

DATE OF MEETING | August 30, 2021 |

AUTHORED BY | BRIAN ZUREK, PLANNER, COMMUNITY PLANNING |

**SUBJECT OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION
NO. OCP93 AND REZONING APPLICATION NO. RA463**

OVERVIEW

Purpose of Report

To present for Council's consideration, concurrent Official Community Plan amendment and Rezoning applications to:

- Amend the land use designation within the Official Community Plan from Neighbourhood to Urban Node and to amend Schedule B (Old City Neighbourhood Concept Plan) to support increased building height and Floor Area Ratio (FAR) within 54, 55, 65, 66, 69, 70 and 73 Prideaux Street and 503, 531, 605, 619 and 685 Comox Road and;
- Site-specific zoning amendments to increase the maximum permitted building height and FAR in the Old City Mixed Use (DT8) zone to allow two multi-family residential buildings at 66 Prideaux Street, and at 55, 65, 69, and 73 Prideaux Street.

Recommendation

That:

1. "Official Community Plan Amendment Bylaw 2021 No. 6500.042" (To re-designate 54, 55, 65, 66, 69, 70, and 73 Prideaux Street; and 503, 531, 605, 619, and 685 Comox Road on the Future Land Use Plan [Map 1] from Neighbourhood to Urban Node, and the text amendment of Section 4.1.2 Land Use Designations of the Old City Neighbourhood Concept Plan), pass first reading;
2. "Official Community Plan Amendment Bylaw 2021 No. 6500.042" pass second reading;
3. "Zoning Amendment Bylaw 2021 No. 4500.188" (To rezone 55, 65, 66, 69, and 73 Prideaux Street by increasing the maximum permitted building height and floor area ratio regulations in the Old City Mixed Use [DT8] zone) pass first reading;
4. "Zoning Amendment Bylaw 2021 No. 4500.188" pass second reading; and
5. Council direct Staff to secure an off-site fire hydrant; an on-site storm water system; an expanded storm water right-of-way; and a covenant securing a community amenity contribution for market housing units and lot consolidation of the subject properties prior to adoption of "Zoning Amendment Bylaw 2021 No. 4500.188", should Council support the bylaw at third reading.

BACKGROUND

An application was received from Low Hammond Rowe Architects, on behalf of the Nanaimo Affordable Housing Society (NAHS), for an Official Community Plan (OCP) and Old City Neighbourhood Concept Plan amendment application for the properties addressed 55, 65, 66, 69, and 73 Prideaux Street on 2019-NOV-01. After reviewing the application, City Staff determined that expanding the scope of the proposed land use change to include properties adjacent to the NAHS-owned lots would result in more coordinated future land use planning within a contiguous area.

As a result, the City initiated concurrent OCP and Old City Neighbourhood Concept Plan amendment applications to expand the scope of the proposed land use change to include 54, 55, 65, 66, 69, 70, and 73 Prideaux Street; and 503, 531, 605, 619, and 685 Comox Road (Attachment B).

Subsequently, the applicant submitted a rezoning application on 2020-JUL-29 for the NAHS-owned properties addressed as 55, 65, 66, 69, and 73 Prideaux Street (Attachment C).

Subject Properties and Site Context

<i>Location</i>	The subject properties are located in Nanaimo's Old City Neighbourhood near the intersection of Prideaux Street and Comox Road.
<i>Total Area</i>	OCP: 8,187m ² ; Rezoning: 3,647 m ²
<i>Current OCP Designation</i>	Neighbourhood
<i>Old City Neighbourhood Concept Plan Designation</i>	Mixed Multi-Family/ Commercial
<i>Proposed OCP Designation</i>	Urban Node
<i>Proposed Old City Neighbourhood Concept Plan Designation</i>	Mixed Multi-family/ Commercial – with text amendment increasing the maximum permitted building height and floor area ratio
<i>Current Zoning</i>	Old City Mixed Use (DT8)
<i>Proposed Zoning</i>	Old City Mixed Use (DT8) – with site-specific amendments to increase the maximum permitted building height and floor area ratio.

The 12 subject properties of the OCP amendment are located south of Comox Road and bounded to the west by the E&N rail line, to the east by Comox Park Gyro 1, and to the south by the City's Parks Yard and Comox Park Gyro 1.

The five NAHS-owned properties that are the subject of the rezoning application are located along Prideaux Street in the above-noted area.

DISCUSSION

The NAHS owns six buildings and operates approximately 135 affordable housing units within the subject properties. This includes the recently upgraded 73-unit building at 619 Comox Road; however, the NAHS' remaining five buildings (55, 65, 66, 69, and 73 Prideaux Street) are nearing end-of-life.

Properties neighbouring the NAHS’ affordable rental buildings include:

- 503 Comox Road – Office/ Commercial (three-storey);
- 531 Comox Road – Multi-Family Residential (three-storey);
- 605 Comox Road – Single Family Dwelling;
- 685 Comox Road – Single Family Dwelling;
- 54 Prideaux Street – Single Family Dwelling; and
- 70 Prideaux Street – Office (one-storey).

The NAHS is the only owner that has proposed plans for the redevelopment of properties in the area subject to the proposed OCP amendment application at this time.

Proposed Development

The NAHS proposal consists of two conceptual projects to consolidate and redevelop the Prideaux Street properties: firstly, a six-storey (approximately 114 units) residential development called Trackside by the applicant on the west side of Prideaux Street at 55, 65, 69, and 73 Prideaux Street; and secondly, a five-storey (44 units) residential development on the east side of Prideaux Street at 66 Prideaux Street, for a total of approximately 158 units.

The following table summarizes the existing and proposed NAHS residential unit count within the properties that are subject to the proposed rezoning:

Existing Development		Proposed Development		
Address	Units	Address	Units	Change
55 Prideaux Street	50	Trackside Development	114	64
65 Prideaux Street				
69 Prideaux Street				
73 Prideaux Street				
66 Prideaux Street	12	66 Prideaux Street	44	32
Total	62	Total	158	96

With this proposal, the NAHS would increase the number of residential units in the Old City Neighbourhood by approximately 96 units.

Policy Context

Official Community Plan and Old City Neighbourhood Concept Plan

The OCP designates the property as Neighbourhood, which targets a density range of 10 to 50 units per hectare (uph) in buildings two- to four-storeys high. The Old City Neighbourhood Concept Plan designates the subject properties as Mixed Multi-Family / Commercial. The Neighbourhood Plan envisions a three-storey maximum building height in this area, with commercial uses limited to the ground floor.

The City proposes to extend the Downtown Centre Urban Node land use designation to include 54, 55, 65, 66, 69, 70, and 73 Prideaux Street; and 503, 531, 605, 619, and 685 Comox Road to support the NAHS’ development concept, and to coordinate the future land use in the vicinity of the NAHS properties at the intersection of Comox Road and Prideaux Street. The concept

plans for the NAHS' Trackside and 66 Prideaux Street proposals would achieve a density of approximately 312 and 488 uph, respectively.

The OCP designates the adjacent properties north of Comox Road as Downtown Centre Urban Node. The Urban Node designation supports medium-density residential (50-150 uph) developments and high-density residential greater than 150 uph in high-rise building forms (greater than six storeys), and includes the following land use policy objectives:

- The Downtown Centre Urban Node is the primary Urban Node in the city. The downtown shall remain the civic heart of Nanaimo, and be a welcoming place for residents to work, live, and visit;
- A variety of housing forms shall be encouraged to meet changing demographics and a mix of income levels;
- Transit, bike routes, and pedestrian-friendly routes will be developed to reduce automobile dependency downtown; and
- Energy-efficient building design and practice will be promoted. Green Building strategies will be encouraged for all commercial, professional, or institutional facilities to reduce the use and waste of water and energy resources and to reduce greenhouse gas emissions.

The applicant's concept plans would achieve a number of the OCP policies and objectives and would provide housing for a broad demographic with a variety of income levels. Additionally, the concept plans for the Trackside and 66 Prideaux Street projects would meet the BC Housing requirements for energy performance (minimum BC Step Code 3).

Affordable Housing Strategy

The City's Affordable Housing Strategy contains the following policy objectives:

- increasing the supply of rental housing;
- infilling or intensifying development in existing neighbourhoods;
- diversifying housing in all neighbourhoods;
- supporting low-income and special needs housing; and
- strengthening housing partnerships.

