

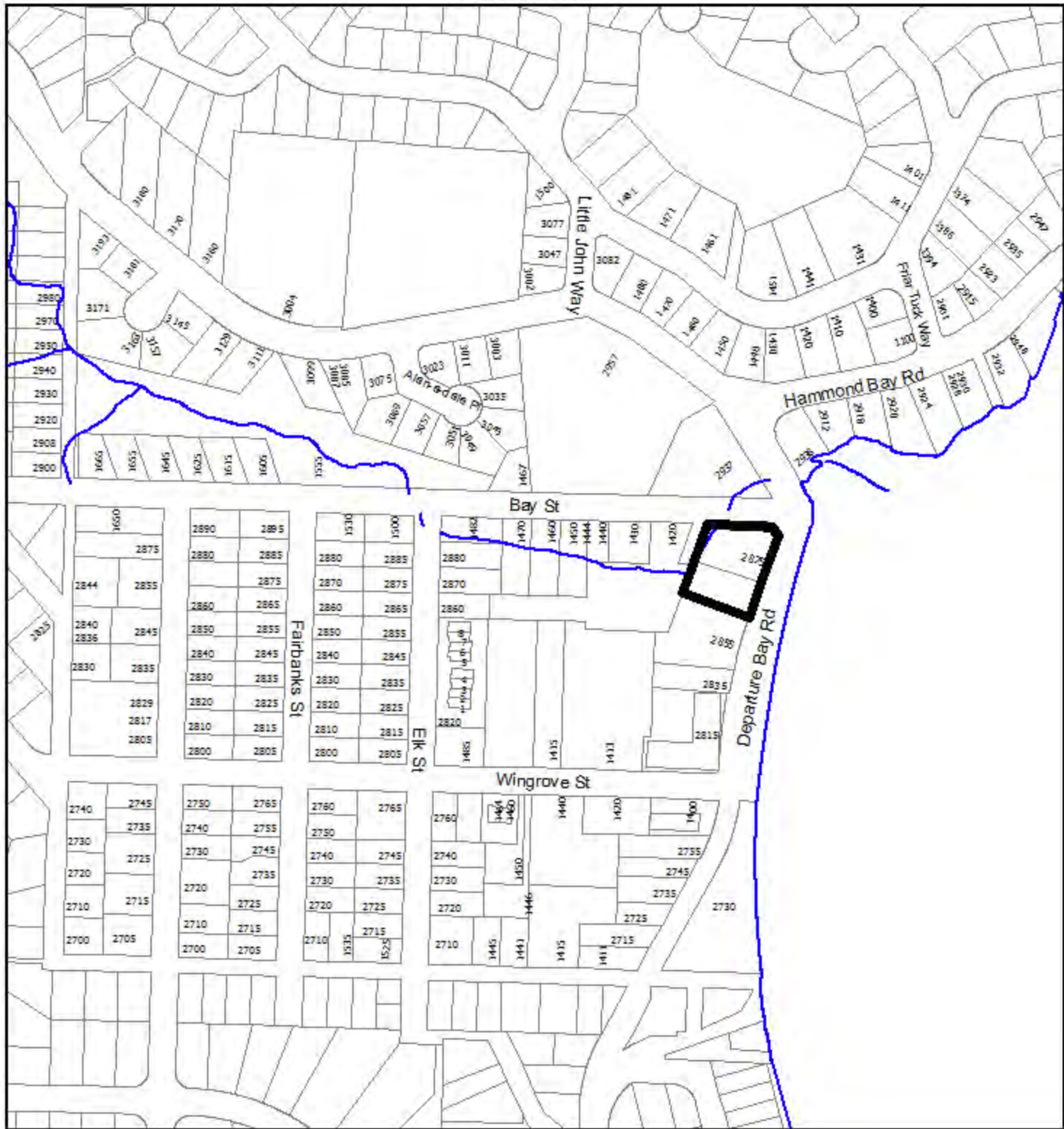


COMMUNITY DEVELOPMENT DIVISION

**ADVISORY PLANNING COMMITTEE  
2014-JAN-21**

- File number:** RA330
- Project Address:** 2875 Departure Bay Road
- Applicant:** Mr. Bert Hick (Rising Tide Consultants) on behalf of Mr. John Wicks (Black Bear Pub) and 7/11 Eleven Canada Inc.
- Proposal:** An application has been received to permit a liquor retail store as a site specific use within the Neighbourhood Centre (CC2) zone. The applicant is proposing to relocate the existing liquor store from the property at 6201 Doumont Road (Black Bear Pub) to the subject property at 2875 Departure Bay Road.
- Existing LRS (6201 Doumont Road). The existing liquor store is 134m<sup>2</sup>.  
Proposed LRS (2875 Departure Bay Road). The proposed store will be 238m<sup>2</sup> in area.
- The following information is attached:***
- Location Plan (Schedule A);
  - Site Plan (Schedule B);
  - Floor Plan (Schedule C); and
  - Rezoning Rationale (Schedule D).
- Public Consultation:** Zoning amendment signage has been posted on-site, and the application has been posted on “What’s Building in my Neighbourhood”, the City’s online database of planning applications. A Public Hearing will be scheduled after the application has received First and Second Readings.
- A referral notice has been sent to the Departure Bay Neighbourhood Association, and the applicant has been encouraged to contact the neighbourhood association to arrange a meeting.
- Current Zoning:** Neighbourhood Centre (CC2) (Schedule E)
- Proposed Zoning:** Neighbourhood Centre (CC2) with site specific liquor retail store
- OCP Designation:** Neighbourhood Commercial Centre (Schedule F)  
Uses in Neighbourhood Commercial Centres include community services and facilities; and personal service; commercial and retail facilities. Stand alone commercial services shall be supported in the Commercial Centre designations. Neighbourhood Commercial Centres include small scale local shopping providing for the day to day needs to local residents.

