

## City of Nanaimo

# REPORT TO planNANAIMO ADVISORY COMMITTEE

DATE OF MEETING: 2012-APR-17

AUTHORED BY: B. ANDERSON, MANAGER, COMMUNITY PLANNING

RE: OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION OCP65  
REZONING APPLICATION RA291  
1850 AND 1860 DUFFERIN CRESCENT

---

### APPLICATION

The subject property, 1850 and 1860 Dufferin Crescent, is located near the intersection of Dufferin Crescent and Bowen Road in the newly created Green Rock Industrial Business Park. The applicant, Anderson Greenplan Ltd, has submitted an Official Community Plan (OCP) amendment application to redesignate lands from Light Industrial to Corridor; and a zoning amendment application to rezone from High Tech Industrial (I3) to Community Corridor (COR3) to allow for a mixed use development.

### BACKGROUND

Located along the Bowen Road corridor, the approximately 1807 m<sup>2</sup> (0.4 acre) subject property (see *Attachment A*) is in an area of newly developed industrial and commercial lands. The site, which is currently vacant, is located adjacent to the Country Grocer and TD Canada Trust bank that are currently under construction.

This OCP application to redesignate the subject property from Light Industrial to Corridor, and received as part of the 2011-NOV-01 round of OCP amendment applications, is to allow for a mixed use development that will include a liquor store and community meeting space. This is a relocation of the Windward Wine and Beer Store from Beaufort Centre (adjacent to the hospital) to the Bowen Road area. The OCP application is running concurrently with a rezoning application to rezone the subject lands from High Tech Industrial (I3) to Community Corridor (COR3). In support of the application, the applicant has stated that the overall proposal is for a "green" liquor store that promotes economic development, reduces vehicle trips through combined trips with the adjacent grocery store, banking facilities, etc, and operates through green technologies (stormwater management and geothermal / solar energy technologies). The mixed use development also provides for approximately 107 m<sup>2</sup> (1150 ft<sup>2</sup>) of community meeting space.

### PLANNING COMMENTS

#### ***Official Community Plan***

The subject property is designated Light Industrial under the OCP. Objectives of this designation include supporting a diversified economy, encouraging a broad range of uses, protecting industrial lands from conflicting adjacent urban land uses, providing an adequate serviced industrial land supply, and protecting the environment. Policies also encourage a mix of uses where they do not create noise or emissions, operate at hours incompatible with residential uses, require outdoor storage space, or utilize hazardous materials. Office use is permitted where it is ancillary to the light industrial primary uses; residential use is not supported.

The Corridor designation encourages a higher intensity of land use and provides for mixed commercial and residential, with residential use in a medium to high density range. The proposed development for the subject property includes commercial space and community meeting space.

### ***Proposed Development and Zoning – RA291***

The subject property is currently zoned High Tech Industrial (I3). This zone allows for a variety of uses such as commercial schools, custom workshops, laboratories, light industry, mini storage, production bakeries, repair shops, restaurants, sign shops and veterinary clinics. The minimum lot area in the I3 zone is 900 m<sup>2</sup>, with a maximum height of 14.0 metres.

As the existing zoning does not provide for the uses proposed for the site, the applicant proposes to rezone the subject property from High Tech Industrial (I3) to Community Corridor (C3) in order to allow for the construction of a mixed use single two-storey building consisting of a containing the relocated Windward Wine and Beer Store and community meeting space area. The total gross floor area is approximately 936 m<sup>2</sup> (10,075 ft<sup>2</sup>), resulting in an overall Floor Area Ratio (FAR) of 0.52. Approximately 30 parking spaces are required to address the parking requirements for the retail, storage and community meeting space. The applicant has indicated 11 parking spaces will be provided on site, and is in discussions with the adjacent Country Grocer site to utilize their surplus parking spaces.

The proposed Site Plan (*see Attachment B*), and the conceptual elevations (*see Attachment C*) are attached to this report. The I3 and COR3 zones are attached as *Attachments D and E*, respectively.

Should the OCP amendment and rezoning applications be approved, the applicant would still be required to proceed with a development permit application in order to construct the proposed development.

### ***Planning Review***

The subject area comprises two lots (Lots 6 and 7) as a result of the recently developed Green Rock Industrial Business Park. The creation of this industrial park has resulted in an increase of 5.6 hectares in the amount of land available for industrial use. The 1807 m<sup>2</sup> subject property represents two of the 362 legal lots (273.2 hectares) within the city currently designated Light Industrial. Of those lots, approximately 64% (175.1 hectares) of the land base is currently occupied for industrial or other land uses, while 36% (98.1 hectares) of the lands are currently vacant or underutilized. Removal of the subject property from the Light Industrial designation would represent a 0.02% decrease in available industrial land.

The subject area represents two lots within the Light Industrial designation that border the existing Corridor designation along Bowen Road. With the existing Light Industrial designation, the subject property is limited to the uses that can be accommodated. However, given its location to the adjacent Corridor area, the proximity of other adjacent commercial and residential uses, public amenities, and its siting on a major transportation corridor with public transit available, the subject property may be an appropriate candidate for inclusion in the Corridor designation.

The mix of uses proposed for the subject property (commercial liquor store and community meeting space) helps to provide a transition from the light industrial uses to the adjacent development found within the Corridor designation. A change in grade between the proposed development and other nearby commercial development also characterizes a separation between the commercial and industrial uses within the adjacent industrial development area.

The proposed development does represent a mix of uses supported within the Corridor designation. The mix of retail (liquor store) and office (community meeting space) use is not the full mix of uses contemplated in the Corridor designated area. However, given the location at the entrance to the industrial park, a residential and commercial mix of uses may not be the best suited for this site. Providing for residential uses on the proposed Corridor site would create an isolated pocket of residential activity where no other residential occurs within the surrounding area. Provincial policy would also restrict the number of acceptable uses that could occur within the same building as the proposed liquor store.

No servicing analysis was provided as part of the application, but water, storm and sewer services are available for the proposed development. Prior to proceeding to Council, the applicant will be required to confirm the status of adequate parking area, as well as address outstanding concerns regarding access, egress and onsite movements for delivery trucks.

### ***Public Input***

This OCP amendment application is posted on the City website. To date, no submissions have been received as a result of this application. In addition, three members of the Western Neighbourhood Association have been invited to sit on PNAC while the application is being considered. Correspondence received from the Association to date indicates no issues identified for the proposal. The applicant is hosting an open house on 2012-APR-12, and the results of this open house will be available at the 2012-APR-17 PNAC meeting.