The Affordable Housing Strategy encourages the development of affordable rental units in neighbourhoods close to commercial amenities, transit services, and parks and open spaces.

The concept plans for the Trackside and 66 Prideaux Street projects would meet each of the above-noted policy objectives.

Transportation Master Plan

The Nanaimo Transportation Master Plan includes the concept of *mobility hubs* as compact, mixed-use urban nodes that would promote walking, cycling, and transit. The subject property straddles the focal and 200m buffer areas of the downtown mobility hub. The Master Plan notes that the downtown has the highest proportion of sustainable trips in the city.

Increasing residential density in the downtown mobility hub would increase the use of existing transportation infrastructure and support transit service.

Zoning

The “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) regulates the properties in the vicinity of Comox Road and Prideaux Street as Old City Mixed Use (DT8). The DT8 zone supports a FAR of 0.85 for residential development or 1.0 for mixed-use, and a maximum building height of 10.5m.

The NAHS proposes to retain the existing DT8 zoning, but to include site-specific amendments to enable the redevelopment concept for the Trackside development properties (55, 65, 69, and 73 Prideaux Street) and for the property at 66 Prideaux Street.

Address	Proposed Development	Zoning: Old City Mixed Use (DT8)			
		Existing		Proposed	
		FAR	Building Height (m)	FAR	Building Height (m)
55 Prideaux Street	Trackside	0.85/ 1.0 (Mixed Use)	10.5	2.1	21
65 Prideaux Street					
69 Prideaux Street					
73 Prideaux Street					
66 Prideaux Street	66 Prideaux	0.85/1.0 (Mixed Use)	10.5	2.8	21

The proposed site-specific rezoning would permit the building size and height of the proposed redevelopment concepts. Other regulations of the DT8 zone, including uses, would remain unchanged. The NAHS’ proposed development concepts would be evaluated against the other regulations of the DT8 zone through the development permit process.

The scale of the proposed NAHS developments is greater than the surrounding properties; however, multi-storey buildings of five and three storeys are adjacent to the existing NAHS-owned properties on the west and east side of Prideaux Street, respectively.

The proposed zoning amendment would allow the NAHS to modernize, through more efficient building design, and expand from 62 to 158 units for its current stock of affordable housing in the Old City Neighbourhood. As noted previously, the NAHS-owned properties are buffered from surrounding properties by local roads and rail lines (Comox Road and the E&N rail corridor) and municipal uses (Comox Park Gyro 1 and the City’s Parks Yard), which limits the potential impact to residents in the Old City Neighbourhood. To facilitate the proposed redevelopment, as a condition of rezoning, the Trackside properties will be required to be consolidated.

The proposed OCP and rezoning amendments would reinforce the goals and objectives of the OCP, Transportation Master Plan, and the Affordable Housing Strategy by providing additional residential units in an established neighbourhood with access to transit, retail services, employment opportunities, local parks, and amenities.

Staff support the proposed amendments.

Community Consultation

The City contacted the owner of each property in writing, subject to the proposed OCP and Old City Neighbourhood Concept Plan amendment applications. None of the owners expressed any objection to the proposed amendments, and Staff received letters of support from some property owners in response to the notification.

The applicant also consulted with the community prior to and since submitting the Zoning Bylaw amendment application. Community representatives included adjacent property owners and residents, the Nanaimo Old City Association (NOCA), and the Old City Quarter Association. Most recently, on 2021-MAR-30, the NAHS organized two community video meetings to answer any development-related questions from the local community.

The NAHS' proposed development concept has received support from the local community. A summary of responses from adjacent property owners and letters of support from the NOCA and the Old City Quarter Association are included as Attachment I.

Community Amenity Contribution

As outlined in Section 7.3 of the OCP, applicants are encouraged to provide an amenity contribution as part of their rezoning proposal. The proposed development would provide approximately 158 affordable housing units. The unit affordability would be consistent with the criteria for non-market housing, as identified in the City's Affordable Housing Strategy and "City of Nanaimo Development Cost Charge Bylaw 2017 No. 7252" exemption criteria including:

1. The dwelling unit is occupied by one or more individuals whose collective annual before-tax income does not exceed the Housing Income Limit for the city;
2. Twelve months' rent for the dwelling unit does not exceed 30% of the occupants' collective before-tax annual income; and
3. The dwelling unit is owned or operated by a non-profit housing partner or public institution.

The City's Affordable Housing Strategy supports waiving Community Amenity Contributions (CAC) to incentivize affordable housing developments in the city. Should the proposed development change to include market housing units, Staff recommend, as a condition of rezoning, securing the commitment to provide a CAC proportional to the number of market housing units proposed, to be directed toward the City's Housing Legacy Reserve Fund.

Conditions of Approval

The City would require the following to be secured prior to final adoption of the Zoning Bylaw amendment:

1. Registration of a Section 219 *Land Title Act* covenant to secure service infrastructure including:
 - a. An off-site fire hydrant along the frontage of 619 Comox Road to be installed through the building permit and Design Stage Acceptance processes;
 - b. The design and construction of on-site storm water infrastructure on 55, 65, 69, and 73 Prideaux Street through the building permit and Design Stage Acceptance processes; and
 - c. An updated and widened right-of-way charge to protect an existing storm water sewer line on the property at 73 Prideaux Street.

2. Registration of a Section 219 *Land Title Act* covenant to secure:
 - a. The requirement to pay a community amenity contribution at a rate of \$1,000 per dwelling unit to be directed towards the City's Housing Legacy Reserve Fund for any market housing units if proposed as an alternative to non-market housing units within 55, 65, 66, 69 and 73 Prideaux Street.
 - b. Consolidation of 55, 65, 69, and 73 Prideaux Street prior to development permit issuance for a mixed-use building or multi-family housing.

SUMMARY POINTS

- The Nanaimo Affordable Housing Society (NAHS) proposes to redevelop its properties at 55, 65, 69, and 73 Prideaux Street as a 114-unit affordable housing project; and its property at 66 Prideaux Street as a 44-unit affordable housing project.
- The proposed developments would replace the existing NAHS buildings, which include 62 units of affordable rental housing.
- To support the NAHS' redevelopment concepts, the City proposes to amend the OCP designation from Neighbourhood to Urban Node and to amend the text of the Old City Neighbourhood Concept Plan for the properties addressed 54, 55, 65, 66, 69, 70, and 73 Prideaux Street; and 503, 531, 605, 619, and 685 Comox Road.
- The NAHS proposes a concurrent rezoning application to amend the Old City Mixed Use zone with site-specific amendments to increase the maximum permitted FAR and building height at 55, 65, 69, and 73 Prideaux Street and 66 Prideaux Street.
- The proposed OCP and rezoning amendments would reinforce the goals and objectives of the OCP, Transportation Master Plan, and the Affordable Housing Strategy.
- Staff support the proposed OCP, Neighbourhood Plan, and Zoning Bylaw amendments.

ATTACHMENTS

ATTACHMENT A: Context Map
ATTACHMENT B: OCP Future Land Use Plan
ATTACHMENT C: Location Plan
ATTACHMENT D: Site Context (Trackside)
ATTACHMENT E: Conceptual Site Plans (Trackside)
ATTACHMENT F: Conceptual Building Renderings (Trackside)
ATTACHMENT G: Conceptual Renderings (66 Prideaux Street)
ATTACHMENT H: Conceptual Cross Section and Shadow Study
ATTACHMENT I: Consultation Summary
ATTACHMENT J: Aerial Photos
"Official Community Plan Amendment Bylaw 2021 No. 6500.042"
"Zoning Amendment Bylaw 2021 No. 4500.188" |

Submitted by:

Lisa Bhopalsingh
Manager, Community Planning

Lainya Rowett
Manager, Current Planning

Concurrence by:

