

DATE OF MEETING | November 17, 2025 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

SUBJECT GENERAL AMENDMENTS TO THE ZONING BYLAW

OVERVIEW

Purpose of Report

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

Recommendation

| That:

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

BACKGROUND

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

DISCUSSION

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

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

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

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

SUMMARY POINTS

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

ATTACHMENTS:

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

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development

ATTACHMENT A

Summary of Proposed Amendments

Text Amendments	
Location	Proposed Amendment
1681 Boundary Avenue; 1600 Dufferin Crescent	Add a site-specific Comprehensive Development zone (CD15) to allow the existing multi-family residential uses in accordance with with provisions previously permitted under Land Use Contract No. 1660.
398 Bruce Avenue	Add 'office' as a site-specific use to allow an existing office use as previously permitted under Land Use Contract No. 1806.

Schedule A – Zoning Map	
Map #	Proposed Amendment
1 & 2	Correct split zoning on Redmond Road, Dewar Road, Royal Sea View, and Royal Pacific Way created through previous rezoning and subdivision.
3	Correct split zoning at 4243 Corunna Avenue created through land accretion.
4	Correct split zoning on Tannis Way and Southland Way created through subdivision.
5, 6, 7, 11, 12, 13, & 14	Rezone various City-owned properties, acquired through subdivision and land acquisition, to parks zoning.
8	Rezone Five Acres Farm Community Park (933 Park Avenue) to parks zoning in accordance with the Park Avenue Concept Plan.
9 & 10	Correct split zoning on City-owned properties to align with actual use.
15	Rezone City-owned property at 396 Seventh Street to the CS3 zone to reflect its actual use as a pump station.
16 & 17	Rezone City-owned properties at 98 and 104 Twelfth Street to the CS1 zone. 98 Twelfth Street will be consolidated with the seniors' residence at 100 Eleventh Street, and 104 Twelfth Street will form part of the site for the future South Nanaimo community centre.
18	Rezone recently acquired City-owned properties and portion of road for future Loudon Park improvements.
19	Rezone 1681 Boundary Avenue and 1600 Dufferin Crescent to the new CD15 zone.

Schedule C – Watercourses and Marine Foreshore	
Location	Proposed Amendment
Sandstone	Add and revise mapping for numerous wetlands and watercourses identified through the Sandstone rezoning process.
1407-1437 Rose Ann Drive; 1302 Sherwood Drive	Remove portion of unnamed creek that is presently culverted and protected by a Statutory Right-of-Way.
3425-3575 Uplands Drive; 3301-3305 Emerald Drive	Add wetland and watercourse in rear portions of properties facing Uplands Drive.
3400 Barrington Road	Add small wetland identified through rezoning of parent parcel (3500 Rock City Road).
2301 Extension Road	Add watercourse identified through subdivision.
2310 Sparrow Lane; 2487-2495 Quill Drive; 2474 Rosstown Road	Realign and remove a portion of watercourse culverted through the subdivision of parent parcel (2498 Rosstown Road).
270 Neen Road	Add watercourse and wetland identified through subdivision.

ATTACHMENT B

Link to proposed 'Schedule C - Watercourses and Marine Foreshore':

https://www.nanaimo.ca/docs/default-document-library/attb_linktoproposedchedulec---watercourseandmarineforeshore_za1-51_rpt_c251117.pdf

ATTACHMENT C



Staff Report for Decision

File Number: ZA1-63

DATE OF MEETING | June 17, 2024 |

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING |

SUBJECT | LAND USE CONTRACTS REVIEW |

OVERVIEW

Purpose of Report

To provide an update to Council of Staff's review of existing Land Use Contracts in the City of Nanaimo in advance of the forthcoming provincial termination of Land Use Contracts on 2024-JUN-30, and to seek Council direction to bring forward a Zoning Bylaw amendment bylaw and associated administrative bylaw amendments.

Recommendation

That Council direct Staff to bring forward:

1. a Zoning Bylaw amendment to rezone 1681 Boundary Avenue and 1600 Dufferin Crescent to align zoning with the existing multiple family dwelling use, and 398 Bruce Avenue to align zoning with the existing office use; and,
2. any associated administrative bylaw amendments following the termination of Land Use Contracts on 2024-JUN-30.

BACKGROUND

Land Use Contracts (LUCs) were permitted in the Province of British Columbia between 1971 and 1978 as contractual agreements between local governments and landowners for site-specific developments that did not conform to zoning bylaws. The intent was to allow more flexibility than traditional zoning. In 2014, the *Local Government Act* was amended to terminate all LUCs on 2024-JUN-30. Once terminated, provisions under the City of Nanaimo Zoning Bylaw 2011 No. 4500 (the "Zoning Bylaw") will apply to the land.

On 2014-DEC-08, Staff brought forward a report to Council advising of changes to the *Local Government Act* regarding the termination of LUCs. As outlined in the legislation, local governments were required to notify property owners of early termination of LUCs where underlying zoning was not in place as of 2022-JUN-30. As zoning is in place for all properties subject to LUCs, notification was not required. In 2022, Staff initiated a review of LUCs within the City of Nanaimo determined there are 14 active LUCs and one LUC which is in the process of being discharged (LUC1844, 500 Comox Street) which apply to 982 properties as shown on Attachment A. Staff reviewed the implications of terminating the LUCs to identify permitted uses, reviewed business licences to identify uses currently occurring on each property, and business licence records. It was determined that uses occurring on the vast majority of properties subject to a LUC are consistent with the Zoning Bylaw and are not impacted. A limited number of properties contain uses that will become non-conforming after 2024-JUN-30 as shown in the following table. Non-conforming uses in relation to terminated LUCS may continue in accordance with Section 533 of the *Local Government Act*.