### ***Staff Recommendation***

Based upon a review of the application, as provided in the Planning Comments section above, staff are in a position to recommend support of the proposed development submitted as OCP amendment application OCP065 and rezoning application RA291.

Respectfully submitted,



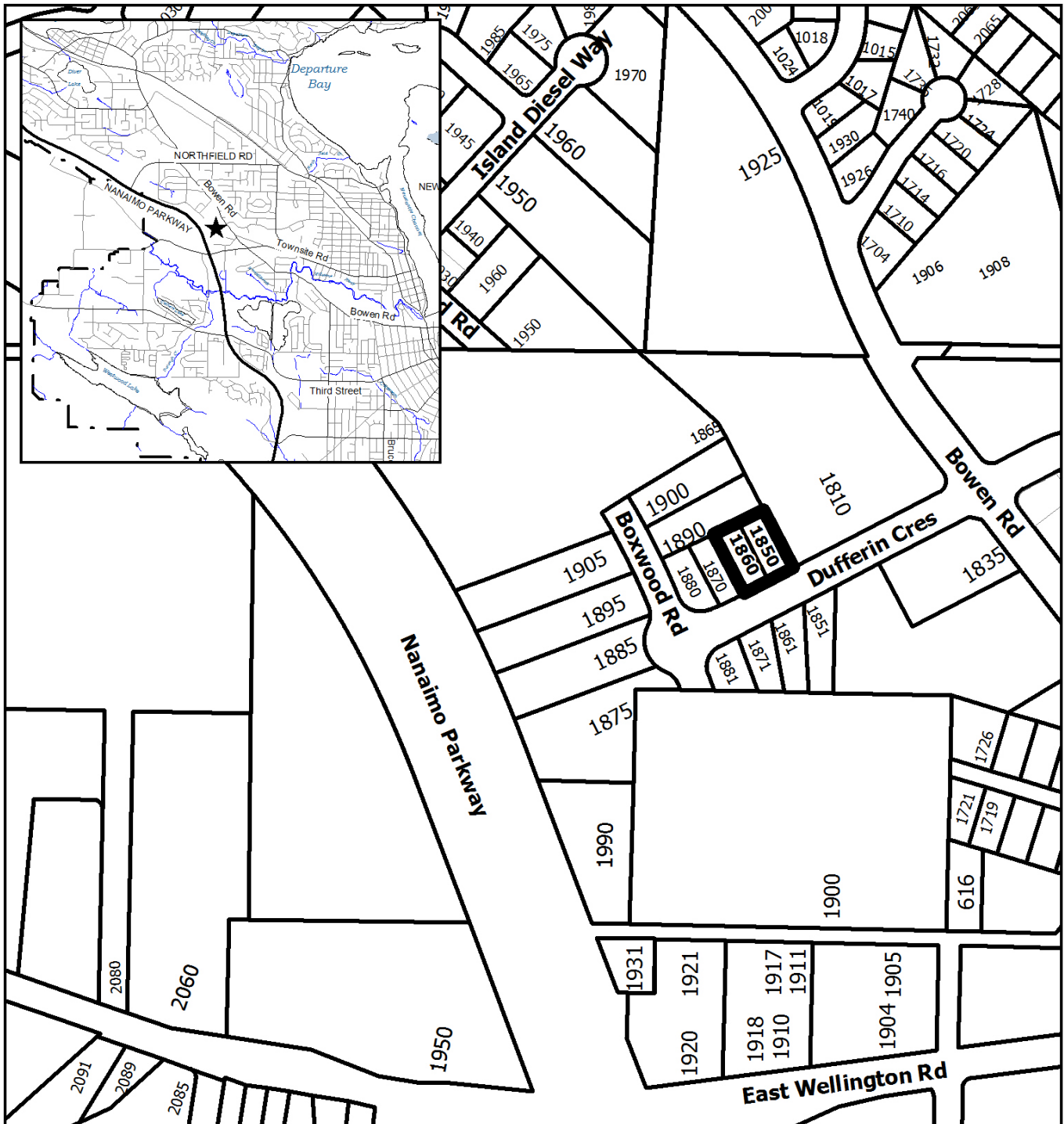
---

Bruce Anderson, Manager  
COMMUNITY PLANNING SECTION  
COMMUNITY SAFETY & DEVELOPMENT

