bylaw.
- 2.36. By replacing the map in Schedule 12 DPA 7: Nanaimo Parkway Design with the map as shown in Schedule T of this bylaw.
- 2.37. By replacing the map in Schedule 13 DPA 8: Form and Character and HCA 1 Heritage Conservation Area with the map as shown in Schedule U of this bylaw.
- 2.38. By amending Appendix A: Regional Context Statement to replace text in the RGS Goal column as follows:
  - a) RGS Goal 1 replace the text “GOAL 1 Prepare for Climate Change and Reduce Energy Consumption” with “GOAL 1 Climate Adaptation and Mitigation”.
  - b) RGS Goal 4 replace the text “GOAL 4 Concentrate Housing & Jobs in Rural Village and Urban Growth Centres” with “GOAL 4 Community Building”.
  - c) RGS Goal 6 replace the text “GOAL 6 Facilitate the Provision of Affordable Housing” with “GOAL 6 Diverse Affordable Housing Choices”.
  - d) RGS Goal 7 replace the text “GOAL 7 Enhance Economic Resiliency” with “GOAL 7 Economic Resiliency”.
  - e) RGS Goal 8 replace the text “GOAL 8 Enhance Food Security” with “GOAL 8 Food System Resiliency”.
  - f) RGS Goal 9 replace the text “GOAL 9 Celebrate Pride of Place” with “GOAL 9 Pride of Place”.
  - g) RGS Goal 10 replace the text “GOAL 10 Provide Services Efficiently” with “GOAL 10 Efficient Services”

- h) RGS Goal 11 replace the text “GOAL 11 Enhance Cooperation Among Jurisdictions” with “GOAL 11 Cooperation Among Jurisdictions”.

PASSED FIRST READING: 2025-NOV-17

PASSED SECOND READING AS AMENDED: 2025-NOV-17

REFERRED TO THE PROVINCIAL AGRICULTURAL LAND COMMISSION: 2025-NOV-19

PUBLIC HEARING HELD: \_\_\_\_\_

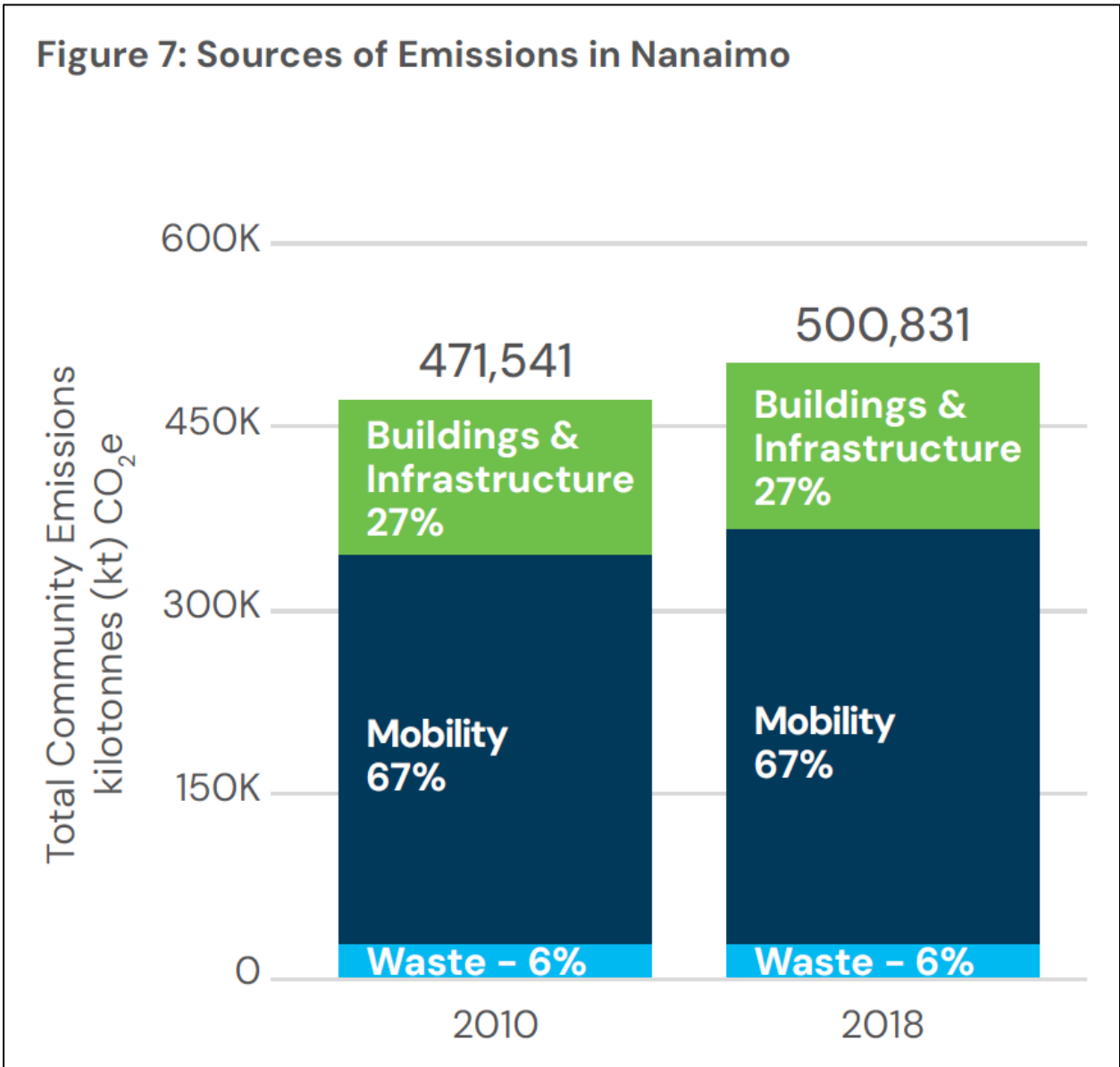
PASSED THIRD READING: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

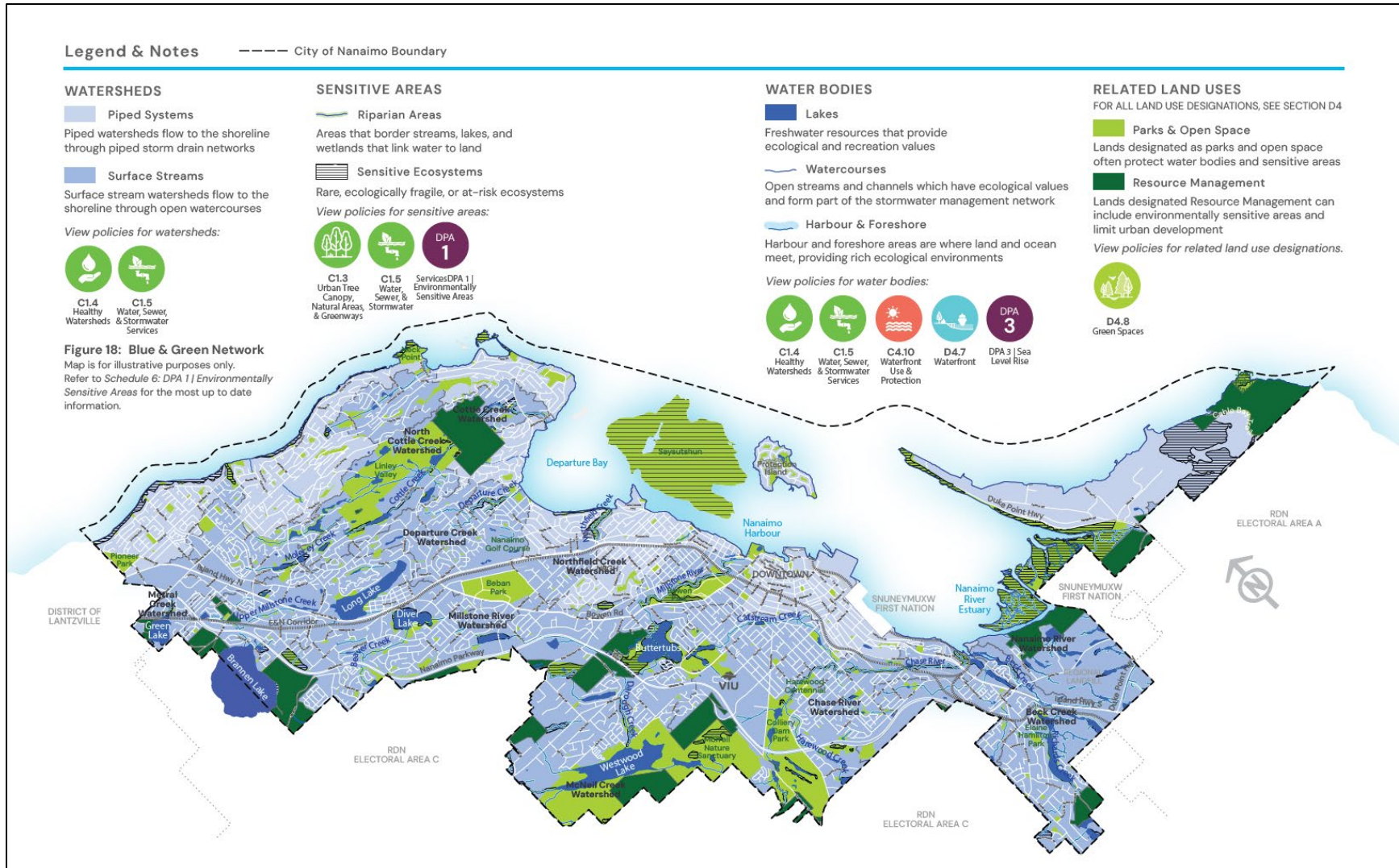
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