Schedule A



Rezoning Application No. RA330

**LOCATION PLAN**

Civic: 2875 Departure Bay Road



 **Subject Property**

**Schedule B**

|                  |                  |                  |                  |                 |                  |                      |              |             |                 |
|------------------|------------------|------------------|------------------|-----------------|------------------|----------------------|--------------|-------------|-----------------|
| <p>APPROVALS</p> | <p>QUALITIES</p> | <p><b>LJ</b></p> | <p><b>ES</b></p> | <p>Sheet A1</p> | <p>Site Plan</p> | <p>Site Location</p> | <p>Scale</p> | <p>Date</p> | <p>Drawn By</p> |
|------------------|------------------|------------------|------------------|-----------------|------------------|----------------------|--------------|-------------|-----------------|

**LEGAL DESCRIPTION:**  
 L1/2 of Lot 1, Block 1, Subdivision 1, District 1, City of Nanaimo, B.C.

**SUBJECT:**  
 2000 Bay Street, Nanaimo, B.C.

**LEGAL ADJACENT:**  
 2000 Bay Street, Nanaimo, B.C.

**PLANNING CODE:**  
 2000 Bay Street, Nanaimo, B.C.

**LOCAL AUTHORITY:**  
 City of Nanaimo

- NOTES:**
1. THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE CITY OF NANAIMO.
  2. THE CITY OF NANAIMO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS SITE PLAN.
  3. THE CITY OF NANAIMO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS SITE PLAN.
  4. THE CITY OF NANAIMO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS SITE PLAN.
  5. THE CITY OF NANAIMO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS SITE PLAN.
  6. THE CITY OF NANAIMO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS SITE PLAN.
  7. THE CITY OF NANAIMO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS SITE PLAN.
  8. THE CITY OF NANAIMO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS SITE PLAN.
  9. THE CITY OF NANAIMO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS SITE PLAN.
  10. THE CITY OF NANAIMO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS SITE PLAN.



EXISTING BUILDING FOOTPRINTS

existing 7-Eleven convenience store

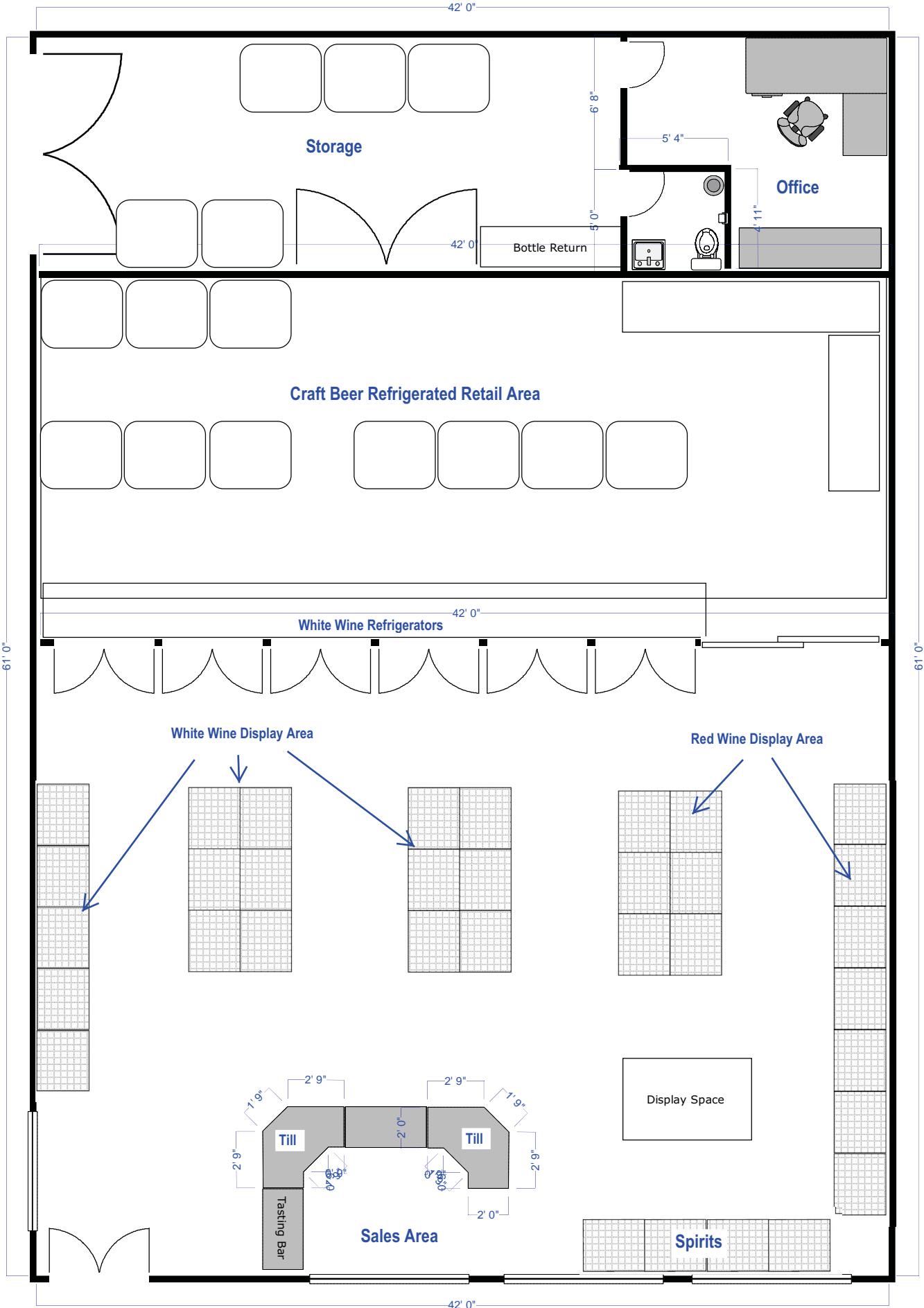
new proposed License Retail Store (Private Liquor Store) will be in this existing CRU (commercial retail unit)



