CITY OF NANAIMO
THE HARBOUR CITY

Staff Report for Decision

File Number: RA000530

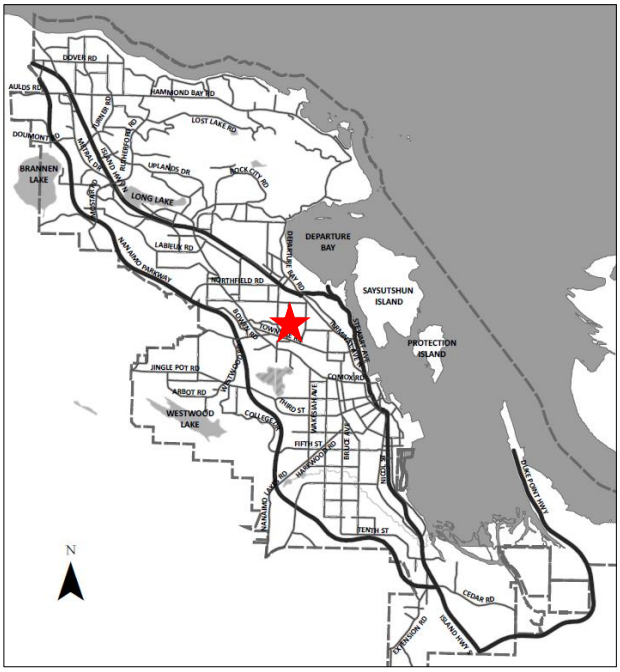
FOR: COUNCIL MEETING

MEETING DATE: September 21, 2026

DEPARTMENT: PLANNING AND DEVELOPMENT

SUBJECT: **REZONING APPLICATION NO. RA530 – 1136, 1146, 1158, & 1166 SEAFIELD CRESCENT, & 1135 DUFFERIN CRESCENT**

RA



Proposal:
To rezone to allow a medical office development

Current Zoning:
R5 – Three and Four Unit Residential
CC5 – Hospital Urban Centre

Proposed Zoning:
CC5 – Hospital Urban Centre with a site-specific density and building height

City Plan Land Use Designation:
Secondary Urban Centre

Lot Area:
901.5m^2 – 1135 Dufferin Crescent
772.11m^2 – 1136 Seafield Crescent
724.12m^2 – 1146 Seafield Crescent
724.16m^2 – 1158 Seafield Crescent
771.02m^2 – 1166 Seafield Crescent
3,892.91m^2 (total lot area)



OVERVIEW

Purpose of Report

To present Council with an application to rezone the properties located at 1136, 1146, 1158, and 1166 Seafield Crescent from Three and Four Unit Residential (R5) to Hospital Urban Centre (CC5) to align with 1135 Dufferin Crescent, and to amend the CC5 zone to include site-specific density and building height to facilitate a proposed medical office development.

Recommendation

That:

1. "Zoning Amendment Bylaw 2026 No. 4500.261" (to rezone the properties located at 1136, 1146, 1158, and 1166 Seafield Crescent from Three and Four Unit Residential [R5] to Hospital Urban Centre [CC5] to align with 1135 Dufferin Crescent, and to amend the CC5 zone to allow a site-specific maximum floor area ratio [FAR] of 1.5 and a maximum principal building height of 24.4m to facilitate a proposed medical office development) pass first reading;
2. "Zoning Amendment Bylaw 2026 No. 4500.261" pass second reading;
3. Council direct Staff to hold a Public Hearing for "Zoning Amendment Bylaw 2026 No. 4500.261";
4. Council direct Staff to secure the conditions related to "Zoning Amendment Bylaw 2026 No. 4500.261" as outlined in the "Conditions of Rezoning" section of the Staff Report dated 2026-SEP-21 prior to final adoption; and
5. Council direct staff to discharge covenant EH122683 on the property title of 1135 Dufferin Crescent.