LUC	Civic Address	City Plan Future Land Use Designation	Zone	Existing Uses Not Permitted in Zoning
1660	1681 Boundary Avenue & 1600 Dufferin Crescent	Secondary Urban Centre	R1	Multiple Family Dwelling
1708	Long Lake Heights (east of Rutherford Road)	Suburban Neighbourhood Park & Open Spaces Neighbourhood	R1 / R4 / R8 / R10 / CS1 / PRC1 / PRC2	Duplexes not currently permitted, however, to be addressed by proposed "Zoning Bylaw Amendment Bylaw 2024 No. 4500.223"
1806	398 Bruce Avenue	Neighbourhood	CC1	Office
1833	Boban Industrial Park Boban Drive / Mostar Road / Jordan Avenue	Light Industrial	I2	Recreational Facility use; propane storage (over 23,000 litres)
1844	500 Comox Street	Primary Urban Centre	DT12	RA475 (LUC Discharge Bylaw in Progress)

Staff have provided an analysis below for Council's information and consideration of next steps.

DISCUSSION

LUC1708 – Non-Conforming Duplex Use

LUC1708, which encompasses approximately 544 parcels north of Long Lake and east of Rutherford Road ("Long Lake Heights"), permits "1 and 2 family residential use" (duplexes) – a use not permitted under the current Single Dwelling Residential (R1) zone. At its meeting of 2024-MAY-27, Council considered the first three readings of proposed Zoning Bylaw Amendment 4500.223 to implement the Increasing Housing Options initiatives and Provincial Small-Scale Multi-Unit Housing (SSMUH) legislation. If adopted, (anticipated prior to the termination of LUCs on 2024-JUN-30), the proposed bylaw would rezone the properties north of Long Lake, subject to LUC1708, from R1 to R5 (Three and Four Unit Residential) which would make the duplex use consistent with the proposed R5 zone.

LUC1660 – Non-Conforming Multiple Family Dwelling Use

LUC1660, applicable to 1681 Boundary Avenue and 1600 Dufferin Crescent, permitted "multi-family dwellings or apartments". The subject properties each encompass a low-rise apartment, surface parking, and landscaping. The subject properties are currently zoned R1 in the Zoning Bylaw which does not permit multiple family dwellings, and as such, the use would become non-conforming following the termination of LUCs on 2024-JUN-30. Staff recommend addressing the non-conforming multiple family dwelling use by introducing a Comprehensive Development (CD) zone based on the permitted use, density, siting, and size as permitted by the LUC. The proposed CD zone would allow for the development potential secured in 1976 to remain in place and aligns with the Secondary Urban Centre future land use designation in City Plan. This ensures the current development and multiple family dwelling use remains consistent with the LUC in the current Zoning Bylaw as no redevelopment of the subject properties is proposed at this time.

LUC1806 – Non-Conforming Office Use

LUC1806, applicable to 398 Bruce Avenue, permitted “retail stores and offices”. The subject property currently includes an office use. The subject property is currently zoned CC1 in the Zoning Bylaw which permits “office” only as a site-specific use (which does not include 398 Bruce Avenue). As such, the use would become non-conforming following the termination of LUCs on 2024-JUN-30. Staff recommend addressing the non-conforming office use by introducing a zoning bylaw amendment to allow office use. This aligns with the Neighbourhood future land use designation in City Plan which supports “local-serving commercial”.

LUC1833 – Non-Conforming Industrial Uses

Staff have identified several uses which will be deemed non-conforming and are not proposed to be addressed at this time as the uses are not consistent with City Plan policies. Following the termination of LUCs on 2024-JUN-30, uses (or siting, size, or dimensions of a building and other structures) deemed non-conforming will be allowed to continue with limitations in accordance with Division 14 (Part 14 of the *Local Government Act*). Should a non-conforming use be discontinued for a period of six months, any subsequent use becomes subject to the Zoning Bylaw.

Consequential and Related Bylaw Amendments

A number of existing administrative bylaws include references to the LUCs. To date, Staff have identified that the following bylaws will need to be repealed or amended after 2024-JUN-30:

- Repeal “Land Use Contract Procedure Bylaw 1971 No. 1466”;
- Repeal all Land Use Contract Authorization Bylaws (1972 to 1977) and Land Use Contract Authorization Amendment Bylaws (1983 to 1984);
- Amend “Fees and Charges Bylaw 2021 No. 7336” (Schedule A, Current Planning Section Fees);
- Amend “Sign Bylaw 1987 No. 2850” (Section 5.1); and,
- Amend “Building Bylaw 2016 No. 7224” (Section 25.2).
- Abandon “Land Use Contract Discharge Bylaw 2022 No. 7355”

Following the termination of LUCs on 2024-JUN-30, Staff will include the above noted bylaw repeal or amendment actions in their work plan.

NEXT STEPS

Pending Council direction, Staff propose to bring forward a zoning bylaw amendment to address the multiple family dwelling use at 1681 Boundary Avenue and 1600 Dufferin Crescent (LUC1660) and the office use at 398 Bruce Avenue which will become non-conforming after 2024-JUN-30. It is anticipated the amending bylaw will be brought forward to Council in July 2024.

At this time, Staff are not recommending amendments to allow the existing non-conforming uses within LUC 1833, as these uses are not consistent with City Plan policies. Staff will be following up with property owners to advise of the LUC terminations and the allowances in the underlying zoning, as well as the provisions in the *Local Government Act* for continuation of non-conforming uses.

OPTIONS

1. That Council direct Staff to bring forward:
 1. a Zoning Bylaw amendment to rezone 1681 Boundary Avenue and 1600 Dufferin Crescent to align zoning with the existing multiple family dwelling use, and 398 Bruce Avenue to align zoning with the existing office use; and,
 2. any associated administrative bylaw amendments following the termination of Land Use Contracts on 2024-JUN-30.
 - Advantages of this option: The draft zoning bylaw amendment would align zoning with the existing use of the property as supported by City Plan policies and administrative bylaw amendments will be brought forward to address the termination of LUCs.
 - Disadvantages of this option: None identified.
 - Financial implications: None identified.
2. That Council provide alternative direction. |

SUMMARY POINTS

- Staff have completed a review of existing Land Use Contracts (LUCs) within the City of Nanaimo.
- Staff have determined majority of properties have uses consistent with the underlying zoning with some uses that will become non-conforming upon the termination of LUCs on 2024-JUN-30.
- Staff recommend addressing the non-conforming multiple family dwelling use at 1681 Boundary Avenue and 1600 Dufferin Crescent as well as the non-conforming office use at 398 Bruce Avenue through a zoning bylaw amendment to be addressed at an upcoming Council meeting.