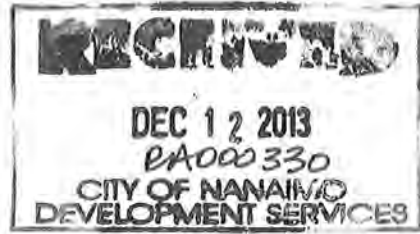
CW6738034.1



# Schedule C



## Schedule D



REZONING RATIONALE  
FOR TEXT AMENDMENT TO ZONING CC2  
AT2875 DEPARTURE BAY ROAD, NANAIMO, B.C. V9S 3X1

7-Eleven Canada Inc. is seeking a text amendment only to the current zoning of CC2. It is understood that this zoning does already allow liquor stores however, the liquor store policy in the City of Nanaimo is site specific for private liquor stores.

We believe that this liquor store will add to the economic development of the Departure Bay area as well as create employment opportunities for local people and also will be a convenience to the people in this area as well as the ferry-travelling public at the nearby ferry terminal at Departure Bay which holds itself as a gateway to Vancouver for this part of Vancouver Island.

### BENEFITS TO THE COMMUNITY

The applicant's establishment will benefit the community in the following ways:

- Employment opportunities for residents of Nanaimo;
- Provide a source of additional tax revenue for local, provincial and federal governments;
- Further diversify the liquor store venues available to the residents, business people and tourists to Nanaimo
- Participation in community affairs and charities.

### HOSPITALITY/TOURISM DEVELOPMENT FACTORS

Given the outstanding picturesque location of this area of Nanaimo, many people from Vancouver Island, the surrounding Gulf Islands, the Lower Mainland of British Columbia and Northern Washington State in the United States will frequent this area.

The site, located on Departure Bay Road in Nanaimo is a convenient location for tourists and residents of Nanaimo.

The applicant submits that the proposed liquor store will not impact negatively on any of the surrounding recreational facilities, parks and public venues. Indeed, it is an added amenity to this area of Nanaimo.

### TRAFFIC IN THE VICINITY

The proposed liquor store will not impact negatively on traffic in the vicinity of the liquor store. The primary purpose of this liquor store is to cater to residents of the area, tourists who come to Nanaimo to enjoy its wonders and other residents of Vancouver Island. There will be no negative impact on the traffic in the vicinity.

### NOISE IN THE COMMUNITY

This is not a venue that will be creating noise in the community.

### OTHER FACTORS

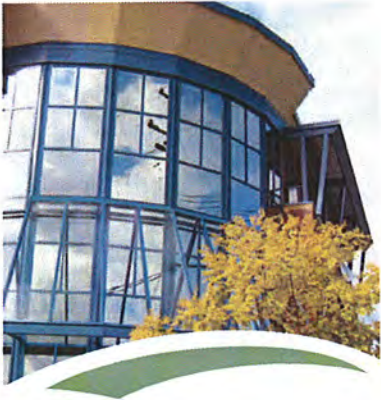
The applicant also submits the following additional factors for consideration:

- This liquor store will not detract from the beauty of the surrounding area.
- From experience, liquor store venues tend not to create problems in the community.
- The applicant's focus is on offering the public the convenience of a private liquor store in this area of Departure Bay, Nanaimo.

All of which is respectfully submitted this 9<sup>th</sup> day of December, 2013.



