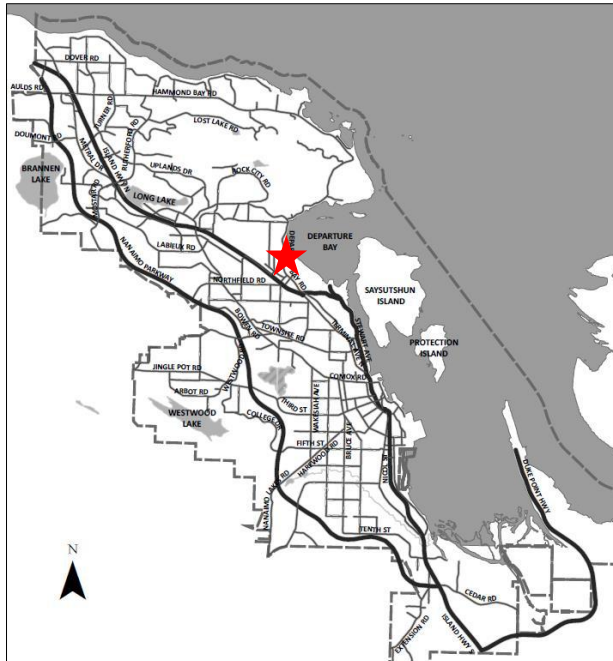


FOR: COUNCIL MEETING

MEETING DATE: June 22, 2026

DEPARTMENT: PLANNING AND DEVELOPMENT

SUBJECT: REZONING APPLICATION NO. RA523 – 2335 DEPARTURE BAY ROAD



Proposal:
To allow a multi-family development

Current Zoning:
R1 – Single Dwelling Residential

Proposed Zoning:
R5 – Three and Four Unit Residential & R8 – Medium Density Residential

City Plan Land Use Designation:
Neighbourhood

Lot Area:
4,569m²

RA



OVERVIEW**Purpose of Report**

To present Council with an application to rezone 2335 Departure Bay Road from Single Dwelling Residential (R1) to Three and Four Unit Residential (R5) and Medium Density Residential (R8) with a site-specific maximum density of 1.0 for the R8 portion of the property to facilitate a multi-family development.

Recommendation

That:

1. "Zoning Amendment Bylaw 2026 No. 4500.253" (to rezone 2335 Departure Bay Road from Single Dwelling Residential (R1) to Three and Four Unit Residential (R5) & Medium Density Residential (R8) with a site-specific maximum Floor Area Ratio (FAR) of 1.0 for the R8 portion of the property) pass first reading;
2. "Zoning Amendment Bylaw 2026 No. 4500.253" pass second reading;
3. "Zoning Amendment Bylaw 2026 No. 4500.253" pass third reading; and,
4. Council direct Staff to secure the conditions related to "Zoning Amendment Bylaw 2026 No. 4500.253" as outlined in the "Conditions of Rezoning" section of the Staff Report titled "Rezoning Application No. RA523 – 2335 Departure Bay Road", dated 2026-JUN-22, prior to final adoption.

BACKGROUND

A rezoning application, RA523, was received from Townsite Planning Inc. on behalf of Joanne Ness, to amend the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") to rezone the subject property at 2335 Departure Bay Road from Single Dwelling Residential (R1) to Three and Four Unit Residential (R5) and Medium Density Residential (R8) with a site-specific maximum Floor Area Ratio (FAR) density for the R8 portion of the subject property to facilitate a multi-family development. There is a concurrent subdivision application that supports the proposed development including creating three, R5 parcels on the west portion of the subject parcel, a 7.0m wide lane dedication between the proposed R5 and R8 portions of the site, the dedication of a 3.5m lane connecting the 7.0m lane and Lynburn Crescent, and a 3.0m pedestrian pathway (within a 4.0m wide dedication) connecting the 7.0m lane and Departure Bay Road.

