

FOR: COUNCIL MEETING

MEETING DATE: September 21, 2026

DEPARTMENT: PLANNING AND DEVELOPMENT

SUBJECT: **REZONING BYLAW ABANDONMENT – 1415 LOAT STREET**

OVERVIEW

Purpose of Report

To seek Council direction to abandon a bylaw associated with Rezoning Application No. RA507 (for 1415 Loat Street).

Recommendation

That Council abandon “Zoning Bylaw Amendment Bylaw 2024 No. 4500.232” (to rezone 1415 Loat Street from Three and Four Unit Residential [R5] to Row House Residential [R7], to facilitate a multi-family residential development).

DISCUSSION

A rezoning application, RA507, was received in 2024 to rezone the subject property of 1415 Loat Street to facilitate a multi-family townhouse development. The property currently contains a single residential dwelling.

The associated rezoning bylaw received three readings on 2024-OCT-07. As outlined in the conditions of rezoning approval, the applicant was required to complete the following prior to bylaw adoption:

1. Road dedication, approximately 3.91m in width, along Loat Street to allow for a future ‘Mobility Local’ cross section of 20.0m; and
2. A monetary community amenity contribution of \$5,600 per townhouse unit or \$55 per m² of Gross Floor Area for multiple family dwellings to be paid prior to Building Permit issuance, with 40% to be directed towards the City’s Housing Legacy Reserve Fund and 60% to be directed towards local parks and trail improvements within the city.

In October 2024, staff provided direction to the applicant to complete the conditions of rezoning. In July 2025, the applicant advised of a change of ownership and staff confirmed the outstanding conditions with the new property owner. In September 2025, a road dedication plan was submitted and signed by the City but, subsequently, never executed by the applicant for registration on the property title. Staff continued to correspond with the applicant between Fall 2024 and Summer 2026 regarding the outstanding conditions and file inactivity, including correspondences in April and May 2026 to advise that the application was deemed inactive and the file would be closed, and the bylaw abandoned, in

accordance with Section 8 of the Development Procedures and Notification Bylaw 2024 No. 7375, as the outstanding items were not provided. At this time, the conditions of approval have not been met, despite extensive engagement with the applicant, so staff recommend abandoning the bylaw.

Abandoning the bylaw will cancel the associated rezoning application (RA507). The abandonment of the Zoning Amendment Bylaw means that the existing zoning (Three and Four Unit Residential [R5]) will be retained, which allows for the development of small-scale multiple family residential dwellings, of up to four units.

KEY MESSAGES

- The associated rezoning bylaw received three readings in 2024.
- Staff corresponded with the applicant between Fall 2024 and Summer 2026 regarding the outstanding conditions of approval.
- The conditions of approval have not been met and the application is deemed in active.
- Staff recommend the rezoning bylaw be abandoned and the file cancelled.

ATTACHMENTS

ATTACHMENT A: Subject Property Map
“Zoning Bylaw Amendment Bylaw 2024 No. 4500.232”

