

FOR: COUNCIL MEETING

MEETING DATE: July 20, 2026

DEPARTMENT: PLANNING AND DEVELOPMENT

SUBJECT: REZONING APPLICATION NO. RA510 – 1821, 1825, 1885 Northfield Road



Proposal:

To allow a multi-family residential development.

Current Zoning:

R5 – Three and Four Unit Residential

Proposed Zoning:

R8 – Medium Density Residential

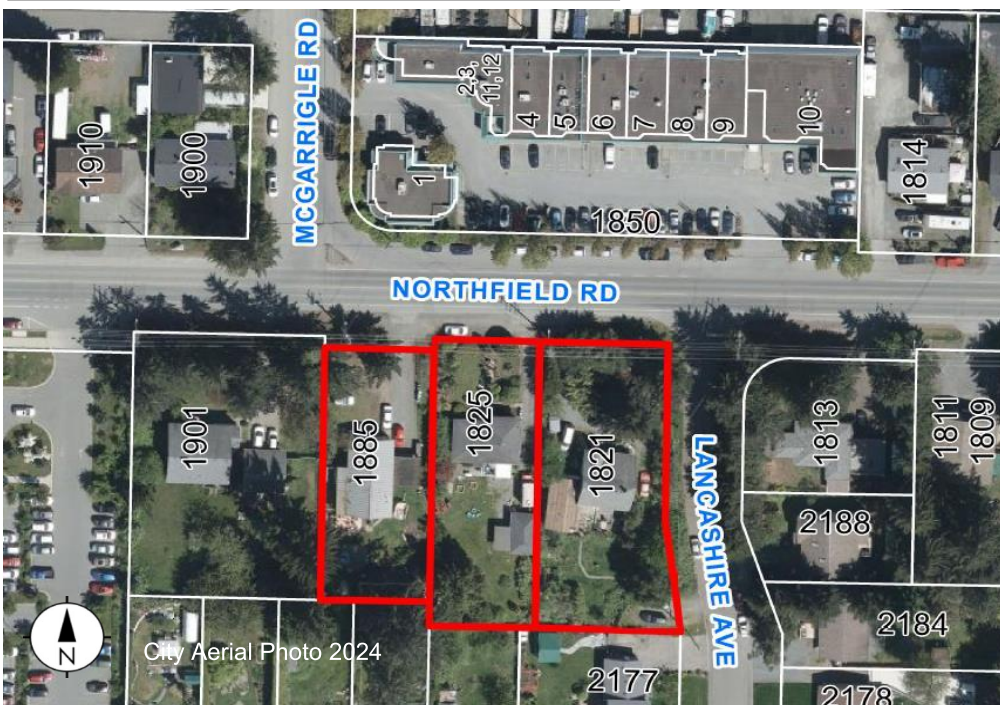
City Plan Land Use Designation:

Neighbourhood

Combined Lot Area:

Approximately 3,942m² (3,596.55m² after road dedication)

RA



OVERVIEW**Purpose of Report**

To present Council with an application to rezone 1821, 1825 and 1885 Northfield Road from Three and Four Unit Residential (R5) to Medium Density Residential (R8) to facilitate a multi-family development.

Recommendation

That:

1. “Zoning Amendment Bylaw 2026 No. 4500.260” (to rezone 1821, 1825 and 1885 Northfield Road from Three and Four Unit Residential (R5) to Medium Density Residential (R8) to facilitate a multi-family development) pass first reading;
2. “Zoning Amendment Bylaw 2026 No. 4500.260” pass second reading;
3. “Zoning Amendment Bylaw 2026 No. 4500.260” pass third reading; and,
4. Council direct Staff to secure the conditions related to “Zoning Amendment Bylaw 2026 No. 4500.260” as outlined in the “Conditions of Rezoning” section of the Staff Report dated 2026-JUL-06 prior to final adoption.

BACKGROUND

A rezoning application, RA510, was received from Xeniya Vins on behalf of Sukhanoop Dhillon, Ramanpreet Aujla, Ramanpreet Dhillon, Gurbir Singh Grewal, to amend the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) to rezone the subject properties at 1821, 1825 and 1885 Northfield Road from Three and Four Unit Residential (R5) to Medium Density Residential (R8) to facilitate a multi-family development.

