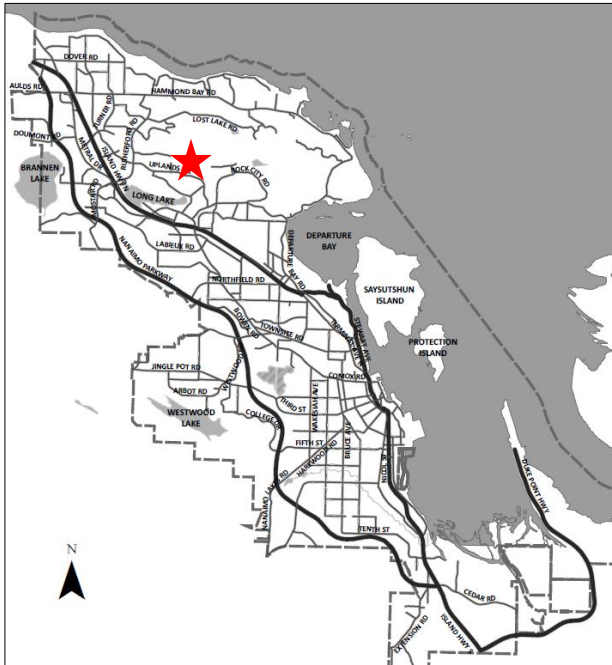


DATE OF MEETING | October 20, 2025

AUTHORED BY | KRISTINE MAYES, PLANNER, COMMUNITY PLANNING

SUBJECT | REZONING APPLICATION NO. RA518 - 3614 HILLSIDE AVENUE



Proposal:

To allow a multi-family residential development.

Current Zoning:

R5 – Three and Four Unit Residential

Proposed Zoning:

R6 – Low Density Residential with site-specific density and height

City Plan Land Use Designation:

Suburban Neighbourhood

Lot Area:

3,892m²



OVERVIEW

Purpose of Report

To present Council with an application to rezone 3614 Hillside Avenue from Three and Four Unit Residential (R5) to Low Density Residential (R6) with a site-specific density and height to allow a multi-family residential development. |

Recommendation

That:

1. "Zoning Amendment Bylaw 2025 No. 4500.244" (to rezone 3614 Hillside Avenue from Three and Four Unit Residential [R5] to Low Density Residential [R6] with a site-specific density and height) pass first reading;
2. "Zoning Amendment Bylaw 2025 No. 4500.244" pass second reading;
3. "Zoning Amendment Bylaw 2025 No. 4500.244" pass third reading; and,
4. Council direct Staff to secure the conditions related to "Zoning Amendment Bylaw 2025 No. 4500.244" as outlined in the "Conditions of Rezoning" section of the Staff Report dated 2025-OCT-20 prior to final adoption. |

BACKGROUND

A rezoning application, RA518, was received from Cre8 Architecture Ltd., on behalf of Northfield Apartments Ltd., to amend the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") to rezone the subject property at 3614 Hillside Avenue from Three and Four Unit Residential (R5) to Low Density Residential (R6) with site-specific density and building height to facilitate a multi-family residential development.

Subject Property and Site Context

The subject property is located in the Long Lake neighbourhood. The lot is rectangular shaped and is accessed from Hillside Avenue. The grade change of the property is approximately 11m and slopes downward to the southeast. The subject property currently contains several mature trees, a single residential dwelling, and several accessory buildings. The surrounding area is predominantly characterized by established single-family dwellings, multi-family developments, parkland (Linley Valley Cottle Lake Park), and is located approximately 440m from Uplands Elementary School.

Public Notification

Pursuant to Sections 464(3) and 467 of the *Local Government Act*, a public hearing is prohibited for proposed "Zoning Amendment Bylaw 2025 4500.244" 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 2025-OCT-09. |

DISCUSSION

Proposed Development

The applicant is proposing to rezone the subject property from Three and Four Unit Residential (R5) to Low Density Residential (R6) with a site-specific density of 0.7 Floor Area Ratio (FAR) and height (9m for flat roofs and 10.5m for sloped roofs) zone to facilitate a multi-family residential development.

