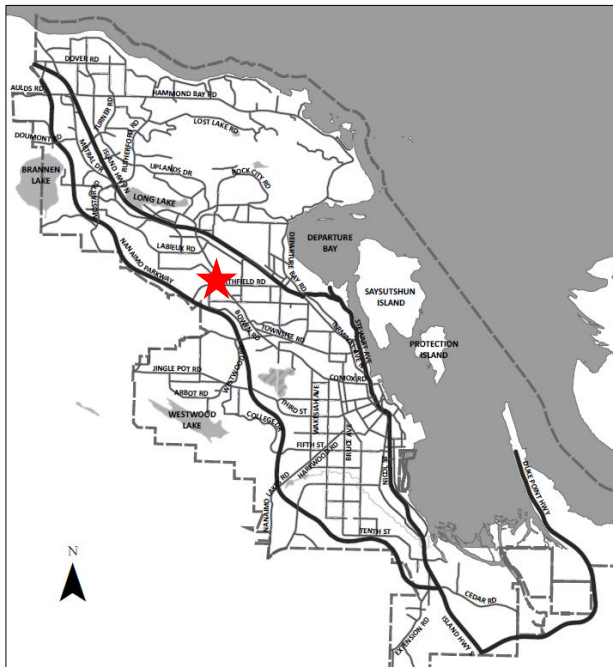


DATE OF MEETING | September 15, 2025

AUTHORED BY | KRISTINE MAYES, PLANNER, COMMUNITY PLANNING

SUBJECT | REZONING APPLICATION NO. RA526 – 2221 BOWEN ROAD



Proposal:

Zoning boundary adjustment to align with a subdivision

Current Zoning:

CS1 – Community Service One

Proposed Zoning:

COR2 – Mixed Use Corridor

City Plan Land Use Designation:

Mixed-Use Corridor

Area to be Rezoned:

707.6m²

RA



 PORTION TO BE REZONED

OVERVIEW

Purpose of Report

To present Council with an application to rezone a portion of 2221 Bowen Road from Community Service One (CS1) to Mixed Use Corridor (COR2) to align with a boundary adjustment subdivision for future development at 2230 Northfield Road (Proposed Lot D).

Recommendation

That:

1. “Zoning Amendment Bylaw 2025 No. 4500.242” (to rezone a portion of 2221 Bowen Road from Community Service One [CS1] to Mixed Use Corridor [COR2]) pass first reading;
2. “Zoning Amendment Bylaw 2025 No. 4500.242” pass second reading;
3. “Zoning Amendment Bylaw 2025 No. 4500.242” pass third reading; and,
4. Council direct Staff to secure the conditions related to “Zoning Amendment Bylaw 2025 No. 4500.242” as outlined in the “Conditions of Rezoning” section of the Staff Report dated 2025-SEP-15 prior to final adoption.

BACKGROUND

A rezoning application, RA526, was received from Island West Coast Development, on behalf of Christ Community Church of the Christian Reformed Church of Nanaimo to amend the City of Nanaimo “Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) to rezone the southern portion of 2221 Bowen Road from Community Service One (CS1) to Mixed Use Corridor (COR2).

This application follows a rezoning application (RA469) which rezoned the properties now known as 2230 and 2240 Northfield Road, and 2250 Boxwood Road to COR2 in 2022. The subject property (2221 Bowen Road) and 2230 Northfield Road are currently undergoing a boundary adjustment subdivision (SUB01522) to adjust the southern boundary of the subject property northward to add 707.6m² of land to 2230 Northfield Road (proposed Lot D) to create a more functional development envelope for a purpose-built rental development within proposed Lot D.

Subject Property and Site Context

The subject property is located in Central Nanaimo at the northwest corner of the Bowen Road and Boxwood Road intersection, adjacent to the Midtown Gateway/Boxwood Connector. The property at 2221 Bowen Road contains an existing place of worship and 2230 Northfield Road is vacant. The grade change of the area subject to the rezoning is approximately 2m which slopes downward north toward Boxwood Road and contains several trees. Established single residential dwellings, multi-family dwellings, light industrial developments, commercial developments, and Beban Park predominantly characterize the surrounding area.