BACKGROUND

A rezoning application, RA530, was received from Donna Hais (R.W. [Bob] Wall Ltd.) on behalf of Canadian Cache Development Corporation to amend the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") to rezone the properties located at 1136, 1146, 1158, and 1166 Seafield Crescent from Three and Four Unit Residential (R5) to Hospital Urban Centre (CC5) to align with 1135 Dufferin Crescent, and to amend the CC5 zone to allow a site-specific density and building height to facilitate a proposed medical office development. A concurrent development permit application (DP1406) is under review.

Subject Property and Site Context

The subject properties are located in the Townsite Neighbourhood on the north side of Seafield Crescent and the south side of Dufferin Crescent. The site slopes down from the northeast to the southwest, with a grade difference of approximately 4m. The property is bound by Nanaimo Regional General Hospital to the north, residential and commercial/medical uses to the east and west, and residential and a long-term care facility to the south. Each of the subject properties currently contains a single residential dwelling. The five lots will be consolidated into two lots as a condition of rezoning to facilitate the proposed development with one office building on each lot.

DISCUSSION

Proposed Zoning

The applicant is proposing to rezone the properties located at 1136, 1146, 1158, and 1166 Seafield Crescent from Three and Four Unit Residential (R5) to Hospital Urban Centre (CC5) to align with 1135 Dufferin Crescent, and to amend the CC5 zone to allow a site-specific maximum floor area ratio (FAR) of 1.5 and a maximum principal building height of 24.4m to facilitate a proposed medical office development with sufficient ceiling heights for medical equipment. The existing zone (R5) permits low density multi-family development with a maximum of three or four units and a maximum building height of 9m or 10.5m, depending on the roof pitch. The CC5 zone (without site-specific conditions) permits more uses, a maximum FAR of 1.00, and a maximum building height of 14m. The rezoning is consistent with the surrounding area as most properties, including 1135 Dufferin Crescent, are already zoned CC5. The applicant has provided a shadow study which demonstrates minimal impact on adjacent properties, primarily where there are existing mature trees.

The conceptual plans submitted with the rezoning application illustrate two medical office buildings. Any variances would be confirmed through the design review at the development permit stage.

Covenant Amendment

A Covenant (EH122683) is registered on the title of the property located at 1135 Dufferin Crescent. The covenant was registered in 1994 as part of a rezoning (Bylaw No. 4000.068). The applicant is requesting to discharge Covenant EH122683 which is a restrictive covenant that includes the following conditions:

- No subdivision or construction until a storm water management plan is provided for the collection and disposal of all surface runoff from buildings and hard surfaces installed on the land; and

- No building on the land shall be used as the office of a general physician.

The covenant was registered in 1994 as a condition of "Zoning Bylaw Amendment Bylaw 1994 No. 4000.068." Bylaw No. 4000.068 rezoned the subject property from the Single Family Residential Zone (RS-1) to the Suburban Office Zone (C-15).

Staff have no concerns with discharging Covenant EH122683. A storm water management plan is a requirement in the City's Manual of Engineering Standards and Specifications (MoESS) and no longer needs to be secured through a covenant. City Plan identifies the subject property within the Hospital Urban Centre, which is recognized as a city-wide and regional centre for health services, seniors housing, medical professional offices, and higher density residential. City Plan policies D4.3.48 and D4.3.51 both support the provision of medical professional offices in this designation. The covenant does not align with the future land use designation of the subject property and prohibiting general practitioners from the medical office use is not supported by City Plan. A covenant amendment application (CA21) was approved in June 2025 to remove the same restriction from the property located at 1179 Seafield Crescent.

Policy Context

City Plan – Future Land Use

City Plan identifies the subject property within the Secondary Urban Centre future land use designation, which supports compact urban development that serves the entire city and is typically anchored by public or civic institutions and employment centres. This designation supports mixed-use, commercial, office, and residential uses in buildings with two to 12 storeys. As per policy D4.3.48, D4.3.50, and D4.3.51, this designation supports the development of health-related services and offices. The proposed zoning amendment and covenant discharge are consistent with City Plan policies for this designation in terms of land use and building height and would allow the proposed development of new medical offices to complement the existing hospital area services.