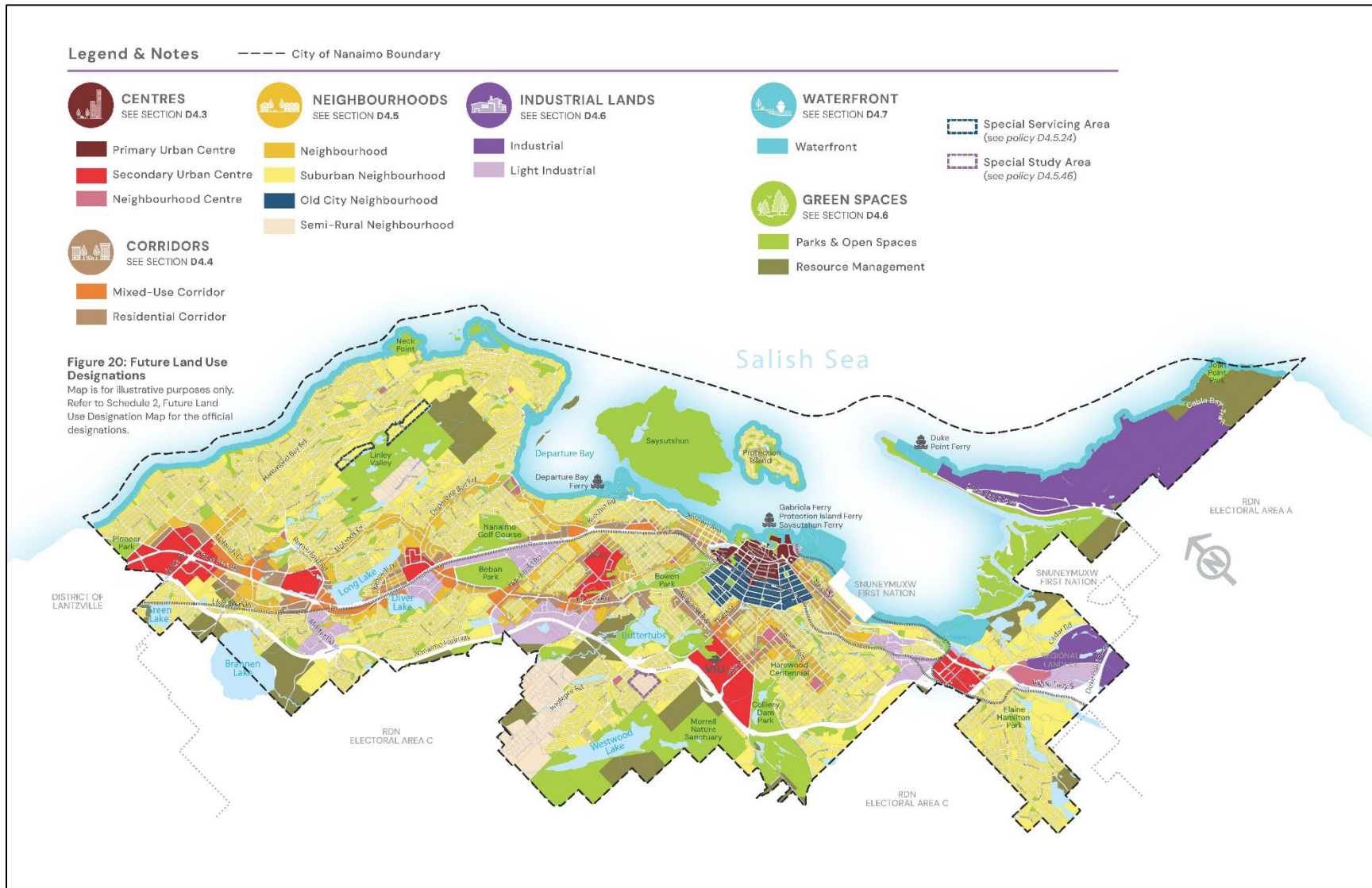
### SCHEDULE A



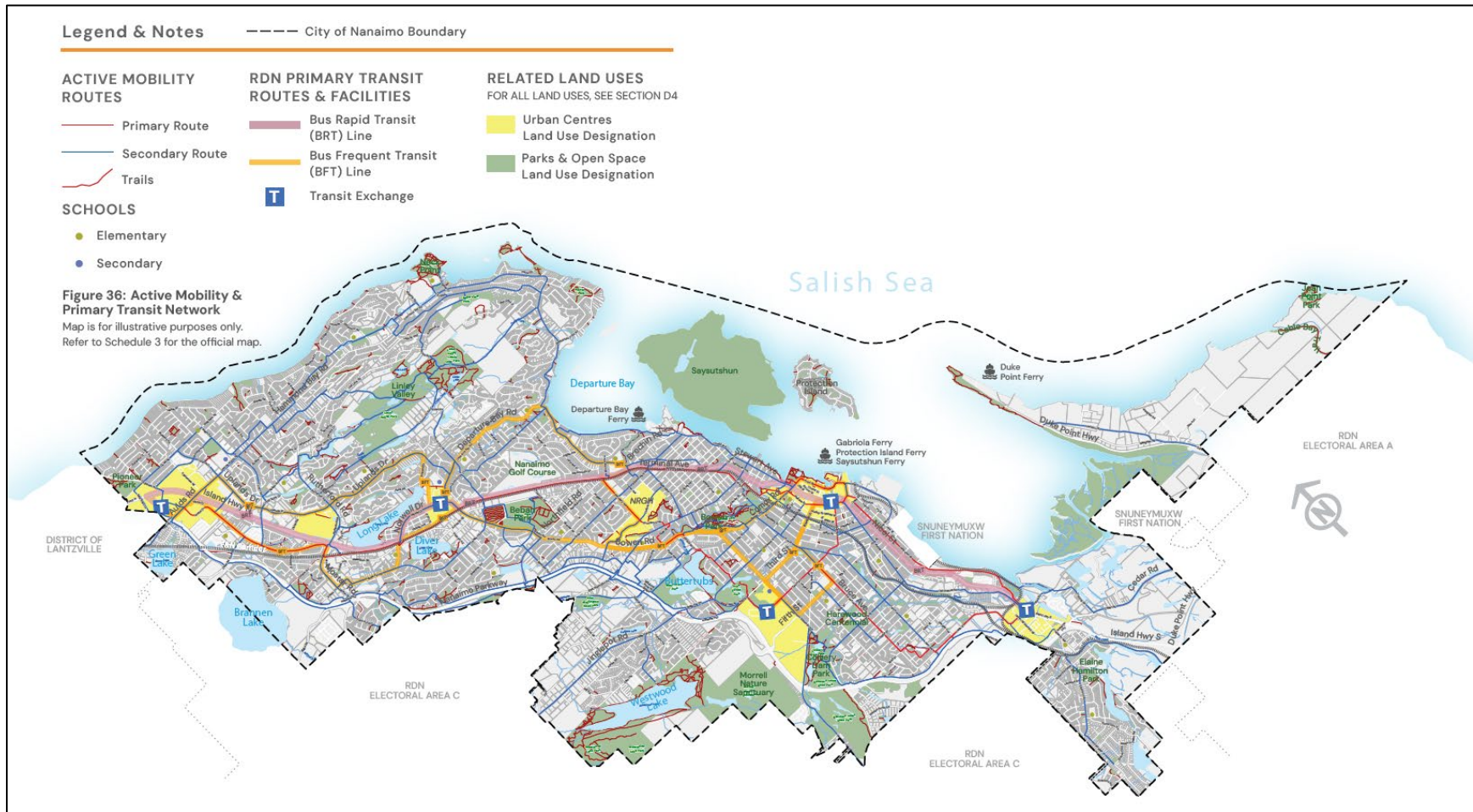
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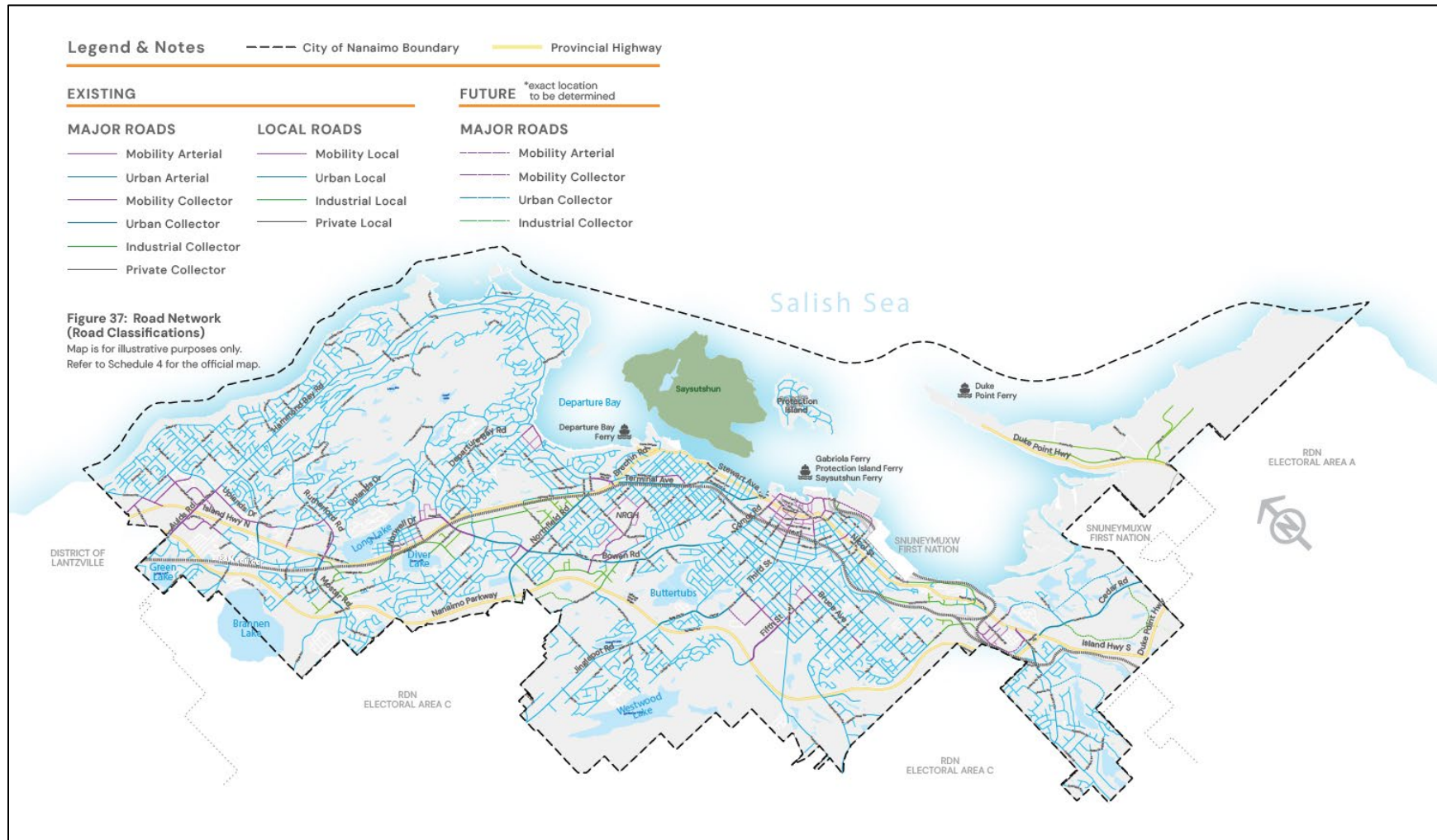
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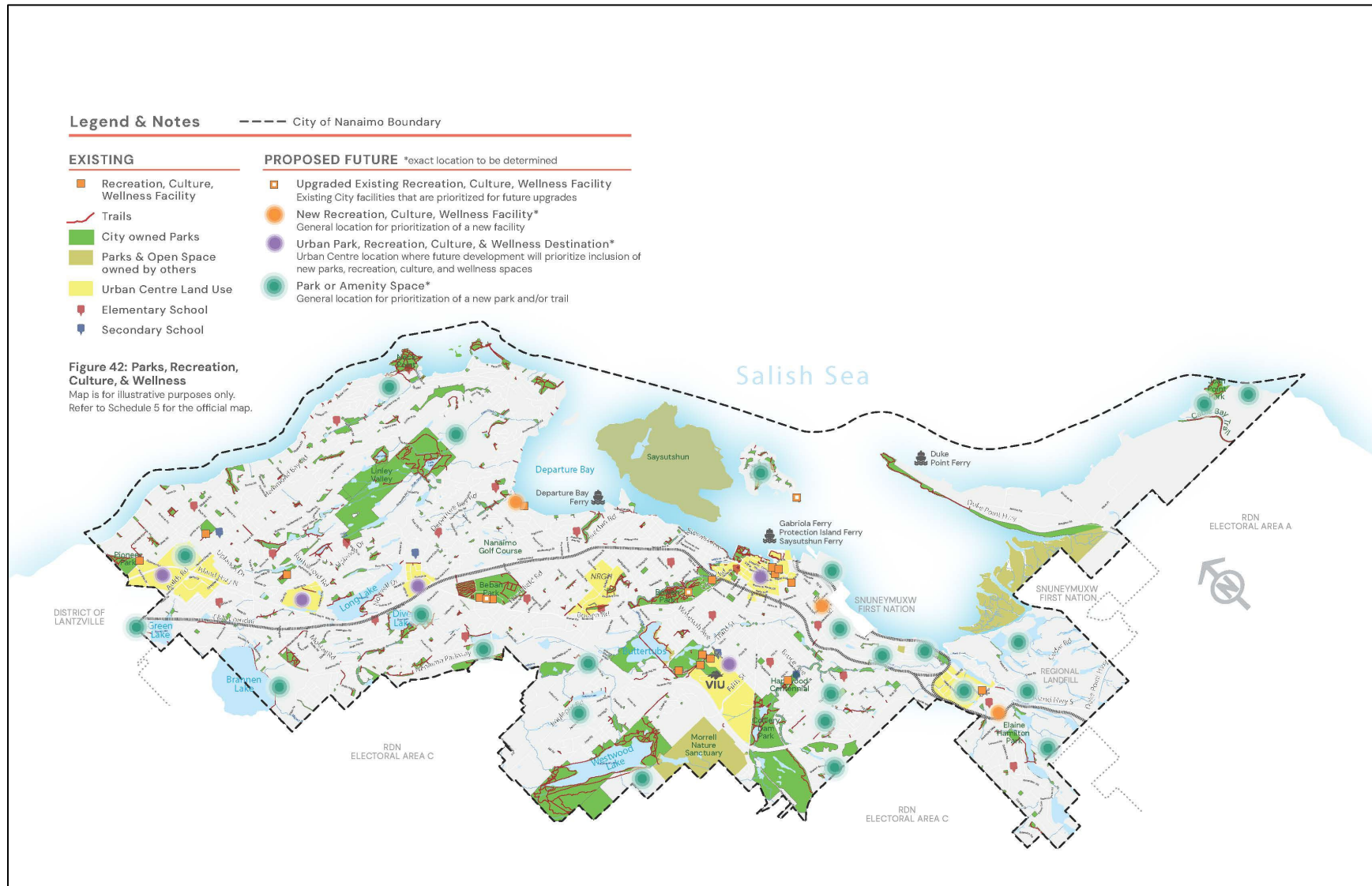
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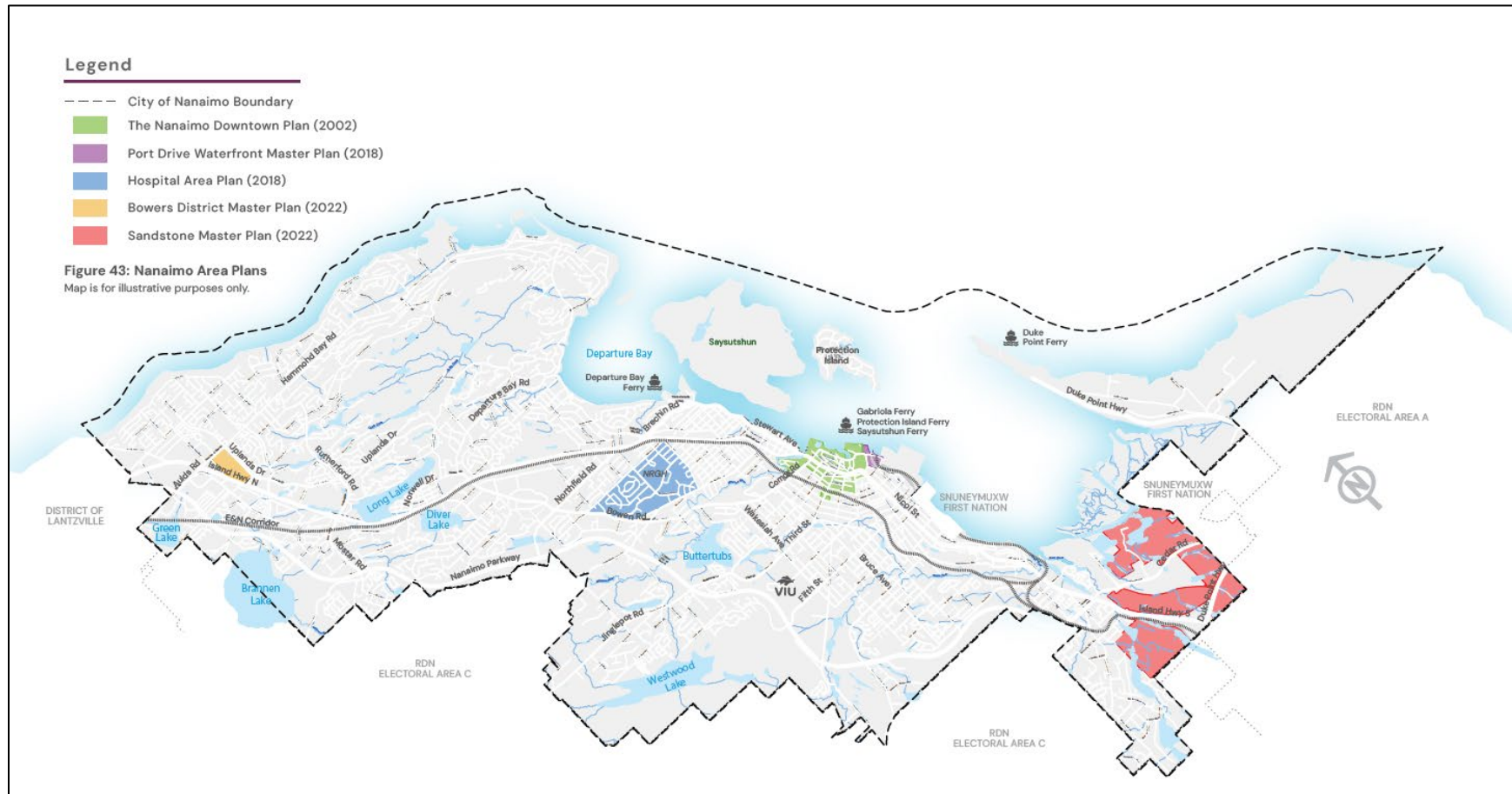