Subject Property and Site Context

The subject properties are located on the south side of Northfield Road, a major arterial road connecting Nanaimo Parkway and the Island Highway, across from McGarrigle Road. The lots are generally flat and contain single residential dwellings and some mature trees. The surrounding neighbourhood includes a mix of light industrial uses across Northfield Road to the north, single residential dwellings to the west, east, and south, with a rezoning and development permit application (RA506/DP1332) at third reading for a four-storey multi-family development on the adjacent property at 1901 Northfield Road.

Nearby community amenities include: Beban Park approximately 200m to the northwest, Forest Park Elementary School approximately 300m to the southwest, and commercial services and transit along Bowen Road.

DISCUSSION**Proposed Zoning**

The applicant is proposing to rezone the subject property from Three and Four Unit Residential (R5) to Medium Density Residential (R8) to facilitate a multi-family purpose-built rental residential development. The maximum density in the existing R5 zone is 3 dwelling units, or 4 units where a lot is 280m² or greater. The maximum base density in the R8 zone is a Floor Area Ratio (FAR) of 1.25 with the opportunity for

additional density where underground parking is provided, or amenities in accordance with Schedule 'D' of the Zoning Bylaw. The conceptual plans show the proposed development with an FAR of 1.45. A comparison of other regulations in the R5 and R8 zones is shown in the table below:

Zoning Regulation	Existing R5 Zone	Proposed R8 Zone
<i>Maximum Lot Coverage</i>	50%	40%
<i>Maximum Building Height</i>	9m - flat roof or 10.5m - sloped roof (pitch equal to or greater than 4:12)	14m
<i>Minimum Building Setbacks</i>	3m front yard 2.5m flanking yard 1.5m side yard 7.5m rear yard	6m front yard 4m flanking yard 3m side yard 10.5m rear yard

The proposed R8 zone is intended to achieve a more compact building footprint with greater setbacks to transition to adjacent properties. The applicant has demonstrated in the conceptual development plans that the site can be developed in accordance with the proposed zoning with a minor lot coverage variance (1%) anticipated at the Development Permit stage. The proposed density and building height are consistent with the adjacent development proposal at 1901 Northfield, which received third reading on 2026-MAY-25. More detailed review will occur at the time of a Development Permit application review.

Policy Context

City Plan – Future Land Use

City Plan identifies the subject property within the Neighbourhood future land use designation which supports residential infill including low-rise apartment forms, typically up to four storeys in height. The proposed R8 zoning would allow an infill multi-family development as envisioned in the Neighbourhood designation and facilitates additional housing near commercial services, transit, and community amenities.

Staff have also reviewed the sanitary and water capacity to support the proposed development and have no concerns. Capacity issues were previously identified in the downstream sewer network; however, these deficiencies are not a result of this development and will be addressed through capital projects.

City Plan – Mobility Network

The subject property is located centrally between key mobility corridors and transit routes:

- Approximately 700m from Bowen Road which is designated as a secondary active mobility route and Bus Frequent Transit route in Figure 36 of City Plan; and
- Approximately 700m from the Island Highway, which is designated as a primary active mobility route and Bus Rapid Transit Line.

Transit service is available along Northfield Road (Route #25), which is designated as an Urban Arterial in Schedule 4 of City Plan. Road dedication is required to be secured as conditions of rezoning approval along Northfield Road and Lancashire Avenue for future works.

Community Amenity Contribution

The application was received when the *Community Amenity Contribution Policy* was in effect, and a CAC was being negotiated. The applicant initially proposed a voluntary monetary contribution consistent with this policy. The Council Policy was subsequently repealed and the applicant advised that they are no longer proposing to provide a monetary contribution. Their rationale noted a need to maintain the financial viability of the project and stated that their intention to bring forward a purpose-built rental project is a contribution to the community. Staff accept the applicant's position and acknowledge that the rezoning would support housing diversification in this neighbourhood.

Conditions of Rezoning

Should Council support this application and pass third reading of "Zoning Amendment Bylaw 2026 No. 4500.260", Staff recommend the following items be secured prior to final adoption of the bylaw:

1. *Lot Consolidation* – Consolidation of the subject properties into one parcel prior to bylaw adoption;
2. *Road Dedication & Statutory Right-of-Way* – Road dedication and statutory right-of-way with a combined width of 4.81m along the frontage of 1885 Northfield Road to allow for a future 'Urban Arterial' cross-section of 34.5m as shown on Attachment B;
3. *Road Dedication & Statutory Right-of-Way* – Road dedication and statutory right-of-way with a combined width of 7.25m along the frontage of 1821 and 1825 Northfield Road to allow for a future 'Urban Arterial' cross-section of 34.5m as shown on Attachment B;
4. *Road Dedication & Statutory Right-of-Way* – Road dedication and statutory right-of-way along Lancashire Avenue, opposite 1813 Northfield Road, with a combined width increasing from zero metre width at the south property line to 4.76m to allow for a future 'Urban Local' cross-section of 20.0m as shown on Attachment B; and
5. *Corner Rounding* – The required road dedications and statutory rights-of-way include corner rounding at the intersection of Northfield Road and Lancashire Avenue with a radius of 6.0m as shown on Attachment B.

