



NOTICE OF FIRST READING – GENERAL AMENDMENTS TO THE ZONING BYLAW

NOTICE is hereby given pursuant to Sections 464(2) and 467 of the *Local Government Act* that a public hearing will not be held for proposed Zoning Amendment Bylaw 4500.219. City of Nanaimo Council, at its regular meeting on January 15th, 2024, decided not to hold a public hearing as this bylaw is consistent with the Official Community Plan. Council will consider first reading of the bylaw on Monday, February 5th, 2024, in the Shaw Auditorium at the Vancouver Island Conference Centre at 80 Commercial Street, Nanaimo, BC.

BYLAW NO. 4500.219

This bylaw, if adopted, will result in 52 text amendments and 25 mapping amendments to the Zoning Bylaw. The proposed text amendments include changes to provide consistency and clarifications, correct errors, and better align with emerging best practices. The text amendments include an increase to the maximum permitted Floor Area Ratio (density) from 2.3 to 6.0 for the property at 6 Commercial Street. The text amendments, if adopted, will revise Part 3 – Establishment of Zones, Part 5 – Definitions, Part 6 – General Regulations, Part 7 – Residential, Part 8 – Agricultural Rural Residential, Part 9 – Corridor, Part 10 – Commercial Centre, Part 11 – Downtown, Part 13 – Industrial, Part 16 – Comprehensive Development Zones, Part 17 – Landscaping, and Part 18 – Development Permit Area Guidelines.

The proposed mapping amendments to Schedules A and E of the Zoning Bylaw will rezone parkland acquired through subdivision and resolve discrepancies in zoning as described below:

- (1) By rezoning 116 Whitefish Place from Steep Slope Residential (R10) to Parks, Recreation, and Culture One (PRC1).
- (2) By rezoning 5346 Smokey Crescent from Steep Slope Residential (R10) to Parks, Recreation, and Culture Two (PRC2).
- (3) By rezoning 928 Shante Road from Single Dwelling Residential (R1) to Parks, Recreation, and Culture Two (PRC2).
- (4) By rezoning 166 Sunview Road from Single Dwelling Residential (R1) to Parks, Recreation, and Culture Two (PRC2).
- (5) By rezoning 372 Vienna Place from Single Dwelling Residential (R1) to Parks, Recreation, and Culture One (PRC1).
- (6) By rezoning 3956 Kilpatrick Road from Rural Resource (AR1) to Parks, Recreation, and Culture One (PRC1).
- (7) By rezoning 933 Old Victoria Road from Single Dwelling Residential (R1) to Parks, Recreation, and Culture One (PRC1).
- (8) By rezoning 225 Haliburton Street from Community Service One (CS1) to Parks, Recreation, and Culture Two (PRC2).
- (9) By rezoning 602 Rotayo Road from Single Dwelling Residential (R1) to Parks, Recreation, and Culture Two (PRC2).
- (10) By rezoning 361 Howard Avenue from Comprehensive Development District Zone Eleven (CD11) to Parks, Recreation, and Culture Two (PRC2).
- (11) By rezoning 350 Avaani Way from Steep Slope Residential (R10) to Parks, Recreation, and Culture Two (PRC2).
- (12) By rezoning a portion of 383 Avaani Way from Steep Slope Residential (R10) to Single Dwelling Residential (R1).
- (13) By rezoning a portion of 500, 504, and 508 Pinnacle Place from Single Dwelling Residential – Small Lot (R2) to Single Dwelling Residential (R1).
- (14) By rezoning a portion of 507, 511, 515, 519, and 523 Stonewater Drive from Single Dwelling Residential (R1) to Single Dwelling Residential – Small Lot (R2).
- (15) By rezoning a portion of 2221 Bowen Road from Medium Density Residential (R8) and Community Corridor (COR3) to Community Service One (CS1).
- (16) By rezoning a portion of 3699 Rock City Road from Parks, Recreation, and Culture One (PRC1) to Steep Slope Residential (R10).
- (17) By rezoning a portion of 4200 Victoria Avenue from Single Dwelling Residential (R1) to Duplex Residential (R4).
- (18) By rezoning a portion of 4810 Ledgerwood Road from Single Dwelling Residential (R1) to Light Industrial (I2).
- (19) By rezoning a portion of 1598 Townsite Road from Medium Density Residential (R8) to Community Service Two (CS2).
- (20) By rezoning 40, 50, 60, 70, 80, and 90 Craig Street from Single Dwelling Residential (R1b) to Community Service Two (CS2).
- (21) By rezoning 1997 Estevan Road from Single Dwelling Residential (R1) to Community Service One (CS1).
- (22) By rezoning a portion of 1050 Cedar Road and 1505 Frew Road from Single Dwelling Residential (R1), Single Dwelling Residential – Small Lot (R2), and Duplex Residential (R4) to Rural Resource (AR1).
- (23) By rezoning 6 View Street from Highway Industrial (I1) to Single Dwelling Residential (R1).
- (24) By rezoning a portion of 1425 and 1435 Cranberry Avenue from Mobile Home Park Residential (R12) to Community Service One (CS1).
- (25) By amending 'Schedule E – Neighbourhood and Area Plan Form and Character Design Guidelines' by changing the designation for a portion of 1505 Fielding Road from 'Chase River' to 'Sandstone'.

A copy of the Zoning Amendment Bylaw and staff report are available online at www.nanaimo.ca/goto/ZoningAmendment and are available to inspect in-person from January 25th to February 5th, from 8:00am to 4:30pm, Monday through Friday, at the City of Nanaimo Service and Resource Centre located at 411 Dunsmuir Street.

This Notice is published in accordance with Section 467 of the Local Government Act. Notice is given by the Corporate Officer.

**City of Nanaimo – Planning & Development,
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