A comparison between the existing R5 zone and the proposed site-specific R6 zone is shown in the table below:

	Existing R5 Zone	Proposed (Site-Specific) R6 Zone
Permitted Principal Uses	Duplex Multiple Family Dwelling Single Residential Dwelling	Duplex Multiple Family Dwelling Rooming House Single Residential Dwelling
Density	Up to 4 dwelling units within 2 principal buildings (<i>Gross Floor Area is based on the buildable area – ie. setbacks, lot coverage and height</i>)	0.7 FAR (site-specific)
Setbacks	Front Yard: 3m Side Yard: 1.5m Rear Yard: 7.5m Watercourse: 15m	Front Yard: 3m Side Yard: 3m Rear Yard: 7.5m Watercourse: 15m
Lot Coverage	50%	40%
Principal Building Height	9m (flat roof) 10.5m (sloped roof)	9m (flat roof < 4:12 pitch) 10.5m (sloped roof ≥ 4:12 pitch)

The conceptual plans submitted with the rezoning application illustrate how the site could be developed as a townhouse development with eight residential buildings with approximately 24 dwelling units. The development concept demonstrates that the R6 zoning requirements, including site-specific provisions for density and height, can be met, and that the required parking can be provided onsite. A potential reduction to the rear yard setback has been identified, however any variances, if proposed, would be identified and addressed through the design review process at the Development Permit stage.

Policy Context

City Plan – Future Land Use

City Plan identifies the subject property within the Suburban Neighbourhood future land use designation, which supports ground-oriented development in residential areas that are farther from services and transit hubs. The Suburban Neighbourhood designation supports a mix of ground-oriented building forms including townhouses up to three storeys. The proposed rezoning is consistent with City Plan policies for the Suburban Neighbourhood future land use designation and would facilitate an infill development in an existing neighbourhood near a school.

The applicant submitted a number of technical studies in support of the proposed rezoning including an arborist report and preliminary servicing reports which demonstrates a viable proof of concept. Staff have reviewed and accepted the studies provided, with the understanding that

further analysis would occur at the detailed design stage (Development Permit and Building Permit).

City Plan – Mobility Network

The subject property is located outside of an urban centre as identified in Figure 36 of the City Plan, with the nearest centre being Nanaimo North Secondary Urban Centre (approximately 615m to the south). Vehicle access to the site would continue from Hillside Avenue which is designated an Urban Local road in Schedule 4 (“Road Network”) of City Plan. The subject property is within 110m of a frequent transit route and bus stops along Uplands Drive.

Community Consultation

The applicant hosted a Public Information Meeting (PIM) on 2025-AUG-27 at the Beban Park Social Centre, where approximately 20 members of the public attended the meeting. Attendees expressed concerns regarding the side yard setbacks; impact on shared trees; on-street parking, fire truck access; and infrastructure (servicing and sidewalk connectivity). Following the PIM the applicant:

- Changed the proposed zone from a Row House Residential (R7) development to a R6 development with a site-specific density to 0.7 FAR and a site-specific height that is consistent with the current R5 zone. The proposed site-specific R6 zone incorporates increased side yard setbacks to allow a more context-appropriate development that aligns with City Plan policies and Form and Character Design Guidelines.
- Provided revised conceptual plans showing the required landscape buffer and trees that are intended to be retained along lot lines.
- Proposed to direct 60% of the Community Amenity Contribution (CAC) funds to active transportation improvements in the City.

Community Amenity Contribution

In exchange for the value conferred to the lands through rezoning, the applicant is encouraged to provide a Community Amenity Contribution (CAC) in accordance with Council’s *Community Amenity Contribution Policy*. Using the rate at the time of receiving the application (2024), the CAC would be calculated at \$5,600 per townhouse unit. Based on the conceptual plans, a monetary contribution of approximately \$134,400 is anticipated. The applicant is proposing a monetary contribution with 40% to be directed toward the City’s Housing Legacy Reserve Fund and the remaining 60% to be directed toward active transportation improvements within the City. The CAC contribution rate will be secured as a condition of rezoning to be paid prior to Building Permit issuance. Staff support the proposed CAC.