COMMUNICATION AND COMMUNITY ENGAGEMENT

Public Notification

Pursuant to Sections 464(3) and 467 of the *Local Government Act*, a public hearing is prohibited for proposed "Zoning Amendment Bylaw 2026 No. 4500.260" as the bylaw is consistent with the Official Community Plan (City Plan) and the purpose of the bylaw is to facilitate a residential development as outlined in this report.

Statutory notification of first reading occurred on 2026-JUL-09.

Community Consultation

The subject property is not within the area of an active neighbourhood association. The applicant hosted an online Public Information Meeting (PIM) on 2025-JUL-31, where 4 members of the public joined the meeting. Additionally, two members of the public emailed comments to the applicant in lieu of joining the meeting. Collectively, participants expressed concerns regarding:

- Access from Lancashire, an existing narrow road;
- Traffic congestion and potential spillover parking;
- Density and scale of development; and,
- Buffering to mitigate privacy impacts on neighbouring properties.

Following the PIM the applicant completed a parking and access study in support of the application, which demonstrated the ability to meet or exceed parking demand onsite. The report also reviewed the location and sight lines for the access from Lancashire and concluded that the access location and design (with the required road dedications and frontage improvements) is consistent with industry standards and City bylaw requirements. Other design considerations such as fencing and planting to buffer adjacent properties will be reviewed through a future form and character development permit application.

KEY MESSAGES

- Rezoning Application No. RA510 is to rezone 1821, 1825 and 1885 Northfield Road from Three and Four Unit Residential (R5) to Medium Density Residential (R8) to facilitate a multi-family development.
- The proposed zoning aligns with City Plan policies for the Neighbourhood land use designation and supports infill development near community amenities and transit.
- Staff support the proposed Zoning Bylaw amendment.

ATTACHMENTS

ATTACHMENT A: Subject Property Map
ATTACHMENT B: Conceptual Site Plan
ATTACHMENT C: Conceptual Building Perspectives
“Zoning Amendment Bylaw 2026 No. 4500.260”