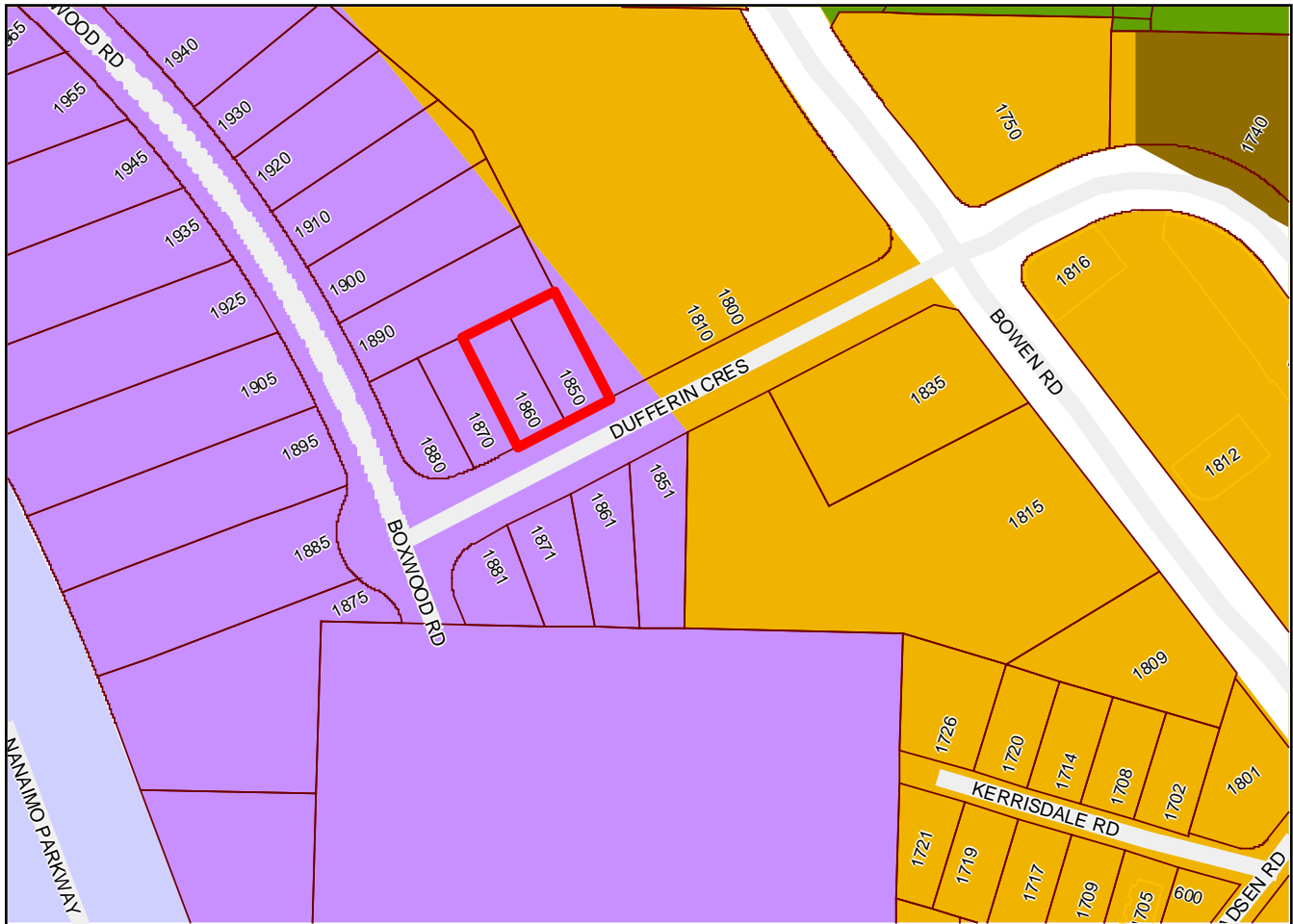
Drafted: 2012-APR-11

\\tempestdocs\tempestdocs\prospero\planning\ocp\ocp00065\pnac report.doc  
dj

**Attachment A**  
**Subject Property Map**  
**(Page 1 of 2)**



**Attachment A**  
**Subject Property Map**  
**(Page 2 of 2)**



Schedule B  
 Conceptual Site Plan

Windward Liquor Store  
 Relocation

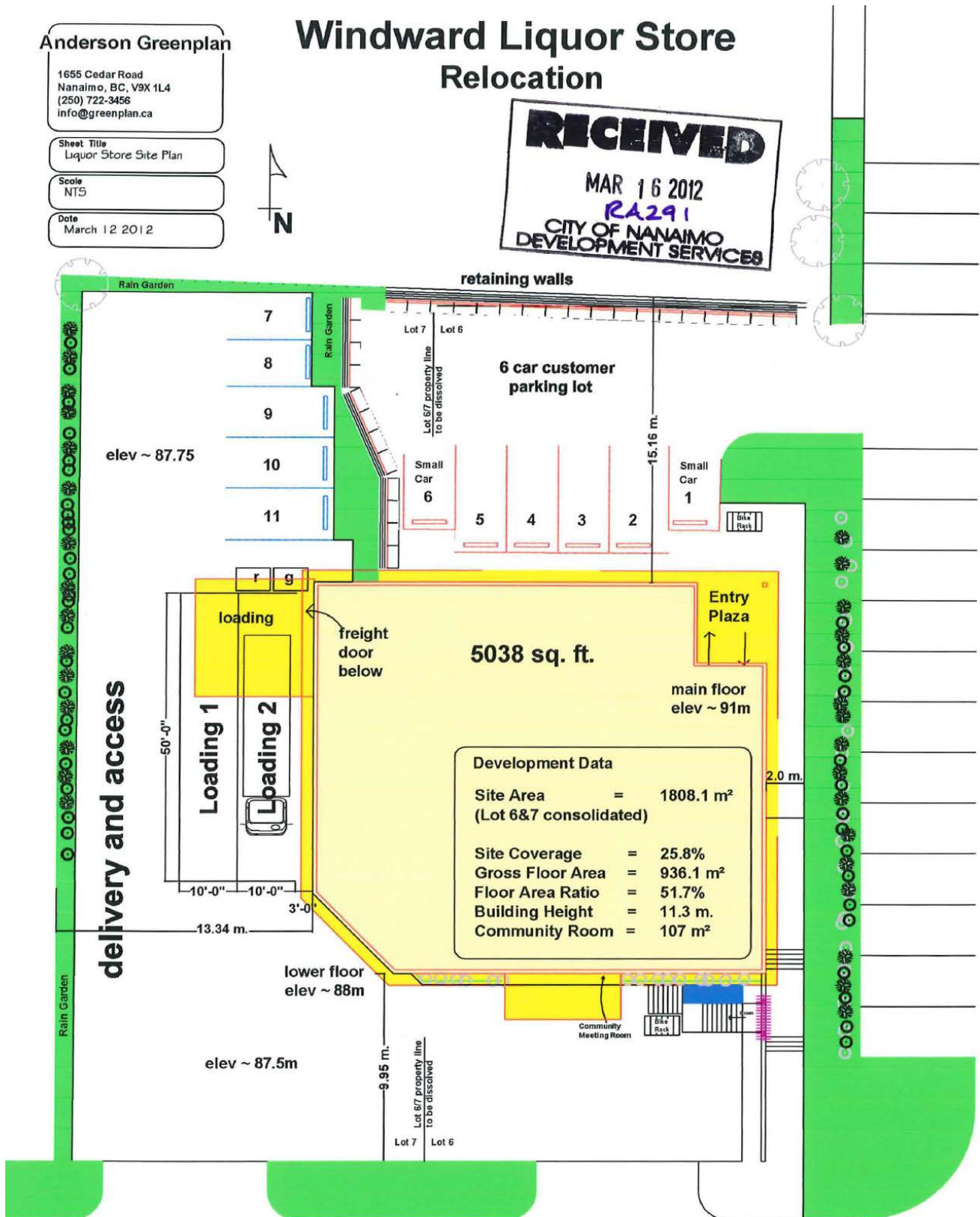
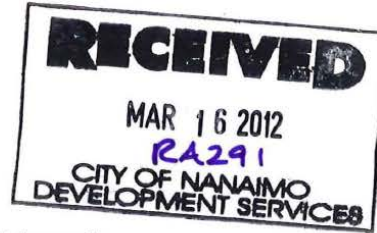
Anderson Greenplan

1655 Cedar Road  
 Nanaimo, BC, V9X 1L4  
 (250) 722-3456  
 info@greenplan.ca

Sheet Title  
 Liquor Store Site Plan

Scale  
 NTS

Date  
 March 12 2012



retaining walls

elev ~ 87.75

6 car customer parking lot

5038 sq. ft.