Bill Corsan
Director, Community Development

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services

ATTACHMENT A CONTEXT MAP



SUBJECT PROPERTIES

ATTACHMENT B OCP FUTURE LAND USE PLAN



OFFICIAL COMMUNITY PLAN AMENDMENT NO. OCP00093

SEE NEXT PAGE FOR CIVIC ADDRESSES
AND LEGAL DESCRIPTIONS

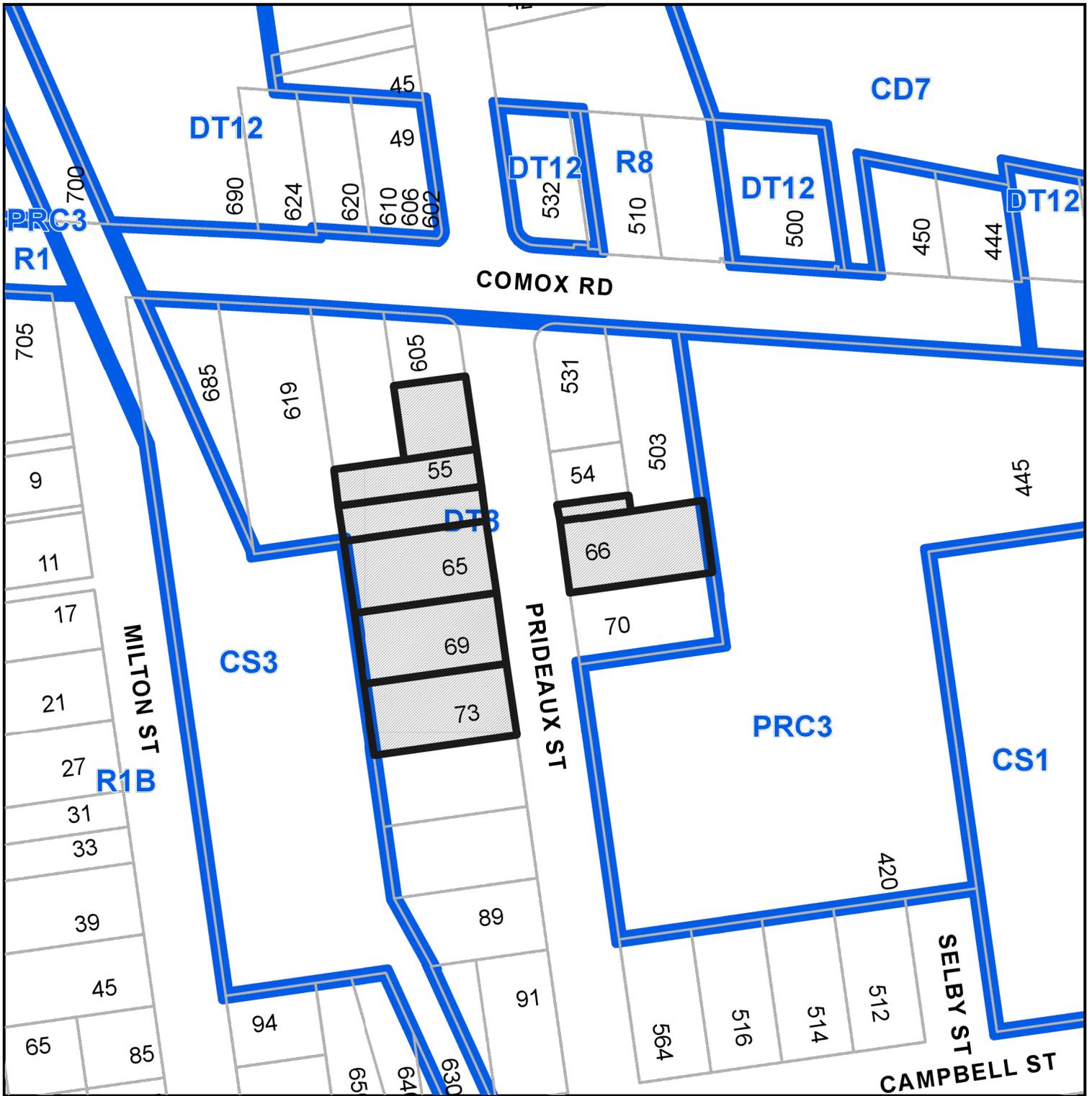


Subject Properties

Civic: 54, 55, 65, 66, 69, 70 & 73 PRIDEAUX STREET AND 503, 531, 605, 619 & 685 COMOX ROAD

685 COMOX ROAD	THAT PART OF LOT 7, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584, LYING TO THE EAST OF ESQUIMALT AND NANAIMO RAILWAY COMPANY'S RIGHT OF WAY AS SHOWN ON PLAN 1064
619 COMOX ROAD	LOT 8 AND 9, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584
605 COMOX ROAD	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 3421, EXCEPT PART IN PLAN 48003
531 COMOX ROAD	PARCEL A (DD 9331N) OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584 EXCEPT PART IN PLAN 47998 FOR ROAD PURPOSES
503 COMOX ROAD	LOT 8, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584
55 PRIDEAUX STREET	LOT B - D, SECTION 1, NANAIMO DISTRICT, PLAN 3421
54 PRIDEAUX STREET	PARCEL B (16159N) OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584
65 PRIDEAUX STREET	LOT 12, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584
66 PRIDEAUX STREET	LOT 6 AND THE SOUTHERLY 14 FEET 9 INCHES OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584
69 PRIDEAUX STREET	LOT 13, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584
70 PRIDEAUX STREET	LOT 5, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584
73 PRIDEAUX STREET	LOT 14, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584

ATTACHMENT C LOCATION PLAN



REZONING APPLICATION NO. RA000463



 **Subject Property**

CIVIC: 55, 65, 66, 69 & 73 PRIDEAUX STREET

LEGAL: LOT B - D, SECTION 1, NANAIMO DISTRICT, PLAN 3421; LOT 6 & THE SOUTHERLY 14 FEET 9 INCHES OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584; LOT 12, 13 & 14, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584

ATTACHMENT D SITE CONTEXT (TRACKSIDE)