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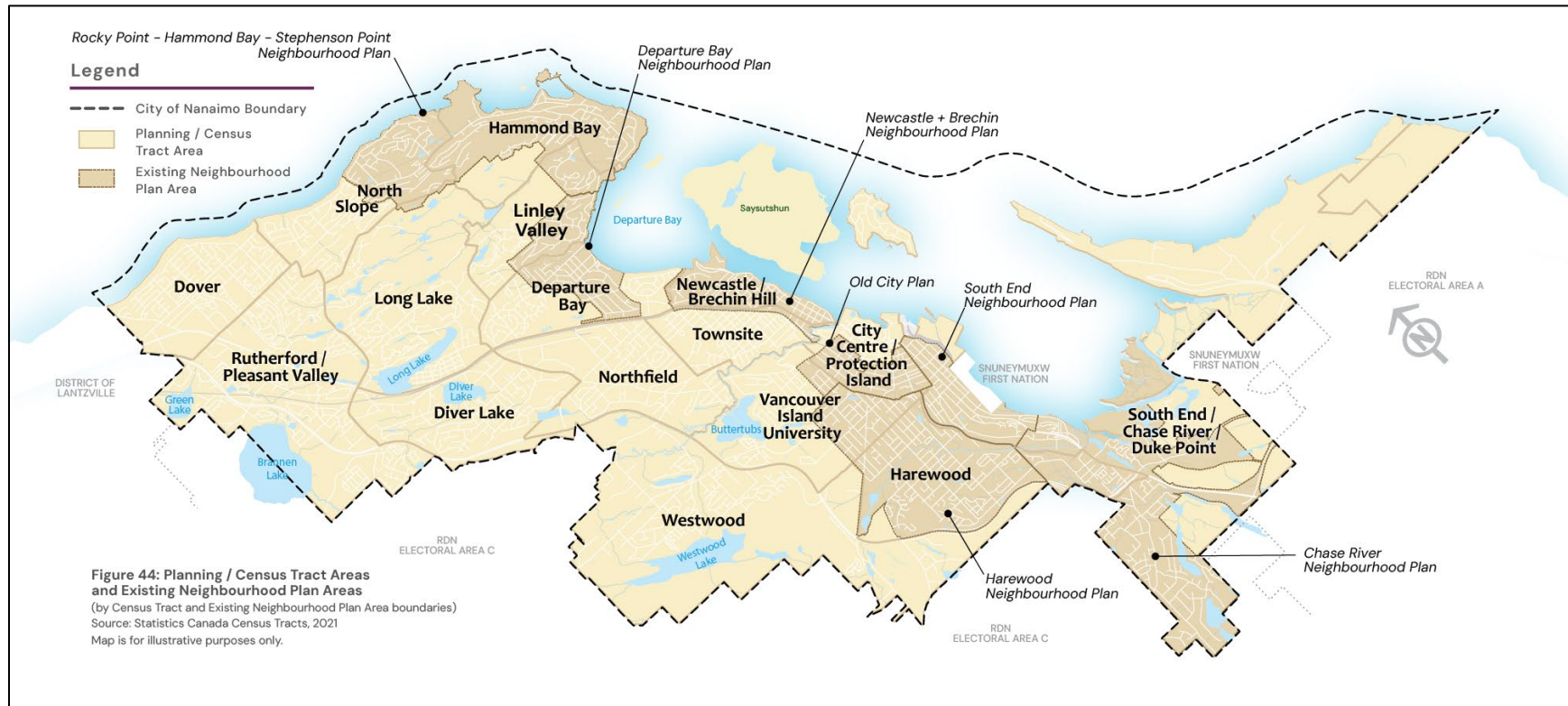
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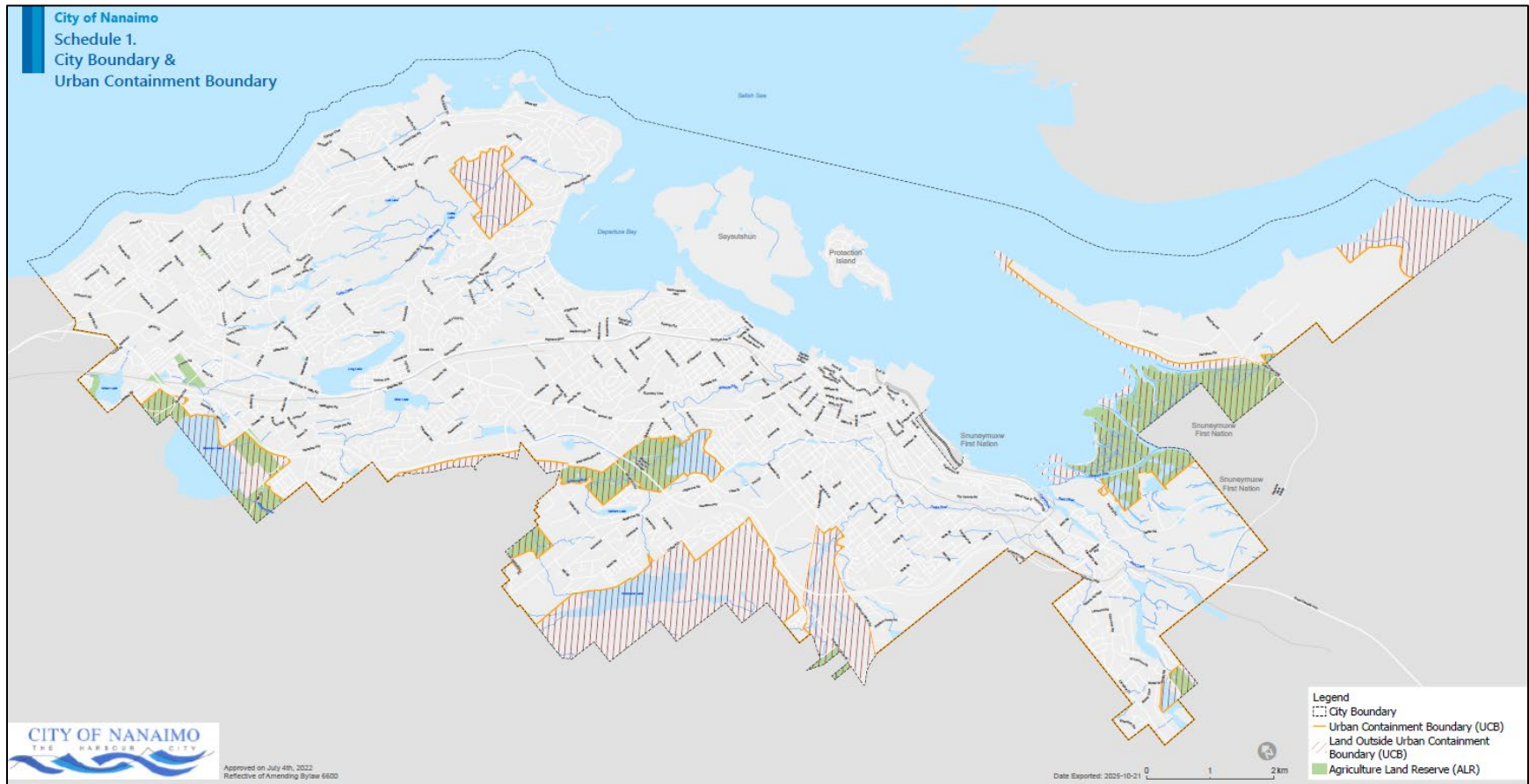
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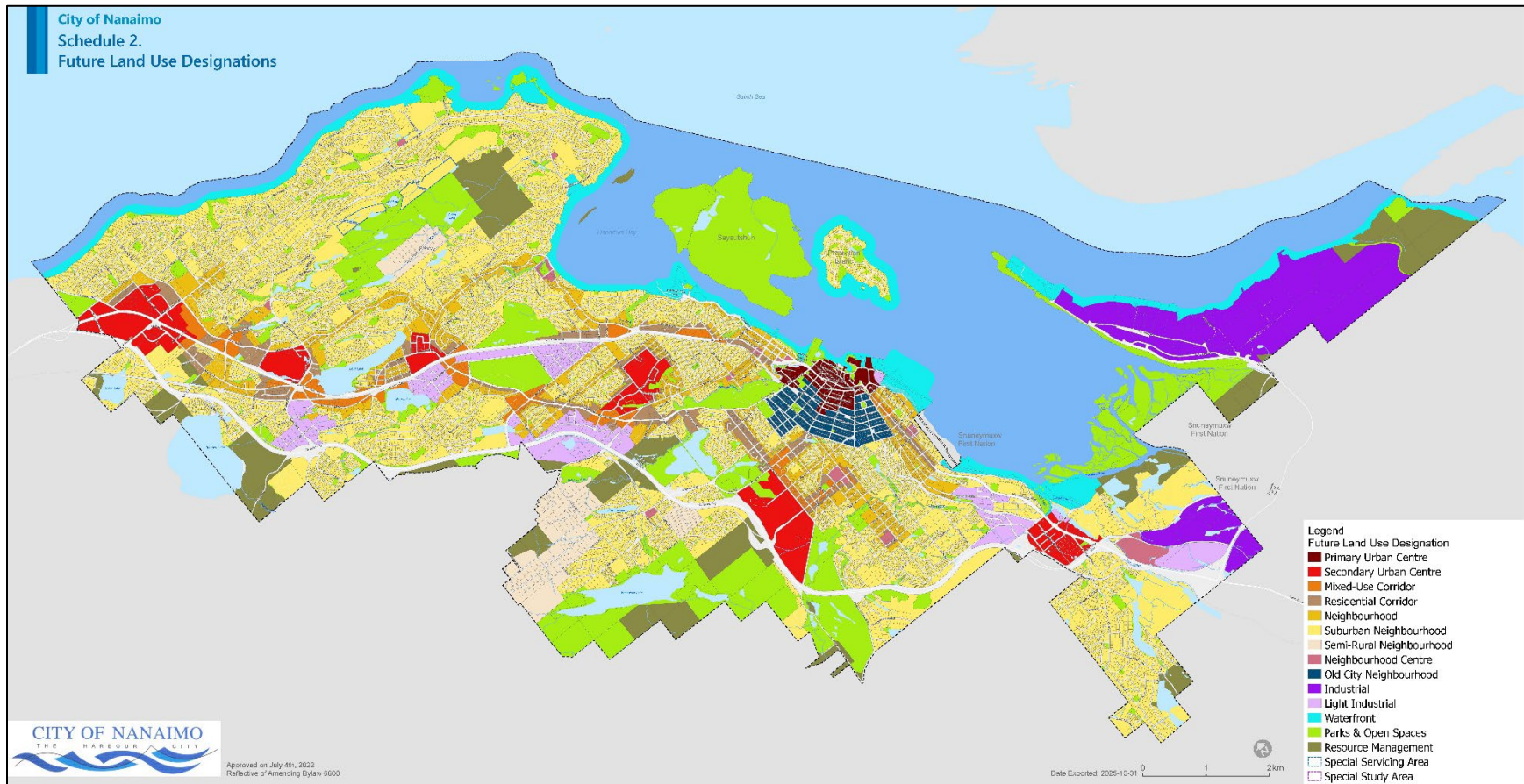
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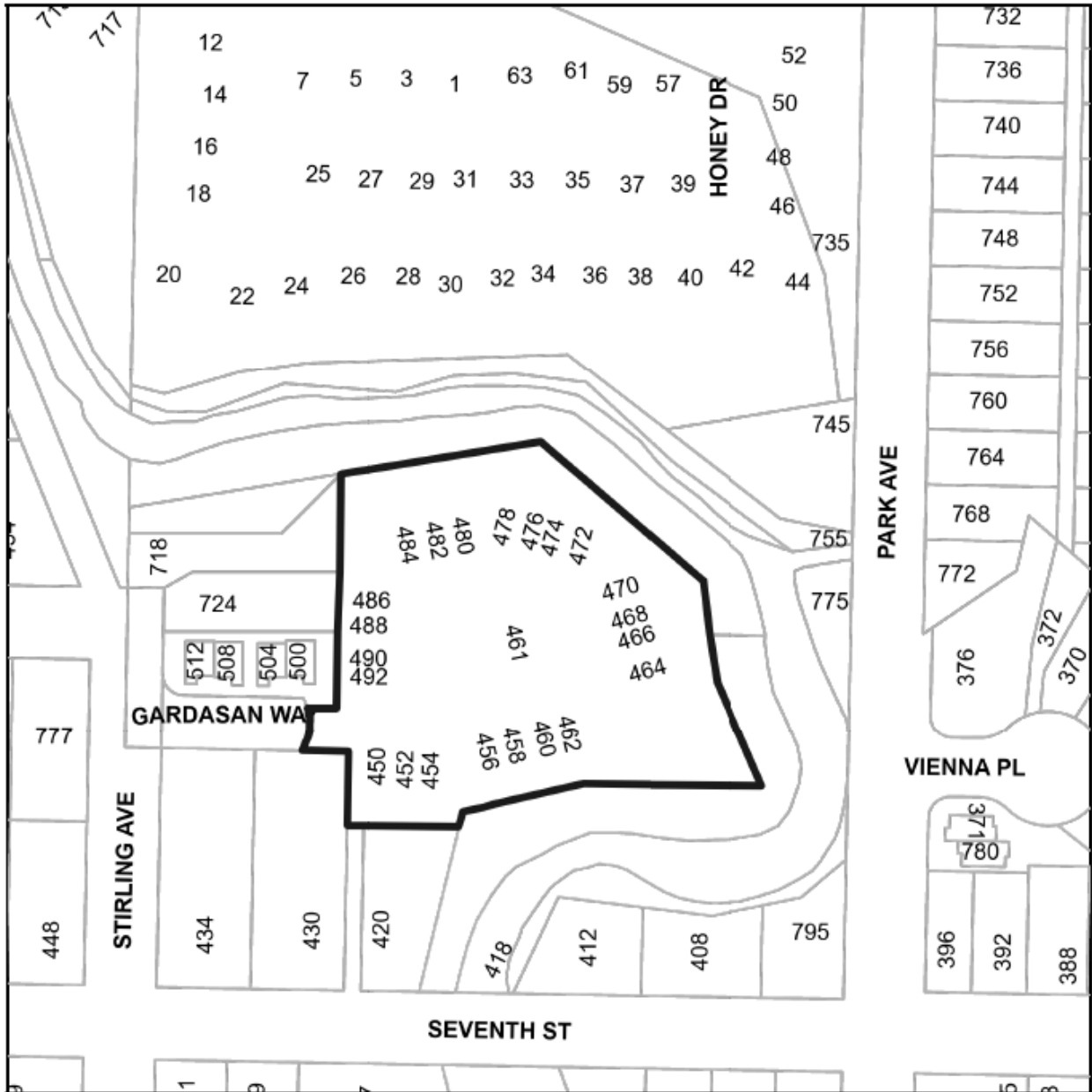
### SCHEDULE I