Entry Plaza

main floor elev ~ 91m

Development Data	
Site Area	= 1808.1 m <sup>2</sup> (Lot 6&7 consolidated)
Site Coverage	= 25.8%
Gross Floor Area	= 936.1 m <sup>2</sup>
Floor Area Ratio	= 51.7%
Building Height	= 11.3 m.
Community Room	= 107 m <sup>2</sup>

lower floor elev ~ 88m

elev ~ 87.5m

Community Meeting Room

Dufferin Crescent

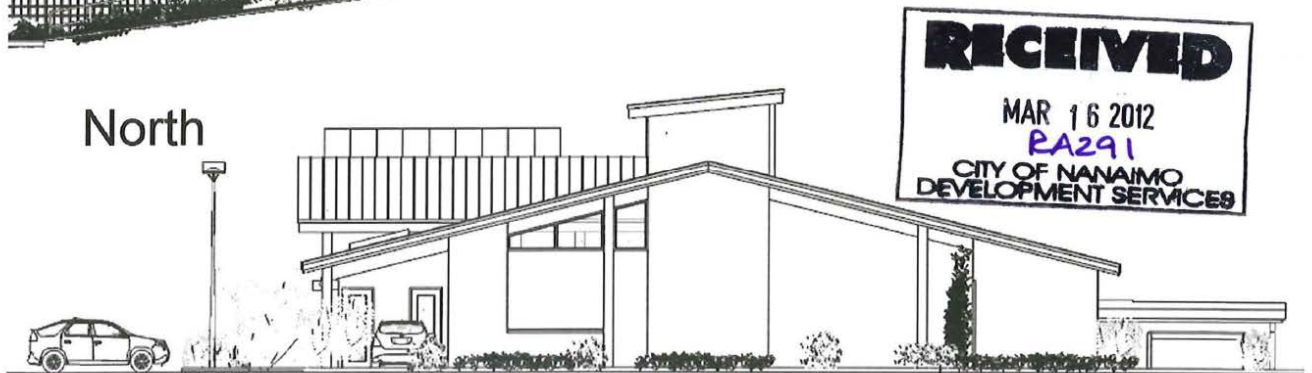
### Schedule C Elevations

## Elevations

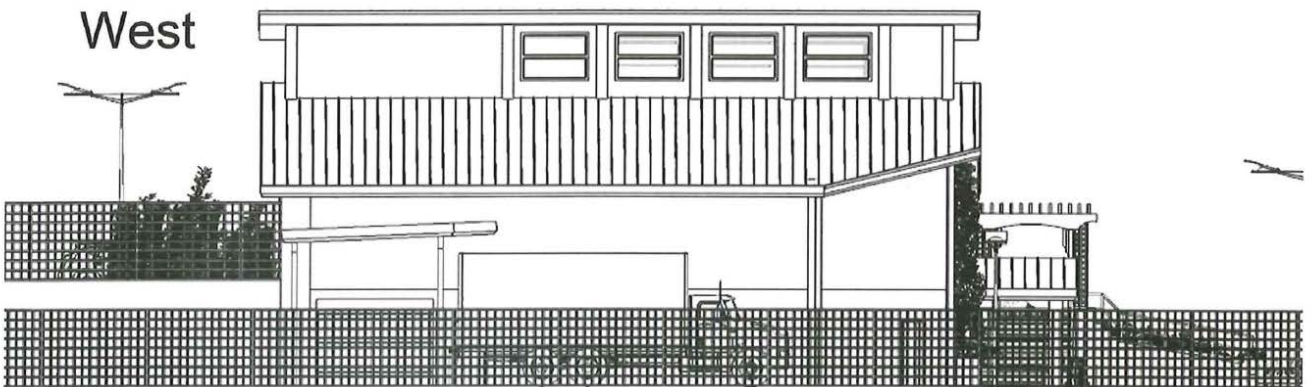
East



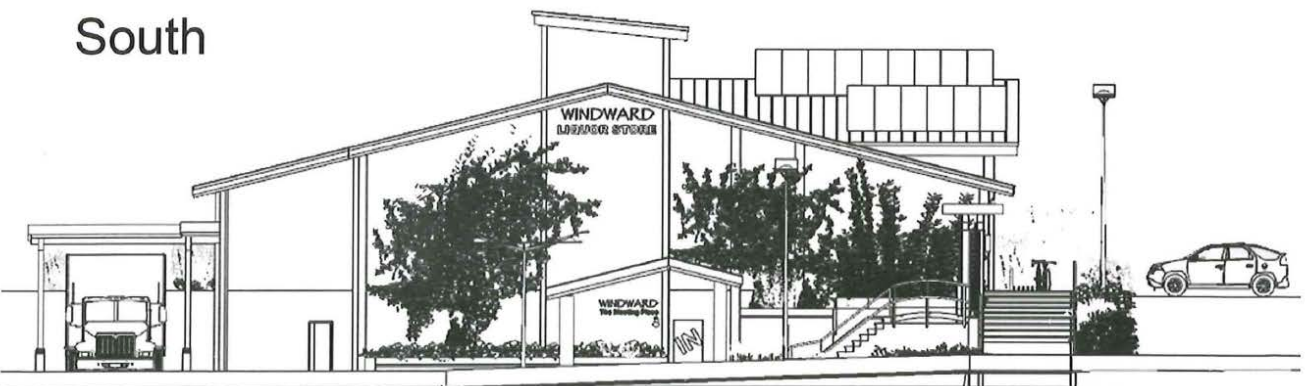
North



West



South



**Schedule D**  
**High Tech Industrial (I3) Zone**  
 (Page 1 of 5)  
**PART 13 – INDUSTRIAL**

**13.1 DESCRIPTION OF ZONES**

<b>Zone</b>	<b>Abbreviation</b>	<b>Intent of Zone</b>
Highway Industrial	I1	This zone provides for clean industrial uses, as well as commercial uses which require large lots.
Light Industrial	I2	This zone provides for uses which are industrial in nature but do not result in excessive noise, waste or noxious fumes.
High Tech Industrial	I3	This zone provides for clean, high-tech industrial uses and supporting commercial uses.
Industrial	I4	This zone provides for heavy industrial development that is not compatible with residential uses.