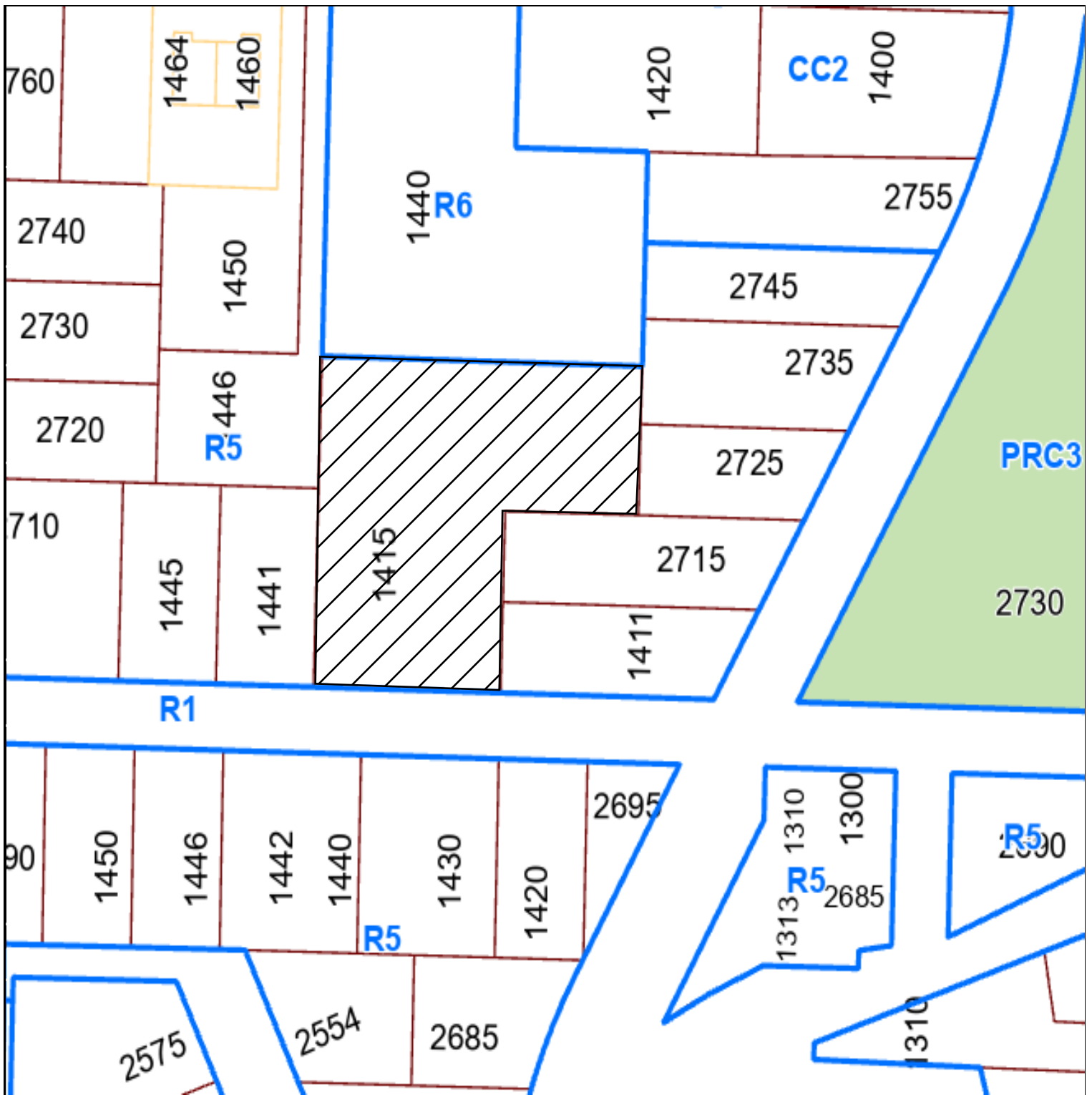
Authored by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development

ATTACHMENT A
SUBJECT PROPERTY MAP



 1415 Loat Street

CITY OF NANAIMO

BYLAW NO. 4500.232

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, 467, 479, 480, 481, and 482 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 "ZONING AMENDMENT BYLAW 2024 NO. 4500.232".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

By rezoning the lands legally described as PARCEL A (DD 18495W) OF LOT 5, SECTION 1, WELLINGTON DISTRICT, PLAN 5439 (1415 Loat Street) from Three and Four Unit Residential (R5) to Row House Residential (R7) as shown on Schedule A.