### SCHEDULE J



**SCHEDULE J – MAP 1**



**LOCATION PLAN**

PROPERTY TO BE REDESIGNATED FROM PARKS & OPEN SPACES TO SUBURBAN NEIGHBOURHOOD  
 CIVIC: 450 GARDASAN WAY  
 LEGAL: LOT 2, SECTIONS 17 AND 18, RANGE 10, SECTION 1, NANAIMO DISTRICT, PLAN VIP53963

**SCHEDULE J – MAP 2**

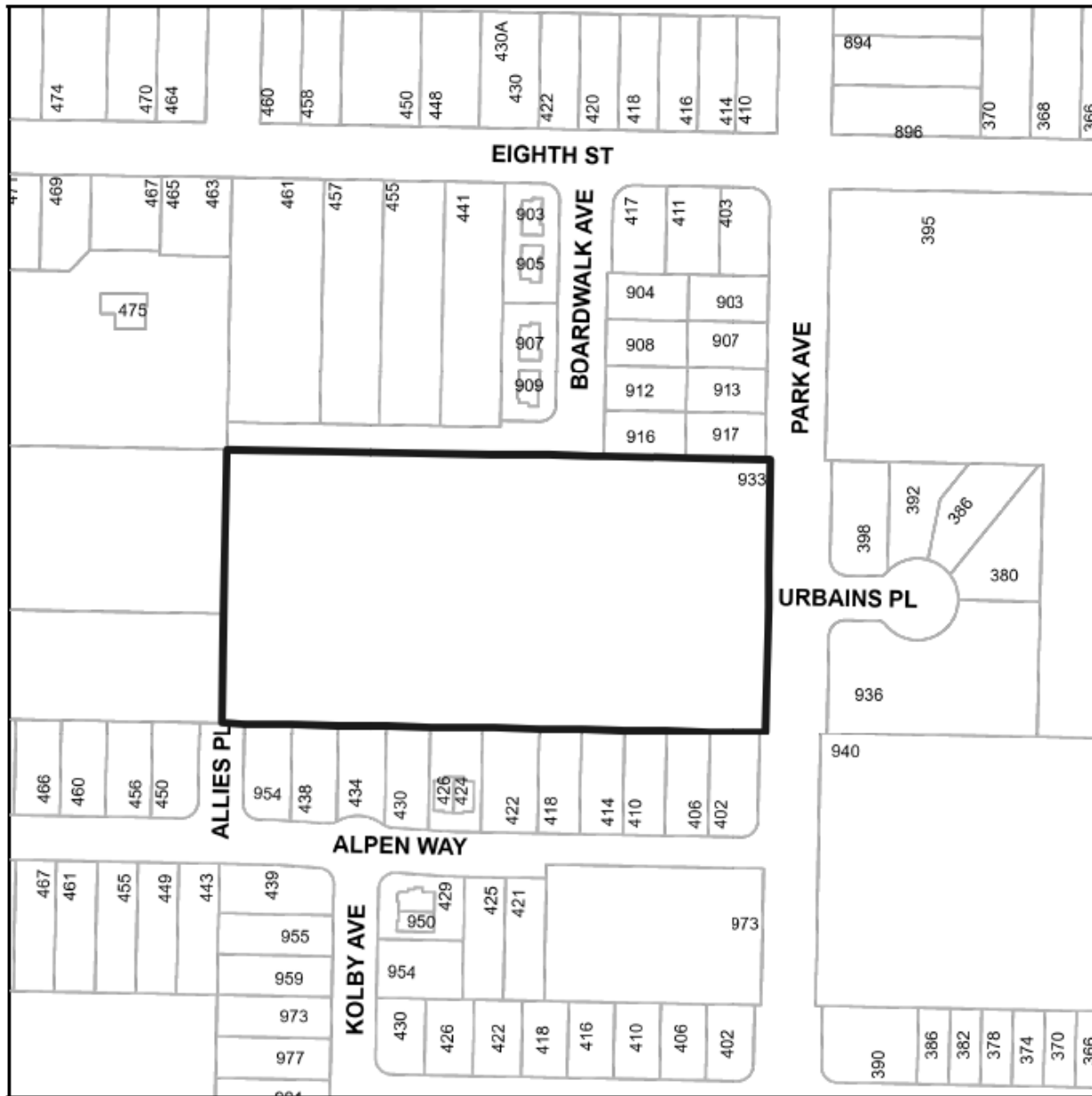


PROPERTY TO BE  
REDESIGNATED  
FROM PARKS &  
OPEN SPACES TO  
SUBURBAN  
NEIGHBOURHOOD

**LOCATION PLAN**

CIVIC: 474 HEWGATE STREET  
LEGAL: FRACTIONAL SECTION 19, RANGE 9, SECTION 1, NANAIMO DISTRICT,  
PLAN 630 EXCEPT PART IN PLANS 20334, 33283 AND 37087

**SCHEDULE J – MAP 3**

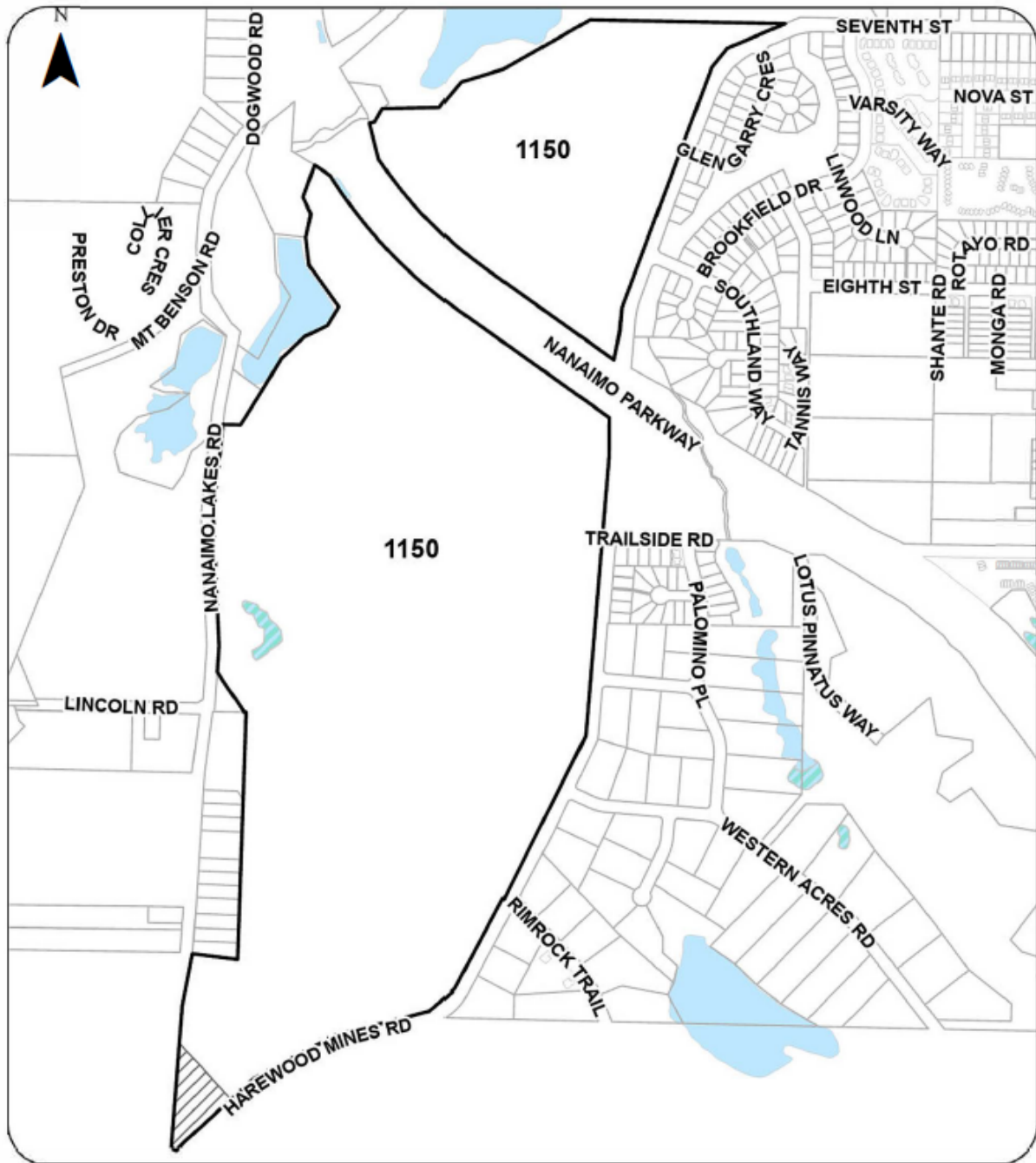


**LOCATION PLAN**


PROPERTY TO BE  
REDESIGNATED  
FROM SUBURBAN  
NEIGHBOURHOOD  
TO PARKS & OPEN  
SPACES

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

### SCHEDULE J – MAP 4



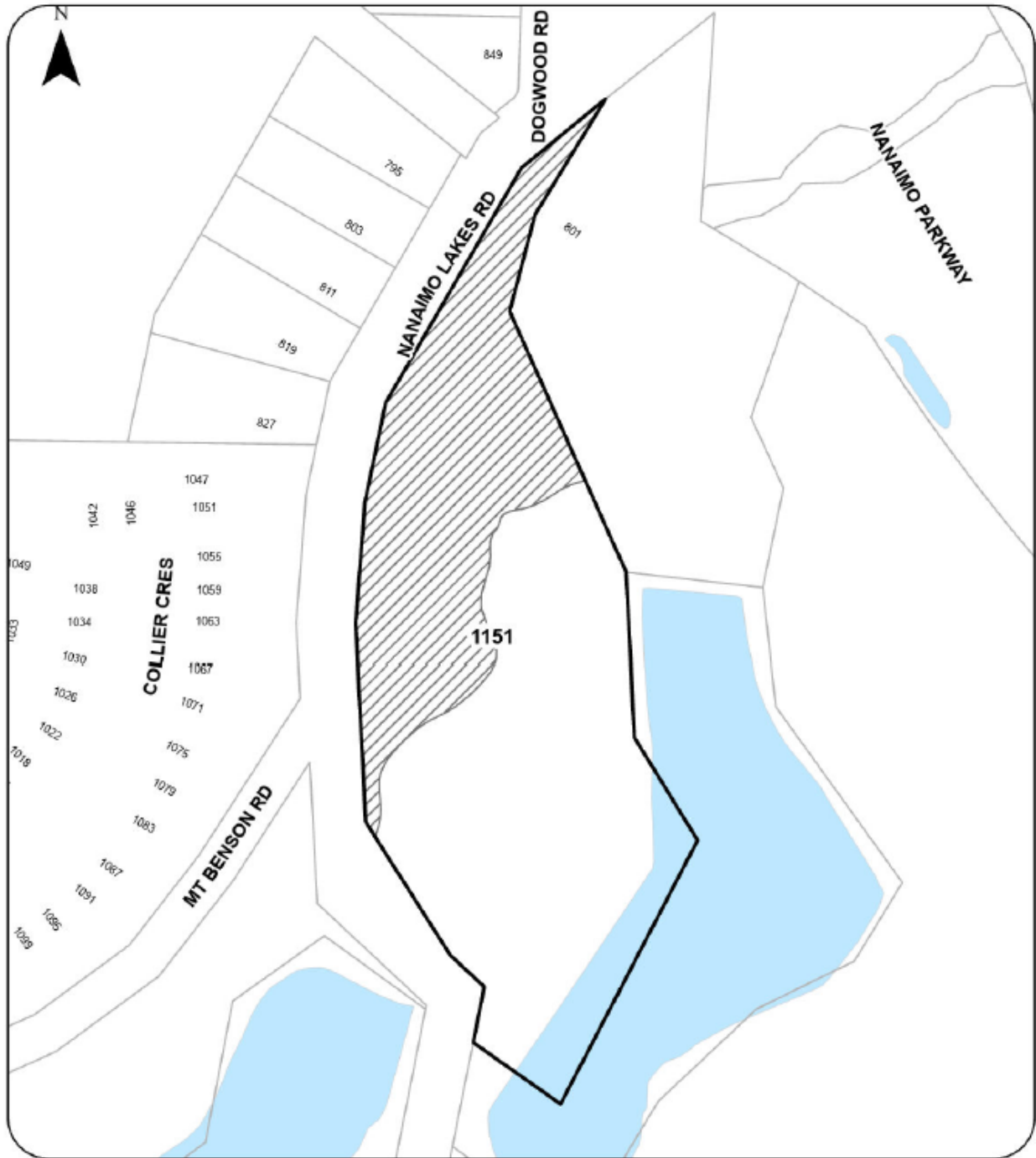
### LOCATION PLAN

 SUBJECT PROPERTY

 PORTION OF PROPERTY TO BE REDESIGNATED FROM PARKS & OPEN SPACES TO RESOURCE MANAGEMENT

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 & VIP88670, RESERVOIR, EXCEPT PORTION INCLUDED IN LEASE -SEE 16000.004

### SCHEDULE J – MAP 5

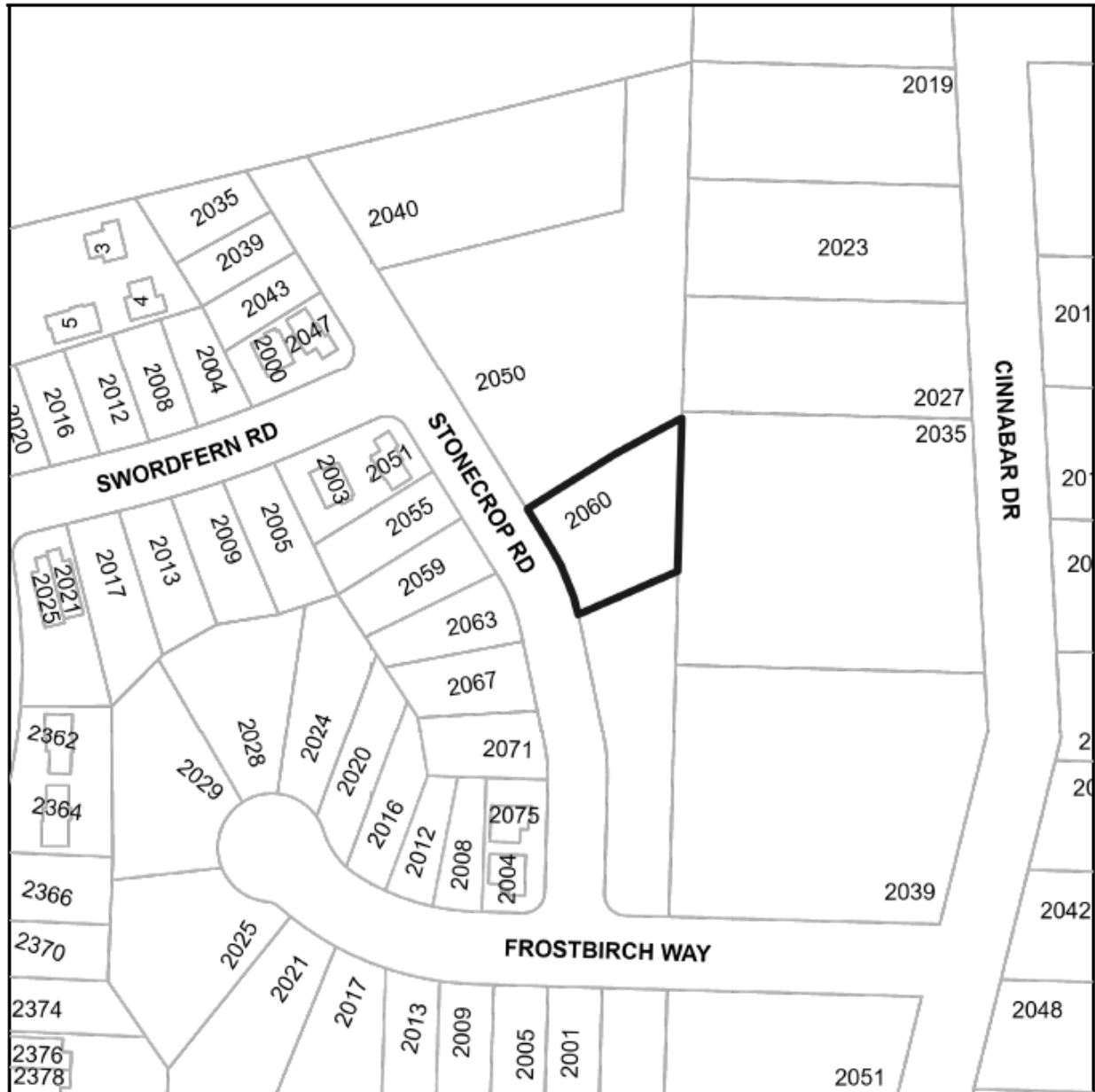


### LOCATION PLAN

-  SUBJECT PROPERTY
-  PORTION OF PROPERTY TO BE REDESIGNATED FROM RESOURCE MANGEMENT TO PARKS & OPEN SPACES

CIVIC: 1151 NANAIMO LAKES ROAD  
LEGAL: LOT 1 - 3, SECTIONS 3 - 5, RANGE 8, PLAN 3356, MOUNTAIN DISTRICT AND OF SECTION 1, NANAIMO DISTRICT, EXCEPT THAT PART IN PLAN 491R AND PLAN EPP77593