ATTACHMENTS:

ATTACHMENT A: Land Use Contract Map |

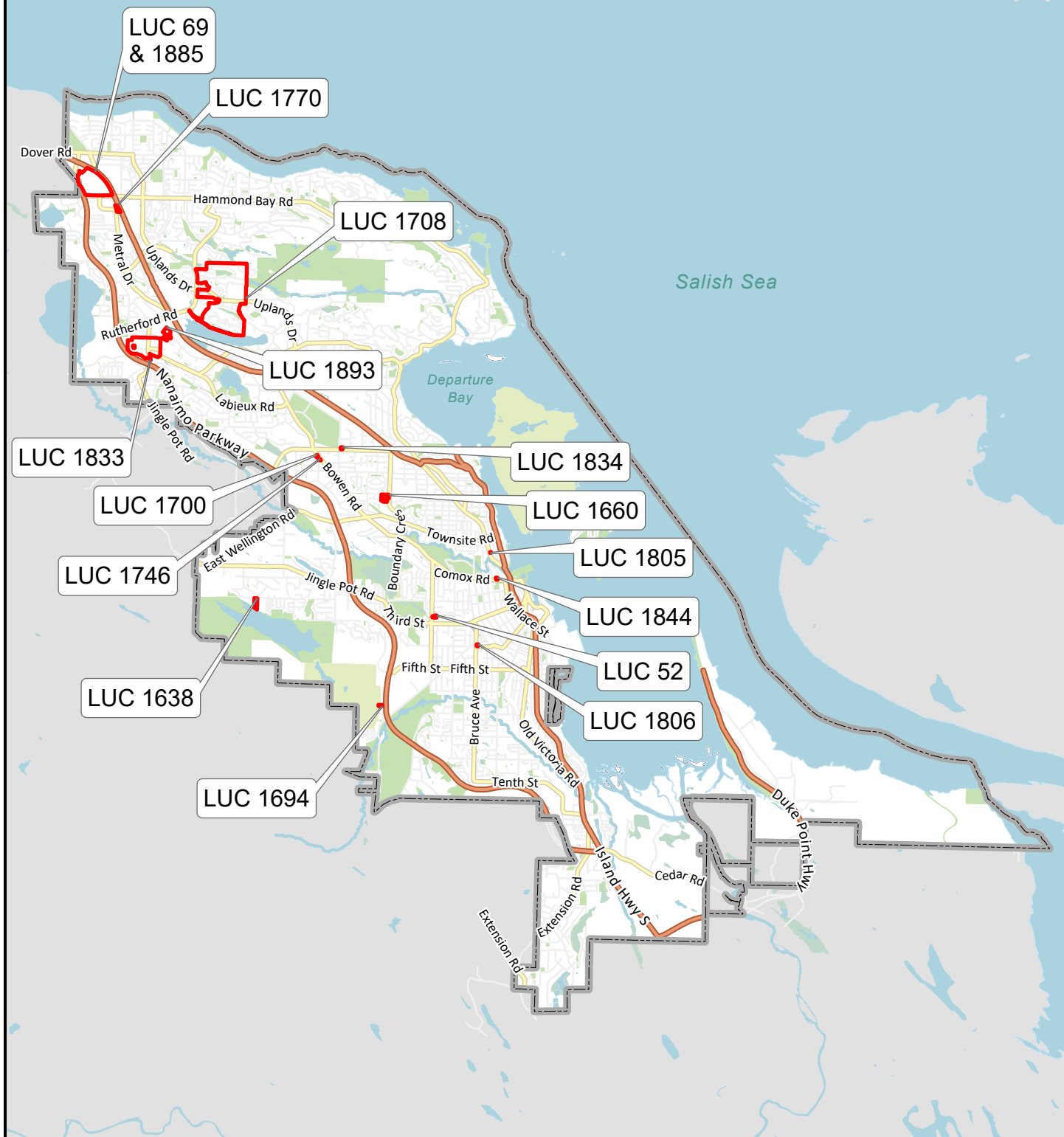
Submitted by:

Lainya Rowett
Manager, Current Planning |

Concurrence by:


Jeremy Holm
Director, Planning & Development |

ATTACHMENT A LAND USE CONTRACT MAP



City of Nanaimo
Land Use Contracts

Legend

 Land Use Contracts

Published: May 17, 2024



1:105,000



GIS

gis.support@nanaimo.ca

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



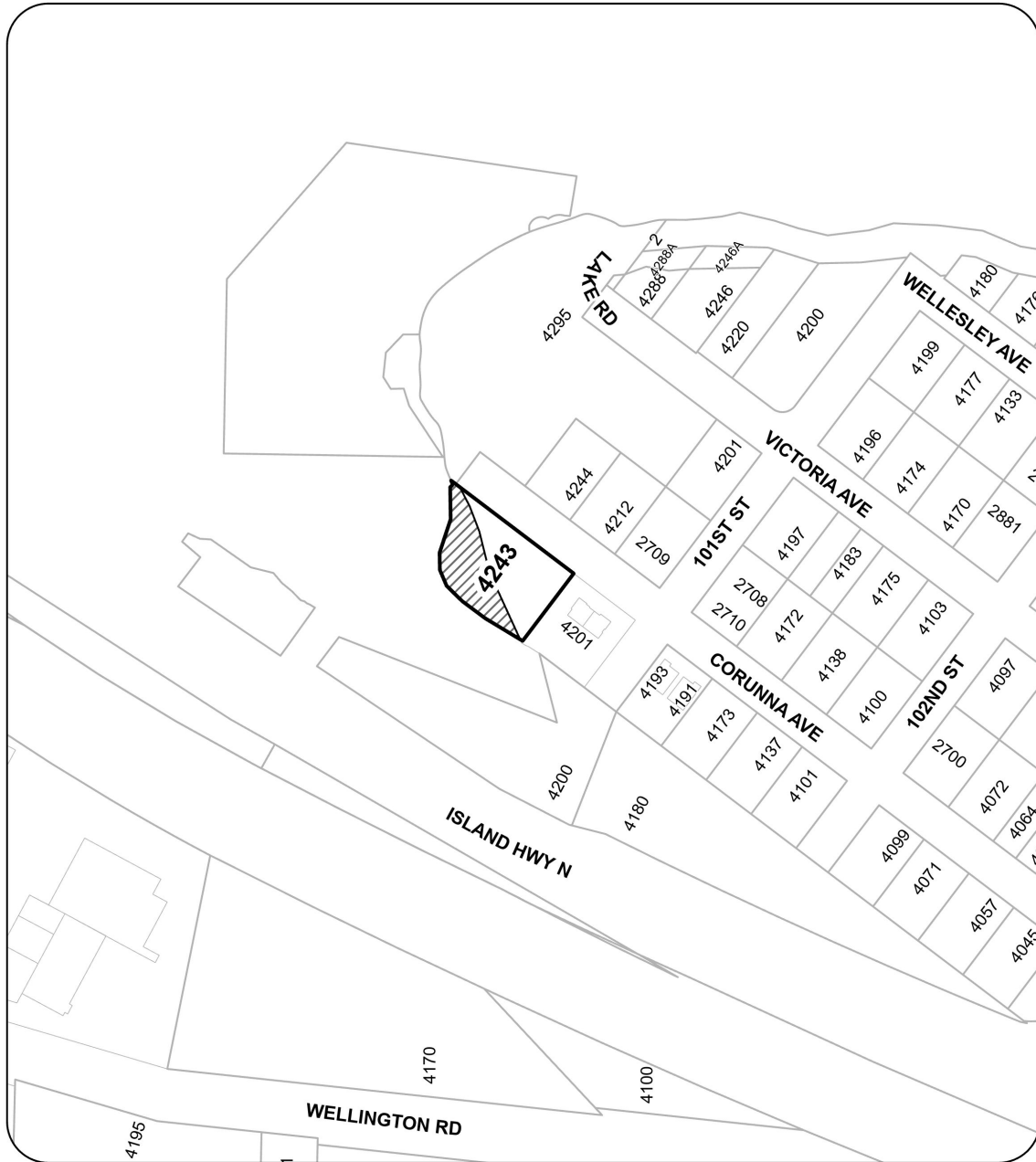
LOCATION PLAN





-  SUBJECT PROPERTY