Conditions of Rezoning

Should Council support this application and pass third reading of “Zoning Amendment Bylaw 2025 No. 4500.244”, Staff recommend the following item be secured prior to final adoption of the bylaw:

1. *Community Amenity Contribution* – a monetary contribution equal to \$5,600 per townhouse unit in accordance with the Council’s *Community Amenity Contribution Policy* 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 active transportation improvements within the City of Nanaimo. |

SUMMARY POINTS

- This application is to rezone the subject property from Three and Four Unit Residential (R5) to Low Density Residential (R6) with site-specific density and height to allow a multi-family residential development.
- The conceptual plans illustrate eight townhouse buildings with approximately 24 dwelling units.
- The applicant is proposing a monetary Community Amenity Contribution toward the City's Housing Legacy Reserve Fund and active transportation improvements.
- The proposed rezoning is consistent with City Plan policies for the Suburban Neighbourhood future land use designation and would facilitate an infill development in an existing neighbourhood.

ATTACHMENTS

ATTACHMENT A: Subject Property Map
ATTACHMENT B: Conceptual Site Plan
ATTACHMENT C: Conceptual Building Perspectives
"Zoning Amendment Bylaw 2025 No. 4500.244"

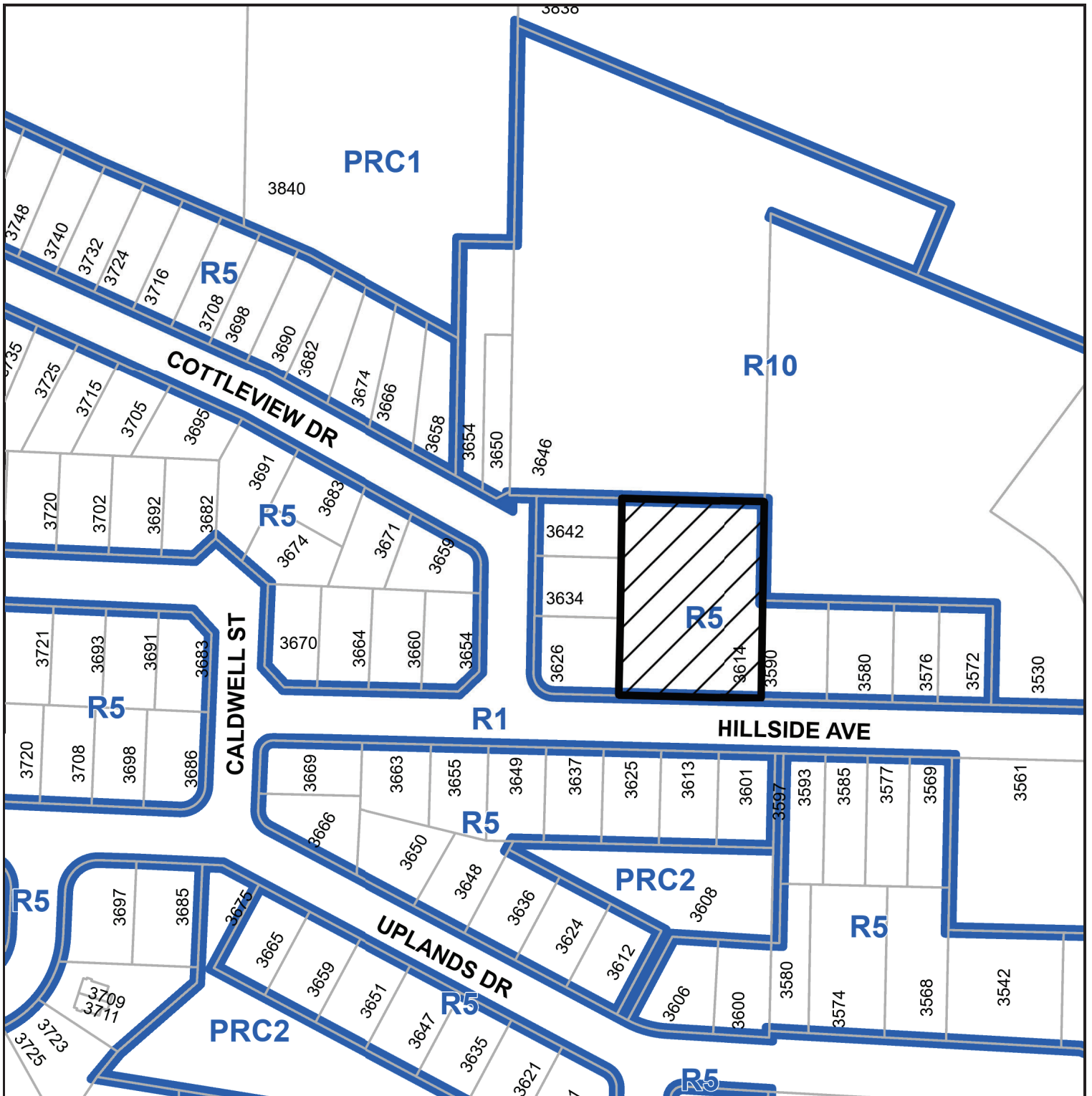
Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development