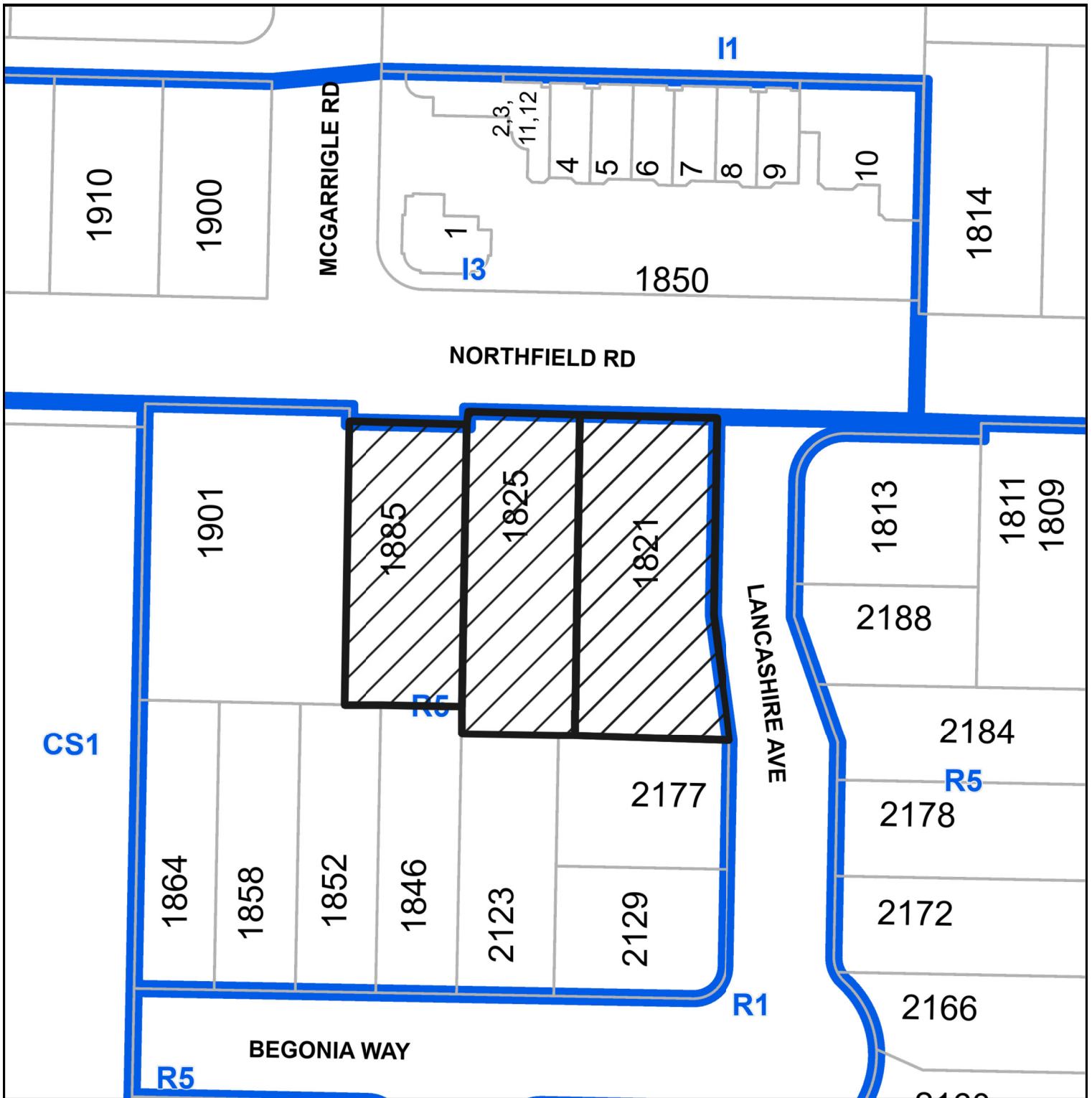
Authored by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning and Development

ATTACHMENT A
SUBJECT PROPERTY MAP



1821, 1825, 1885 NORTHFIELD ROAD

LOT AREA: 3596.55m²
FAR: 1.45
LOT COVERAGE: 41%
BUILDING AREA: 1469.18m²

ROAD DEDICATION / SRW SECTION

SITE PLAN



A101

ATTACHMENT C

CONCEPTUAL BUILDING PERSPECTIVES



INVISION
DEVELOPMENTS
754 Goldstream Ave #202, Langford, BC V9B 5T2
info@invisiondevelopments.ca

XV ARCHITECTURE
THOUGHTFULLY DESIGNED • CAREFULLY BUILT

RE-ISSUED FOR
REZONING

PROJECT ADDRESS
1821, 1825, 1885 NORTHFIELD RD,
NANAIMO, BC

3D VIEWS

RECEIVED
RAS10
2026-JUL-06
CITY OF NANAIMO

PROJECT NO. 24-002
DATE 2026-06-25
SCALE
DRAWN BY Karla
REVIEWED BY XV

A601

CITY OF NANAIMO

BYLAW NO. 4500.260

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, and 480 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 2026 No. 4500.260".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT A, SECTION 17, RANGE 8, MOUNTAIN DISTRICT, PLAN 21976 EXCEPT THAT PART IN PLAN 22469 (1821 Northfield Road), LOT 1, SECTION 17, RANGE 8, MOUNTAIN DISTRICT, PLAN 22469 (1825 Northfield Road), and LOT 1, SECTION 17, RANGE 8, MOUNTAIN DISTRICT, PLAN 50829 (1885 Northfield Road) from Three and Four Unit Residential Zone (R5) to Medium Density Residential Zone (R8) as shown on Schedule A.

PASSED FIRST READING: _____

PASSED SECOND READING: _____

PUBLIC HEARING: Not held pursuant to *Local Government Act* Sections 464(3) and 467

PASSED THIRD READING: _____

MINISTRY OF TRANSPORTATION AND TRANSIT: _____

ADOPTED: _____

MAYOR

CORPORATE OFFICER

File: RA000510
Address: 1821, 1825 & 1885 Northfield Road