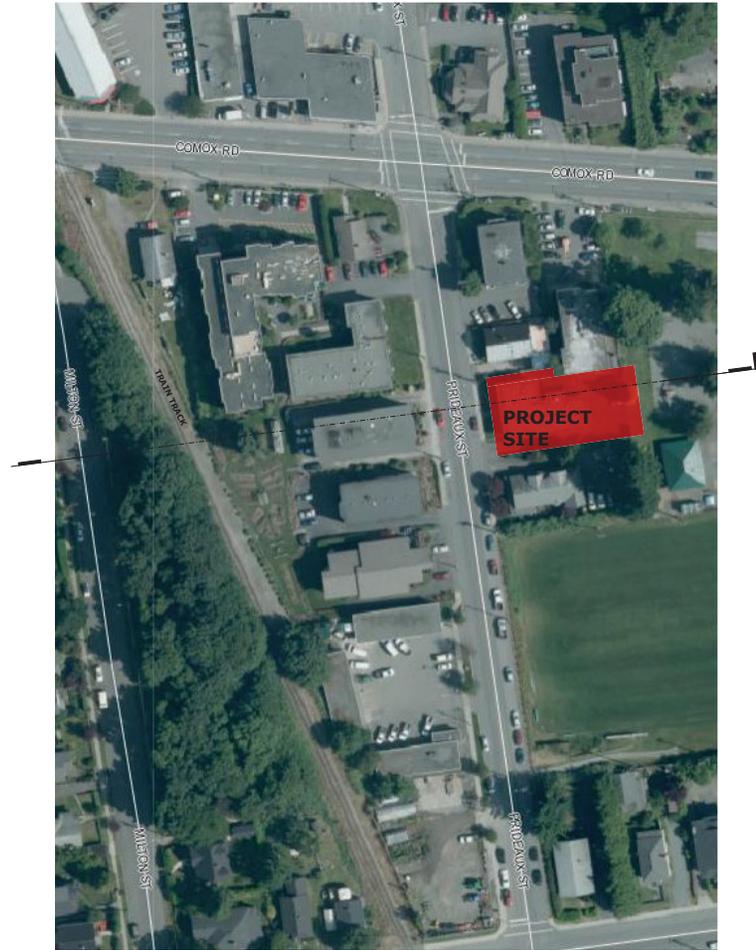
CONTEXT PLAN



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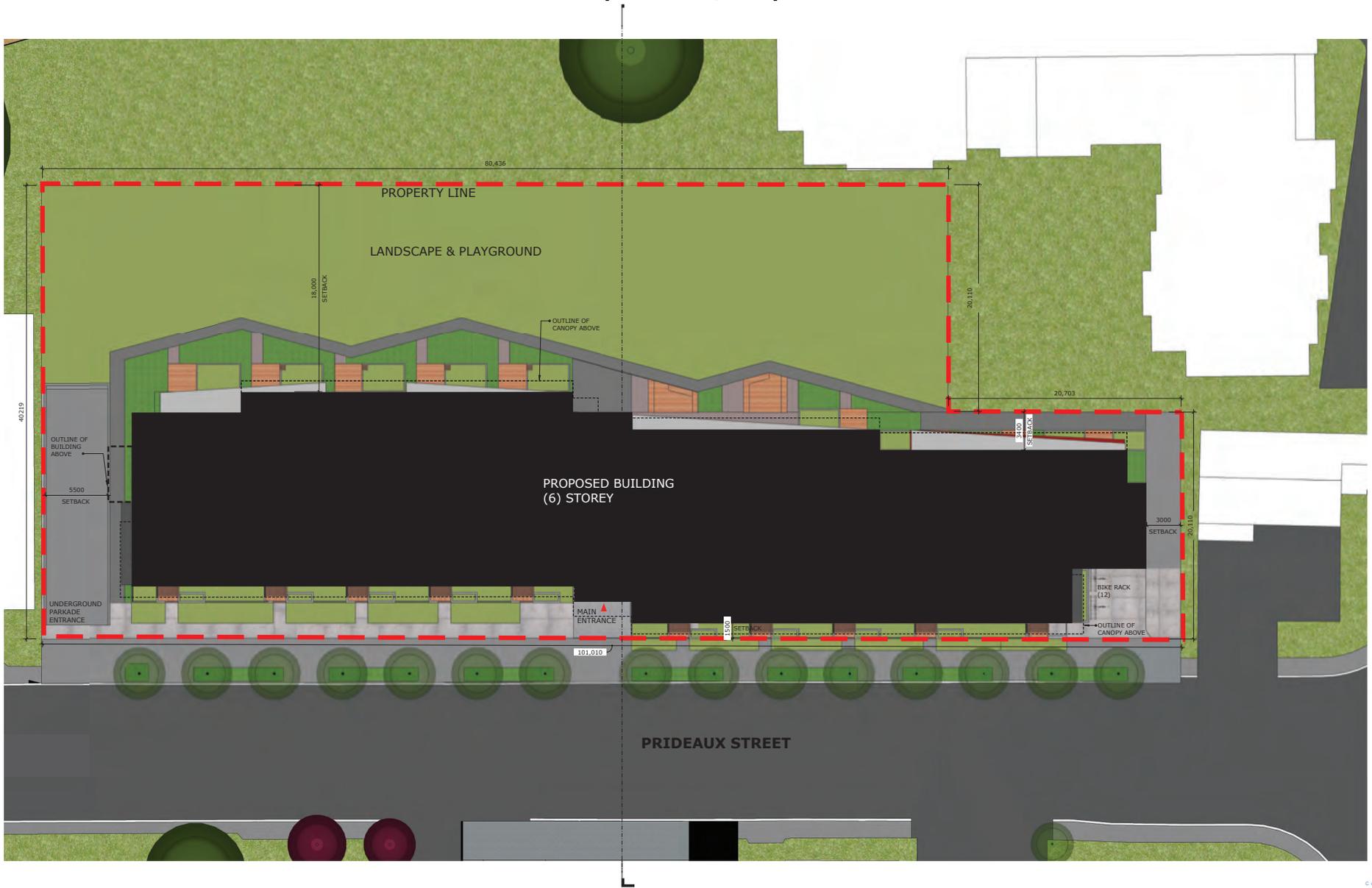
CONTEXT PLAN

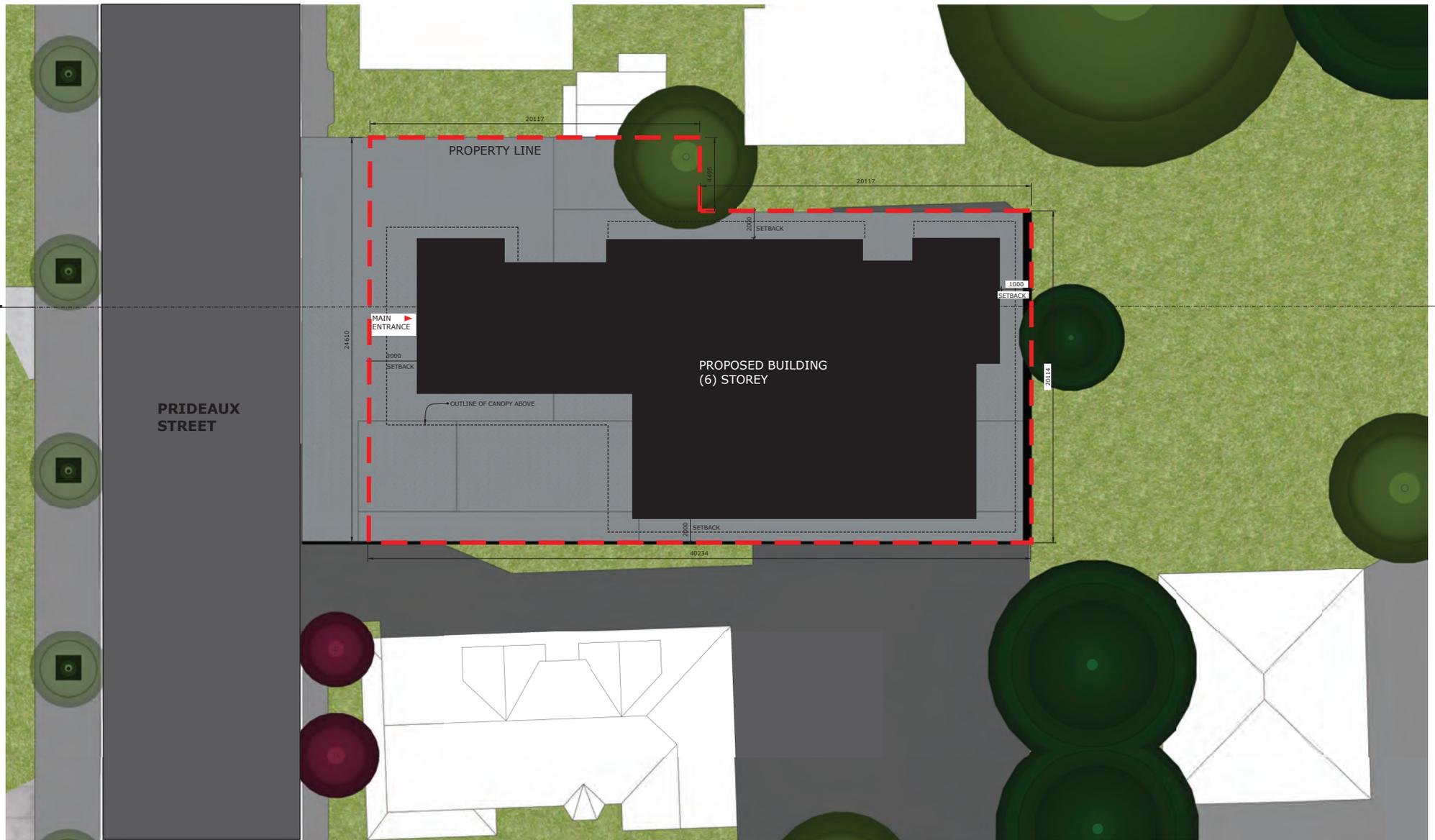


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 CURRICO PLANNING



ATTACHMENT E CONCEPTUAL SITE PLANS (TRACKSIDE)





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 RA 443
 2020-JUL-29
 Current Planning



ATTACHMENT F CONCEPTUAL BUILDING RENDERINGS (TRACKSIDE)