### SCHEDULE J – MAP 6

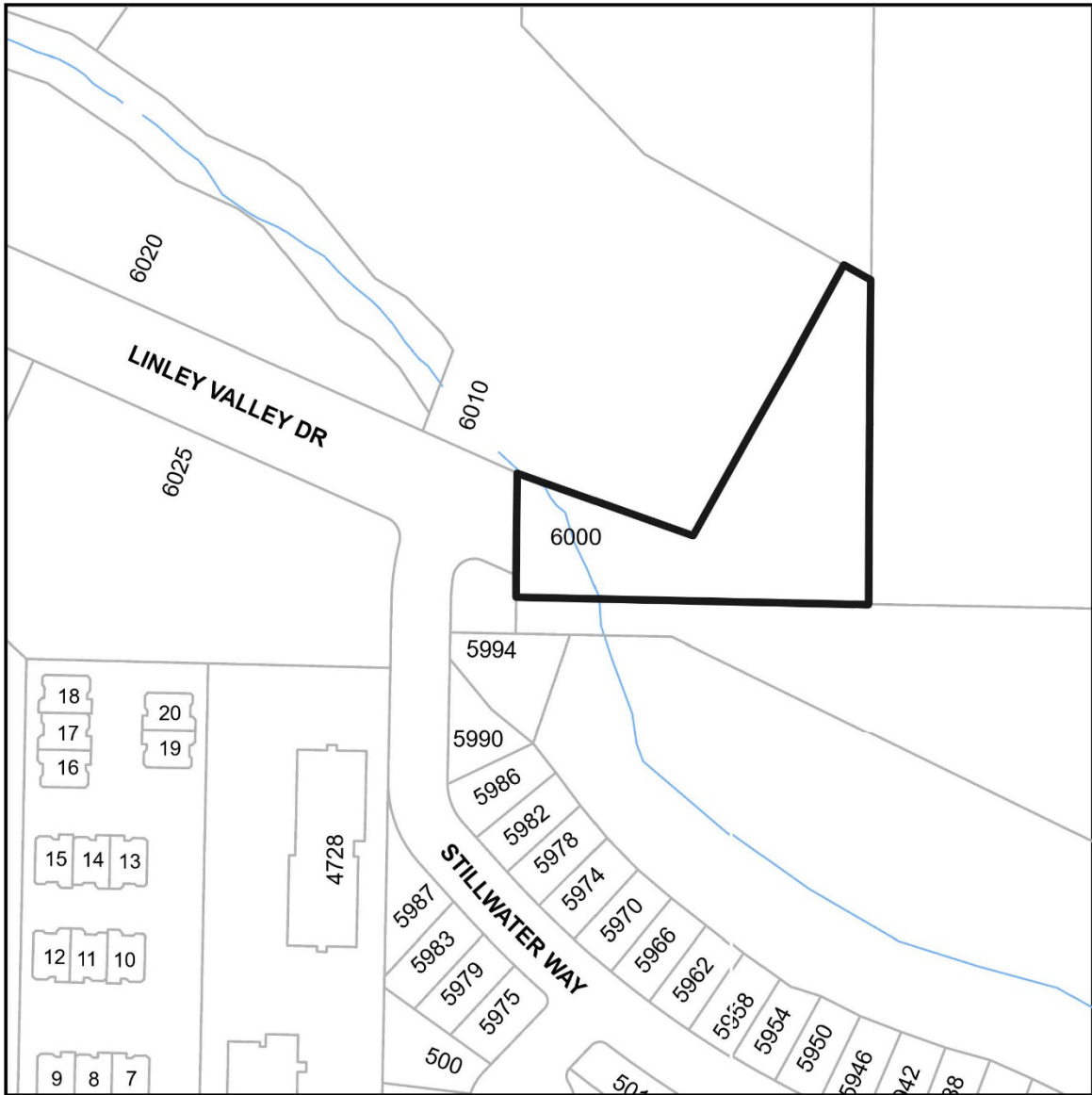


PROPERTY TO BE  
REDESIGNATED  
FROM PARKS &  
OPEN SPACES TO  
SUBURBAN  
NEIGHBOURHOOD

#### LOCATION PLAN

CIVIC: 2060 STONECROP ROAD  
LEGAL: LOT 1, SECTION 13, RANGE 3, CRANBERRY DISTRICT,  
PLAN EPP28253

### SCHEDULE J – MAP 7



N

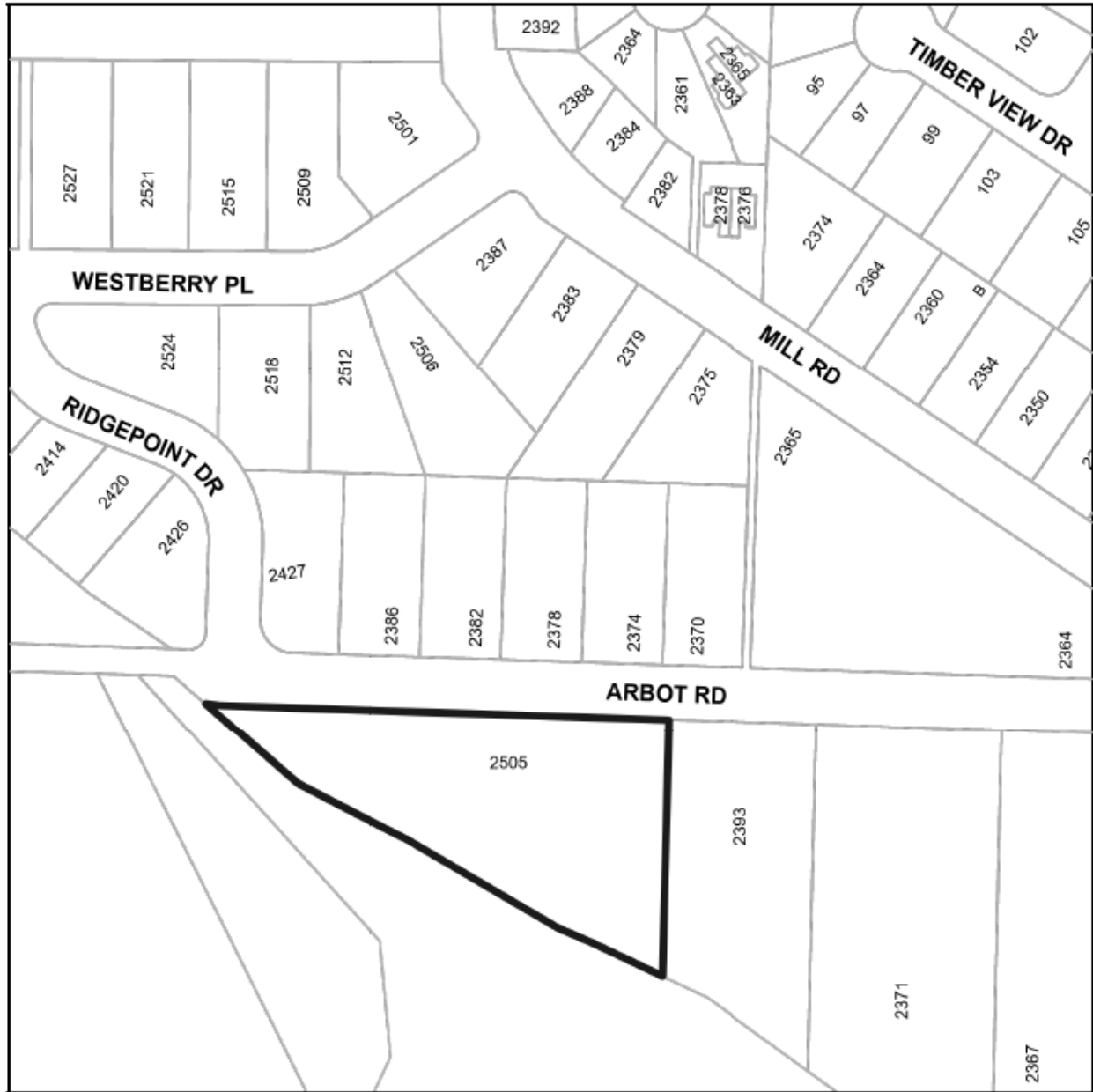


PROPERTY TO BE  
REDESIGNATED FROM  
RESIDENTIAL  
CORRIDOR &  
NEIGHBOURHOOD  
TO PARKS & OPEN  
SPACES


#### LOCATION PLAN

CIVIC: 6000 LINLEY VALLEY DRIVE  
LEGAL: PARK DEDICATED BY PLAN EPP122720

### SCHEDULE J – MAP 8

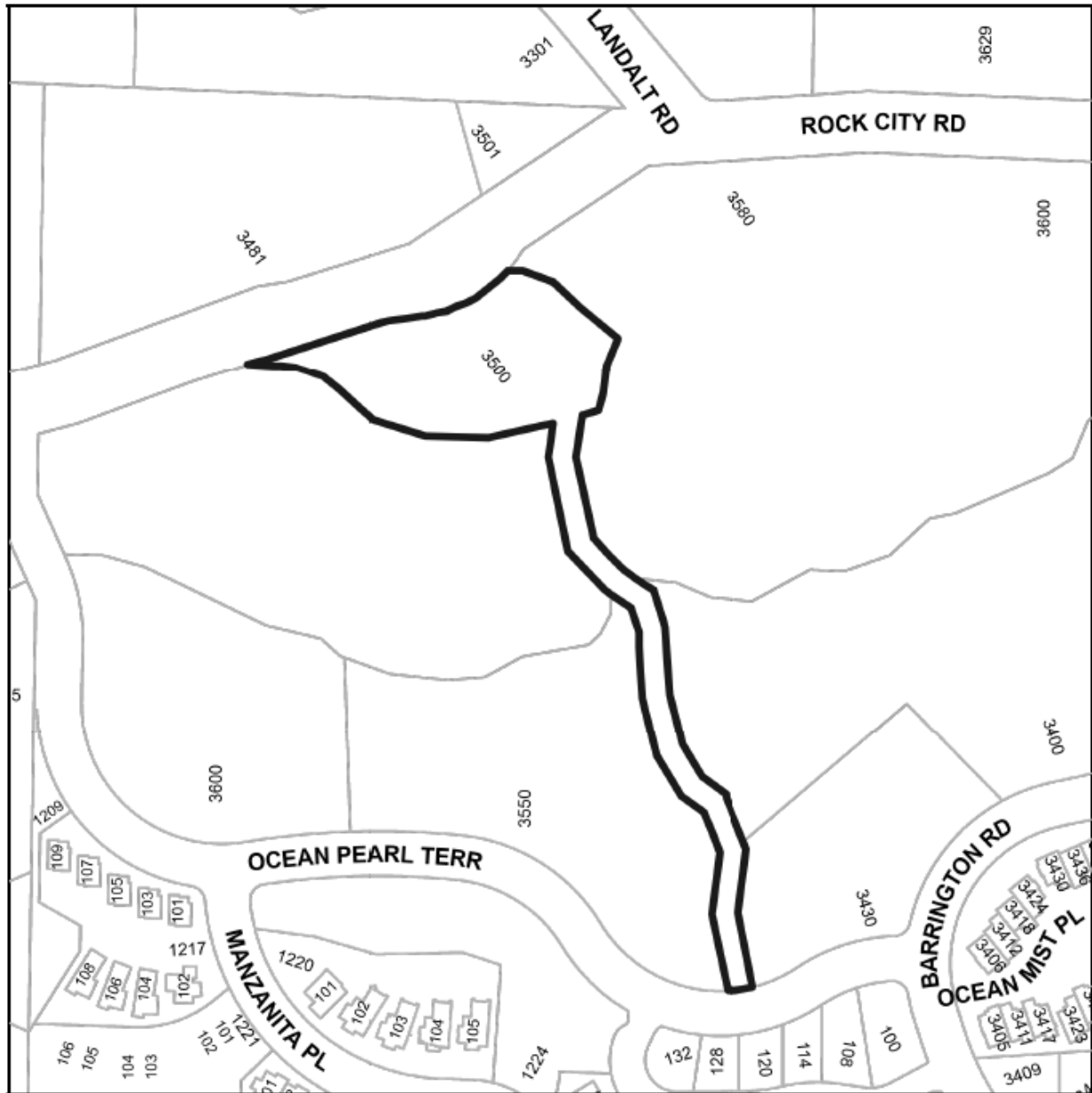


#### LOCATION PLAN

 PROPERTY TO BE  
REDESIGNATED  
FROM SUBURBAN  
NEIGHBOURHOOD  
TO PARKS & OPEN  
SPACES

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

### SCHEDULE J – MAP 9

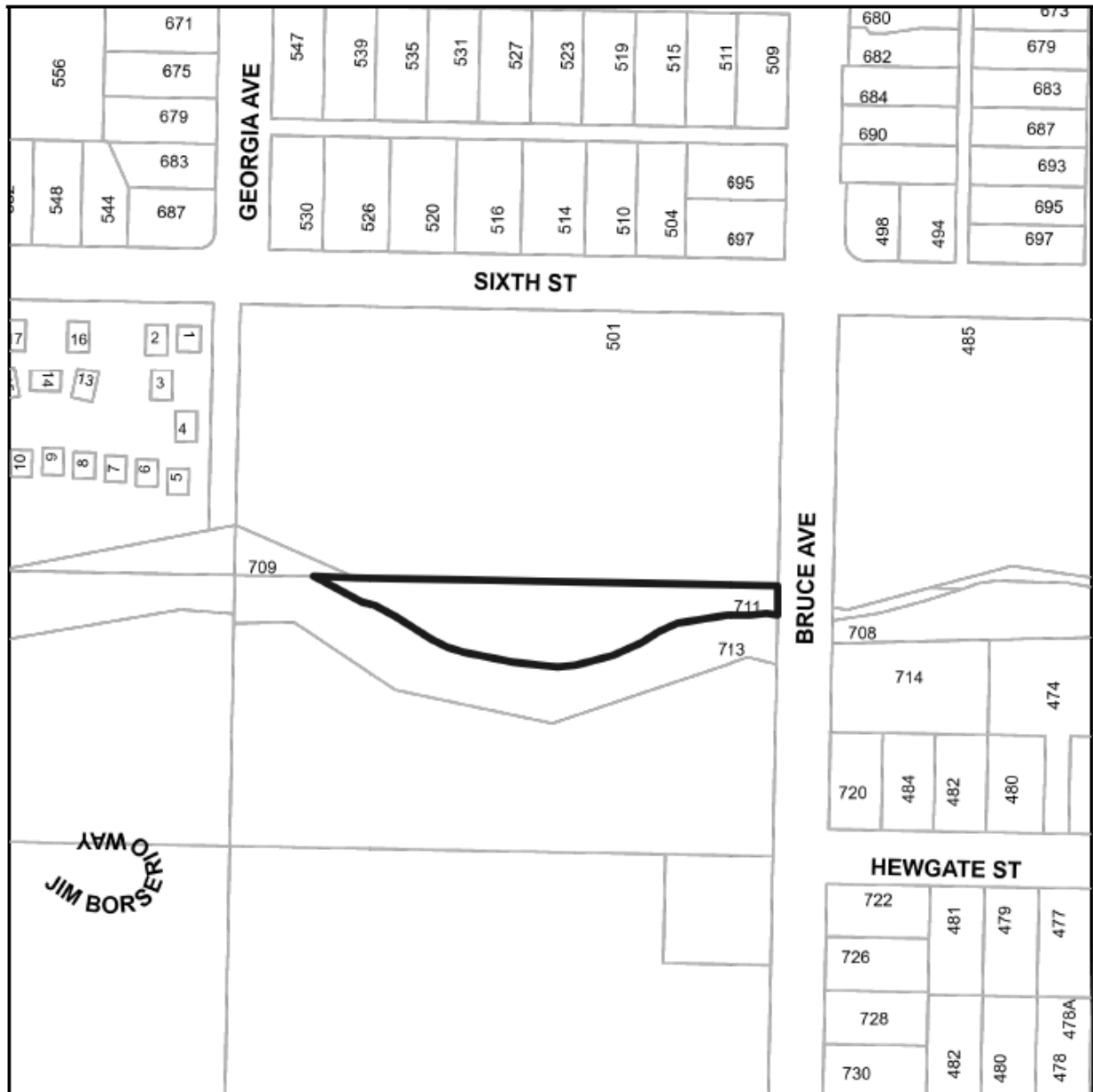


PROPERTY TO BE  
REDESIGNATED  
FROM SUBURBAN  
NEIGHBOURHOOD  
TO PARKS & OPEN  
SPACES

#### LOCATION PLAN

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

### SCHEDULE J – MAP 10

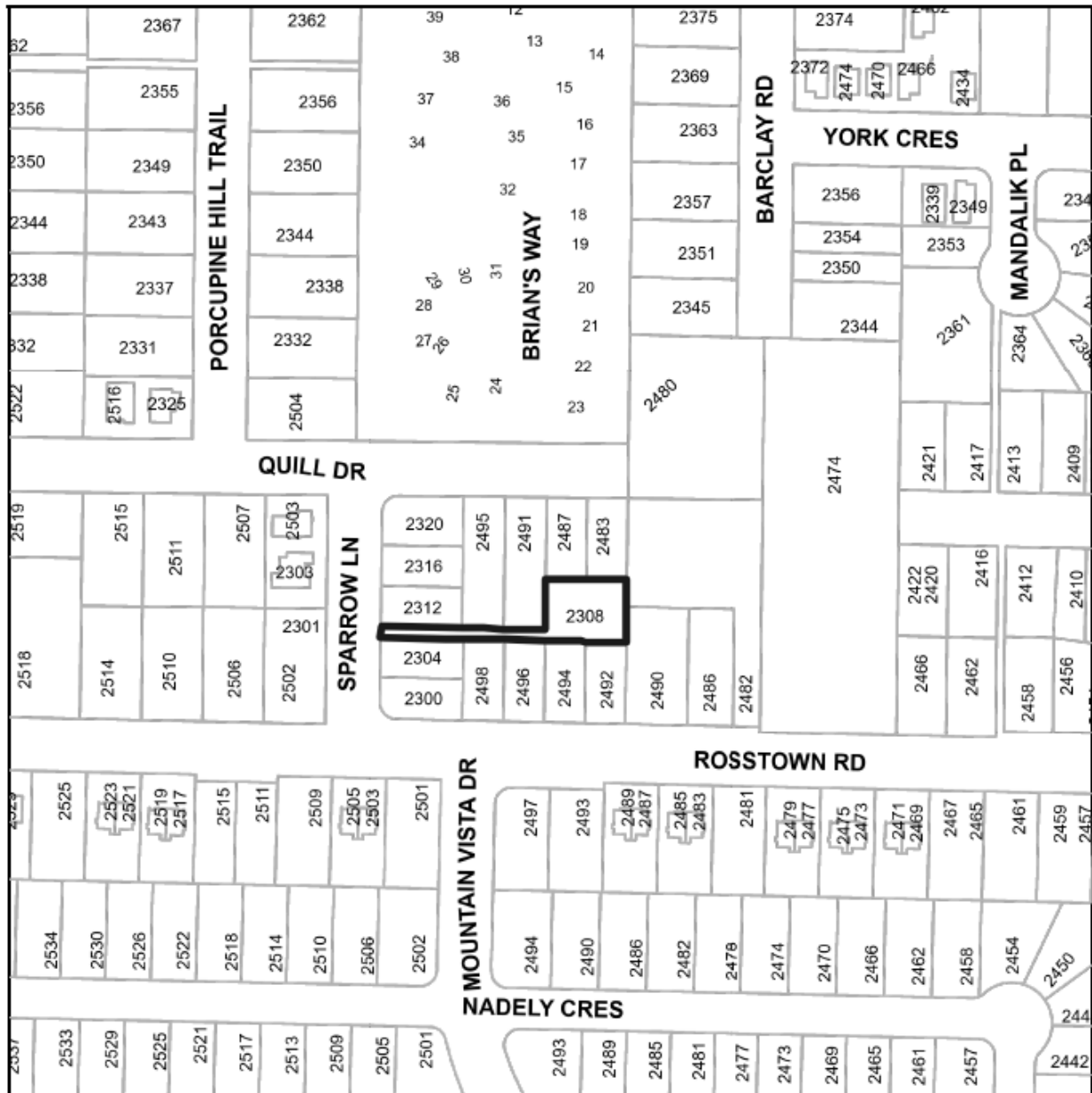


PROPERTY TO BE  
REDESIGNATED  
FROM  
NEIGHBOURHOOD  
TO PARKS & OPEN  
SPACES

#### LOCATION PLAN

CIVIC: 711 BRUCE AVENUE  
LEGAL: SECTION 19, RANGE 8, SECTION 1, NANAIMO DISTRICT, PLAN 630  
EXCEPT THAT PART LYING TO THE SOUTH OF CHASE RIVER