Subject Property and Site Context

The subject property is located within the Departure Bay neighbourhood, southeast of Nanaimo Golf Club, west of Departure Bay, and northwest of the Brooks Landing Shopping Centre. It is located mid-block between Departure Bay Road, Sandringham Avenue, Lynburn Crescent, Marlborough Drive, and Windsor Avenue. The property slopes up, approximately 10m, from the northeast corner of the property to the southwest corner of the property and currently contains a single-detached dwelling. The surrounding neighbourhood is primarily characterized by low-density residential development with some duplexes and apartment multi-family developments to the north along Departure Bay Road.

DISCUSSION

Proposed Zoning

The applicant is proposing to rezone the subject property from Single Dwelling Residential (R1) to a combination of Three and Four Unit Residential (R5) and Medium Density Residential (R8) with site-specific maximum FAR of 1.0 for the R8 portion of the property to facilitate a multi-family residential development. The proposed developable area of the R8 portion of the site would be approximately 2,130m² and the proposed developable area of the R5 portion of the site would be approximately 1,650m².

The R5 zone permits small-scale multi-family residential development of up to four units per lot, intended to be compatible with the scale and architectural character of surrounding single-family residential development. The R8 zone supports medium-density multi-family residential development that is complementary to other residential uses and nearby commercial land uses.

The proposed rezoning would provide a transition in scale and built form from west to east across the site. The western portion of the property, proposed to be rezoned to R5, would accommodate three lots, each capable of supporting up to four dwelling units, for a total of 12 units fronting Lynburn Crescent. The eastern portion of the site, proposed as R8, would allow development up to 1.0 FAR in an apartment form facing Departure Bay Road with rear lane access. The applicant is proposing a site-specific density maximum of 1.0 FAR based on the proof of concept. Otherwise, R8 could allow a base density of 1.25 FAR plus density bonusing of up to an additional 0.60 FAR.

Concept plans for the R8 portion of the site illustrate approximately 31 dwelling units at a density of approximately 0.97 FAR with all of the required parking provided onsite. Including the additional 12 units permitted on the R5 lots, the overall proposal would result in approximately 43 dwelling units across the parent parcel, corresponding to an overall density of approximately 94 UPH.

Staff highlight that there is significant land area being dedicated from the site (approximately 790m² of 4,570m² or 17%). Of that, a 3.5m public lane and 3.0m wide pedestrian walkway (within a 4.0m wide dedication) running east-west across the site providing direct pedestrian access between Lynburn Crescent and Departure Bay Road. This dedication benefits public access but also limits the remaining developable area.

The applicant's proof of concept has demonstrated how density can be provided and clustered closer to Departure Bay Road in compliance with all zoning requirements including setbacks, building height, and lot coverage.

Policy Context

City Plan – Future Land Use

City Plan identifies the subject property within the Neighbourhood Future Land Use designation, which supports a range of housing types, including single-unit dwellings, duplexes, ground oriented multi-family housing (e.g., townhouses), and low-rise apartment buildings up to four storeys in height. The

proposed rezoning to Medium Density Residential (R8), with a site-specific maximum density of 1.0 FAR, is consistent with City Plan and aligns with the policy objectives of the Neighbourhood designation by supporting infill housing in proximity to existing services, public amenities, and transit routes.

In support of the rezoning application, the applicant submitted several technical studies, including preliminary servicing reports demonstrating the feasibility of water, sanitary, and stormwater servicing. Staff have reviewed and accepted these submissions and are satisfied that servicing can be accommodated. Further detailed analysis will be required at the development permit and building permit stages.

City Plan – Mobility Network

The subject property is bounded by Departure Bay Road to the east and Lynburn Crescent to the west. Departure Bay Road is identified in City Plan as a future Bus Frequent Transit (BFT) Line, with the nearest transit stops located approximately 60m north of the site, near the intersection of Departure Bay Road and Sandringham Avenue.

Departure Bay Road is classified as an Urban Collector in Schedule 4 (“Road Network”) of City Plan and currently has an approximate road dedication width of 20m. To support the ultimate 25m Urban Collector cross section, additional road dedication along Departure Bay Road will be required as part of the rezoning to accommodate future roadway improvements.