PASSED FIRST READING: 2024-OCT-07

PASSED SECOND READING: 2024-OCT-07

PUBLIC HEARING HELD: Not held pursuant to *Local Government Act* Section 464(3)

PASSED THIRD READING: 2024-OCT-07

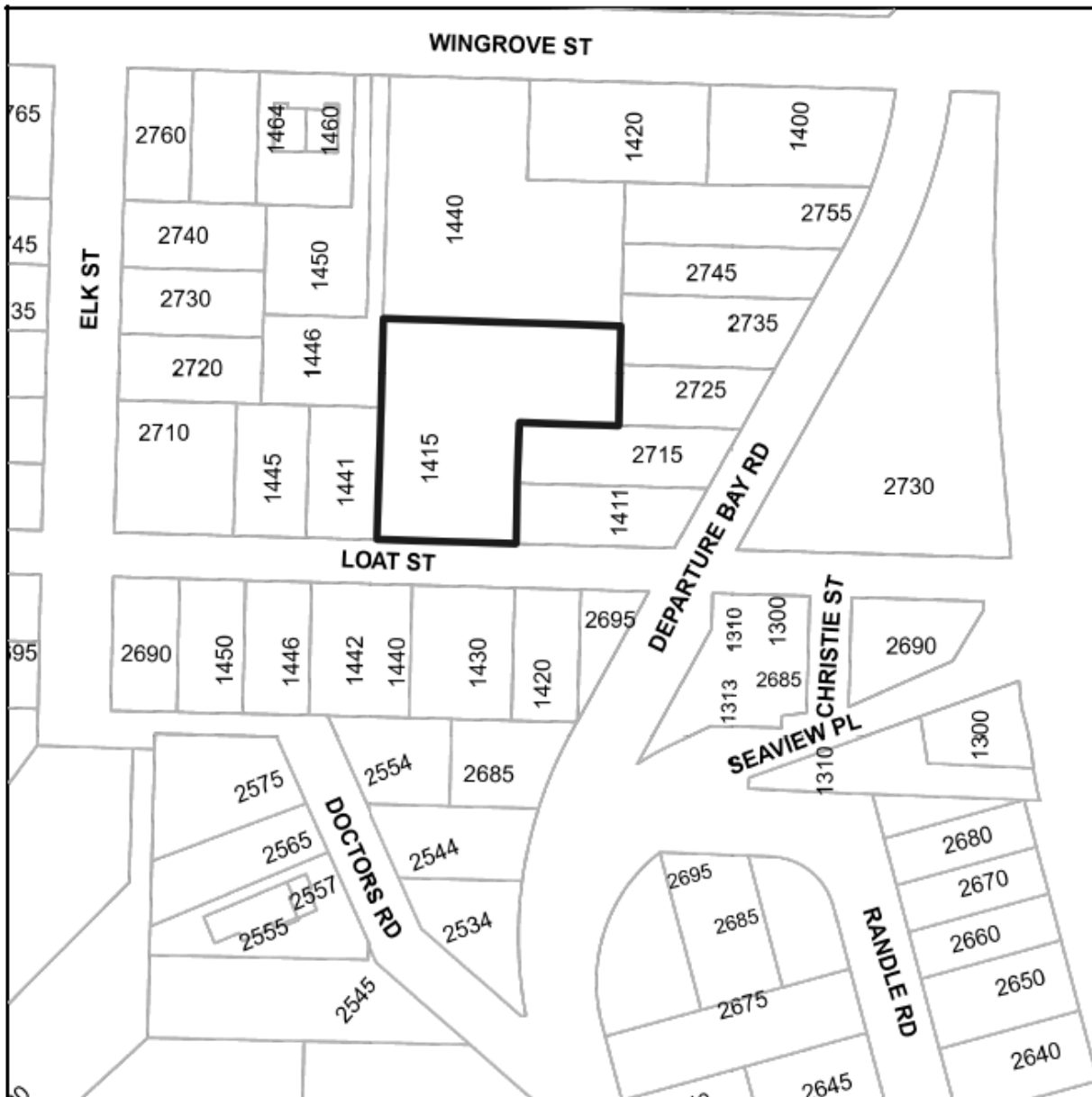
ADOPTED: _____

MAYOR

CORPORATE OFFICER

File: RA000507
Address: 1415 Loat Street

SCHEDULE A

**REZONING APPLICATION NO. RA000507**

Subject Property

CIVIC: 1415 Loat Street

LEGAL: PARCEL A (DD 18495W) OF LOT 5, SECTION 1, WELLINGTON DISTRICT, PLAN 5439