## 2.2 Corridors and Commercial Centres



**Corridors** are the urban arterials and major collector roads that bisect Nanaimo, and are the linear focal areas for higher levels of residential densities, services, and amenities. While these corridors were originally intended to expedite vehicle travel through the city, planNanaimo supports a broader approach where the Corridors evolve with new multiple uses.

Commercial services in mixed use developments will be encouraged to concentrate along Corridors, together with new multi-unit residential developments and public amenities. The overall design of corridors will support the needs of pedestrians, cyclists, and public transit with aesthetic characteristics that contribute to a vibrant economy and street life. The development of the Corridors will benefit the city by linking Urban Nodes with energetic and human scale connectors to other Urban Nodes and Neighbourhoods. It is intended that each Corridor will build on the unique characteristics of the surrounding Urban Nodes and Neighbourhoods, and will contain an individualized mix of uses and services.

Within Corridors, Commercial Centres are existing concentrations of commercial uses distributed across the city. These Commercial Centres are generally characterized by the provision of retail services as a stand alone format, but may also contain a significant component of surrounding residential, amenity, and public uses.

Uses within the Commercial Centres include small scale local shopping providing for the day to day needs of local residents (Commercial Centres - Neighbourhood) and city-wide shopping that meets the needs of a larger trade area (Commercial Centres - City). Concentrations of higher density residential development often accompany these centres. Future residential development surrounding Commercial Centres is encouraged. Ultimately, it is the objective of this Plan that these Commercial Centres will more fully develop with a range of commercial, recreational, residential, community, and transportation services.

### Objectives

**To support higher intensity land uses in Corridors.**

planNanaimo supports the focus of medium to high density residential, mixed use commercial / residential, and office land uses in Corridors.

**To increase residential densities and the mix of land uses.**

Opportunities to increase the mix and intensity of uses along Corridors will be supported through development and redevelopment opportunities.

**To encourage sensitivity in the form of residential densities.**

Corridors shall be the future focus of mid to high residential densities that recognize a human scale and pedestrian oriented form of development.

**To provide public places and spaces.** Each Corridor shall contain or provide access to public places and spaces appropriate to the mix of uses and range of services available in each Corridor.

**To encourage sustainability in transit and other alternative modes of transportation.** The primary role of Corridors for automobiles shall be expanded to recognize Corridors as the linkage between Urban Nodes and Neighbourhoods for transit routes and as opportunities for walking and cycling.

**To protect the environment.** Environmental features such as watercourses or habitat areas within these medium density, medium intensity land use centres shall be protected through the development of policies that respect the environment and the integration of land uses, and new uses shall be considered against their impact on air, water, and land quality.

**To reduce consumption.** Whenever possible, new and existing development will implement measures to reduce consumption through increased recycling, decreased water use, the use of alternative energy sources, or other innovative techniques and practices.

### Policies

- 1 Development in Corridors will be characterized by a mix of residential, commercial, professional, and service uses, with residential developed at medium to high level densities. Residential densities of 50 to 150 units per hectare in two to six storey building forms shall be supported for Corridors.
- 2 Uses in Commercial Centres will include community services and facilities, and personal service, commercial and retail facilities. Local service, institutional (including schools) and higher density residential uses shall also be supported in the Commercial Centres designation.
- 3 For Commercial Centres – City, residential densities of >150 units per hectare in high rise building forms is permitted. For Commercial Centres – Neighbourhood, residential densities of 50 to 150 units per hectare in two to six storey building forms is permitted.
- 4 Stand alone commercial services shall be supported in the Commercial Centres designations. Higher density stand alone residential uses shall be supported in both Corridors and Commercial Centres.





## 2.2 Corridors and Commercial Centres Cont.



- 5 Commercial services within mixed use developments shall be supported in the Corridors designation. In mixed use developments, ground floor uses will be retail, office, or community uses that invite public activity. Residential and/or professional uses will be encouraged in upper storeys.
- 6 Public parks and open spaces in the form of urban plazas, community gardens, and landscaped boulevards and open spaces are encouraged in Corridors.
- 7 The importance of Corridors as connectors between Urban Nodes and Neighbourhoods is recognized in this Plan. The development of these connections for the safe movement of pedestrians, cyclists and transit shall be a priority in any new development proposal.
- 8 The redevelopment of any Corridors to improve automobile travel shall also consider improvements that add to the human scale of the corridor, increase the proportion of landscaping and green space, and improve safety for non-motorized travelers. Sidewalk and landscaping design will enhance pedestrian and vehicle separation.
- 9 The development of primary parking areas between the front face of the buildings and the street in Corridors is not permitted.
- 10 Development in the Corridor designation will address the interface between Corridors and Neighbourhoods. Design elements of building siting, height and massing (including stepped back upper floors) will be used to ensure a transition from the Corridor to the adjacent Neighbourhood scale.
- 11 Ecological features, such as steep slopes, watercourses, riparian areas, significant trees, and environmentally sensitive lands are recognized as attributes and development shall proceed only where the impacts on these features are minimized and can be mitigated.
- 12 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.
- 13 Future social and community services appropriate to the mix of land uses and demographics both within and surrounding the node shall be encouraged to locate within Corridors. This Plan supports the development of Corridors with a broad social mix and access to adequate housing at all income levels.
- 14 Area Plans, including urban design guidelines, shall be developed for Stewart Avenue and Third Street Corridors within the timeframe of this Plan. The Bowen Corridor, the Northfield Corridor, and other corridor designations will likely require Area Plans beyond the timeframe of this Plan.