Recent subdivision and infill development has occurred on the property immediately north of the subject site. In response to this development pattern and the presence of historically deep residential lots, typically ranging from approximately 90m to over 100m in depth, the City has identified the need for a future north–south lane through the block to improve access and connectivity. Partial lane dedication has already been secured on the adjacent property to the north.

To support this planned mobility framework, the proposed rezoning will secure public access through the subject property to accommodate the future north–south lane that provides a temporary turnaround at the south end of the lane until the lands beyond are developed, provide connectivity between Lynburn Crescent and the new lane, establish a multi use connection between the lane and Departure Bay Road, and limit vehicular access to the proposed R8 zoned portion of the site to the future lane.

Amenity Contribution

The applicant is encouraged to provide a Community Amenity Contribution (CAC) in accordance with City Plan policies (E4.2). The applicant has offered to provide an amenity contribution aligned with the rates set out in the *City of Nanaimo Amenity Cost Charge Bylaw 2026, No. 7440 (ACC Bylaw)*, which comes into effect on 2029-JAN-01. The applicant proposes that this commitment be secured by covenant as a condition of rezoning. The covenant would stipulate that, if development proceeds prior to January 1, 2029, the amenity contribution as secured through this rezoning process would be at the 2029 ACC Bylaw rates and be payable at the time of Subdivision or Building Permit issuance. Based on the 2029 ACC contribution rates of \$5,278.43 per lot or dwelling unit (for the three R5 lots) and \$2,186.33 per dwelling unit (for the 31 units within the R8 portion of the site), a total estimated contribution of up to \$131,117.39 is anticipated. The covenant would also state that if development

proceeds after the effective date of the ACC Bylaw, the ACC rate in effect at that time would be applicable at time of Subdivision or Building Permit.

The applicant has proposed that 50% of the funds be allocated to the Housing Legacy Reserve Fund, with the remaining 50% directed toward park and trail improvements within the city. Staff support securing an amenity contribution, as it provides a clear and measurable public benefit.

Conditions of Rezoning

Should Council support this application and pass third reading of “Zoning Amendment Bylaw 2026 No. 4500.253”, Staff recommend the following items be secured prior to final adoption of the bylaw:

1. *Road Dedication* – Road dedication with an approximate width of 2.5m along the Departure Bay Road frontage.
2. *Lane Dedication* – Registration of a Section 219 Covenant to secure a 7.0m wide road reserve and a statutory right-of-way to extend the existing lane dedication from the north, through the subject property, to be dedicated at the time of future subdivision.
3. *Temporary Turnaround* – Registration of a Section 219 Covenant to secure a statutory right-of-way and require construction of a temporary turnaround at the south end of the lane, to remain in place until the lane is extended through future development of lands to the south.
4. *Half-Lane Dedication* – Registration of a Section 219 Covenant to secure a 3.5m wide road reserve and a statutory right-of-way to accommodate a future half-lane dedication connecting Lynburn Crescent to the 7.0m wide lane along the south property line, to be dedicated at the time of future subdivision.
5. *Multi-Use Connection Dedication* – Registration of a Section 219 Covenant to secure a 4.0m wide road reserve and a statutory right-of-way to accommodate a multi-use connection between the 7.0m wide lane and Departure Bay Road along the south property line, to be dedicated at the time of future subdivision.
6. *Vehicular Access Restriction* – Registration of a Section 219 Covenant to close vehicular access between Departure Bay Road and the proposed R8 portion of the subject property.
7. *No Build Covenant* – Registration of a Section 219 No-Build Covenant over the parent parcel to prohibit development prior to subdivision in accordance with the proposed zoning, while permitting reasonable expansion of existing buildings provided no encroachment occurs within the future road reserve areas.
8. *Amenity Contribution* - Registration of a Section 219 Covenant to secure an amenity contribution payable at Subdivision approval or Building Permit issuance, based on the ACC Bylaw rates effective January 1, 2029 if development occurs prior to that date, or the rates in effect at the time of development if thereafter; with 50 percent allocated to the Housing Legacy Reserve Fund and 50 percent to park and trail improvements.

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. 4500.253” 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-JUN-11.