ATTACHMENT A SUBJECT PROPERTY MAP



3614 HILLSIDE AVENUE

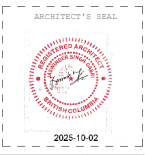
ATTACHMENT B CONCEPTUAL SITE PLAN



- LEGEND:**
- RETAINED TREE
 - RETAINED WITH SPECIAL MANAGEMENT
 - TREE CANOPY
 - TREE PROTECTION FENCE



ARCHITECT
Cre8 Architecture Ltd.
4121 KING GEORGE BLVD.
SURREY, B.C. V3X 1G1
604-593-6618



Revision	Description	Date
01	RESPONSE SUBMISSION	2025-06-16
02	RESPONSE SUBMISSION	2025-08-14
03	RESPONSE SUBMISSION	2025-09-10

Client:
Yashpal Bal

Project Address:
3614, Hillside Avenue, Nanaimo, BC

Project Description:
24 Unit Townhome Project

Drawing Description:
Preliminary Submission
Site Layout

Project Number: 24-004
Date: 2025-09-10
Drawn By: AG
Checked By: JG
Drawing No.:

RECEIVED
RA518
2025-OCT-03
Current Planning

1 Site layout
Scale: 3/32" = 1'-0"

A.1.1

Scale: 1/16" = 1'-0"

ATTACHMENT C CONCEPTUAL BUILDING PERSPECTIVES




① 3D View 1



③ 3D View 3



② 3D View 2



jswinder@cre8architecture.ca

Revision	Description	Date

Client: **YASHPAL**

Project Description: **3614 HILLSIDE AVENUE,
NANAIMO, B.C**

Drawing Description: **3D VIEWS**

Project Number	24-001
Date	2024-09-21
Drawn By	Author
Checked By	Checker
Drawing No.	A.4.0

SHEET SCALE

RECEIVED
RA518
2024-OCT-18
Current Planning

CITY OF NANAIMO

BYLAW NO. 4500.244

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, and 481 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 2025 NO. 4500.244".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:
 - (1) By rezoning the lands legally described as LOT B, DISTRICT LOT 31, WELLINGTON DISTRICT, PLAN 20108 (3614 Hillside Avenue) from Three and Four Unit Residential (R5) Low Density Residential (R6) as shown on Schedule A.
 - (2) By amending the table in Subsection 7.3.4 by inserting the following row alphabetically:

Civic Address	Legal Description	Maximum Allowable Floor Area Ratio
3614 Hillside Avenue	LOT B, DISTRICT LOT 31, WELLINGTON DISTRICT, PLAN 20108	0.70

- (1) By amending the table in Subsection 7.6.7 by inserting the following row alphabetically:

Civic Address	Legal Description	Maximum Height of Principal Building
3614 Hillside Avenue	LOT B, DISTRICT LOT 31, WELLINGTON DISTRICT, PLAN 20108	9m for a principal building with a Flat Roof (< than 4:12 pitch); or, 10.5m for a principal building with Sloped Roof (≥ 4:12 pitch)