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 No. 4500.242” 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-SEP-04.

DISCUSSION

Proposed Zoning

The applicant is proposing to rezone the southern portion (707.6m²) of 2221 Bowen Road from CS1 to COR2 and to consolidate this area with 2230 Northfield Road through a boundary adjustment subdivision. Incorporating this area of underutilized land will help maximize the development potential of proposed Lot D. The COR2 zone allows for a variety of commercial and residential uses. A future multi-family rental development is anticipated within proposed Lot D, which would have an allowable base density of 1.25 (FAR) and additional density with the provision of Schedule D amenities and/or underground parking. Rezoning from CS1 to COR2 would also allow more flexible setbacks and increased lot coverage and building height, to allow a form of development that is appropriate for the site and consistent with the corridor zoning of adjacent lands. The proposed zoning boundary amendment will not negatively impact the existing church use, building setbacks, or parking within 2221 Bowen Road.

A subsequent Development Permit application would be required for future development within 2230 Northfield Road.

Policy Context

City Plan – Future Land Use

City Plan identifies the subject property within the Mixed-Use Corridor land use designation, which supports intensification of existing neighbourhoods incorporating low- to mid-rise mixed-use, commercial and residential, residential apartments, parks, plazas, and institutional uses. Typical building heights of three to six storeys are supported. Rezoning to COR2 is consistent with the City Plan policy objectives of the Mixed-Use Corridor designation to allow a broader mix of uses near transit, commercial services, and recreational facilities.

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 the Hospital Secondary Urban Centre (located approximately 1.2km to the southeast) and the Country Club Secondary Urban Centre (located approximately 1.5km to the northwest). An existing bus route runs along Bowen Road (east) and existing active transportation pathways connect to nearby services and amenities. Vehicle access for the subject property would continue from Bowen Road and from a new access off Boxwood Road.

Community Consultation

As the proposal is a minor zone boundary adjustment to align with a proposed boundary adjustment subdivision, a Public Information Meeting was not required.

Community Amenity Contribution

In exchange for the value conferred to the lands through rezoning, the applicant was encouraged to provide a Community Amenity Contribution (CAC) in accordance with Council's *Community Amenity Contribution Policy*. The applicant advised that they do not wish to provide a CAC for the portion of the subject property being rezoned (707.6m²) which is intended to align with a concurrent lot line adjustment.

Staff accept this proposal and do not recommend that a CAC be secured for this rezoning application.

Conditions of Rezoning

Should Council support this application and pass third reading of "Zoning Amendment Bylaw 2025 No. 4500.242", Staff recommend the following be secured prior to final adoption of the bylaw:

1. *Boundary Adjustment Subdivision* – completion of a Boundary Adjustment Subdivision, generally as shown on Attachment B. |

SUMMARY POINTS

- This application is to rezone a portion of 2221 Bowen Road from Community Service One (CS1) to Mixed Use Corridor (COR2) to align with a boundary adjustment subdivision for future development at 2230 Northfield Road (Proposed Lot D).
- The proposed rezoning is consistent with the zoning of adjacent properties and City Plan policies for the Mixed-Use Corridor future land use designation.
- Staff support the proposed zoning boundary amendment.

ATTACHMENTS

ATTACHMENT A: Subject Property Map

ATTACHMENT B: Proposed Subdivision Plan
"Zoning Amendment Bylaw 2025 No. 4500.242" |