**13.2 PERMITTED USES**

13.2.1 The following uses shall be permitted within industrial zones:

<b>Use</b>	<b>Zones</b>				<b>Conditions of Use</b>
	<b>I1</b>	<b>I2</b>	<b>I3</b>	<b>I4</b>	
Animal Shelter	P	--	--	--	
Auction	P	--	--	--	
Automobile and Auto Part Sales and Rentals	P	--	--	--	
Automotive Repair	P	--	--	--	
Automobile Salvage and Wrecking Yard	--	--	--	P	
Boat Construction and Repair	--	P	--	P	Within the I2 Zone all repair and construction of boats must be completely contained within a building or structure.
Boat Sales and Service	P	--	--	--	
Car Wash	P	--	--	--	
Chemical Plant	--	--	--	P	
Commercial School	--	--	P	--	
Composting Facility	--	--	--	P	
Concrete Asphalt Plant	--	--	--	P	
Crematorium	--	--	--	P	
Custom Workshop	P	P	P	--	All processing of materials must occur within a building.



**Schedule D  
 High Tech Industrial (I3) Zone**

Use	Zones				Conditions of Use
	I1	I2	I3	I4	
Daycare	--	--	P	--	
Food and Beverage Processing	P	P	--	P	All processing of materials must occur within a building. An odour abatement plan shall be required for all food processing uses.
Furniture and Appliance Sales	P	--	--	--	
Indoor Driving and Shooting Range	P	--	--	--	
Industry	--	--	--	P	
Injury Management Centre	P	--	--	--	
Laboratory	--	P	P	--	
Light Industry	P	P	P	P	All processing of materials must occur within a building.
Livestock Processing	--	--	--	P	
Log Sorting and Storage	--	--	--	P	
Lumber Yard	P	--	--	--	
Manufacturing Office			P		The Gross Floor Area of the office area shall not exceed more than 49% of the total floor area of the building.
Mini Storage	P	--	P	--	
Pet Day Care	P	--	P	--	
Petroleum Processing	--	--	--	P	
Prefab Home Sales and Manufacturing	P	P	--	--	
Printing and Publishing Facility	--	--	P	--	
Production Bakery	P	P	P	--	
Production Studio	P	P	P	--	
Railway Yard	--	P	--	P	
Railway and Railway Station	P	P	P	P	
Recycling Depot	--	P	--	P	Use shall be contained within a completely enclosed building. No building materials may be located within 6m of a doorway or opening in the building greater than 1m in width or 1m in height; except when the doorway or opening remains completely closed when no vehicle or person is entering or exiting the building.
Recycling Plant	--	--	--	P	
Refund Container Recycling Depot	P	P	P		
Repair Shop	P	P	P	--	

**Schedule D  
 High Tech Industrial (I3) Zone  
 (Page 3 of 5)**

Use	Zones				Conditions of Use
	I1	I2	I3	I4	
Recreational Facility	--	--	P	--	
Research Facility	--	--	P	--	
Restaurant	--	--	P	--	
Service Industry	P	P	P	--	
Sign Shop	P	P	P	--	
Social Service Resource Centre	P	P	P	--	
Storage Yard	--	P	--	P	
Storage of Flammable and Combustible Liquids	--	--	--	P	
Tools / Equipment Rentals and Sales	P	--	P	--	
Topsoil Processing	--	--	--	P	
Truck Terminal	--	--	--	P	
Tow Truck Dispatch and Storage Yard	P	P	--	P	The sale of lawfully impounded motor vehicles is permitted in conjunction with a tow truck dispatch yard; provided the motor vehicles have been lawfully impounded or recovered by the operator and no more than three motor vehicles are for sale at any one time.
Truck, Trailer and Heavy Equipment Sales	P	--	--	--	
Veterinary Clinic	P	--	P	--	
Warehouse	P	P	P	--	
Waste Transfer	--	--	--	P	
Wood and Paper Processing	--	--	--	P	

P = Permitted Use  
 - = Not a Permitted Use in That Zone

**Schedule D  
 High Tech Industrial (I3) Zone  
 (Page 4 of 5)**

13.2.2 The following uses shall be permitted where the use is accessory to one or more of the primary uses permitted in Subsection 10.2.1:

Use	Zones				Conditions of Use
	I1	I2	I3	I4	
Daycare	A	A	A	A	
Dwelling Unit	A	A	A	A	One dwelling unit shall be permitted per lot within all industrial zones as an accessory use.
Office	A	A	--	A	The total Gross Floor Area of an accessory office located on a property shall not exceed 20% of the total Gross Floor Area on the lot.
Retail	--	A	A	--	Retail sale and display of goods manufactured on the property shall be permitted provided the total Gross Floor Area ratio devoted to retail and display does not exceed 25% of the total Gross Floor Area of the principal use.

A = Permitted as an Accessory Use  
 - = Not Permitted as an Accessory Use in This Zone

**13.3 LOT SIZE AND DIMENSIONS**

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth
I1	1,500m <sup>2</sup>	15m	30m
I2	1,200m <sup>2</sup>	15m	30m
I3	900m <sup>2</sup>	15m	30m
I4	1,800m <sup>2</sup>	15m	45m

**13.4 SITING OF BUILDINGS**

13.4.1 All buildings must be set back from the property lines as follows:

Zone	Front Yard - Buildings	Front Yard - Where the Area Between the Front Face of the Building and the Front Property is Landscaped and Not Used for Parking	Side Yard #1	Side Yard #2	Flanking Side Yard	Rear Yard
I1	7.5m	4.5m	3m	0m	4.5m	4.5m
I2	7.5m	4.5m	6m	0m	4.5m	4.5m
I3	6m	3m	3m	0m	4.5m	6m
I4	7.5m	4.5m	6m	3m	4.5m	6m

13.4.2 Notwithstanding Subsection 13.4.1, where an industrial zoned property abuts a residential or corridor zoned property, all buildings must be setback at least 7.5m from all property lines which directly abut residential or corridor zoned property.

13.4.3 Notwithstanding Subsection 13.4.1, general provisions in Part 6 of this Bylaw for the siting of buildings near watercourses will also apply.

13.4.4 Notwithstanding Subsection 13.4.1, where a property line abuts a major road, the front yard setback for that property shall be 7.5m.