### SCHEDULE J – MAP 11





### LOCATION PLAN

PROPERTY TO BE  
REDESIGNATED  
FROM SUBURBAN  
NEIGHBOURHOOD  
TO PARKS & OPEN  
SPACES

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

### SCHEDULE J – MAP 12

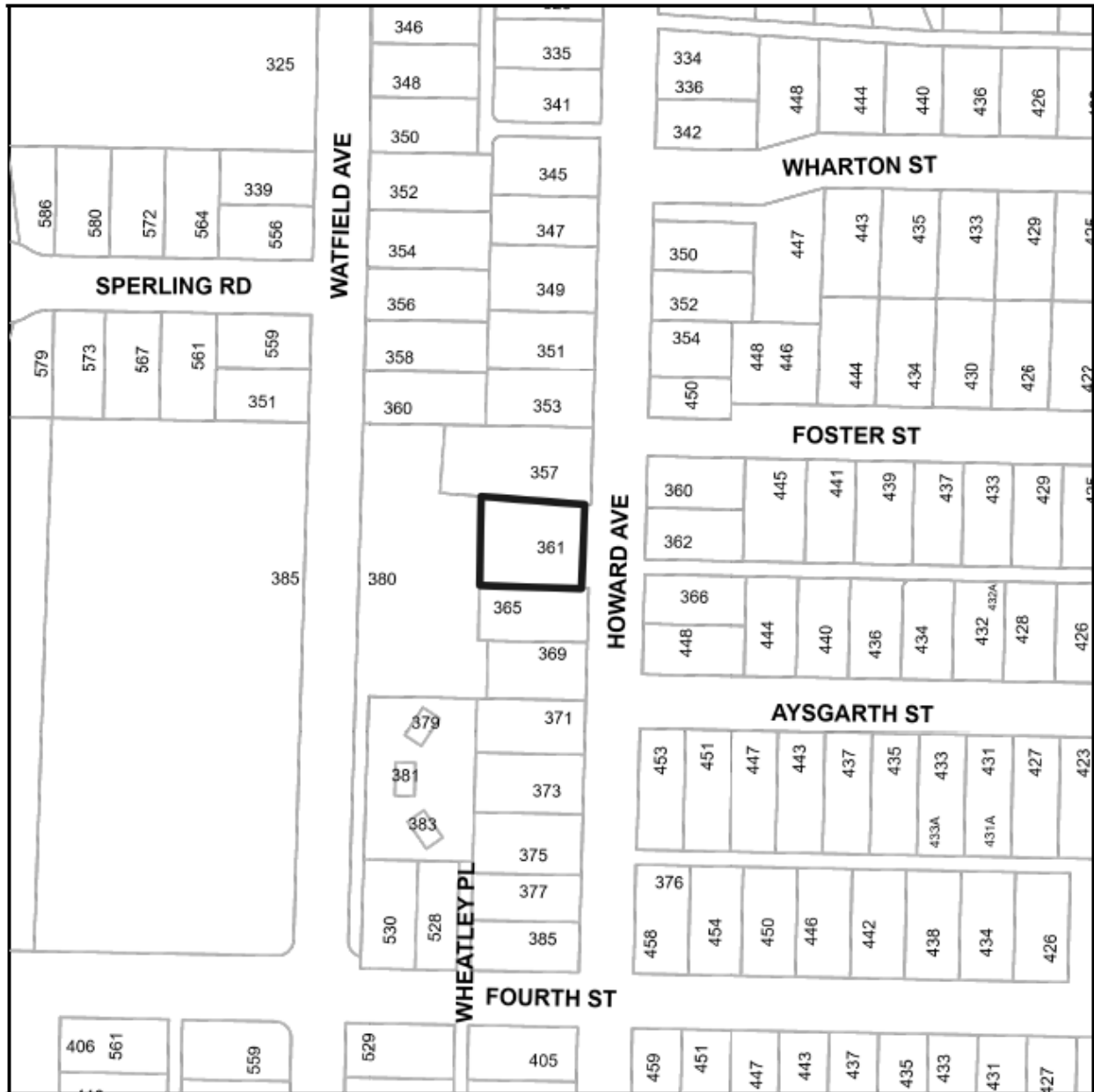


N  
  
 PROPERTY TO BE  
REDESIGNATED  
FROM SUBURBAN  
NEIGHBOURHOOD  
TO PARKS & OPEN  
SPACES

**LOCATION PLAN**  
CIVIC: 1445 COLLEGE DRIVE  
LEGAL: PARK DEDICATED BY PLAN EPP 137217



### SCHEDULE J – MAP 14

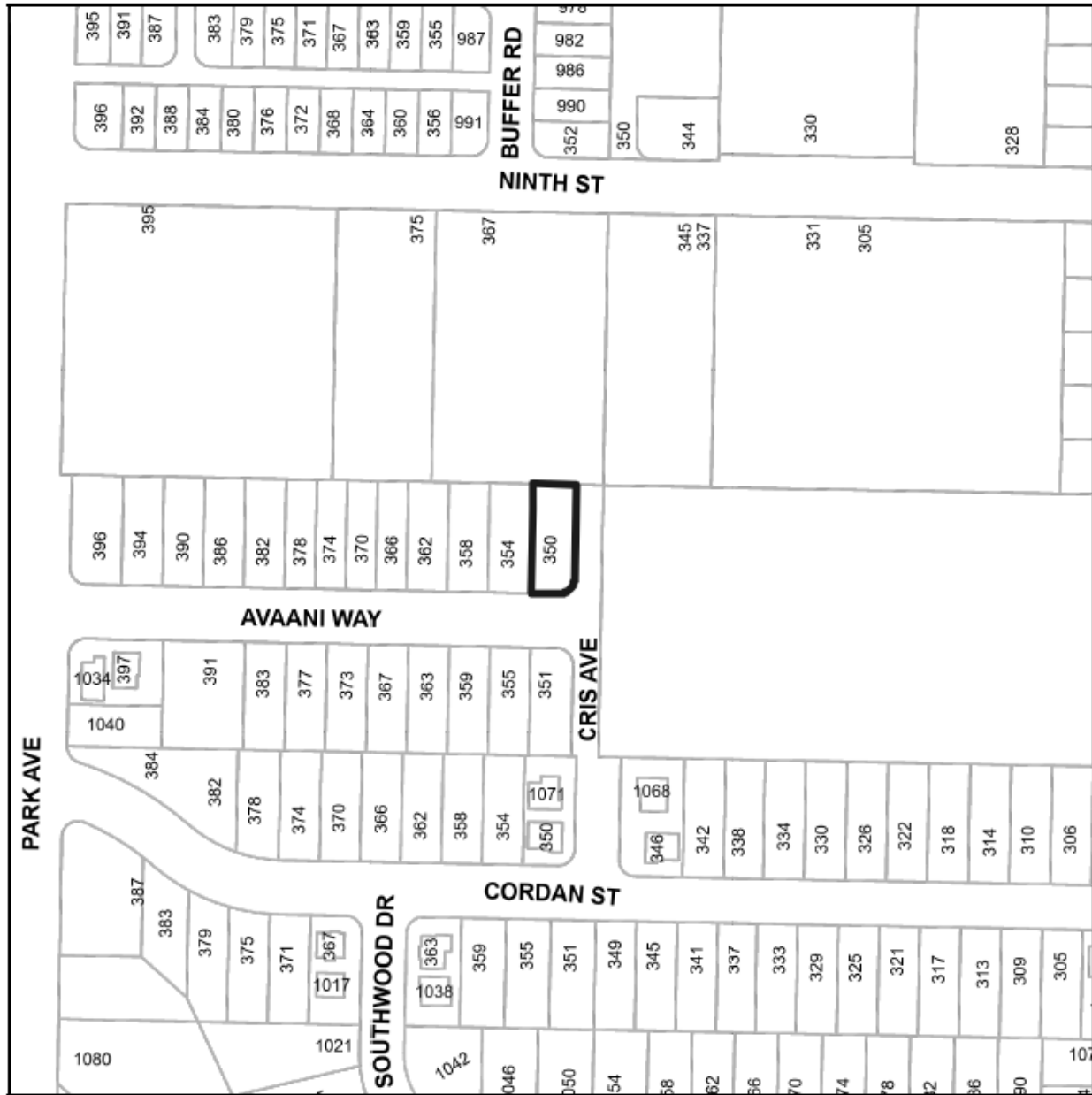


### LOCATION PLAN

PROPERTY TO BE  
REDESIGNATED  
FROM SUBURBAN  
NEIGHBOURHOOD  
TO PARKS & OPEN  
SPACES

CIVIC: 361 HOWARD AVENUE  