# Schedule F

## PART 10 - COMMERCIAL CENTRE

### 10.1 DESCRIPTION OF ZONES

| Zone                         | Abbreviation | Intent of Zone  |
|------------------------------|--------------|---|
| Local Service Centre         | CC1          | This zone provides for small scale and community services within neighbourhoods.  |
| Neighbourhood Centre         | CC2          | This zone provides for small scale commercial services intended to meet the day-to-day needs of persons residing in the immediate vicinity and supports a building height of up to 3 storeys. |
| City Commercial Centre       | CC3          | This zone provides for the shopping needs of the community at large, as well as medium to high density residential development.   |
| Woodgrove Urban Centre       | CC4          | This zone provides for a regional commercial centre with a focus on intensive retail and service uses and medium to high density residential.   |
| Hospital Urban Centre        | CC5          | This zone provides for health related professional offices and medium to high density residential accommodation.  |
| Commercial Recreation Centre | CC6          | This zone provides for commercial recreational uses, such as golf courses and recreational facilities.  |

### 10.2. PERMITTED USES

10.2.1 The uses listed in the following table shall be permitted where indicated with a 'P' within the corresponding zone, as per the conditions of use specified:

| Use                             | Zones |     |     |     |     |     | Conditions of Use  |
|---------------------------------|-------|-----|-----|-----|-----|-----|--|
|                                 | CC1   | CC2 | CC3 | CC4 | CC5 | CC6 |  |
| Artist Studio                   | P     | P   | P   | P   | P   | P   |  |
| Assembly Hall                   | --    | P   | --  | P   | P   | P   |  |
| Auto Repair                     | --    | P   | P   | P   | --  | --  |  |
| Auto sales and Rental           | --    | --  | P   | P   | --  | --  |  |
| Bingo Hall                      | --    | --  | --  | --  | P   | P   |  |
| Car Wash                        | --    | P   | P   | P   | --  | --  |  |
| Club or Lodge                   | --    | --  | P   | --  | --  | P   |  |
| Commercial School               | --    | P   | P   | P   | P   | P   | Within the CC2 Zone the Gross Floor Area of a commercial school use shall not exceed 500m <sup>2</sup> . |
| Cultural Facility               | --    | --  | P   | P   | P   | P   |  |
| Daycare                         | P     | P   | P   | P   | P   | P   |  |
| Electric Vehicle Charge Station | P     | P   | P   | P   | P   | P   |  |

(4500.031; 2012-DEC-03)

| Use                              | Zones |     |     |     |     |     | Conditions of Use  |
|----------------------------------|-------|-----|-----|-----|-----|-----|--|
|                                  | CC1   | CC2 | CC3 | CC4 | CC5 | CC6 |  |
| Fast Food Restaurant             | SS    | --  | P   | P   | --  | --  |  |
| Financial Institution            | --    | P   | P   | P   | P   | --  | Within the CC2 zone, a financial institution use shall not exceed a Gross Floor Area of 600m <sup>2</sup> .                              |
| Food Processing                  | --    | --  | --  | SS  | --  | --  |  |
| Funeral Parlour                  | --    | --  | P   | --  | P   | --  |  |
| Furniture & Appliance Sales      | --    | --  | P   | P   | P   | --  | Within the CC3 and CC5 Zones, the Gross Floor Area of a stand-alone furniture and appliance store shall not exceed 4,644m <sup>2</sup> . |
| Garden Centre                    | --    | --  | P   | P   | --  | --  |  |
| Gas Station                      | SS    | P   | P   | P   | --  | --  |  |
| Golf Course                      | --    | --  | --  | --  | --  | P   |  |
| Home Centre                      | --    | --  | P   | P   | --  | --  | Within the CC3 Zone the Gross Floor Area of a stand-alone home centre shall not exceed 4,644m <sup>2</sup> .                             |
| Hospital                         | --    | --  | --  | --  | P   | --  |  |
| Hotel                            | --    | --  | P   | P   | P   | --  |  |
| Internet Centre                  | --    | P   | P   | P   | P   | --  |  |
| Laboratory                       | --    | --  | --  | --  | P   | --  |  |
| Laundromat                       | --    | --  | P   | P   | P   | --  |  |
| Library                          | --    | P   | P   | P   | P   | --  |  |
| Liquor Store                     | SS    | SS  | SS  | SS  | SS  | --  |  |
| Live/Work                        | P     | P   | P   | P   | P   | --  |  |
| Lounge                           | --    | --  | --  | P   | --  | --  |  |
| Lumber yard                      | --    | --  | --  | P   | --  | --  | No storage shall be permitted in the required front yard or any yard which abuts a residential zone.                                     |
| Medical / Dental Office          | P     | P   | P   | P   | P   | --  | Within the CC1 Zone the Gross Floor Area shall not exceed 500m <sup>2</sup> .  |
| Micro Brewery                    | --    | --  | P   | P   | --  | --  | The Gross Floor Area of a micro brewery shall not exceed 557m <sup>2</sup> .   |
| Multiple Family Dwelling         | P     | P   | P   | P   | P   | --  | Within the CC1, CC2 and CC3 Zones, residential shall only be permitted where a commercial use exists on the same lot.                    |
| Museum                           | --    | --  | P   | --  | P   | P   |  |
| Neighbourhood Pub                | P     | P   | P   | P   | P   | --  |  |
| Office                           | --    | P   | P   | P   | P   | --  |  |
| Parking Lot / Parkade            | --    | --  | --  | --  | P   | --  |  |
| Personal Care Facility           | --    | --  | P   | P   | P   | --  |  |
| Pet Day Care                     | --    | --  | P   | P   | P   | --  |  |
| Printing and Publishing Facility | --    | --  | --  | --  | P   | --  |  |