-  PORTION OF PROPERTY AND ROAD TO BE REZONED

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

MAP 3

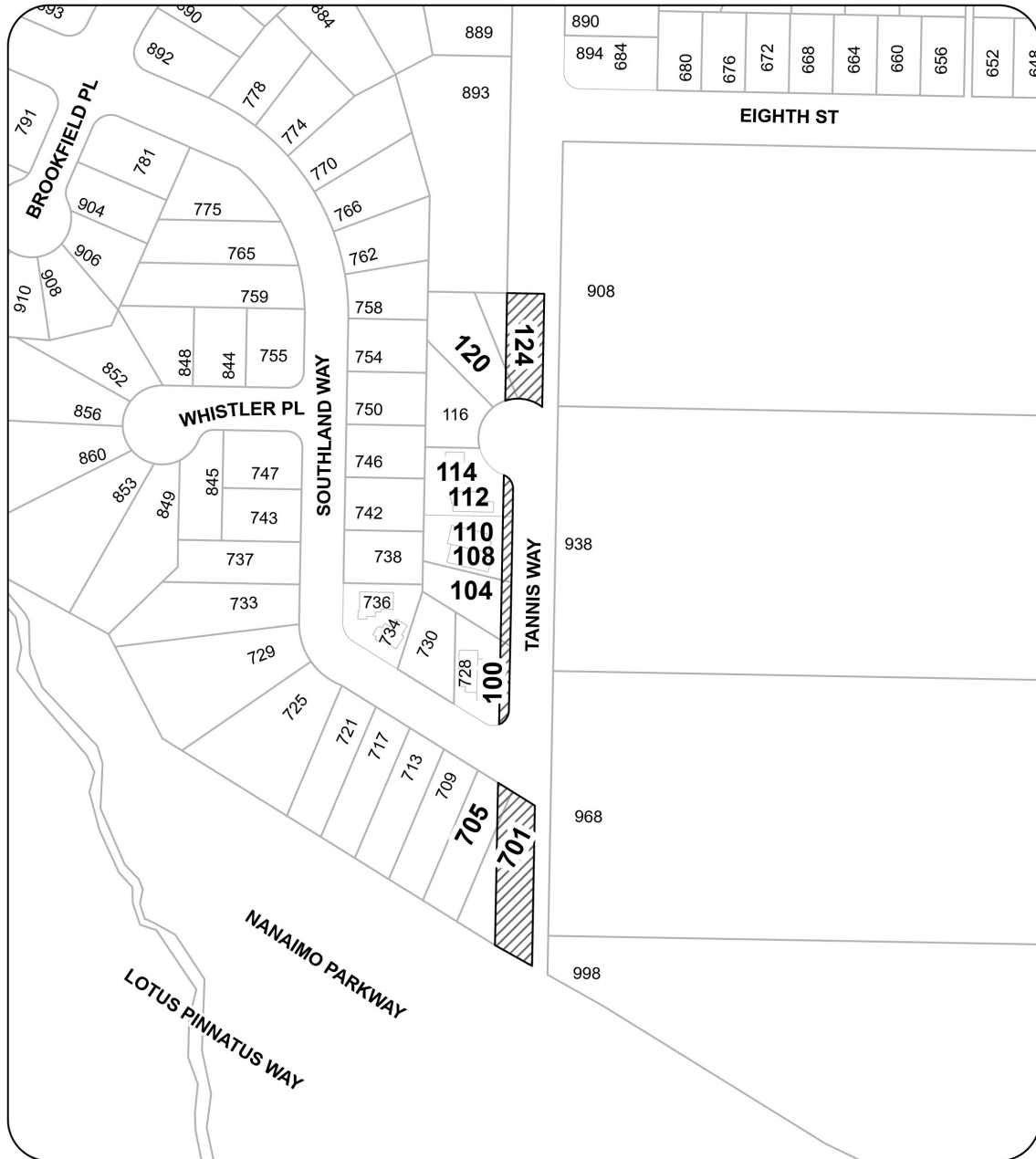


-  SUBJECT PROPERTY
-  PORTION OF PROPERTY TO BE REZONED

LOCATION PLAN

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

MAP 4

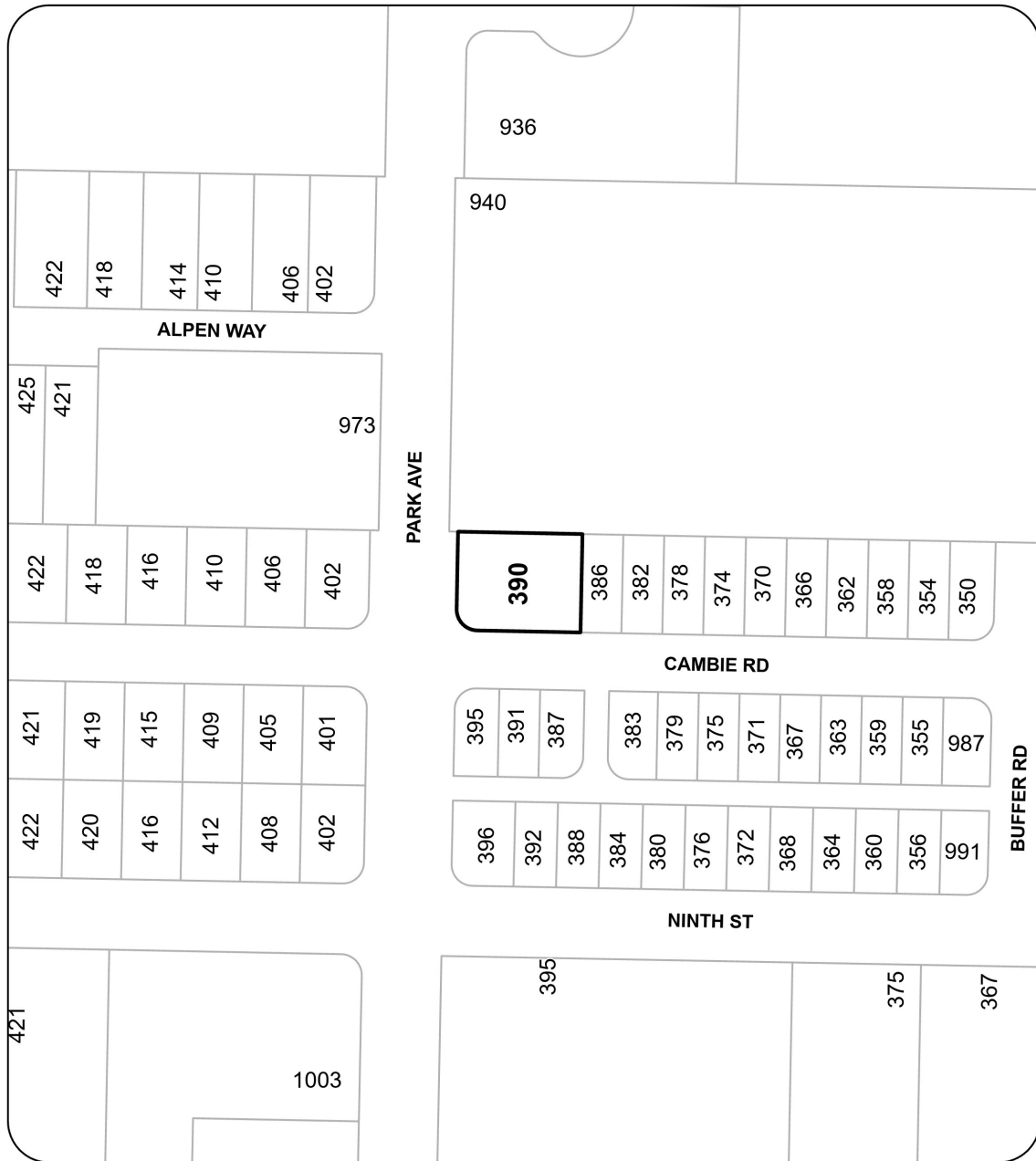


- SUBJECT PROPERTIES
- PORTION OF PROPERTIES TO BE REZONED