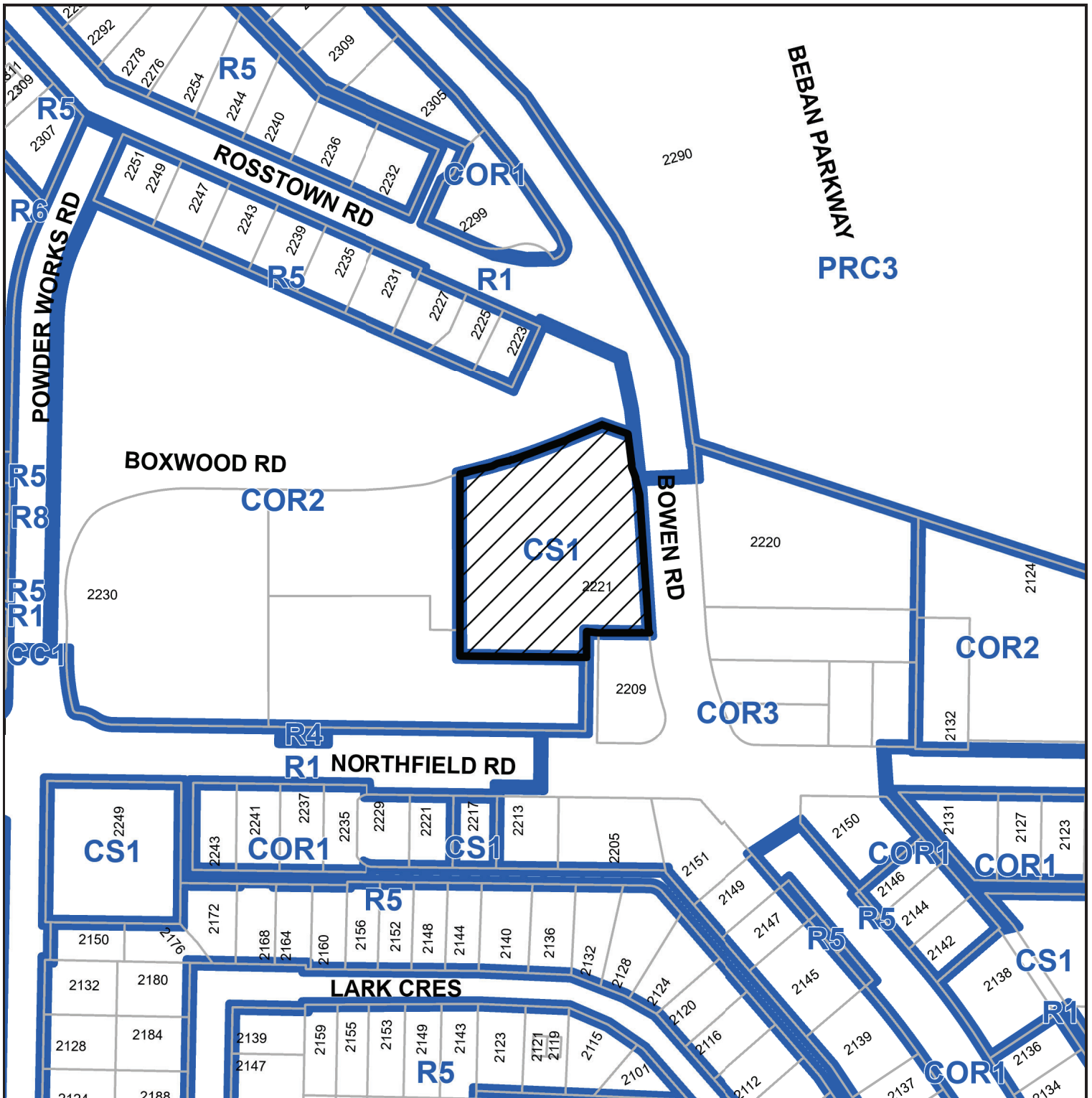
Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