VIEW FROM EAST



SIDEWALK VIEW



VIEW FROM NORTHEAST



BIRD'S-EYE VIEW 1



BIRD'S-EYE VIEW 2



WEST FACADE PERSPECTIVE



VIEW FROM SOUTHWEST



**ATTACHMENT G
CONCEPTUAL RENDERINGS
(66 Prideaux Street)**

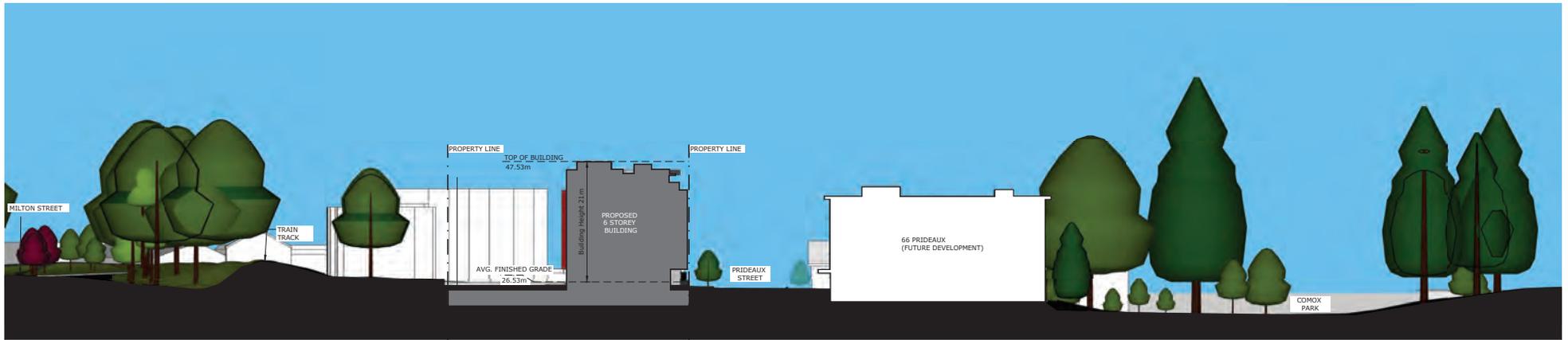


BIRD'S EYE VIEW 2



66 PRIDEAUX STREET

ATTACHMENT H CONCEPTUAL CROSS SECTION AND SHADOW STUDY



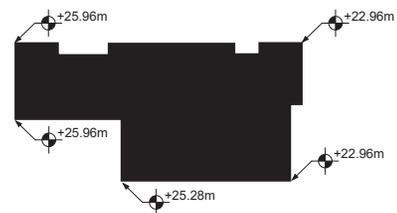
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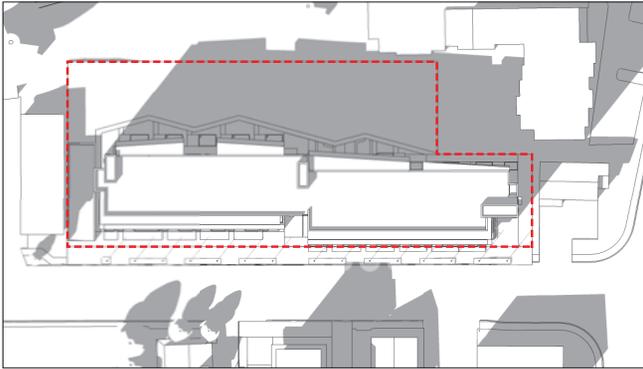


CROSS SECTION
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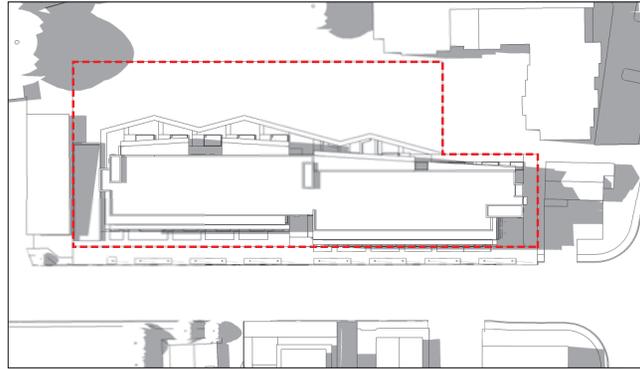


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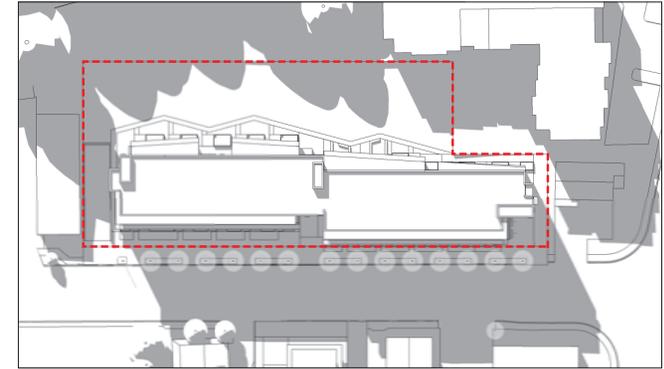
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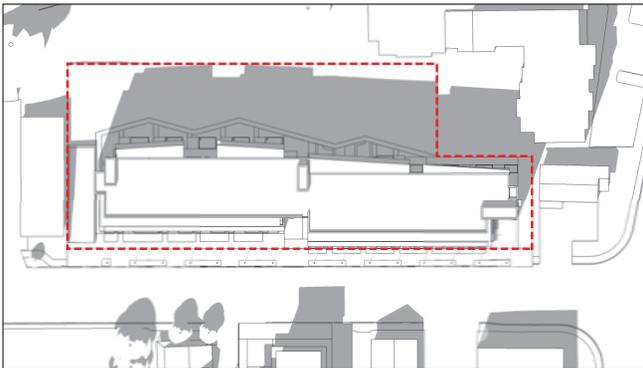
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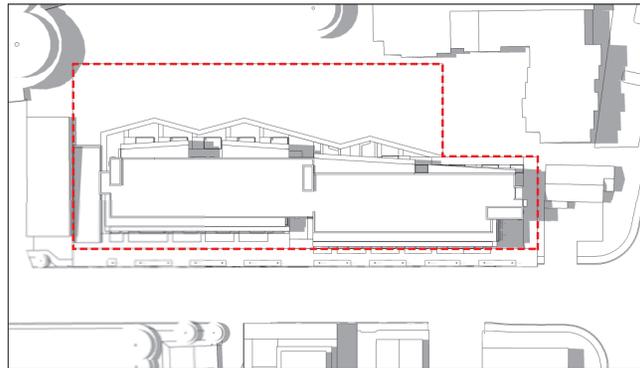
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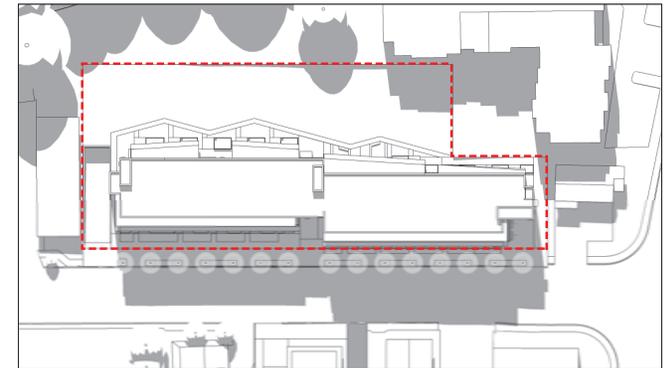
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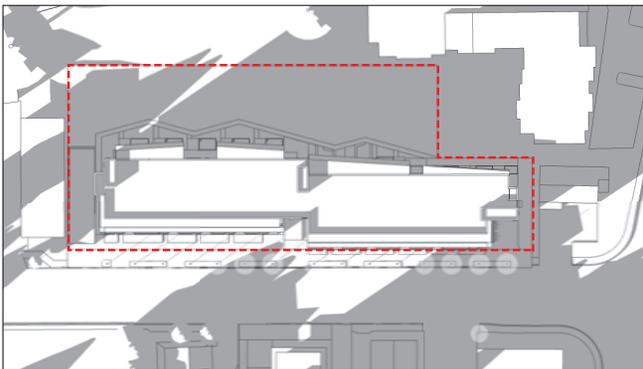
JULY 21 SUMMER 9AM