(4500.053; 2013-DEC-16)



| Use                                   | Zones |     |     |     |     |     | Conditions of Use   |
|---------------------------------------|-------|-----|-----|-----|-----|-----|---|
|                                       | CC1   | CC2 | CC3 | CC4 | CC5 | CC6 |   |
| Pharmacy                              | --    | P   | P   | P   | P   | --  |   |
| Production Studio                     | --    | --  | P   | P   | --  | --  |   |
| Public Market                         | --    | P   | P   | P   | --  | --  | Permitted as a seasonal use, no outside storage shall be permitted after market hours.  |
| Recreational Facility                 | --    | P   | P   | P   | P   | P   | Within the CC2 Zone the Gross Floor Area of the recreational facility use shall not exceed 500m <sup>2</sup> .  |
| Refund Container Recycling Depot      | --    | P   | P   | P   | P   | --  |   |
| Religious Institution                 | P     | --  | P   | P   | P   | --  |   |
| Restaurant                            | --    | P   | P   | P   | P   | --  |   |
| Retail                                | P     | P   | P   | P   | P   | --  | Within the CC1 and CC2 Zones, an individual retail use shall not exceed a Gross Floor Area of 500m <sup>2</sup> , unless the use is a grocery store, in which case the floor area cannot exceed 2000m <sup>2</sup> .<br><br>Within the CC3 and CC5 Zones, a stand-alone retail use shall not exceed a Gross Floor Area of 4,644m <sup>2</sup> . |
| Rooming House                         | --    | --  | --  | P   | P   | --  |   |
| Seniors Housing                       | --    | P   | P   | P   | P   | --  |   |
| Shopping Centre                       | --    | --  | P   | P   | --  | --  |   |
| Single Residential Dwelling           | P     | P   | --  | P   | P   | --  |   |
| Sign Shop                             | --    | --  | P   | --  | --  | --  |   |
| Social Service Resource               | --    | --  | P   | P   | P   | --  |   |
| Theatre                               | --    | --  | P   | P   | P   | --  |   |
| University, College, Technical School | --    | --  | --  | P   | P   | P   |   |
| Veterinary Clinic                     | P     | P   | P   | P   | P   | --  | Within the CC1 Zone the Gross Floor Area of a veterinary clinic shall not exceed 500m <sup>2</sup> .  |
| Wholesale                             | --    | --  | --  | P   | --  | --  | Use shall be wholly enclosed within a building.   |

P = Permitted Use  
 -- = Use is not Permitted  
 SS = Permitted as a Site Specific Use Only

10.2.2 Notwithstanding Subsection 10.2.1, the cumulative total Gross Floor Area of all buildings on a lot within the CC1 Zone shall not exceed 2,000m<sup>2</sup>.

10.2.3 The uses listed in the following table shall be permitted as an accessory use where indicated with an 'A' within each zone as per the conditions of use specified:

| Use                     | Zones |     |     |     |     |     | Conditions of Use  |
|-------------------------|-------|-----|-----|-----|-----|-----|--|
|                         | CC1   | CC2 | CC3 | CC4 | CC5 | CC6 |  |
| Accessory Dwelling Unit | A     | A   | A   | A   | A   | A   |  |
| Arcade                  |       | A   | A   | A   | A   | A   |  |
| Bed and Breakfast       | A     | A   | --  | A   | A   | --  | Subject to Part 6 of this Bylaw.   |
| Boarding and Lodging    | A     | A   | --  | A   | A   | --  | Shall not exceed two sleeping units and shall not accommodate more than two persons.   |
| Laboratory              |       |     | A   | A   |     |     | Permitted as an accessory use where a medical office exists on the same lot.   |
| Lounge                  | --    | --  | --  | --  | --  | A   | Permitted as an accessory use where the principal use of the property is a golf course or recreational facility.<br><br>The total Gross Floor Area of an accessory lounge shall not exceed 380m <sup>2</sup> .     |
| Lumber Yard             |       |     | A   |     |     |     | Permitted as an accessory use where the principal use of the property is a home centre.  |
| Secondary Suite         | A     | A   | --  | A   | A   | --  | Subject to Part 6 of this Bylaw.   |
| Restaurant              | --    | --  | --  | --  | --  | A   | Permitted as an accessory use where the principal use of the property is a golf course or recreational facility.<br><br>The total Gross Floor Area of an accessory restaurant shall not exceed 380m <sup>2</sup> . |
| Retail Pro Shop         | --    | --  | --  | --  | --  | A   | Permitted as an accessory use where the principal use of the property is a golf course or recreational facility.   |