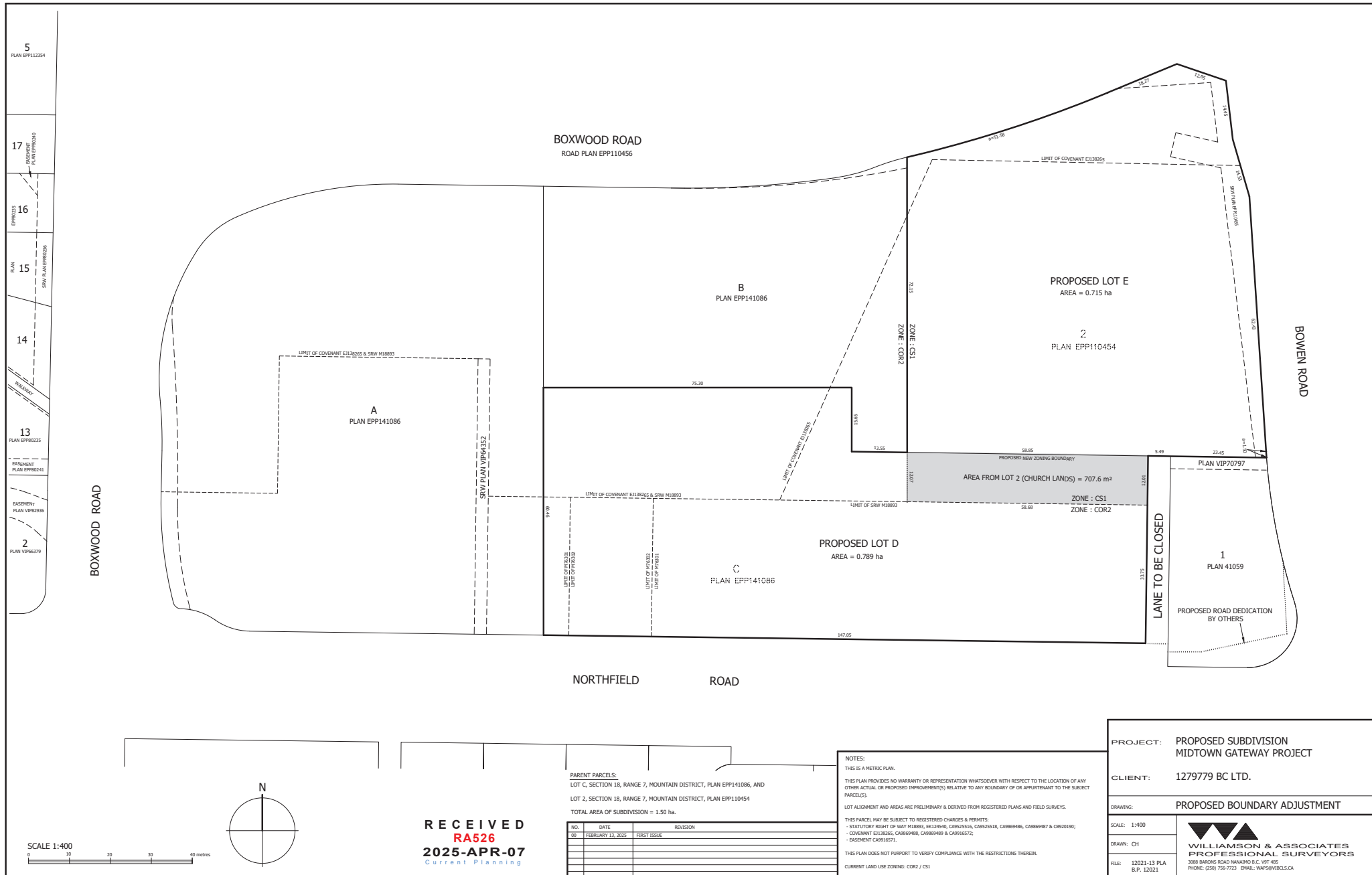
Lisa Brinkman
Acting Director, Planning & Development

ATTACHMENT A
SUBJECT PROPERTY MAP



2221 BOWEN ROAD

ATTACHMENT B PROPOSED SUBDIVISION PLAN



CITY OF NANAIMO

BYLAW NO. 4500.242

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. 4500.242".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

By rezoning a portion of the lands legally described as Lot 2 Section 18 Range 7 Mountain District Plan EPP110454 (2221 Bowen Road) from Community Service One (CS1) to Mixed Use Corridor (COR2) as shown on Schedule A.