**Schedule D  
 High Tech Industrial (I3) Zone  
 (Page 5 of 5)**

**13.6 SIZE OF BUILDINGS**

13.6.1 The maximum lot coverage, floor area and height of a principal dwelling shall be as follows:

Zone	Lot Coverage	Additional Lot Coverage	Height of Buildings
I1	40%	An additional 15% lot coverage shall be permitted, where the proposed development provides sufficient amenity to meet the minimum required points for one of the available amenity categories outlined in Schedule D of this Bylaw.	12m
I2	40%	An additional 15% lot coverage shall be permitted, where the proposed development provides sufficient amenity to meet the minimum required points for one of the available amenity categories outlined in Schedule D of this Bylaw.	12m
I3	50%	An additional 15% lot coverage shall be permitted, where the proposed development provides sufficient amenity to meet the minimum required points for one of the available amenity categories outlined in Schedule D of this Bylaw.	14m
I4	50%	An additional 15% lot coverage shall be permitted, where the proposed development provides sufficient amenity to meet the minimum required points for one of the available amenity categories outlined in Schedule D of this Bylaw.	18m

**Schedule E  
 Community Corridor (C3) Zone  
 (Page 1 of 8)**

**PART 9 - CORRIDOR**

**9.1 DESCRIPTION OF ZONES**

<b>Residential Corridor</b>	<b>COR1</b>	This zone provides for residential, street-oriented, medium density, and office development along or near major roads.
<b>Mixed Use Corridor</b>	<b>COR2</b>	This zone provides for mixed use, street-oriented development along urban arterials and major collector roads.
<b>Community Corridor</b>	<b>COR3</b>	This zone provides for a wide range of uses intended to meet the day to day needs of the surrounding community.

**9.2. PERMITTED USES**

9.2.1 The uses listed in the following table shall be permitted where indicated with a 'P' within each zone, subject to the conditions of use specified:

Use	Zones			Conditions of Use
	COR1	COR2	COR3	
Artists Studio	P	P	P	
Automobile Sales, Service and Rental	--	SS	SS	
Assembly Hall	P	P	P	
Bed and Breakfast	P	P	P	Subject to Part 6 of this bylaw.
Boarding and Lodging	P	P	P	Maximum of two sleeping units and shall not accommodate more than two persons.
Bingo Hall	--	P	P	
Club or Lodge	--	P	P	
Commercial School	--	P	P	
Custom Workshop	--	--	P	Use shall be wholly contained within a building and shall not exceed 500m <sup>2</sup> in Gross Floor Area.
Daycare	P	P	P	
Electric Vehicle Charge Station	P	P	P	
Fast Food Restaurant	--	--	SS	
Financial Institution	--	P	P	Drive-thru bank terminals shall not be permitted.
Furniture and Appliance Sales	--	P	P	Gross Floor Area not to exceed 700m <sup>2</sup> . Use shall only be permitted where the lot meets or exceeds the minimum lot area requirements for the zone.
Gas Station	SS	SS	SS	
Hotel	P	P	P	
Laundromat	--	P	P	
Library	--	P	P	

**Schedule E  
 Community Corridor (C3) Zone  
 (Page 2 of 8)**

Use	Zones			Conditions of Use
	COR1	COR2	COR3	
Liquor Store	SS	SS	SS	
Live/Work	P	P	P	
Multiple Family Dwelling	P	P	P	
Museum	--	P	P	
Neighbourhood Pub	--	P	P	
Office	P	P	P	<p>Within the COR1 Zone, office use shall not exceed a Gross Floor Area of 1000m<sup>2</sup> and must be located on the ground floor. Within the COR2 Zone, no more than 500m<sup>2</sup> of office space shall be permitted on the ground floor.</p> <p>Use shall only be permitted where the lot meets or exceeds the minimum lot area requirements for the zone.</p>
Pawn Shop	--	--	P	No pawn shop shall be permitted within a 300m radius of another pawn shop.
Personal Care Facility	P	P	P	
Pet Day Care	--	--	P	
Printing and Publishing Facility	--	P	P	
Production Studio	--	P	P	
Recreational Facility	--	P	P	
Religious Institution	P	P	P	
Repair Shop	--	--	P	Use shall wholly be contained within a building.
Restaurant	--	P	P	
Retail	--	P	P	<p>An individual retail use shall not exceed a Gross Floor Area of 500m<sup>2</sup>, unless that use is a Grocery Store, in which case the use shall not exceed 2,000m<sup>2</sup>.</p> <p>Use shall only be permitted where the lot meets or exceeds the minimum lot area requirements for the zone.</p>
Seniors Housing	P	P	P	
Single Residential Dwelling	P	P	P	
Sign Shop	--	--	P	
Social Service Resource Centre	--	P	P	
Student Housing	SS	--	--	Where a student housing use exists on a lot, such use shall require a housing agreement.
Theatre	--	P	P	
University, College, Technical School	--	P	P	
Veterinary Clinic	--	P	P	
Warehouse (retail)	--	--	SS	
Wholesale	--	--	SS	

P = Permitted Use  
 SS = Permitted as a Site Specific Use, see Section 9.2.3  
 -- = Use Not Permitted within Specified Zone

**Schedule E  
 Community Corridor (C3) Zone  
 (Page 3 of 8)**

9.2.2 Notwithstanding Subsection 9.2.1., within the COR2 Zone where a non-residential use exists at least an equal amount of Gross Floor Area on the property must be dedicated to residential use.