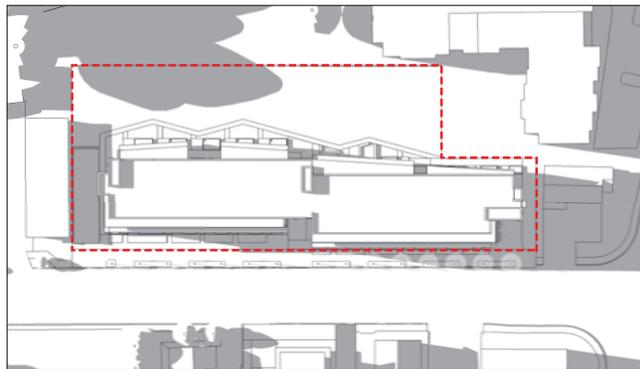
JULY 21 SUMMER 12PM



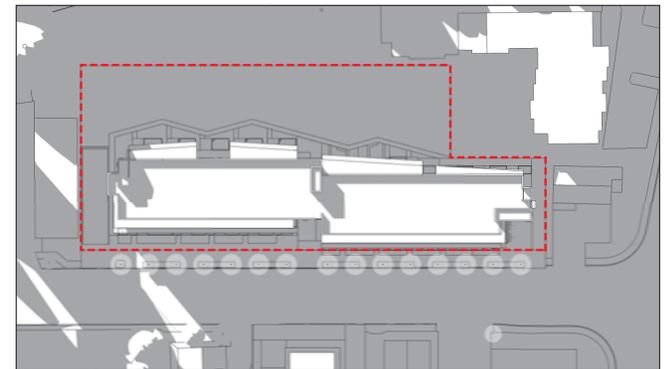
JULY 21 SUMMER 3PM



DECEMBER 21 WINTER 9AM



DECEMBER 21 WINTER 12PM



DECEMBER 21 WINTER 3PM

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MARCH 21 SPRING 9AM



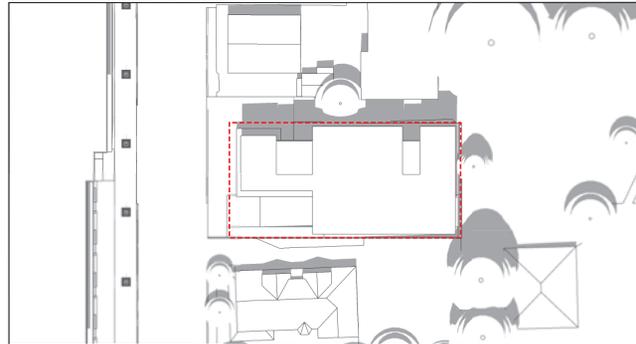
MARCH 21 SPRING 12PM



MARCH 21 SPRING 3PM



JULY 21 SUMMER 9AM



JULY 21 SUMMER 12PM



JULY 21 SUMMER 3PM



DECEMBER 21 WINTER 9AM



DECEMBER 21 WINTER 12PM



DECEMBER 21 WINTER 3PM

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2020-JUL-29
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66 PRIDEAUX – OCP93 – LOCAL INTEREST & SUPPORT



Legend

Blue - Nanaimo Affordable Housing Society Properties

Yellow - No Response

Violet - No Stated Opinion on Proposed OCP Amendment

Orange - Support for OCP Amendment & Request Property to be Included



Nanaimo Old City Association

February 3, 2020

Andrea Blakeman, CEO
Nanaimo Affordable Housing Society
350 Prideaux Street
Nanaimo, BC V9R 6Z1

Dear Ms. Blakeman,

Thank you for meeting with our Board on January 20 and for bringing the team who are working on your proposal for the five properties the Nanaimo Affordable Housing Society owns on Prideaux Street.

While the Board was in general support we felt it was important to share the information with our residents and members of the Association to solicit their views. We posted information about the project on our website and also sent an email to the 145 people on our email contact list.

All of the feedback we received was positive.

The Nanaimo Affordable Housing Society has the support of the Nanaimo Old City Association as you apply for funding from BC Housing and continue to refine your plans for the property and request an **amendment to Nanaimo's Official** Community Plan (OCP) to rezone the properties from their current lower-density to a higher density, multi-unit residential.

Sincerely,

Joy Adams Bauer, President
Nanaimo Old City Association (NOCA)



April 1st, 2020

Dear Mayor and Council:

On behalf of the Old City Quarter Business Improvement Association (OCQBIA) board of directors, we would like to extend our support to the Nanaimo Affordable Housing Society for the two projects proposed at 66 Prideaux Street and at 55, 65, 69 & 73 Prideaux. The OCQBIA is comprised of 54 local businesses dedicated to maintaining and enhancing the vibrant vitality of the neighborhood. The OCQBIA board organizes events, marketing and acts as an advocate to government on the behalf of its membership. Through our Health and Safety Alliance, we are actively working with local stakeholders to improve social and security issues in the neighborhood.

The project would provide an additional 170 units of needed affordable housing units to the area and represent a significant step forward in addressing the current affordable housing crisis occurring in Nanaimo. The project would also deliver support to area residents who are homeless or at risk of becoming homeless. The board supports both the increase in density, parking variances and modifications to the area OCP required for the project to be approved.

Please contact the undersigned should you have any questions regarding this letter.

Regards

A handwritten signature in black ink, appearing to read "Monica Briggs", written over a horizontal line.

Monica Briggs, Director

Old City Quarter Business Improvement Association

February 24 2020

Jason Mikes,
0821648 BC Ltd.
70 Prideaux Street,
Nanaimo, BC V9R 2M5

TGR Projects

Attention: Tinny Lalli

Dear Mr. Lalli:

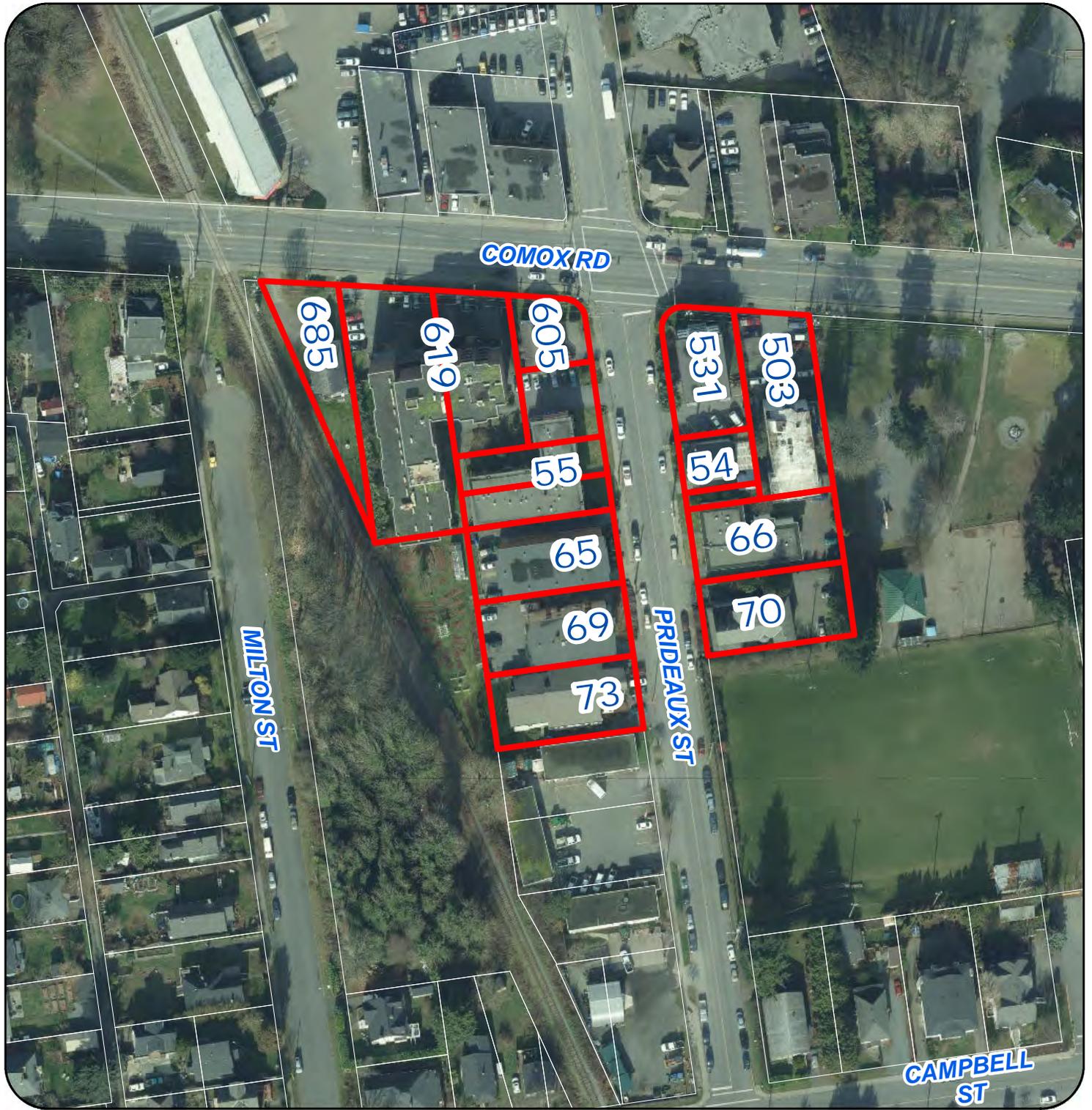
Re: Letter of Support for Proposed OCP Amendment – Prideaux Street, Nanaimo, BC

It is my understanding that our neighbours, the Nanaimo Affordable Housing Society, is proposing an OCP amendment to allow for increased residential density of their property located on the 0 to 100 block of Prideaux Street, Nanaimo, BC. I write as a part owner of 70 Prideaux Street in support of the proposed OCP amendment and request that our property be included within the amendment.