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 7



 SUBJECT PROPERTY

LOCATION PLAN

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

MAP 8

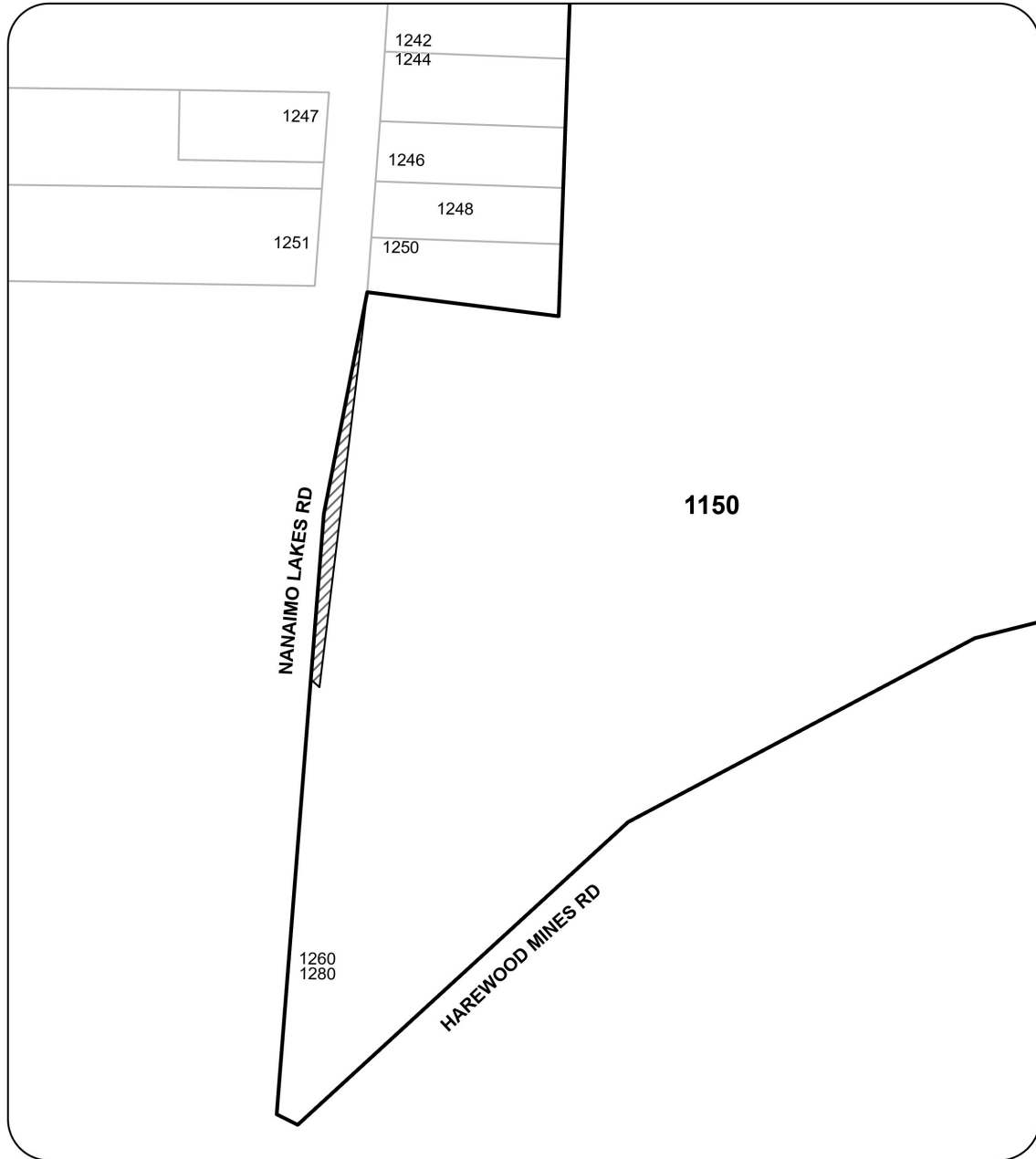


 SUBJECT PROPERTY

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



LOCATION PLAN

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