Community Consultation

The subject property is within the area of the Departure Bay neighbourhood association. The applicant hosted a Public Information Meeting (PIM) on 2025-MAY-22 at Departure Bay Kin Hut, 2730 Departure Bay Road, where 55 members of the public attended the meeting. Attendees expressed concerns regarding increased traffic on local roads, loss of existing mature trees on the subject property, neighbourhood greenspace and parkland, the width of the existing and proposed lane off Sandringham Avenue; as well, three attendees expressed support for the project.

Staff support the proposed Zoning Bylaw amendment.

KEY MESSAGES

- This application is to rezone the subject property from Single Dwelling Residential (R1) to Three and Four Unit Residential (R5) and Medium Density Residential (R8) with a site-specific maximum Floor Area Ratio (FAR) of 1.0 for the R8 portion of the subject property to facilitate a multi-family development.
- The conceptual plans illustrate a multi-family building with approximately 31 units on the R8 portion of the property and three lots on the R5 portion of the subject property.
- Amenity contributions will be secured at the ACC Bylaw rates payable at time of Building Permit.
- The proposed rezoning is consistent with City Plan policies for the Neighbourhood future land use designation, and 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. 4500.253”

Authored by:

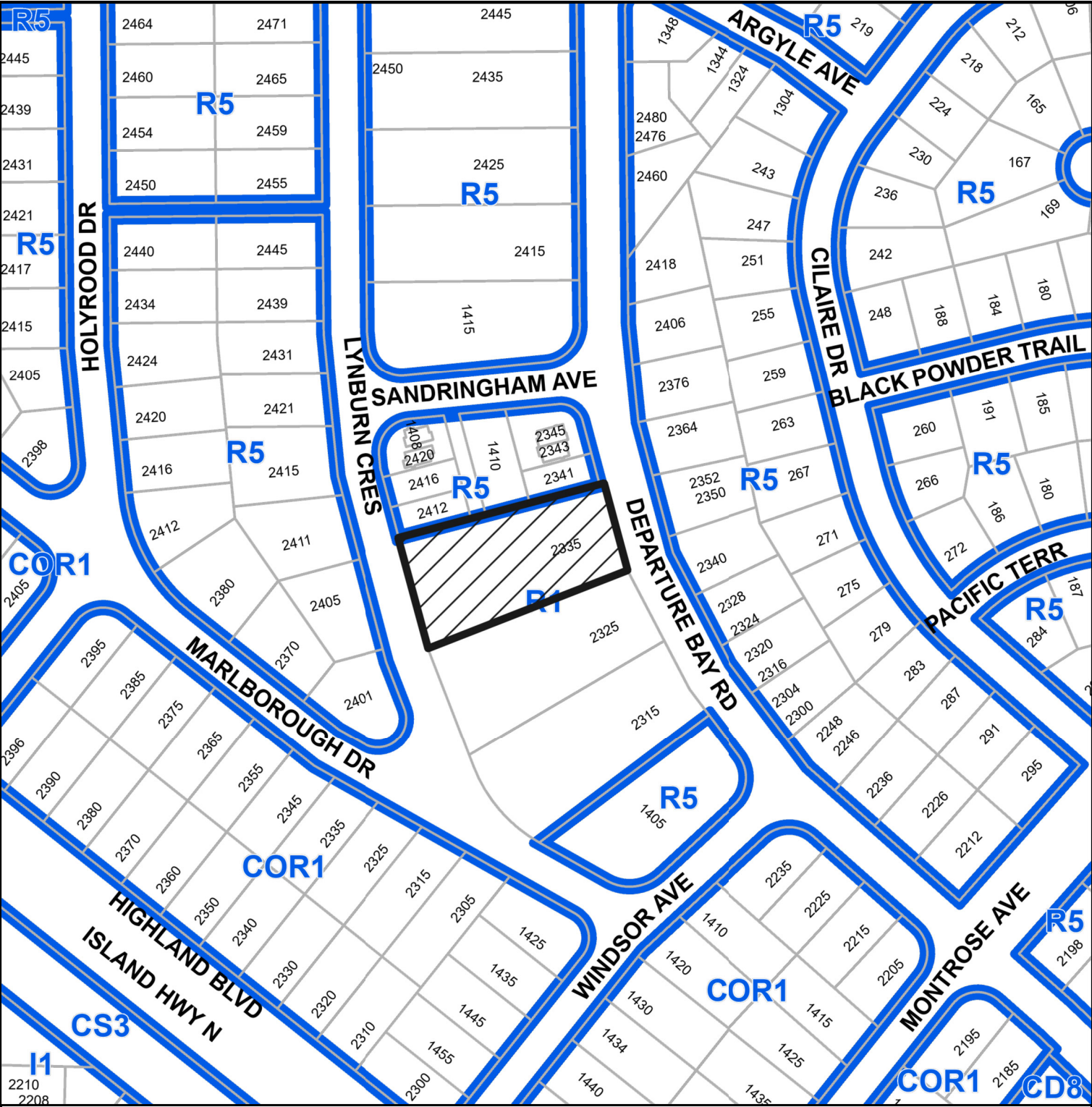
Cameron Salisbury
Planner II, Current Planning

