## CITY OF NANAIMO

## BYLAW NO. 4500.221

## 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 Bylaw Amendment Bylaw 2024 No. 4500.221".
- 2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:
  - 1) By rezoning the lands legally described as LOT 7, SECTION 1, NANAIMO DISTRICT, PLAN 738, EXCEPT THAT PART IN PLAN VIP53059 FOR ROAD PURPOSES (515 Nicol Street), PARCEL A (DD A58748) OF LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP52586 (535 Nicol Street), LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT PARCEL A AND EXCEPT PART IN PLAN VIP52350 FOR ROAD (545 Nicol Street), and LOT 23, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP53189 AND VIP64418 (575 Nicol Street and 120 Needham Street) from Single Dwelling Residential (R1) and Community Corridor (COR3) to Residential Corridor (COR1) as shown on Schedule A of this Bylaw.
  - 2) By adding the following as Subsection 9.2.1.2 immediately below Subsection 9.2.1.1:
    - 9.2.1.2 Notwithstanding Subsection 9.2.1, on the lands legally described as LOT 7, SECTION 1, NANAIMO DISTRICT, PLAN 738, EXCEPT THAT PART IN PLAN VIP53059 FOR ROAD PURPOSES (515 Nicol Street), PARCEL A (DD A58748) OF LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP52586 (535 Nicol Street), LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT PARCEL A AND EXCEPT PART IN PLAN VIP52350 FOR ROAD (545 Nicol Street), and LOT 23, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP53189 AND VIP64418 (575 Nicol Street and 120 Needham Street), no less than 50% of the Gross Floor Area on the lands shall be dedicated to a residential use.
  - 3) By adding the following as Subsection 9.3.3 immediately below Subsection 9.3.2:
    - 9.3.3 Notwithstanding Subsection 9.3.1, on the lands legally described as LOT 7, SECTION 1, NANAIMO DISTRICT, PLAN 738, EXCEPT THAT PART IN PLAN VIP53059 FOR ROAD PURPOSES (515 Nicol Street), PARCEL A (DD A58748) OF LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP52586 (535 Nicol Street), LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT PARCEL A AND EXCEPT PART IN PLAN VIP52350 FOR ROAD (545 Nicol Street), and LOT 23, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP53189 AND VIP64418 (575

Nicol Street and 120 Needham Street), the Floor Area Ratio shall not exceed 2.90.

- 4) By adding the following as Subsection 9.7.2 immediately below Subsection 9.7.1:
  - 9.7.2 Notwithstanding Subsection 9.7.1, on the lands legally described as LOT 7, SECTION 1, NANAIMO DISTRICT, PLAN 738, EXCEPT THAT PART IN PLAN VIP53059 FOR ROAD PURPOSES (515 Nicol Street), PARCEL A (DD A58748) OF LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP52586 (535 Nicol Street), LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT PARCEL A AND EXCEPT PART IN PLAN VIP52350 FOR ROAD (545 Nicol Street), and LOT 23, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP53189 AND VIP64418 (575 Nicol Street and 120 Needham Street), the maximum allowable height of a principal building shall be 19.8m where at least 75% of the required parking area is located below or beneath a building.

PASSED FIRST READING:PASSED SECOND READING:	
PUBLIC HEARING:	
PASSED THIRD READING:	\ <del>-</del>
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURADOPTED:	RE:
-	MAYOR
-	CORPORATE OFFICER

File: RA000491

Address: 120 Needham Street, 515, 535, 545, & 575 Nicol Street

## **SCHEDULE A**

	717	<del> </del>			440	-	400	390		425				
Ð	1	721	727		410	405								
					444		427	414		435				
-					474		449			465	0			
18 18 20	24	24	34	40		455	434			250				
	7 7	(1)	0 0	ω 4	4		454		BAKE	R ST				
WATKINS ST							475		454					
15	21	25	25 29	33			495	474		525				
7 2	2	2	(1)	514		545	494	I ST	4,					
					534	515 535	514	HALIBURTON ST	535					
							545		B.	535				
					550		575	530	HAL	545				
20	40	20		09			575   275	540		549				
NEEDHAM ST														
		10			604			600		603	251			
	STRICKLAND ST	D ST	D ST	_			604A	610		603	600		607	5
15				14			614	z		602			9	
		AN	AN	18	}	8	00	621			611	10		
17	SICKI	20		1	624	NICOL ST	623	610		615	13			
21	STR	24		-	628 630				023	612 614			17	
		26 634		625	614		619	21						
29	32					627	010							
		1			640		631				25			



120 Needham Street, 515, 535, 545, 575 Nicol Street