(4500.053; 2013-DEC-16)

A = Permitted as an Accessory Use  
 -- = Not Permitted as an Accessory Use

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

| Use   | Permitted Location Address | Legal Description of Permitted Located  |
|---|----------------------------|---|
| Custom Workshop                             | 291 Eaton Street           | LOT 14, BLOCK EA, SECTION 1, NANAIMO DISTRICT, PLAN 57  |
| Fast Food Restaurant                        | 2310 Northfield Road       | LOT 1, SECTION 17, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP66379  |
| Food Processing                             | 6513 Portsmouth Road       | LOT 4, DISTRICT LOT 28, WELLINGTON DISTRICT, PLAN 14895   |
| Gasoline Station                            | 4320 Uplands Drive         | LOT 1, DISTRICT LOT 19, WELLINGTON DISTRICT, PLAN 46653   |
|   | 2300 Northfield Road       | LOT 2, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP66379  |
|   | 2201 Jingle Pot Road       | LOT 1, SECTION 11, RANGE 7, MOUNTAIN DISTRICT, PLAN 44320   |
|   | 6201 Blueback Road         | LOT 2, DISTRICT LOT 53, WELLINGTON DISTRICT, PLAN VIP60953  |
| Liquor Store                                | 4700/4720 Hammond Bay      | LOT A, DISTRICT LOT 51, WELLINGTON DISTRICT, PLAN VIP79402  |
|   | 6404 Metral Drive          | LOT 1, SECTION 12, WELLINGTON DISTRICT, PLAN 26877, EXCEPT PLAN VIP57955  |
|   | 508 Eighth Street          | SECTION 13, RANGE 8, SECTION 1, NANAIMO DISTRICT, PLAN 630, EXCEPT THAT PART IN PLAN 12363 AND EXCEPT THAT PART LYING TO THE NORTH OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 181.5 FEET FROM THE NORTHERLY BOUNDARY OF SAID SECTION |
|   | 530 Fifth Street           | LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 35453  |
|   | 1533 Estevan Road          | LOT 1, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 30393   |
|   | 5801 Turner Road           | LOT C OF DISTRICT LOTS 14, 23G & 30, WELLINGTON DISTRICT, PLAN VIP66085   |
|   | 3200 Island Highway        | LOT A, SECTIONS 3 & 5, WELLINGTON DISTRICT, PLAN VIP60825   |
|   | 1275 Island Highway        | LOT 1, SECTION 7, NANAIMO DISTRICT, PLAN 67048  |
|   | 6950 Island Highway        | LOT 2, DISTRICT LOT 26, WELLINGTON DISTRICT, PLAN 37425 EXCEPT PART IN PLAN VIP70172 AND VIP78672   |
|   | 6201 Doumont Road          | LOT 1, SECTION 10, WELLINGTON DISTRICT, PLAN 12777, EXCEPT PART IN PLAN VIP61442 AND VIP66244   |
|   | 2201 Jingle Pot Road       | LOT 1, SECTION 11, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP44320  |
| <b>Warehouse</b><br>(4500.002; 2011-OCT-03) | 751 Haliburton Street      | LOT 1, BLOCK EA, SECTION 1, NANAIMO DISTRICT, PLAN 57   |



## 10.3 DENSITY

10.3.1 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. Additional density where achievable is applied during the development permit process. 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 |
| CC1  | 0.45   | N/A                | N/A    | N/A    |
| CC2  | 0.55   | N/A                | +0.25  | +0.25  |
| CC3  | 0.45   | +0.75              | N/A    | N/A    |
| CC4  | 0.45   | +0.55              | +0.25  | +0.25  |
| CC5  | 1.00   | +0.25              | +0.25  | +0.35  |
| CC6  | No more than one accessory dwelling unit shall be permitted. | N/A                | N/A    | N/A    |

(4500.036; 2013-APR-22)

10.3.2 In addition to the density permitted within Subsection 10.3.1 within the CC3, CC4 and CC5 Zones, 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.