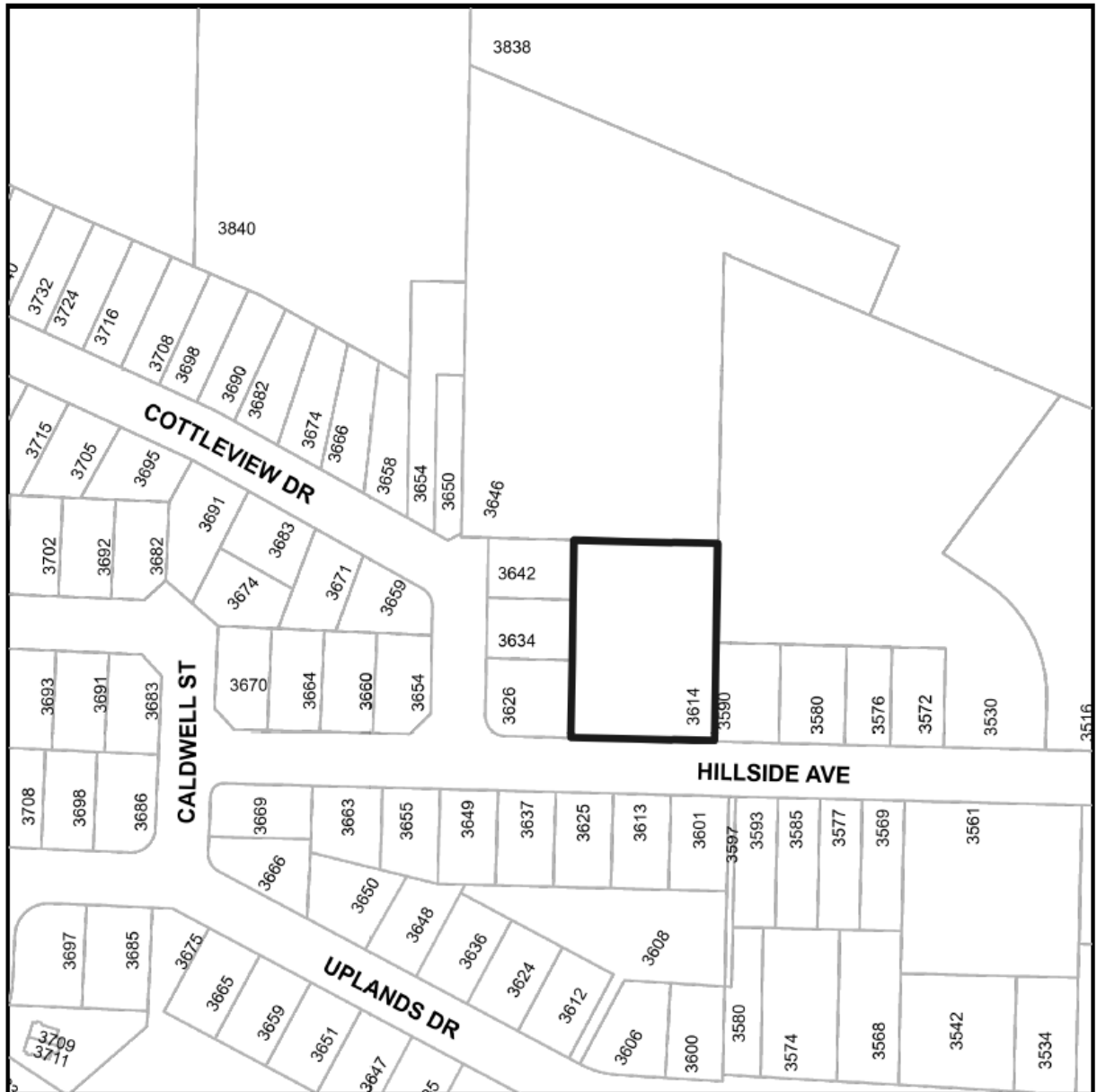
PASSED FIRST READING: _____
PASSED SECOND READING: _____
PASSED THIRD READING: _____
ADOPTED: _____

MAYOR

CORPORATE OFFICER

File: RA000518
Address: 3614 Hillside Avenue

SCHEDULE A



 **Subject Property**

REZONING APPLICATION NO. RA000518

CIVIC: 3614 HILLSIDE AVENUE

LEGAL: LOT B, DISTRICT LOT 31, WELLINGTON DISTRICT, PLAN 20108