Concurrence by:

Lainya Rowett
Manager, Current Planning

Jeremy Holm
Director, Planning and Development

ATTACHMENT A
SUBJECT PROPERTY MAP



2335 DEPARTURE BAY ROAD

ATTACHMENT B
CONCEPTUAL SITE PLAN



SITE PLAN



JOYCE REID TROOST ARCHITECTURE
2515 GLENVALE DRIVE
NANAIMO, BC V9S 5P9
joyce@reidtroostarchitecture.com
250.714.8749
reidtroostarchitecture.com

ARCH STAMP



ARCHITECT
JOANNE NESS
2335 DEPARTURE BAY, NANAIMO

REV. DATE NUMBER DESCRIPTION

REV. DATE	NUMBER	DESCRIPTION
2025-01-03	01	ISSUED FOR PERMIT
2025-01-03	02	ISSUED FOR PERMIT
2025-01-03	03	ISSUED FOR PERMIT
2025-01-03	04	ISSUED FOR PERMIT
2025-01-03	05	ISSUED FOR PERMIT
2025-01-03	06	ISSUED FOR PERMIT
2025-01-03	07	ISSUED FOR PERMIT
2025-01-03	08	ISSUED FOR PERMIT
2025-01-03	09	ISSUED FOR PERMIT
2025-01-03	10	ISSUED FOR PERMIT

CIRP

JOANNE NESS

DATE JAN 3, 2025

SCALE

DRAWN BY JRT

RECEIVED
RA223
2025-APR-01
NANAIMO

SITE PLAN

A100

ATTACHMENT C
CONCEPTUAL BUILDING PERSPECTIVES



VIEW FROM DEPARTURE BAY ROAD



VIEW FROM DEPARTURE BAY ROAD



VIEW FROM DRIVE LANE AND PARKING AREA



VIEW FROM DRIVE LANE AND PARKING AREA



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joyce@jtrarchitect.com
250.714.8749
jtrarchitect.com