## 10.4 LOT SIZE AND DIMENSIONS

10.4.1 The following table specifies the minimum lot size, minimum lot frontage and minimum lot depth of all serviced commercial centre lots within the corresponding zones:

| Zone | Minimum Lot Size   | Minimum Lot Frontage | Minimum Lot Depth |
|------|--------------------|----------------------|-------------------|
| CC1  | 800m <sup>2</sup>  | 15m                  | 30m               |
| CC2  | 1000m <sup>2</sup> | 15m                  | 30m               |
| CC3  | 1200m <sup>2</sup> | 15m                  | 30m               |
| CC4  | 2000m <sup>2</sup> | 30m                  | 45m               |
| CC5  | 1000m <sup>2</sup> | 15m                  | 30m               |
| CC6  | 4000m <sup>2</sup> | 30m                  | 50m               |

## 10.5 SITING OF BUILDINGS

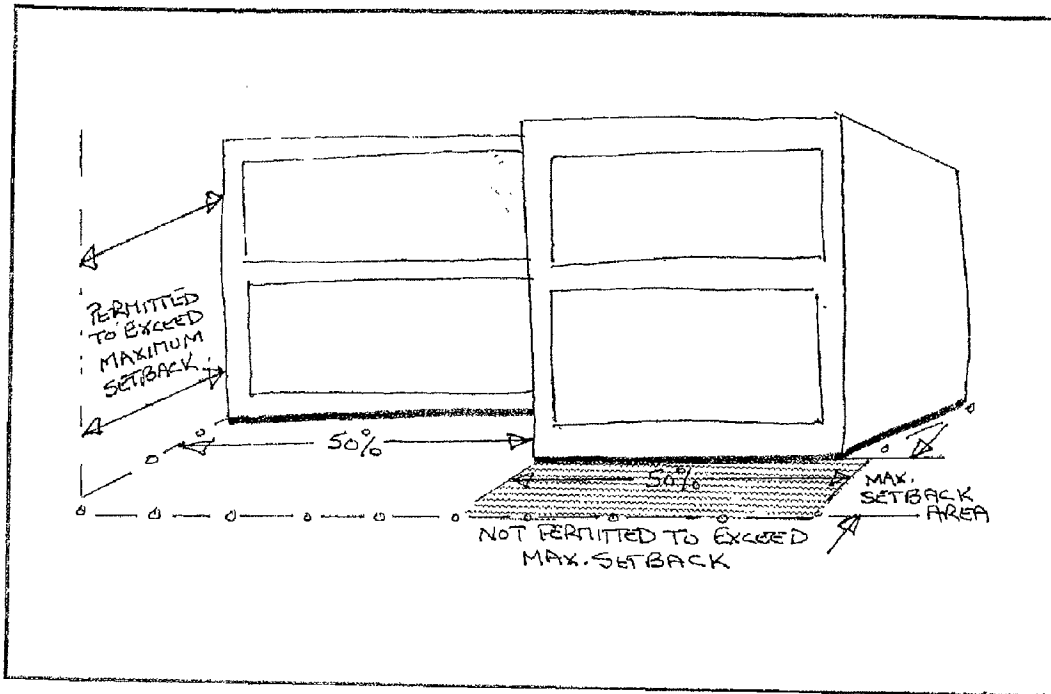
10.5.1 The following table identifies the distance a principal building must be set back from the lot line within each zone:

| Zone | Minimum Front Yard Setback | Maximum Front Yard Setback | Side Yard | Flanking Side Yard | Rear Yard | Notes   |
|------|----------------------------|----------------------------|-----------|--------------------|-----------|---|
| CC1  | 4.5m                       | 7.5m                       | 3m        | 4m                 | 4.5m      |   |
| CC2  | 4.5m                       | 7.5m                       | 3m        | 4m                 | 4.5m      |   |
| CC3  | 7.5m                       | N/A                        | 3m        | 6m                 | 7.5m      | Front yard setback may be reduced to 4.5m where no parking is located between the front property line and the front face of the building. |
| CC4  | 7.5m                       | N/A                        | 3m        | 6m                 | 7.5m      | Front yard setback may be reduced to 4.5m where no parking is located between the front property line and the front face of the building. |
| CC5  | 4.5m                       | N/A                        | 3m        | 4m                 | 4.5m      |   |
| CC6  | 7.5m                       | N/A                        | 3m        | 7.5m               | 7.5m      |   |

10.5.2 Notwithstanding Subsection 10.5.1, general provisions in Part 6 for the siting of buildings near watercourses will apply.

10.5.3 Notwithstanding Subsection 10.5.1, where a property abuts a major road, an additional 2.5m front yard setback is required when the dedication to achieve the required right-of-way width has not occurred to facilitate the widening of the major road.

10.5.4 Notwithstanding Subsection 10.5.1, 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.



10.5.5 Notwithstanding Subsection 10.5.1, 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.

## 10.6 SIZE OF BUILDINGS

10.6.1 The maximum lot coverage and height, as well as the minimum required height, and maximum Gross Floor Area of a principal building shall be as specified within following table within the applicable zone:

| Zone | Lot Coverage | Maximum Allowable Height | Additional Height   | Minimum Required Height | Maximum Gross Floor Area |
|------|--------------|--------------------------|---|-------------------------|--------------------------|
| CC1  | 60%          | 10m                      |   | N/A                     | 1500m <sup>2</sup>       |
| CC2  | 50%          | 10m                      |   | N/A                     | N/A                      |
| CC3  | 50%          | 14m                      |   | N/A                     | N/A                      |
| CC4  | 50%          | 14m                      |   | N/A                     | N/A                      |
| CC5  | 50%          | 14m                      | An additional 4m where the lot includes both commercial and residential uses. | 2 stories               | N/A                      |
| CC6  | 50%          | 9m                       |   | N/A                     | N/A                      |