PASSED FIRST READING: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: _____

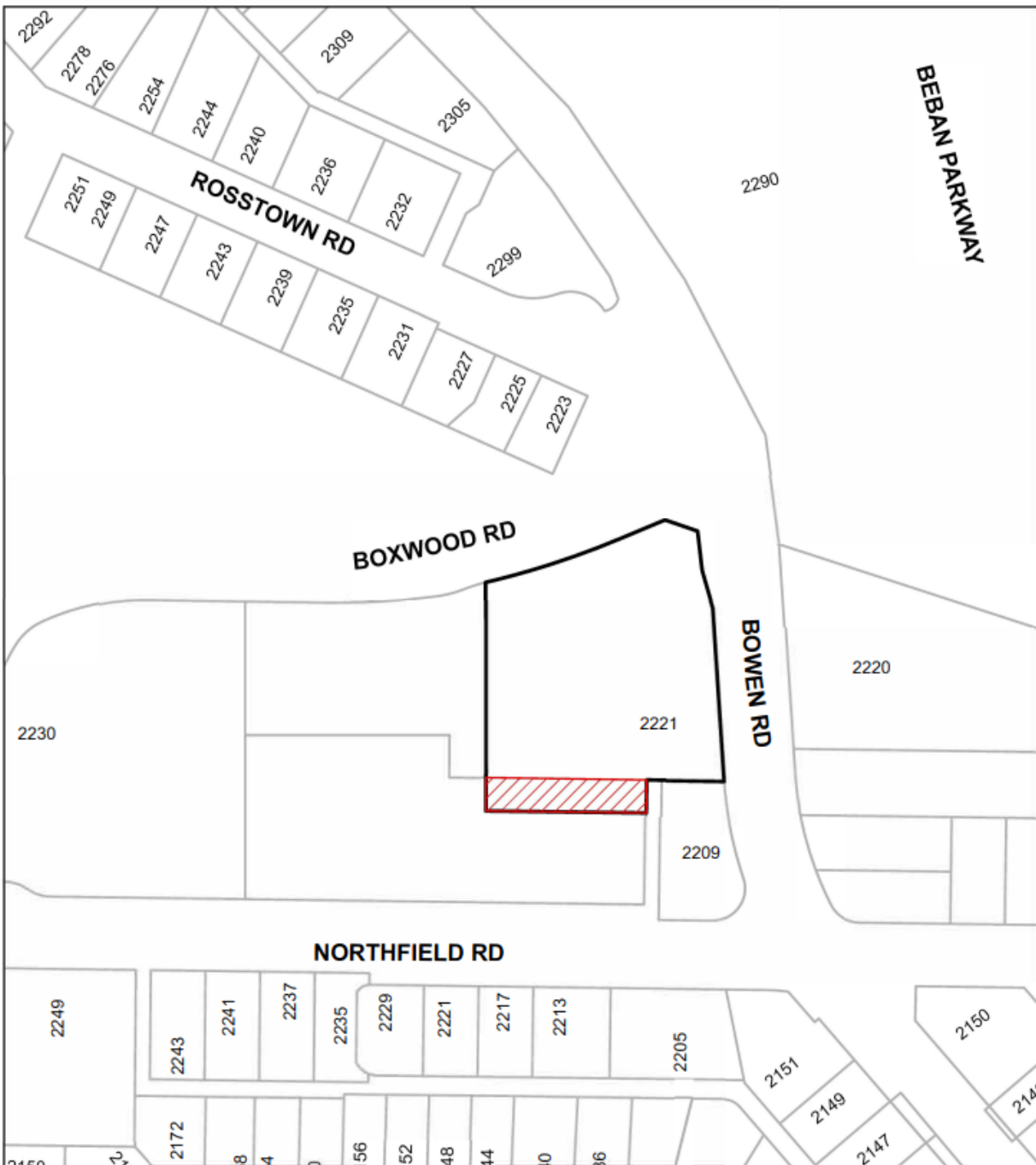
ADOPTED: _____



MAYOR

CORPORATE OFFICER

File: RA000526
Address: 2221 Bowen Road

SCHEDULE A



-  Subject Property
-  To be Rezoned

REZONING APPLICATION NO. RA000526

CIVIC: 2221 BOWEN ROAD

LEGAL: LOT 2 SECTION 18 RANGE 7 MOUNTAIN DISTRICT PLAN EPP110454