LEGAL: PARK DEDICATED BY PLAN EPP125538

### SCHEDULE J – MAP 15



### LOCATION PLAN

PROPERTY TO BE  
REDESIGNATED  
FROM SUBURBAN  
NEIGHBOURHOOD  
TO PARKS & OPEN  
SPACES

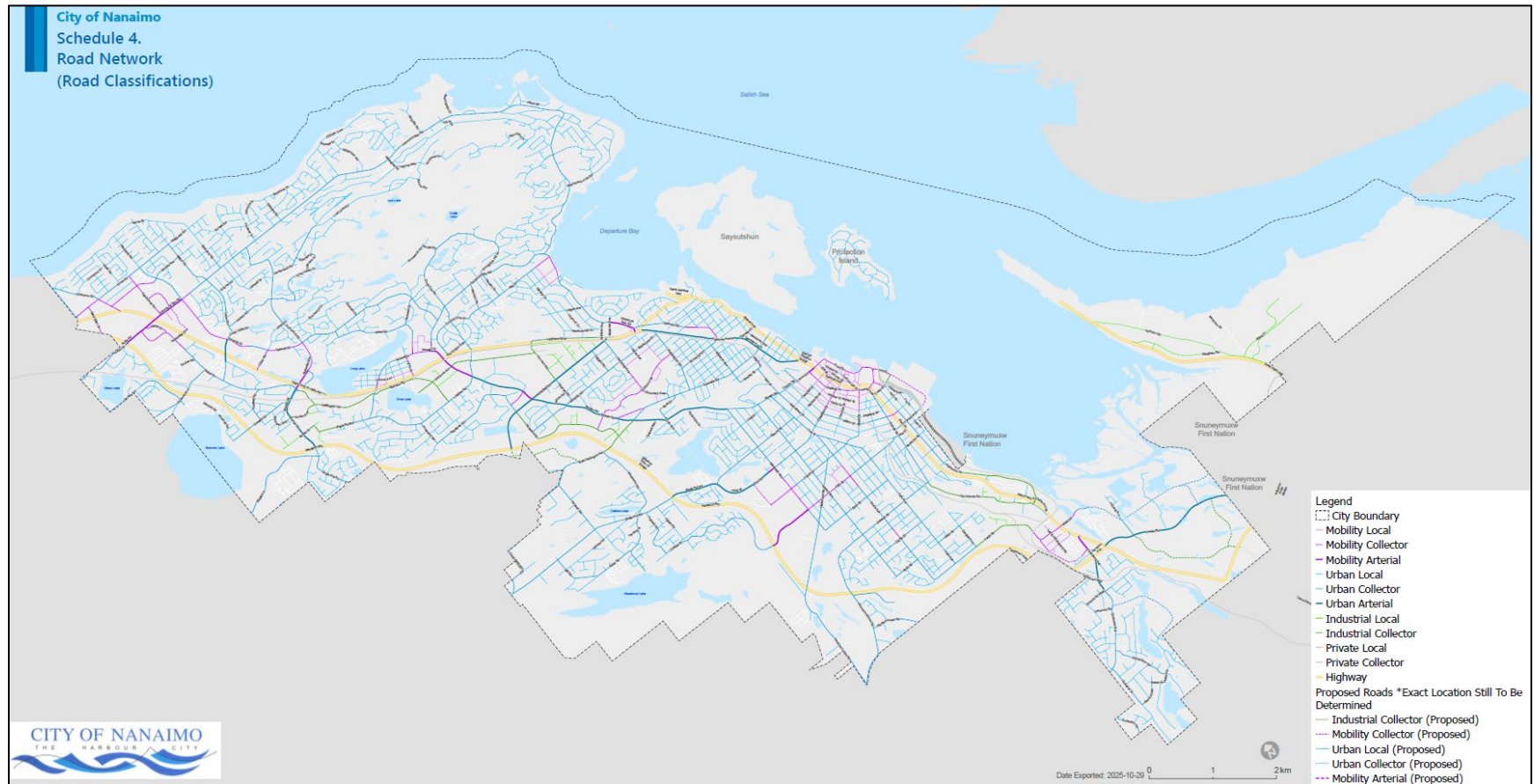
CIVIC: 350 AVAANI WAY  
LEGAL: PARK DEDICATED BY PLAN EPP127895



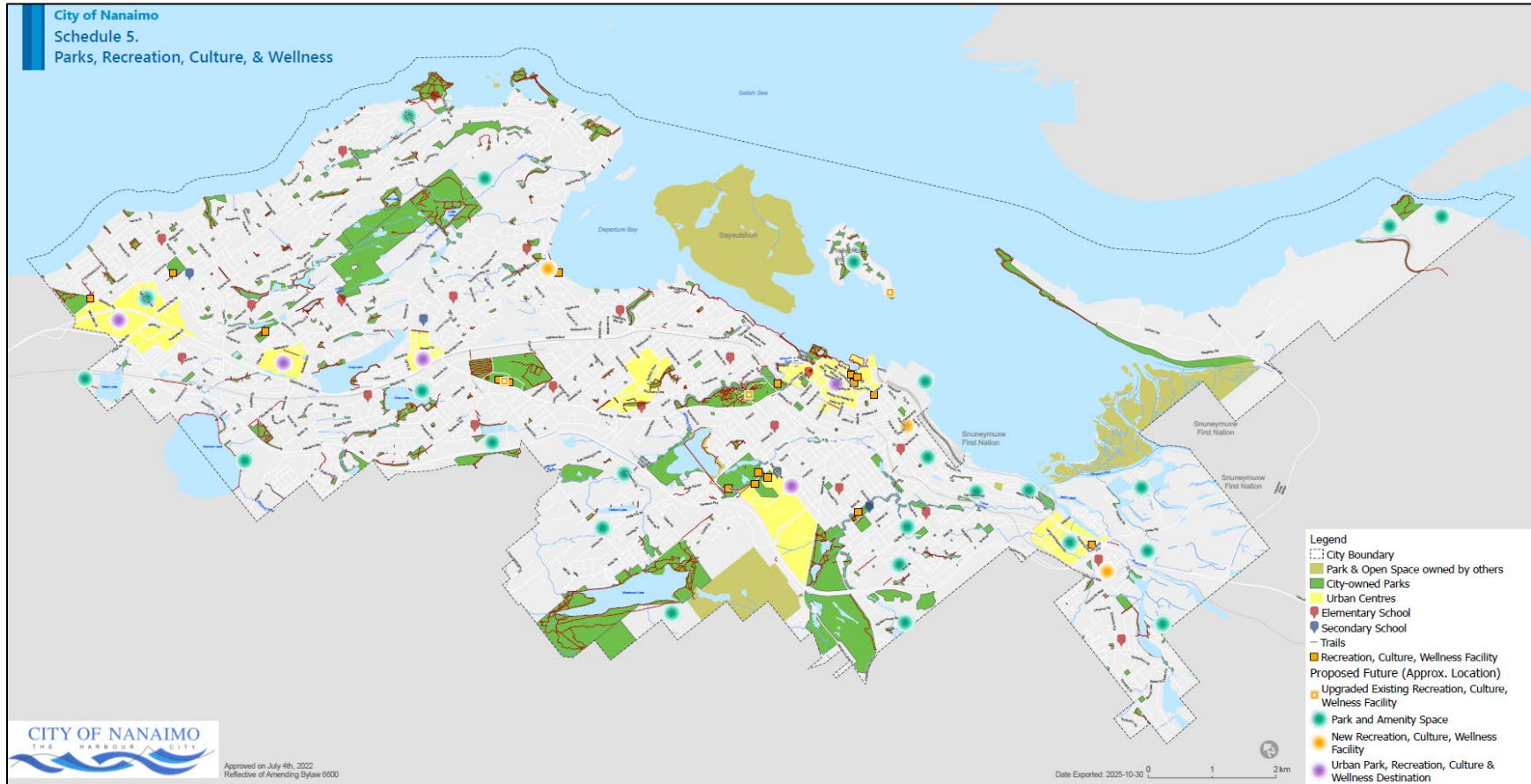
### SCHEDULE K



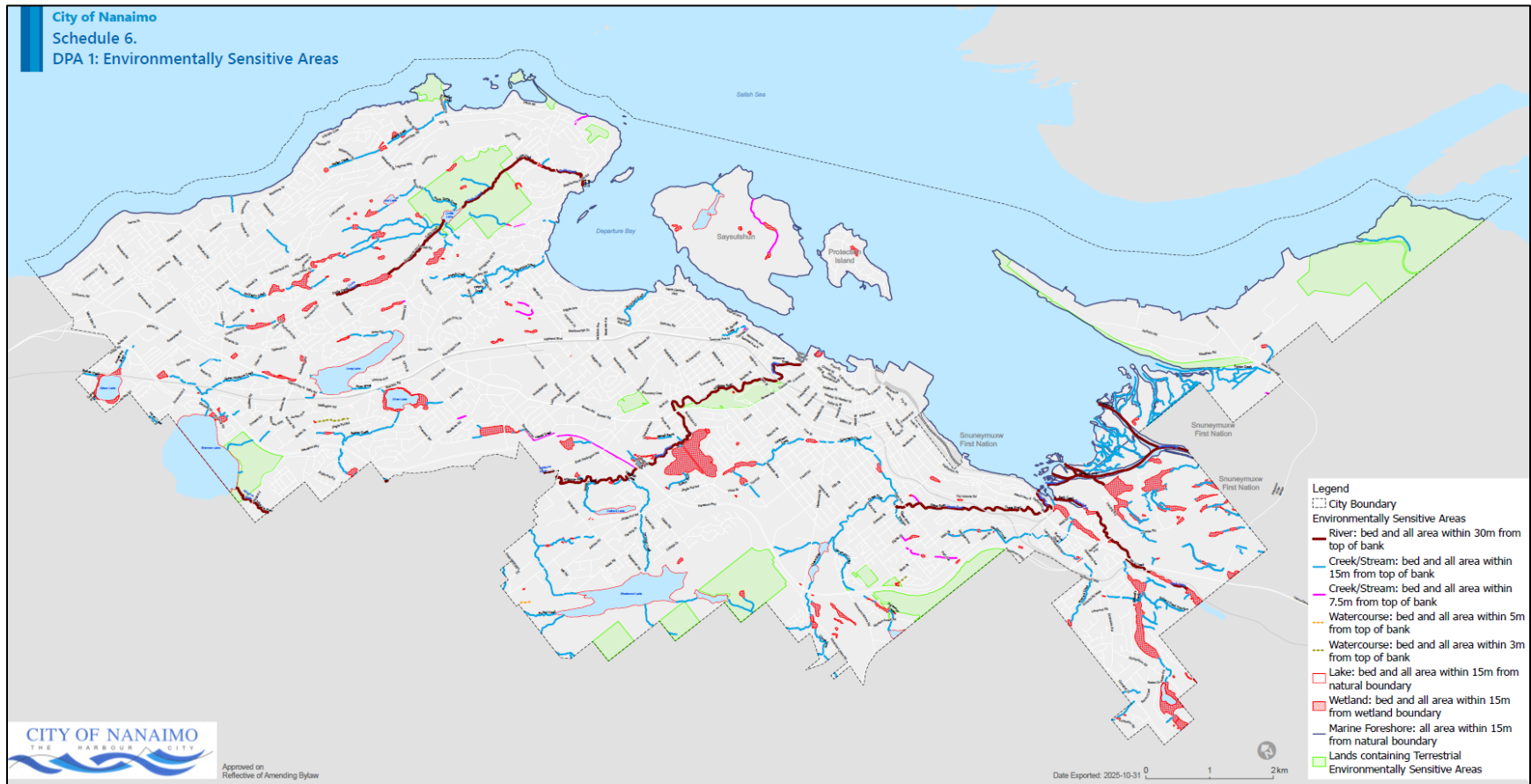
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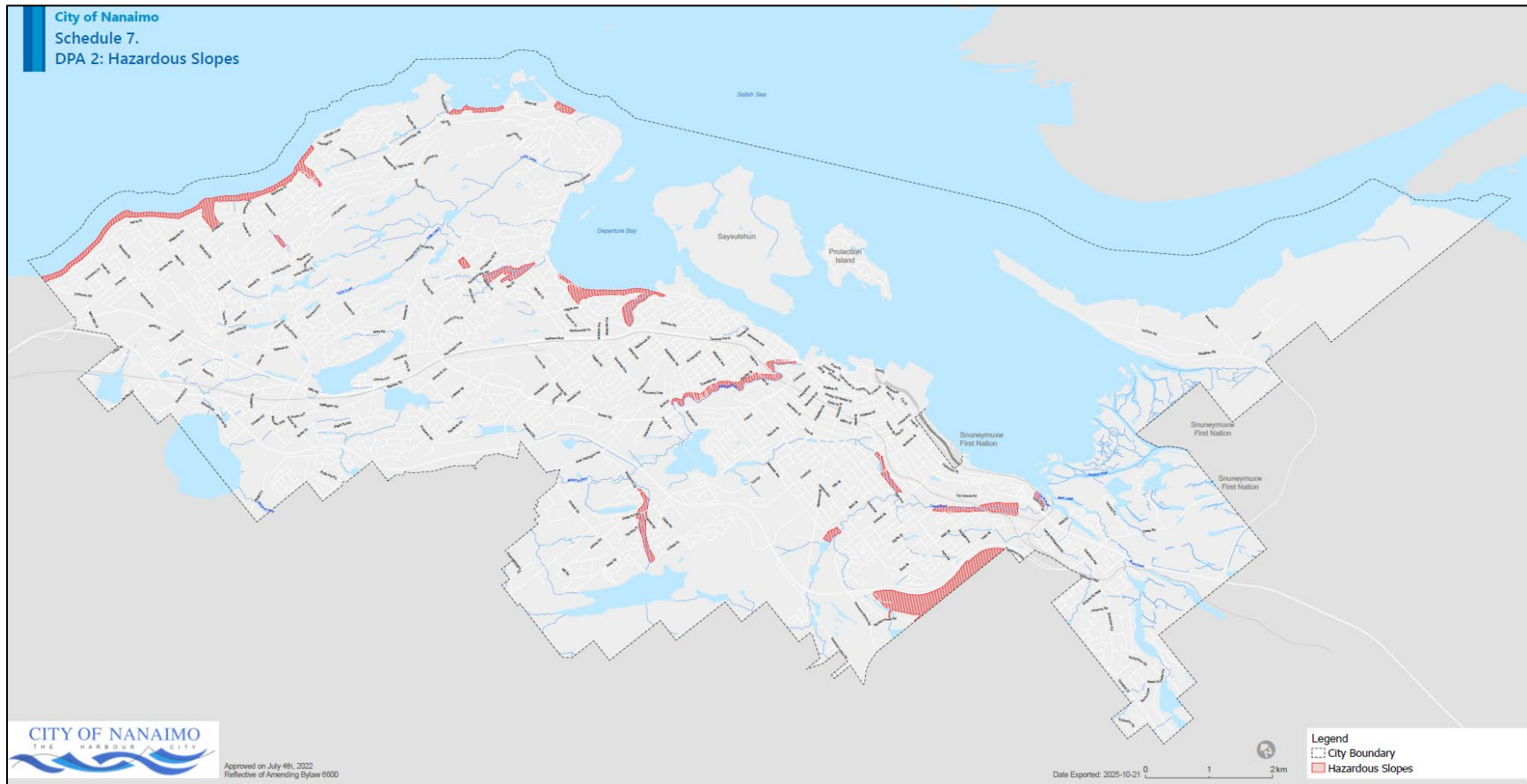
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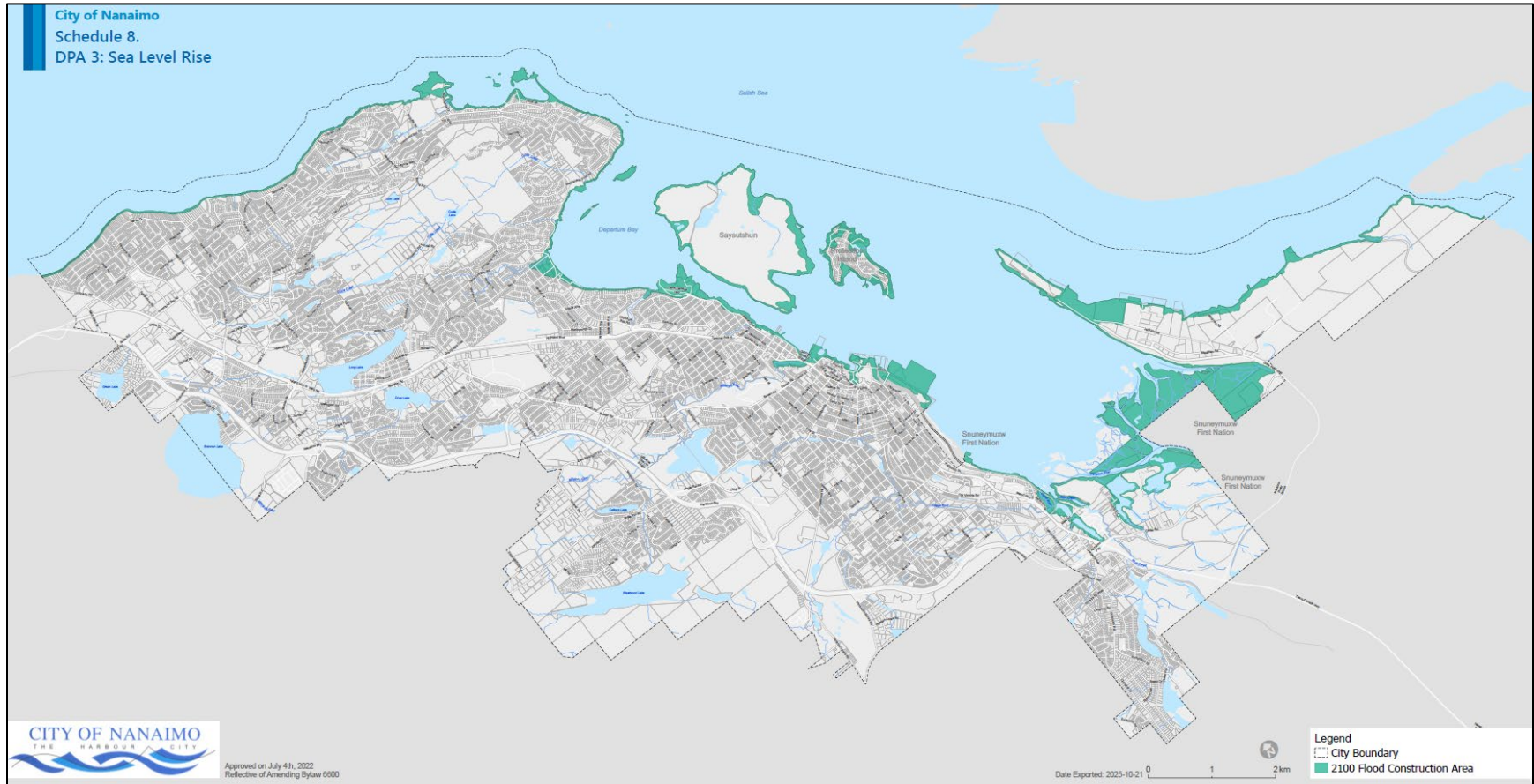
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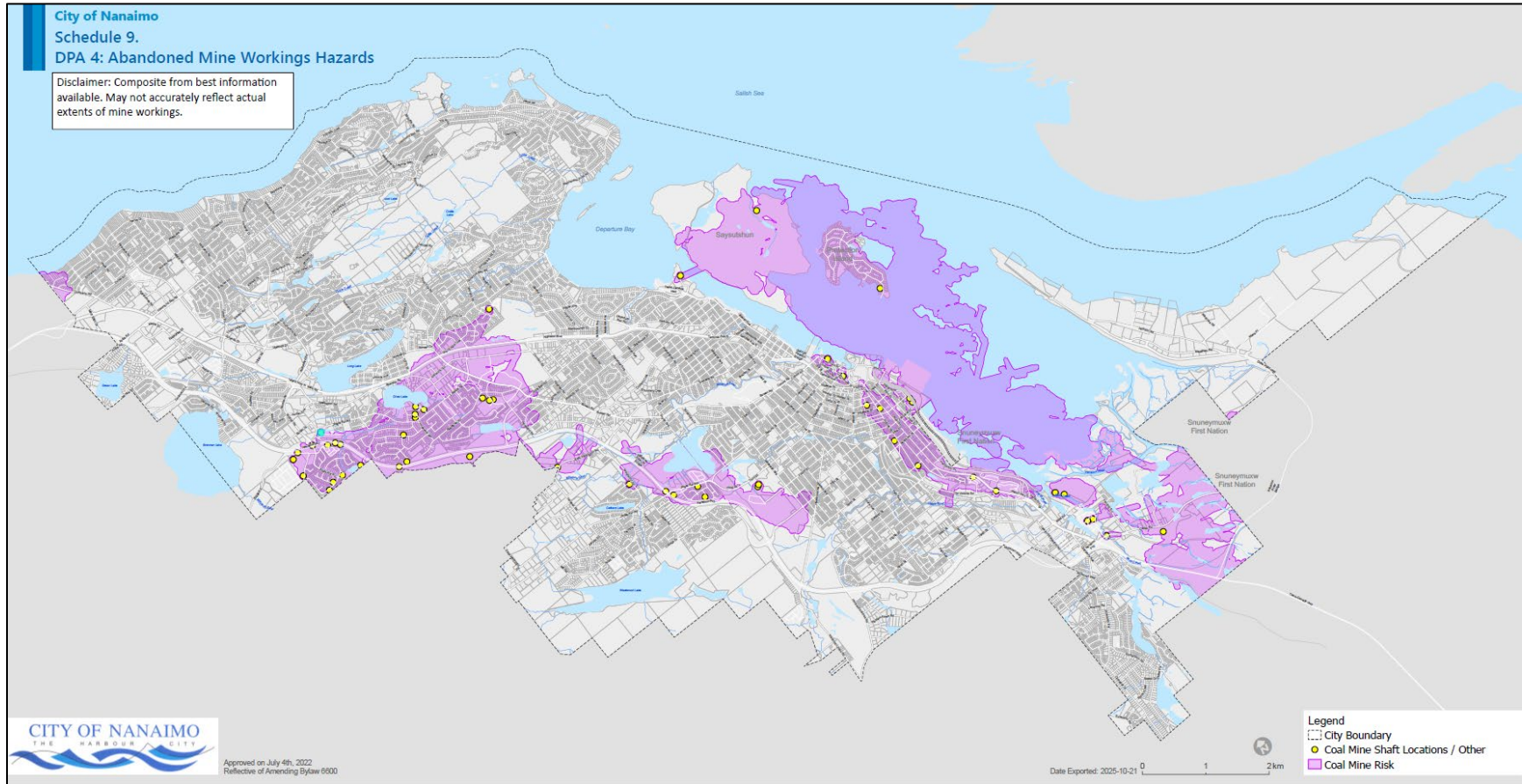
## SCHEDULE O