Yours truly,
0821648 BC Ltd.


Jason Mikes

ATTACHMENT J AERIAL PHOTOS



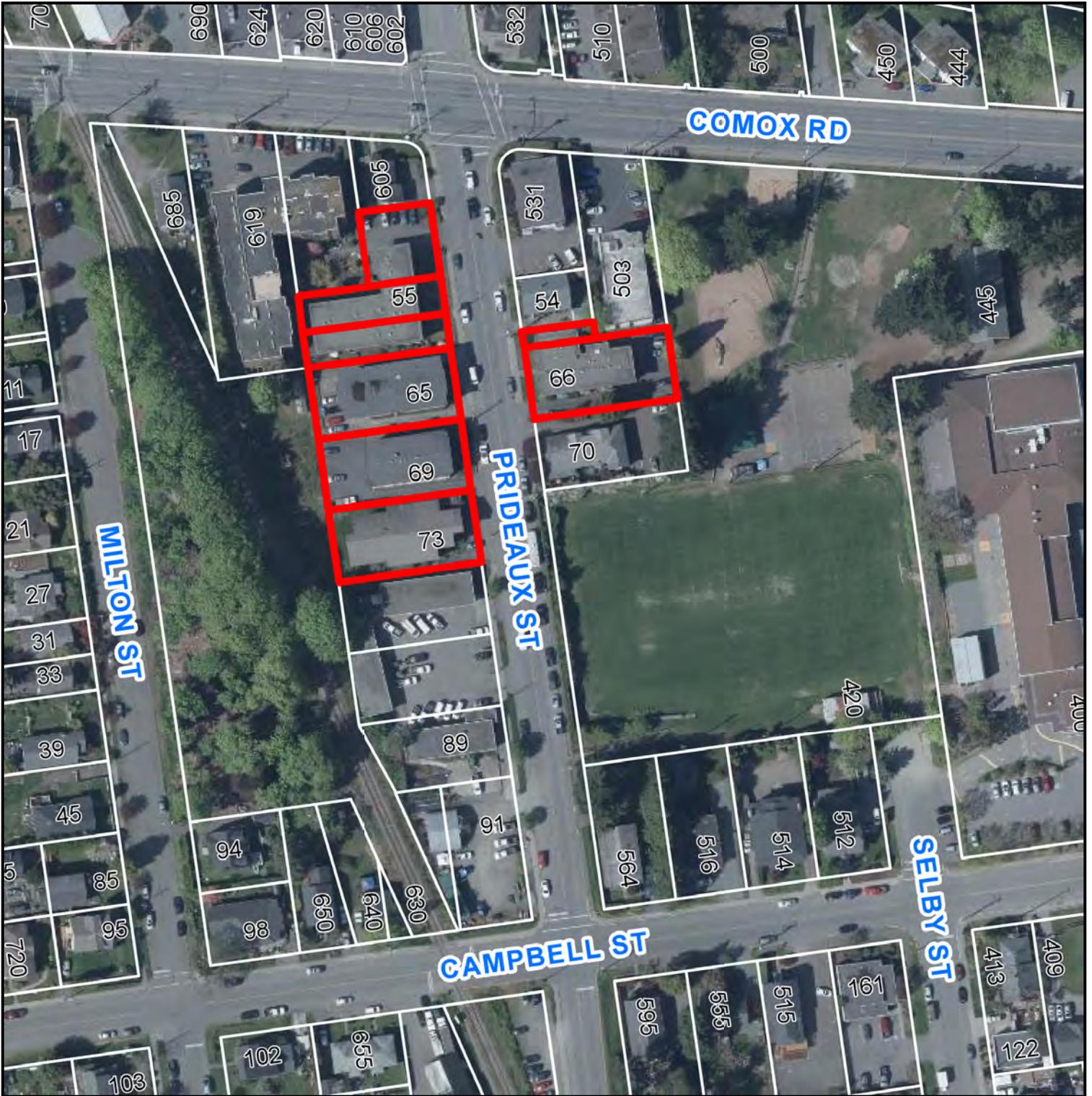
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OFFICIAL COMMUNITY PLAN AMENDMENT NO. OCP00093



Subject Properties



REZONING APPLICATION NO. RA000463

 55, 65, 66, 69 & 73 PRIDEAUX STREET

CITY OF NANAIMO

BYLAW NO. 6500.042

A BYLAW TO AMEND THE CITY OF NANAIMO
"OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500"

WHEREAS the Council of the City of Nanaimo wishes to amend the City of Nanaimo "Official Community Plan Bylaw 2008 No. 6500";

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

1. Title

This Bylaw may be cited as "Official Community Plan Amendment Bylaw 2021 No. 6500.042".

2. Amendments

"Official Community Plan Bylaw 2008 No. 6500" is hereby amended as follows:

1. MAP 1 (Future Land Use Plan) to redesignate the following properties from 'Neighbourhood' to 'Urban Node', as shown on Schedule A:

- a. THAT PART OF LOT 7, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584, LYING TO THE EAST OF ESQUIMALT AND NANAIMO RAILWAY COMPANY'S RIGHT OF WAY AS SHOWN ON PLAN 1064 (685 Comox Road); and
- b. LOT 8 AND 9, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584 (619 Comox Road); and
- c. LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 3421, EXCEPT PART IN PLAN 48003 (605 Comox Road); and
- d. PARCEL A (DD 9331N) OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584 EXCEPT PART IN PLAN 47998 FOR ROAD PURPOSES (531 Comox Road); and
- e. LOT 8, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584 (503 Comox Road); and
- f. LOT B - D, SECTION 1, NANAIMO DISTRICT, PLAN 3421 (55 Prideaux Street); and
- g. PARCEL B (16159N) OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584 (54 Prideaux Street); and
- h. LOT 12, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584 (65 Prideaux Street); and
- i. LOT 6 AND THE SOUTHERLY 14 FEET 9 INCHES OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584 (66 Prideaux Street); and
- j. LOT 13, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584 (69 Prideaux Street); and
- k. LOT 5, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584 (70 Prideaux Street); and
- l. LOT 14, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584 (73 Prideaux Street).

2. Schedule B (Old City Neighbourhood Concept Plan) is amended as follows:

a. Adding subsection 4.1.2.4 as follows:

4.1.2.4 Notwithstanding Section 4.1.2, Sub-Area 6, multi-family, mixed use, or commercial development is permitted to exceed 6 storeys in height and 0.85 FAR for the properties legally described as:

1. THAT PART OF LOT 7, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584, LYING TO THE EAST OF ESQUIMALT AND NANAIMO RAILWAY COMPANY'S RIGHT OF WAY AS SHOWN ON PLAN 1064 (685 Comox Road); and
2. LOT 8 AND 9, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584 (619 Comox Road); and
3. LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 3421, EXCEPT PART IN PLAN 48003 (605 Comox Road); and
4. PARCEL A (DD 9331N) OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584 EXCEPT PART IN PLAN 47998 FOR ROAD PURPOSES (531 Comox Road); and
5. LOT 8, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584 (503 Comox Road); and
6. LOT B - D, SECTION 1, NANAIMO DISTRICT, PLAN 3421 (55 Prideaux Street); and
7. PARCEL B (16159N) OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584 (54 Prideaux Street); and
8. LOT 12, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584 (65 Prideaux Street); and
9. LOT 6 AND THE SOUTHERLY 14 FEET 9 INCHES OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584 (66 Prideaux Street); and
10. LOT 13, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584 (69 Prideaux Street); and
11. LOT 5, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584 (70 Prideaux Street); and
12. LOT 14, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584 (73 Prideaux Street).

