

CITY OF NANAIMO

BYLAW NO. 4500.210

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

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

1. This Bylaw may be cited as the "Zoning Amendment Bylaw 2023 No. 4500.210".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:
 - 1) By rezoning the lands legally described as LOT 2, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN EPP67988 (1224 Manzanita Place) from Low Density Residential (R6) to Medium Density Residential (R8) as shown on Schedule A of this Bylaw.
 - 2) By adding the following after the last Subsection of Section 7.3, and numbering in sequential order:

Notwithstanding Subsection 7.3.1, the total maximum allowable Floor Area Ratio shall not exceed 0.45 on the lands legally described as LOT 2, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN EPP67988 (1224 Manzanita Place). 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.

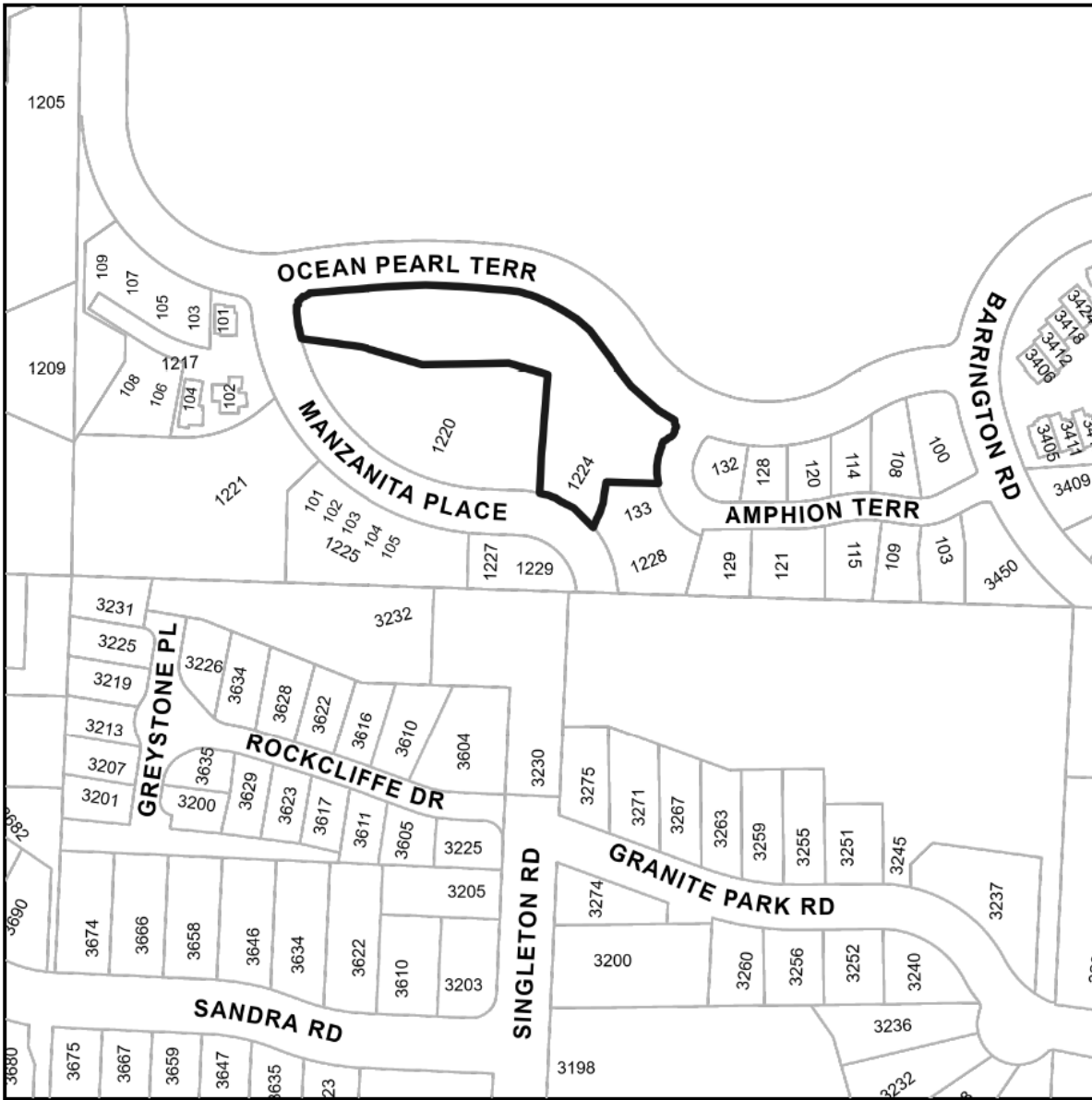
PASSED FIRST READING: 2023-JUN-19
PASSED SECOND READING: 2023-JUN-19
PUBLIC HEARING HELD: 2023-JUL-27
PASSED THIRD READING: 2023-JUL-27
ADOPTED: _____

MAYOR

CORPORATE OFFICER

File: RA000481
Address: 1224 Manzanita Place

SCHEDULE A



REZONING APPLICATION NO. RA000481



Subject Property

CIVIC: 1224 MANZANITA PLACE

LEGAL: LOT 2, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN EPP67988