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

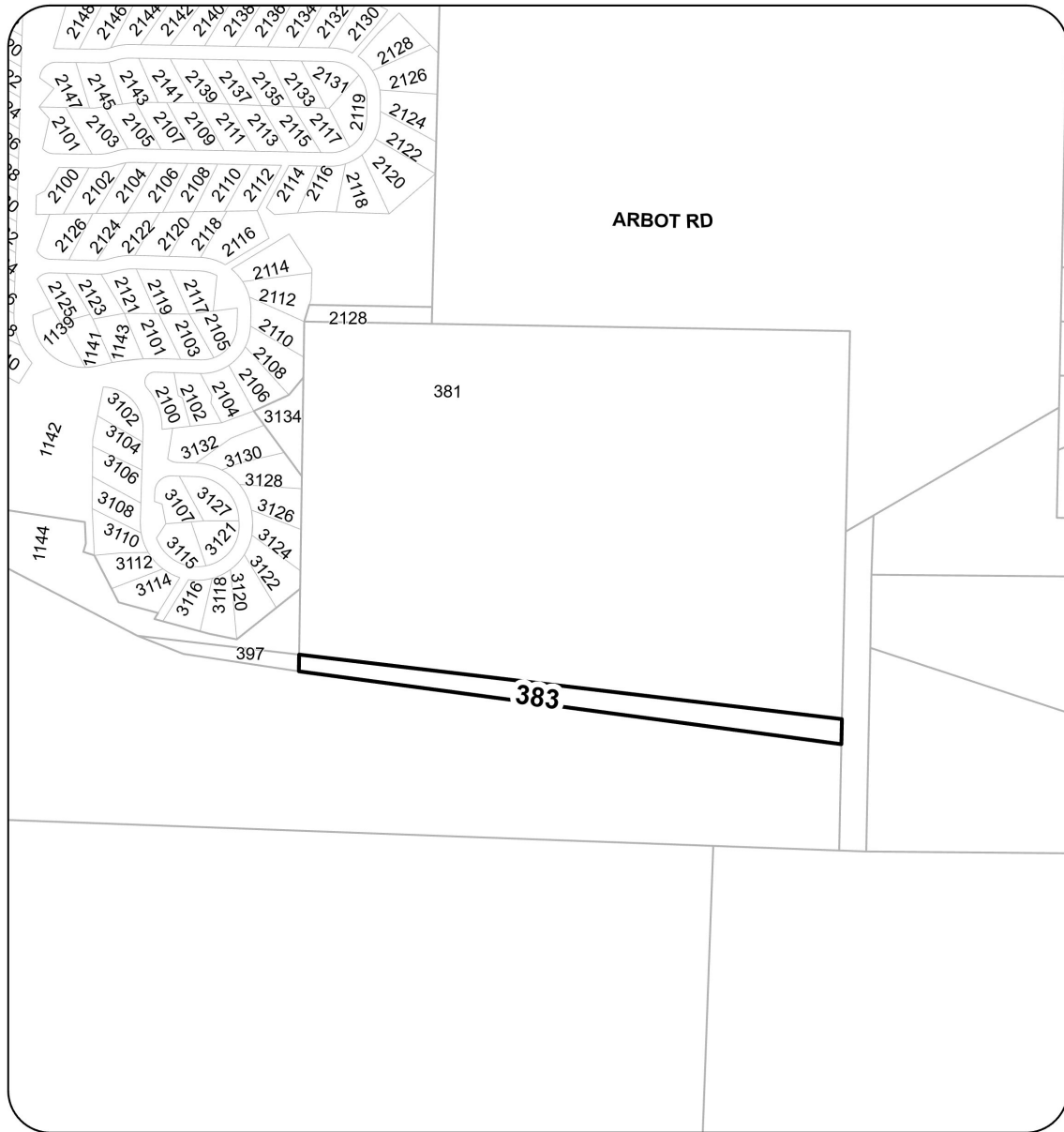


 SUBJECT PROPERTY

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

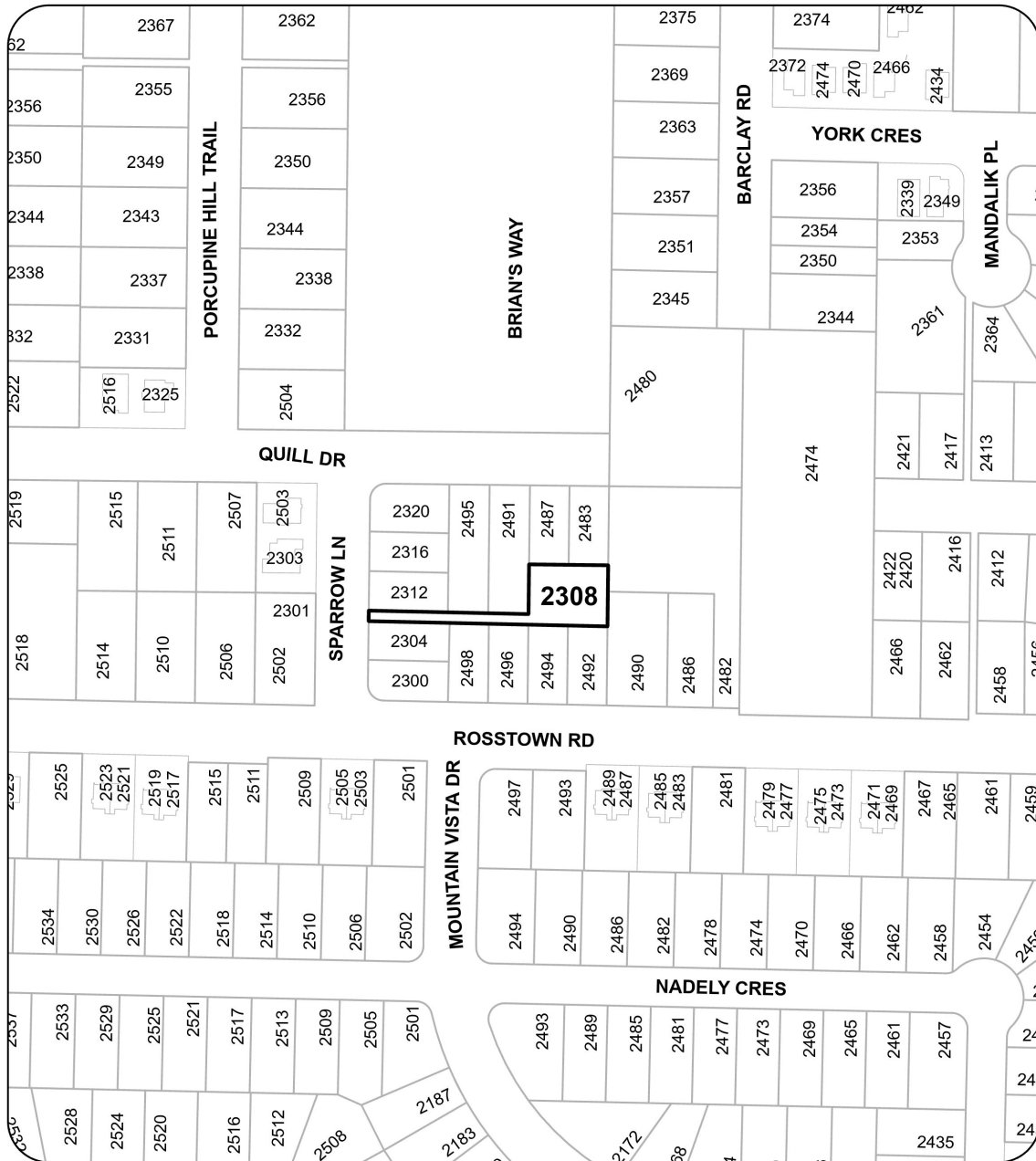


 SUBJECT PROPERTY

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 14



 SUBJECT PROPERTY

LOCATION PLAN

CIVIC: 1445 COLLEGE DRIVE