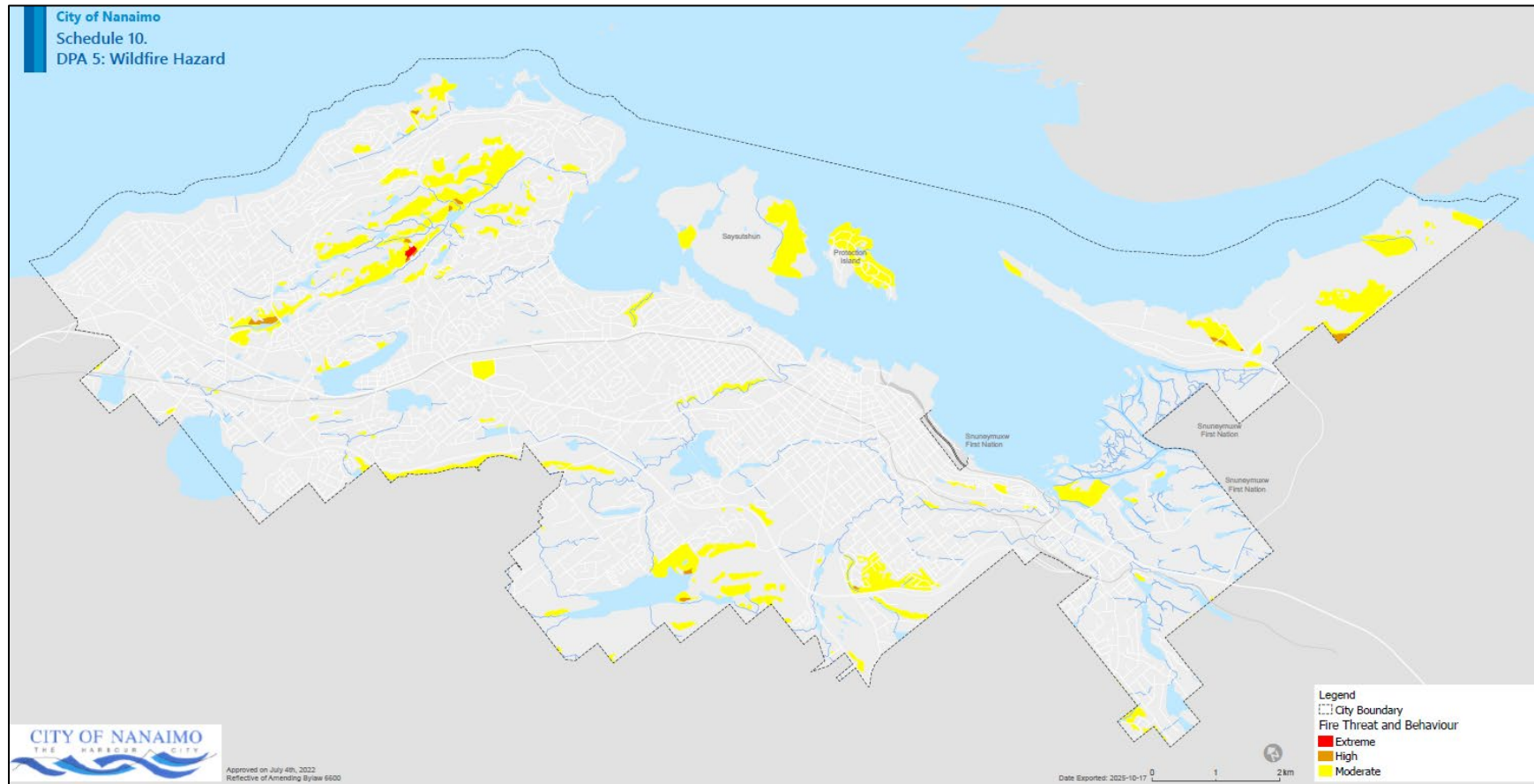
### SCHEDULE P



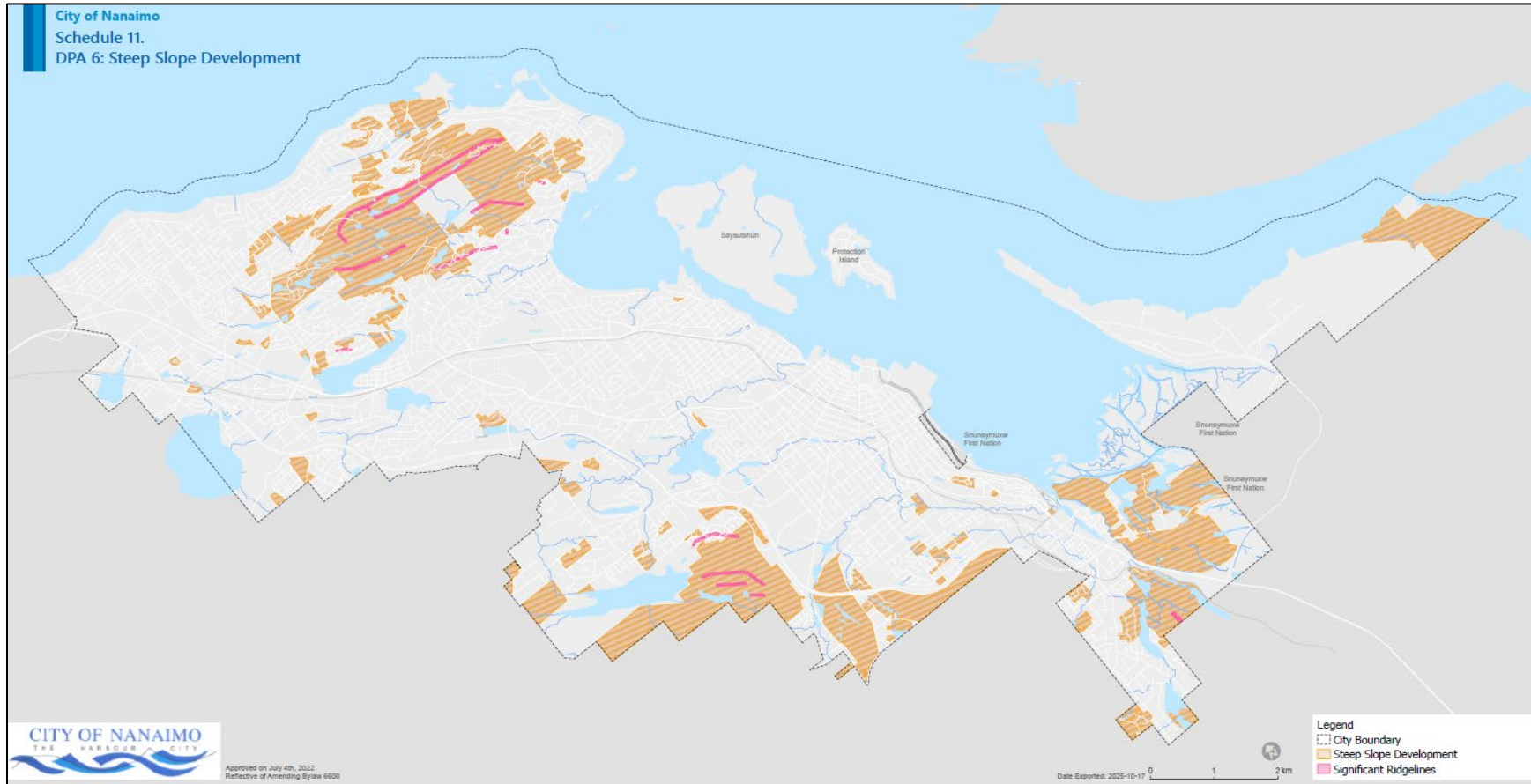
## SCHEDULE Q



## SCHEDULE R



### SCHEDULE S



## SCHEDULE T



## SCHEDULE U