9.2.3 The following uses shall be permitted on site specific basis:

Use	Permitted Location Address	Legal Description of Permitted Location
<b>Automobile Sales, Service and Rentals</b>	3690 Island Highway	LOT 1, BLOCK 26, SECTION 3, WELLINGTON DISTRICT, PLAN 318A, EXCEPT THAT PART IN PLAN 33807  LOTS 2, 11 and 12, BLOCK 26, SECTION 3, WELLINGTON DISTRICT, PLAN 318A
	3851 Shenton Road	LOT A, SECTION 4, WELLINGTON DISTRICT, PLAN VIP52426
	4777 Island Highway	LOT A, SECTION 5, WELLINGTON DISTRICT, PLAN VIP84989, EXCEPT PART IN PLAN VIP86302
	2585 and 2595 Bowen Road	LOT 3 SECTION 5, WELLINGTON DISTRICT, PLAN 7747, EXCEPT PART IN PLAN 43195  LOT A, SECTION 5, WELLINGTON DISTRICT, PLAN 47874
	1809 Bowen Road	PARCEL A (DD 51728N) OF LOT 17, SECTION 15, RANCE 8, MOUNTAIN DISTRICT, PLAN 7272
	3612 Island Highway North	LOT 3, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 26, SECTION 3, WELLINGTON DISTRICT, PLAN 318A
	1481 Bowen Road	LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 23873
	1701 Bowen Road and 1831 East Wellington Road	LOT A, SECTION 14, RANGE 8, MOUNTAIN DISTRICT, PLAN 38080  LOT 1, SECTION 14, RANGE 8, MOUNTAIN DISTRICT, PLAN 7954, EXCEPT PART IN PLAN 37148
	2575, 2525, and 2595 Bowen Road	LOT 2, SECTION 5, WELLINGTON DISTRICT, PLAN 17696, EXCEPT PARTS IN PLANS 43195 AND PLAN VIP82821  LOT 2, SECTION 20, RANGE 6, MOUNTAIN DISTRICT, PLAN 38705, EXCEPT PART IN PLAN 43195  LOT A, SECTION 5, WELLINGTON DISTRICT, PLAN 47874
	2535 Bowen Road	LOT 1, SECTION 20, RANGE 6, MOUNTAIN DISTRICT, PLAN 38705, EXCEPT PART IN PLAN 43195
	2555 Bowen Road	LOT 2, SECTION 20, RANGE 6, MOUNTAIN DISTRICT, PLAN VIP73505
	2590 Bowen Road	LOT A (DD 393242I), SECTION 5, WELLINGTON DISTRICT, PLAN 14534, EXCEPT PART IN PLAN 43195, VIP57019 AND VIP82719
	4931 and 4921 Wellington Road	LOT 1, SECTION 5, WELLINGTON DISTRICT, PLAN 34365, EXCEPT PART IN PLAN VIP65613

**Schedule E  
 Community Corridor (C3) Zone  
 (Page 4 of 8)**

<b>Automobile Sales, Service and Rentals</b>	4170 Wellington Road	LOT 2, SECTION 5, WELLINGTON DISTRICT, PLAN 34365 LOT A, SECTION 5, WELLINGTON DISTRICT, PLAN 26942
	4100 Wellington Road	LOT B, SECTION 5, WELLINGTON DISTRICT, PLAN 42476
	4123 Wellington Road	LOT A, SECTIONS 4 AND 5, WELLINGTON DISTRICT, PLAN VIP63672
	4151 Wellington Road	LOT 1, SECTION 5, WELLINGTON DISTRICT, PLAN VIP67222
	4169 Wellington Road	LOT 4, SECTION 5, WELLINGTON DISTRICT, PLAN 13188, EXCEPT PART IN PLAN VIP80911
	4171 Wellington Road	LOT 3, SECTION 5, WELLINGTON DISTRICT, PLAN 13188, EXCEPT PART IN PLAN VIP80911
	4181 Wellington Road	LOT 2, SECTION 5, WELLINGTON DISTRICT, PLAN 13188, EXCEPT PART IN PLAN VIP80911
	2789 106 <sup>th</sup> Street	LOT 7, BLOCK 25, SECTION 3, WELLINGTON DISTRICT, PLAN 318A
<b>Car Wash</b>	603 Nicol Street	LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN VIP69064
<b>Fast Food Restaurant</b>	1815 Bowen Road	LOT B, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN 43433, EXCEPT PART IN PLAN VIP58601 AND VIP61856
	1812 Bowen Road	STRATA LOT E, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, STRATA PLAN VIS4335, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRAT LOT AS SHOWN ON FORM 1
	4777 & 4797 Island Highway	LOT A, SECTION 5, WELLINGTON DISTRICT, PLAN VIP84989, EXCEPT PART IN PLAN VIP86302  LOT 1, BLOCK 17, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584, EXCEPT PARCEL A (DD 33238I) THEREOF
	130 Terminal Avenue	LOT A, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 21995
<b>Gasoline Station</b>	4286 Departure Bay Road	LOT 2, SECTION 5, WELLINGTON DISTRICT, PLAN 37030
	1643 Bowen Road	THAT PART OF LOT 4, SECTION 14, RANGE 8, MOUNTAIN DISTRICT, PLAN 2406, SHOWN OUTLINED IN RED ON PLAN 676-R, EXCEPT PART IN PLAN 37148
	1702 and 1925 Bowen Road	LOT A, SECTIONS 14 & 15, RANGE 8, MOUNTAIN DISTRICT, PLAN 7310, EXCEPT PART IN PLAN 37148  LOT 1, SECTION 16, RANGE 8, MOUNTAIN, PLAN 7045



**Schedule E  
 Community Corridor (C3) Zone  
 (Page 5 of 8)**

<b>Gasoline Station</b>	2209 Bowen Road	LOT 1, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 41059
	600 Victoria Road	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 21004
	458 Wakesiah Avenue	LOT B, (DD EV45133), BLOCK 1, SECTION 1, NANAIMO DISTRICT, PLAN 1325
	1050 Terminal Avenue	LOT A, SECTION 1, BLOCK 88, NEWCASTLE TOWNSITE, NANAIMO DISTRICT, PLAN VIP796683
	76 Terminal Avenue	LOT 2, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 20761
	2330 Labieux Road	LOT 2, SECTION 20, RANGE 6, MOUNTAIN DISTRICT, PLAN 44097
<b>Liquor Store</b>	2220 Bowen Road	LOT A, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 20320  LOTS 3, 4, 5 AND 6, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 526  LOT 1, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN 21371
<b>Student Housing</b>	440 Wakesiah Avenue	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN VIP88789
<b>Warehouse</b>	85 and 95 Tenth Street	LOTS H AND I, SECTION 7, NANAIMO DISTRICT, PLAN 2199, EXCEPT THAT PART OF SAID LOTS SHOWN RED ON PLAN 522 RW
	110 and 106 Fry Street	LOTS 18 AND 19, BLOCK 4, SECTION 1, NANAIMO DISTRICT, PLAN 584
	114 Fry Street	THAT PART OF LOT 17, BLOCK 4, SECTION 1, NANAIMO DISTRICT, PLAN 584 LYING NORTHERLY OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 21 FEET SOUTHERLY FROM THE NORTHERLY BOUNDARY OF SAID LOT.