LEGAL: PARK DEDICATED BY PLAN EPP137217

MAP 15



 SUBJECT PROPERTY

LOCATION PLAN

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

MAP 16

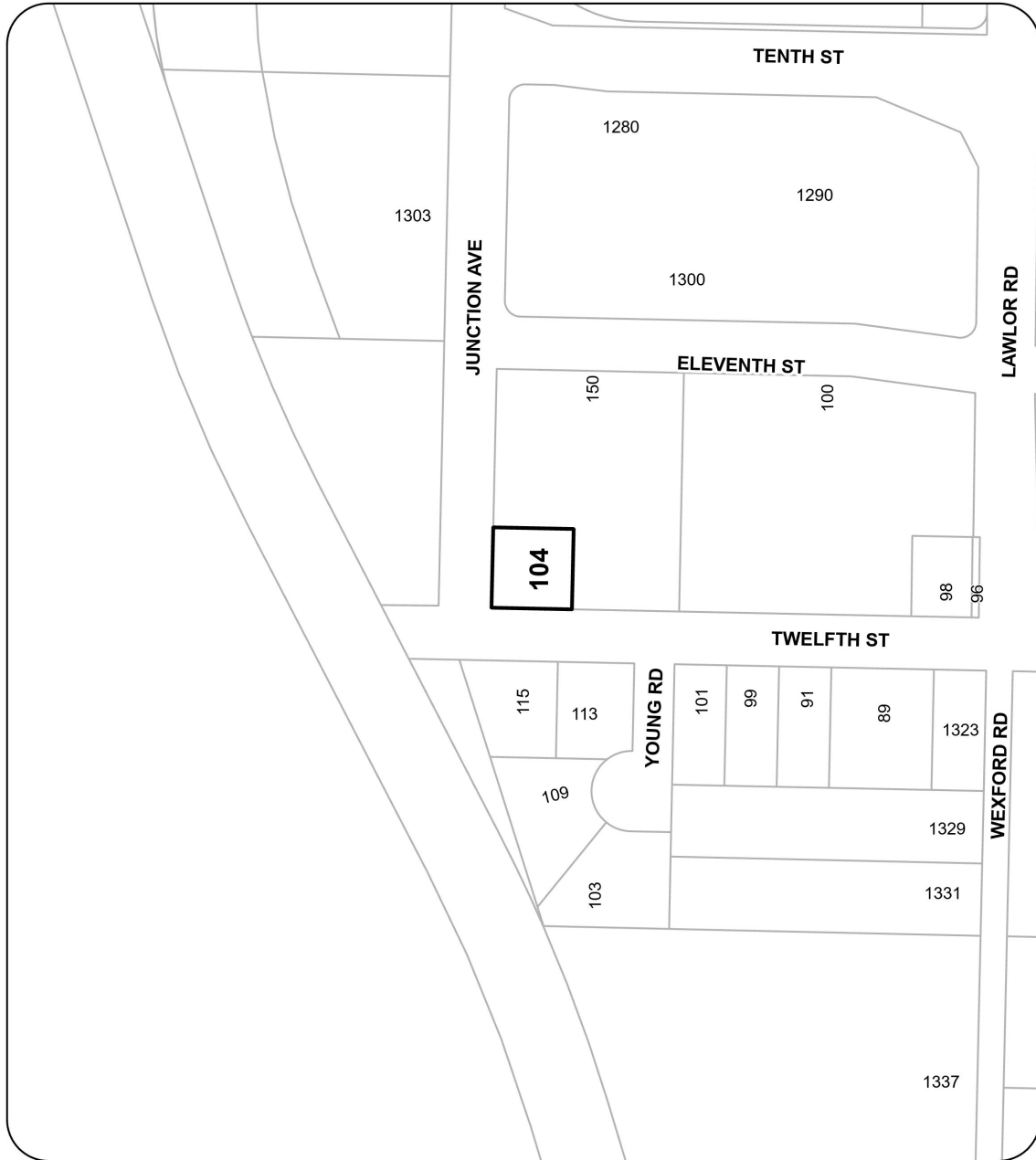


 SUBJECT PROPERTY

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

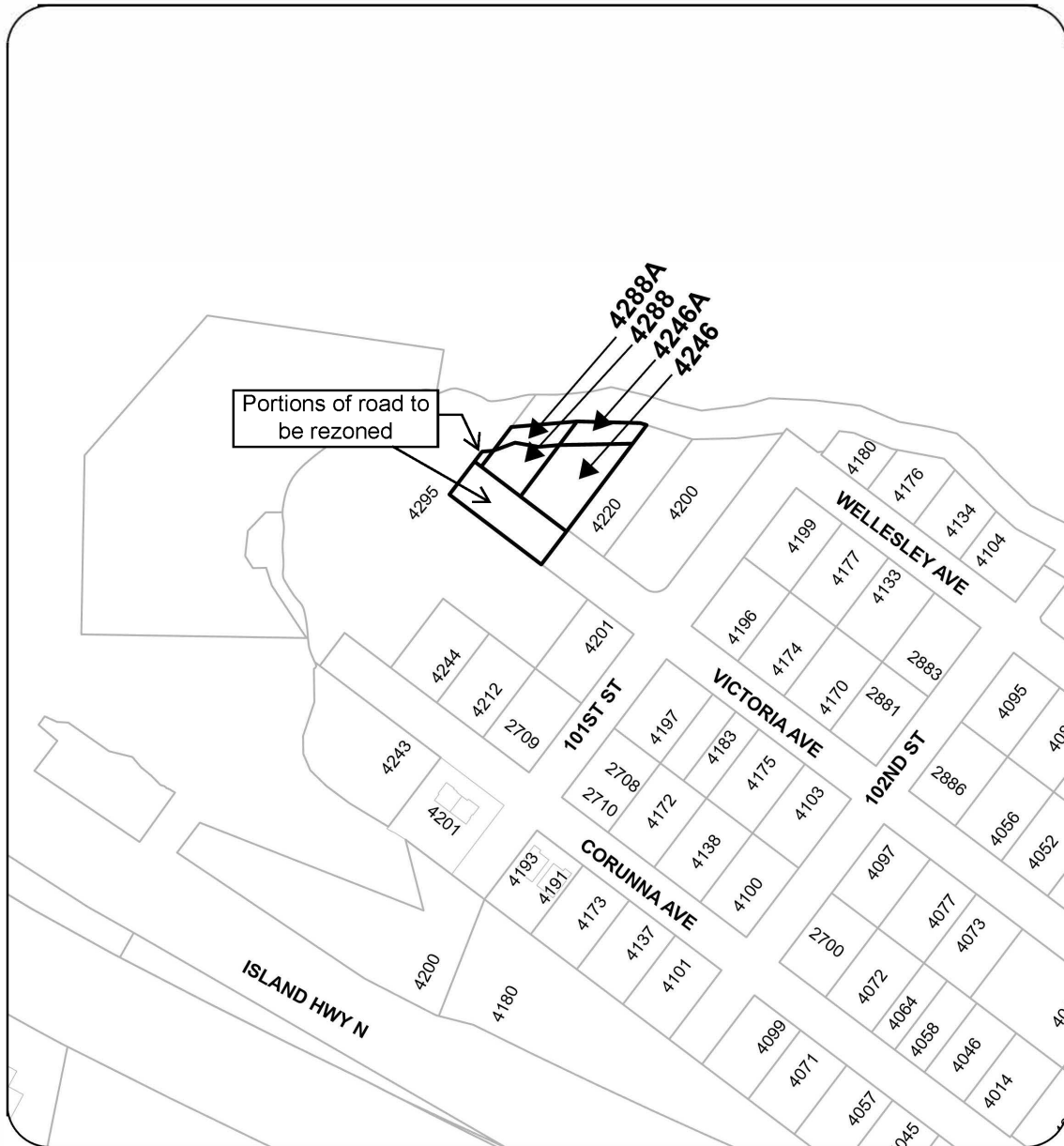


 SUBJECT PROPERTY

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