PASSED FIRST READING _____
PASSED SECOND READING _____
PUBLIC HEARING HELD _____
PASSED THIRD READING _____
ADOPTED _____

MAYOR

CORPORATE OFFICER

File: OCP00093
Addresses: 54, 55, 65, 66, 69, 70, and 73 Prideaux Street; and
503, 531, 605, 619, and 685 Comox Road

SCHEDULE A



OFFICIAL COMMUNITY PLAN AMENDMENT NUMBER OCP00093

SEE NEXT PAGE FOR CIVIC ADDRESSES
AND LEGAL DESCRIPTIONS



 Subject Properties

Civic: 54, 55, 65, 66, 69, 70 & 73 PRIDEAUX STREET AND 503, 531, 605, 619 & 685 COMOX ROAD

685 COMOX ROAD	THAT PART OF LOT 7, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584, LYING TO THE EAST OF ESQUIMALT AND NANAIMO RAILWAY COMPANY'S RIGHT OF WAY AS SHOWN ON PLAN 1064
619 COMOX ROAD	LOT 8 AND 9, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584
605 COMOX ROAD	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 3421, EXCEPT PART IN PLAN 48003
531 COMOX ROAD	PARCEL A (DD 9331N) OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584 EXCEPT PART IN PLAN 47998 FOR ROAD PURPOSES
503 COMOX ROAD	LOT 8, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584
55 PRIDEAUX STREET	LOT B - D, SECTION 1, NANAIMO DISTRICT, PLAN 3421
54 PRIDEAUX STREET	PARCEL B (16159N) OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584
65 PRIDEAUX STREET	LOT 12, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584
66 PRIDEAUX STREET	LOT 6 AND THE SOUTHERLY 14 FEET 9 INCHES OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584
69 PRIDEAUX STREET	LOT 13, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584
70 PRIDEAUX STREET	LOT 5, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584
73 PRIDEAUX STREET	LOT 14, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584

File: OCP00093
Addresses: 54, 55, 65, 66, 69, 70, and 73 Prideaux Street; and
503, 531, 605, 619, and 685 Comox Road

CITY OF NANAIMO

BYLAW NO. 4500.188

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, 477, 480, 548, 469, 479, 481 and 482 of the *Local Government Act*,

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

1. This Bylaw may be cited as “ Zoning Amendment Bylaw 2021 No. 4500.188”.
2. The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is hereby amended as follows:
 - i. By amending Subsection 11.3.2 by adding the following two rows to the table below the entry for 100 Gordon Street:

Civic Address	Legal Description	Maximum Allowable Floor Area Ratio
55 Prideaux Street	LOT B - D, SECTION 1, NANAIMO DISTRICT, PLAN 3421	2.1
65 Prideaux Street	LOT 12, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584	
69 Prideaux Street	LOT 13, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584	
73 Prideaux Street	LOT 14, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584	
66 Prideaux Street	LOT 6 AND THE SOUTHERLY 14 FEET 9 INCHES OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584	2.8

- ii. By amending Subsection 11.7.2 by adding the following two rows to the table after the entry for 100 Gordon Street:

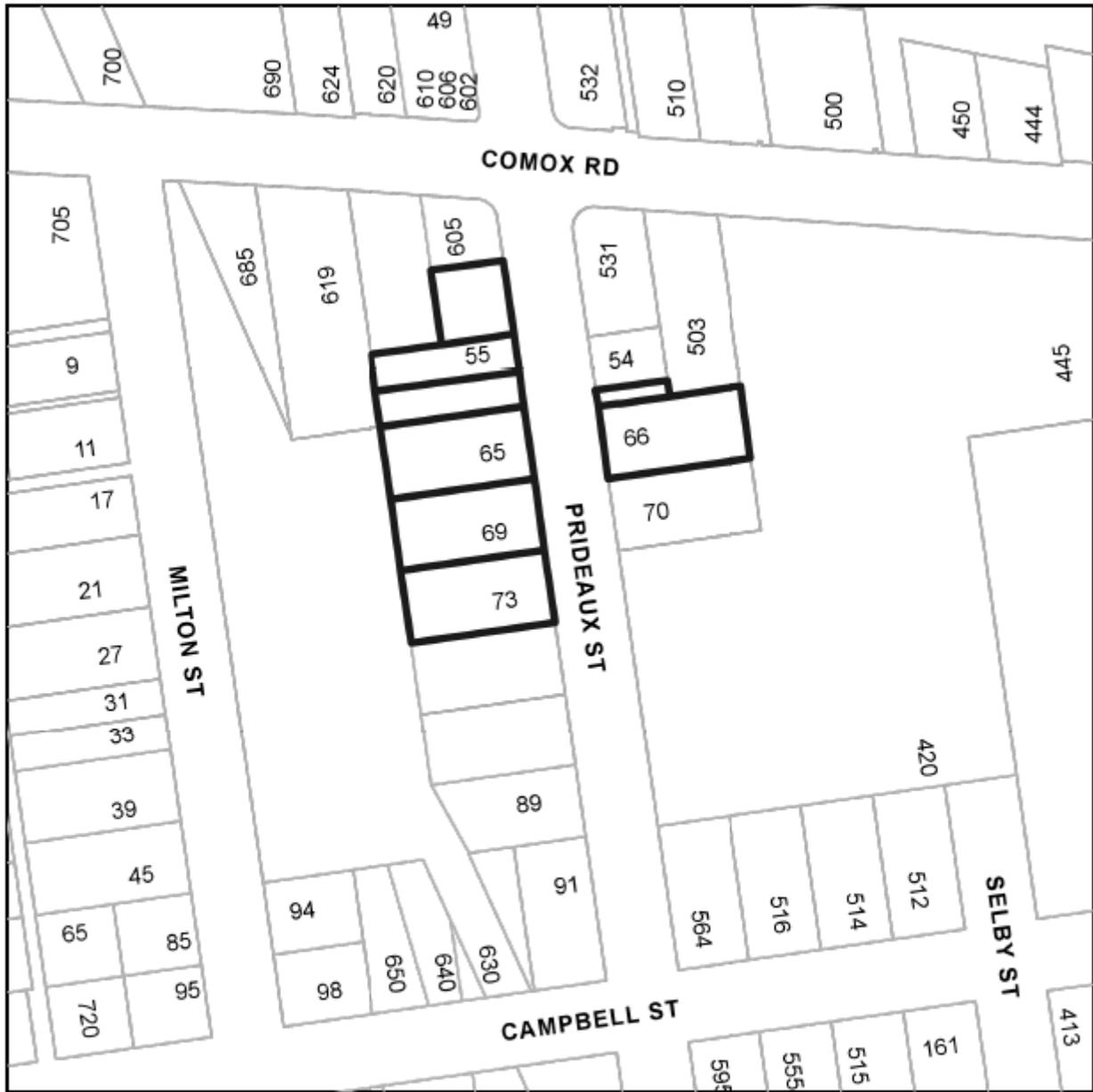
Civic Address	Legal Description	Maximum Allowable Height
55 Prideaux Street	LOT B - D, SECTION 1, NANAIMO DISTRICT, PLAN 3421	21m
65 Prideaux Street	LOT 12, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584	
69 Prideaux Street	LOT 13, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584	
73 Prideaux Street	LOT 14, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584	
66 Prideaux Street	LOT 6 AND THE SOUTHERLY 14 FEET 9 INCHES OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584	21m

PASSED FIRST READING _____
PASSED SECOND READING _____
PASSED THIRD READING _____
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE _____
ADOPTED _____

MAYOR

CORPORATE OFFICER

SCHEDULE A



Subject Property

REZONING APPLICATION NO. RA000463

CIVIC: 55, 65, 66, 69 & 73 PRIDEAUX STREET

LEGAL: LOT B - D, SECTION 1, NANAIMO DISTRICT, PLAN 3421; LOT 6 & THE SOUTHERLY 14 FEET 9 INCHES OF LOT 7, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584; LOT 12, 13 & 14, BLOCK 46, SECTION 1, NANAIMO DISTRICT, PLAN 584

Delegation Request

Delegation's Information:

Selena Kwok, Low Hammond Rowe Architects, Andrea Blakeman, Nanaimo Affordable Housing Society, and Tinni Lalli, TGR Developments, have requested an appearance before Council.

City: Victoria
Province: BC

Delegation Details:

The requested date is August 30, 2021.

The requested meeting is:
Council

Bringing a presentation: No

Details of the Presentation: Speaking in support of Rezoning of 55, 65, 69, 63 and 66 Prideaux Street.