**Schedule E  
 Community Corridor (C3) Zone  
 (Page 6 of 8)**

**9.3 DENSITY**

9.3.1 The following table specifies the maximum allowable base density, expressed as a Floor Area Ratio, per lot for each zone. The additional density columns permit additional density where the following specified location and amenity criteria have been provided. Within mixed use development, additional density may be awarded where the lot includes both commercial and residential uses. Tier 1 awards additional density where a development meets or exceeds the Tier 1 requirements, as specified within “Schedule D – Amenity Requirements for Additional Density” of this bylaw; Tier 2 awards additional density to a development which meets or exceeds the Tier 2 requirements within Schedule D. Where a development achieves additional density, the additional floor area may be added to the base density within the zone. A development may achieve all of the additional density available within the zone:

Zone	Maximum Allowable Floor Area Ratio (FAR)	Additional Density		
		Mixed Use*	Tier 1	Tier 2
COR1	1.00	N/A	+0.25	+0.25
COR2	1.25	N/A	+0.25	+0.25
COR3	0.75	+0.50	+0.25	+0.25

9.3.2 Notwithstanding Subsection 9.3.1., where parking spaces are provided beneath a principal building (where the roof of the underground parking is not more than 0.8m above the finished grade), an amount may be added to the Floor Area Ratio equal to 0.25 multiplied by the percentage of the total parking spaces provided underground.

**9.4 LOT SIZE AND DIMENSIONS**

9.4.1 The following table specifies the minimum lot size, minimum lot frontage and minimum lot depth of all serviced corridor lots within each zone:

Zone	Minimum Lot Size	Minimum Lot Frontage	Minimum Lot Frontage - Lane Access	Minimum Lot Depth
COR1	850m <sup>2</sup>	18m	15m	30m
COR2	1200m <sup>2</sup>	25m	15m	30m
COR3	1000m <sup>2</sup>	20m	15m	30m

**Schedule E  
 Community Corridor (C3) Zone  
 (Page 7 of 8)**

**9.5 SITING OF BUILDINGS**

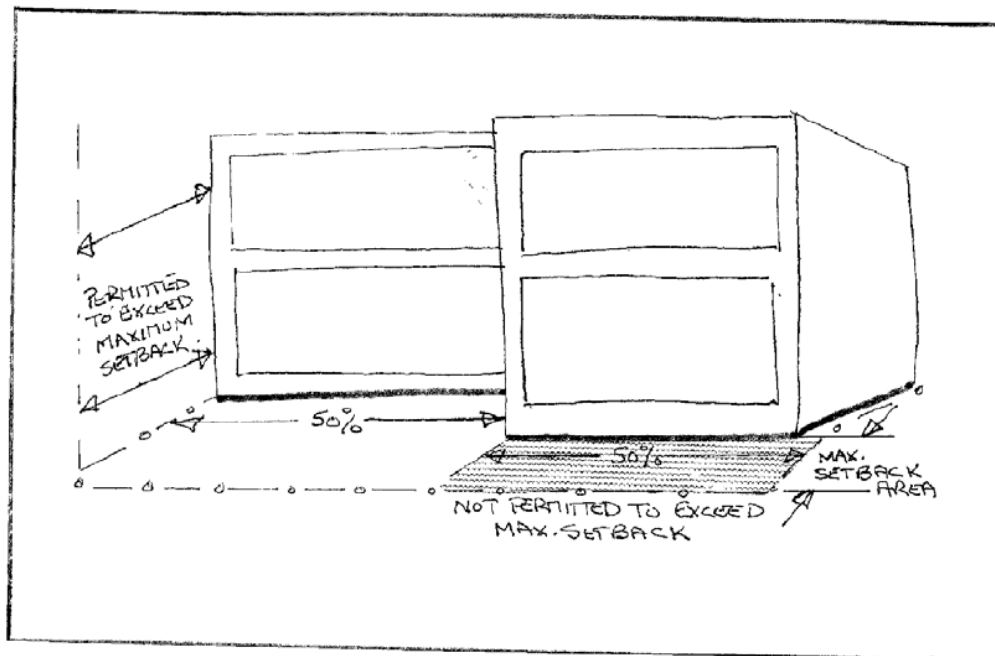
9.5.1 The following table identifies the distance a principal building must be set back from the lot line specified within each yard area within the zone indicated:

Zone	Minimum Front Yard Setback	Maximum Front Yard Setback	Side Yard 1	Side Yard 2	Flanking Side Yard	Rear Yard
COR1	3.5m	6m	1.5m	3m	4.5m	7.5m
COR2	3.0m	6m	0m	3m	3m	7.5m
COR3	3.0m	6m	0m	3m	3m	7.5m

9.5.2 Notwithstanding Subsection 9.5.1., general provisions in Part 6 of this Bylaw for the siting of buildings near watercourses will also apply.

9.5.3 Notwithstanding Subsection 9.5.1., where a property abuts a major road where dedication has not taken place, an additional 2.5m front yard setback is required.

9.5.4 Notwithstanding Subsection 9.5.1, where only one principal building exists on the lot no more than 50% of the front face of a building façade shall be setback further than the maximum permitted front yard setback as shown on the following diagram.



9.5.5. Notwithstanding Subsection 9.5.1, where more than one principal building exists on the lot at least 50% of the property frontage must include a building front face within the maximum front yard setback area.

**Schedule E  
 Community Corridor (C3) Zone  
 (Page 8 of 8)**

**9.6 LOCATION OF PARKING AREA**

9.6.1 Within all Corridor Zones, no parking shall be permitted between the front property line and the front face of the building or within the maximum front yard setback area.

**9.7 SIZE OF BUILDINGS**

9.7.1 The maximum lot coverage and height, as well as the minimum required height of a principal building, shall be as specified within the following table:

<b>Zone</b>	<b>Lot Coverage</b>	<b>Maximum Allowable Height</b>	<b>Additional Height</b>	<b>Minimum Required Height</b>
COR1	60%	14m	Where at least 75% of the required parking area is located below or beneath a building, an additional 4m of height shall be permitted.	2 Storeys Above Grade
COR2	60%	14m	Where at least 75% of the required parking area is located below or beneath a building, an additional 4m of height shall be permitted.	2 Storeys Above Grade
COR3	60%	14m	Where at least 75% of the required parking area is located below or beneath a building, an additional 4m of height shall be permitted.	2 Storeys Above Grade