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ARCHT. STAMP


2335 Departure Bay Rezone
2335 DEPARTURE BAY, NANAIMO, BC

CLIENT
JOANNE NESS

REV.	DATE	NUMBER	DESCRIPTION
1	JAN 14, 25	01	FOR CLIENT
2	JAN 27, 25	02	FOR REZONE
3	MAY 14, 25	03	FOR REZONE

DATE NOV 12, 2024
SCALE SEE DRAWING
DRAWN BY JRT
CHECKED BY JRT

RECEIVED
RA233
2025-APR-01

PERSPECTIVES

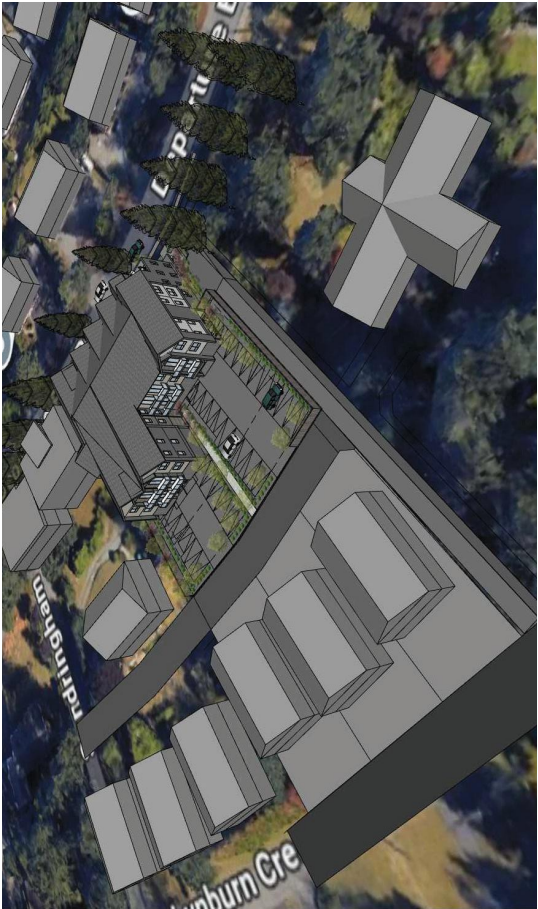
A301



TOP FRONT VIEW



TOP FRONT VIEW



TOP REAR VIEW



TOP VIEW



J YCE REID TROOST ARCHITECTURE
2515 GLENAYRE DRIVE
NANAIMO, BC V9S 5P9
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ARCHT. STAMP



2335 Departure Bay Rezone
2335 DEPARTURE BAY, NANAIMO, BC

CLIENT
JOANNE NESS

REV.	DATE	NUMBER	DESCRIPTION
1	JAN 10, 25	01	FOR CLIENT
2	JAN 14, 25	02	FOR REVIEW
3	JAN 27, 25	03	FOR REVIEW
4	MAY 14, 25	04	FOR REVIEW
5			
6			
7			
8			
9			
10			

DATE	NOV 12, 2024
SCALE	SEE DRAWING
PERSPECTIVES	

A302

DRAWN BY: JRT
CHECKED BY: JRT

CITY OF NANAIMO

BYLAW NO. 4500.253

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, 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 2026 NO. 4500.253".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:
 - 1) By rezoning portions of the lands legally described as LOT 2, BLOCK D, SECTION 18, MOUNTAIN DISTRICT AND SECTION 1, NANAIMO DISTRICT PLAN 7350 (2335 Departure Bay Road) from Single Dwelling Residential (R1) to Three and Four Unit Residential (R5) and Medium Density Residential (R8) as shown on Schedule A.
 - 2) By amending the table in section 7.3.4 by inserting the following row sequenced alphabetically:

Civic Address	Legal Description	Maximum Allowable Floor Area Ratio
2335 Departure Bay Road	LOT 2, BLOCK D, SECTION 18, MOUNTAIN DISTRICT AND SECTION 1, NANAIMO DISTRICT PLAN 7350	1.00 within the R8 zoned portion of the lot.

PASSED FIRST READING: _____

PASSED SECOND READING: _____

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

PASSED THIRD READING: _____

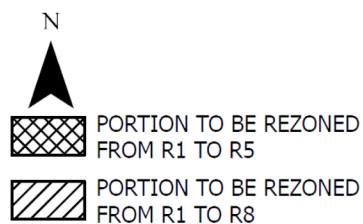
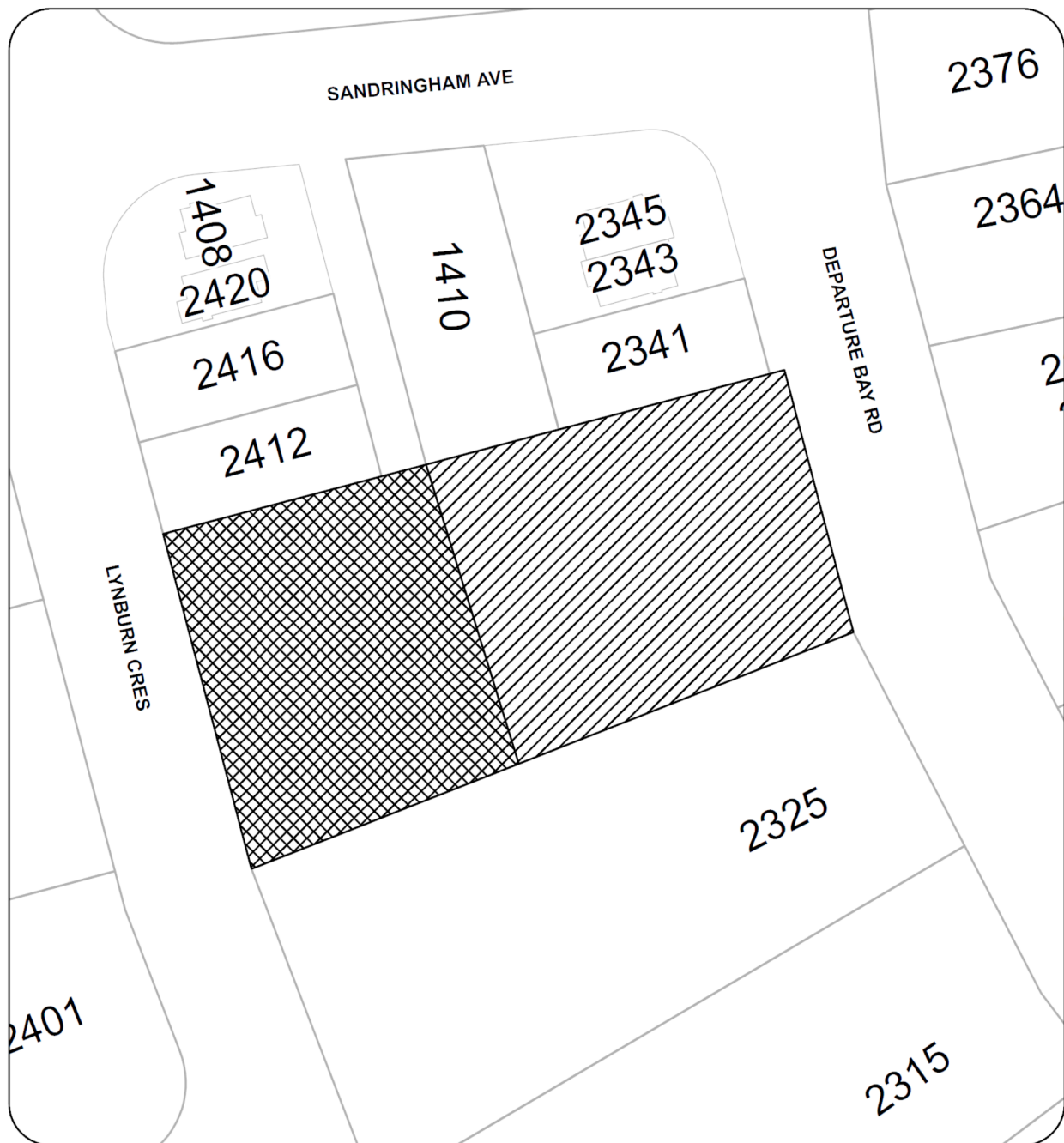
MINISTRY OF TRANSPORTATION AND TRANSIT: _____

ADOPTED: _____

MAYOR

CORPORATE OFFICER

SCHEDULE A
BYLAW NO. 4500.253



LOCATION PLAN

CIVIC: 2335 DEPARTURE BAY ROAD

LEGAL: LOT 2, BLOCK D, SECTION 18, MOUNTAIN DISTRICT AND SECTION 1,
NANAIMO DISTRICT PLAN 7350

Delegation Request

Delegation's Information:

Scott Mack, Townsite Planning Inc., has requested an appearance before Council.

City: Nanaimo

Province: BC

Delegation Details:

The requested date is 2026-JUN-22

Bringing a presentation: Yes

Details of the Presentation:

Rezoning Application RA523 (2335 Departure Bay Road):

- key components of application;
- summary of public input;
- details of proposed amenity contribution; and,
- to request that Council support the application and provide first, second and third reading.