The applicant submitted supporting plans and technical studies, including a preliminary servicing review. Staff have reviewed and accepted the information provided, with the understanding that additional review will occur at the detailed design stage (development permit and building permit) to confirm the requirements for development. To address an existing deficiency, the applicant will be required, as a condition of rezoning approval, to covenant the completion of off-site sanitary improvements within Seafield Crescent. Statutory rights-of-way to allow for full road cross-sections and a mid-block pedestrian connection will also be secured.

City Plan – Mobility Network

The subject property is located in the Hospital Secondary Urban Centre as identified in Figure 36 of City Plan. The subject properties are located between a Bus Frequent Transit (BFT) line along Bowen Road, Dufferin Crescent, and Boundary Avenue; and a Bus Rapid Transit (BRT) line along Terminal Avenue North and Island Highway North. Boundary Crescent is designated as a primary active mobility route; and Townsite Road, Waddington Road, and Strathmore Street are designated as secondary active mobility routes. The rezoning and proposed development provide services in a location that is well-served by transit and near the hospital.

Conditions of Rezoning

Should Council support this application and pass third reading of "Zoning Amendment Bylaw 2026 No. 4500.261", Staff recommend the following items be secured prior to final adoption of the bylaw:

1. Lot Consolidation – Consolidation of 1135 Dufferin Crescent and 1136 Seafield Crescent;

2. Lot Consolidation – Consolidation of 1146, 1158, and 1166 Seafield Crescent;

3. Statutory Right-of-Way – Registration of a statutory right-of-way with a width of approximately 4.2m to 4.5m along Dufferin Crescent to allow for a future 'Mobility Collector' cross-section of 28.4m;

4. Statutory Right-of-Way – Registration of a statutory right-of-way with a width of approximately 0.85m along Seafield Crescent to allow for a future 'Mobility Local' cross-section of 20m;

5. Statutory Right-of-Way – Registration of a blanket statutory right-of-way to secure public access for a walkway between Dufferin Crescent and Seafield Crescent with the location to be determined through the Development Permit; and

6. Covenant – Registration of a Section 219 covenant to install a new sanitary main along the north side of Seafield Crescent and abandon the existing 150mm AC main, to be confirmed at the time of design stage acceptance.

COMMUNICATION AND COMMUNITY ENGAGEMENT

Public Notification

In accordance with Section 464 of the *Local Government Act*, a public hearing is required for proposed "Zoning Amendment Bylaw 2026 No. 4500.261." Statutory notification will be distributed to all properties within 100m of the subject properties and a notice will be posted in the newspaper and on the City's website in accordance with the "Development Procedures and Notification Bylaw 2024 No. 7375." Public notification signage must also be installed by the applicant onsite a minimum of 10 calendar days prior to the Public Hearing.

Community Consultation

The subject property is not within the area of a recognized neighbourhood association. The applicant hosted a Public Information Meeting (PIM) on 2025-DEC-16 at Unit 3 – 1588 Boundary Crescent, where approximately six members of the public attended the meeting. No concerns were raised specific to the project, however attendees expressed the need for discussion regarding traffic calming throughout the Hospital Campus; and the importance of Beaufort Park to the overall Hospital Campus plan.

CONCLUSION

Staff support the proposed rezoning which represents another opportunity to reinforce the existing synergies between the hospital and surrounding health services and employment to strengthen patient care in Nanaimo.

KEY MESSAGES

- The applicant is proposing to rezone the properties located at 1136, 1146, 1158, and 1166 Seafield Crescent from Three and Four Unit Residential (R5) to Hospital Urban Centre (CC5) to align with 1135 Dufferin Crescent, and to amend the CC5 zone to include site-specific density and building height to facilitate a proposed medical office development.
- The proposed rezoning and covenant discharge are consistent with City Plan policies for the Secondary Urban Centre future land use designation.
- Staff support the proposed Zoning Bylaw amendment.

ATTACHMENTS

ATTACHMENT A: Subject Property Map
ATTACHMENT B: Conceptual Site Plan
ATTACHMENT C: Conceptual Building Perspectives and Shadow Study
ATTACHMENT D: "Zoning Amendment Bylaw 2026 No. 4500.261"

Authored by:

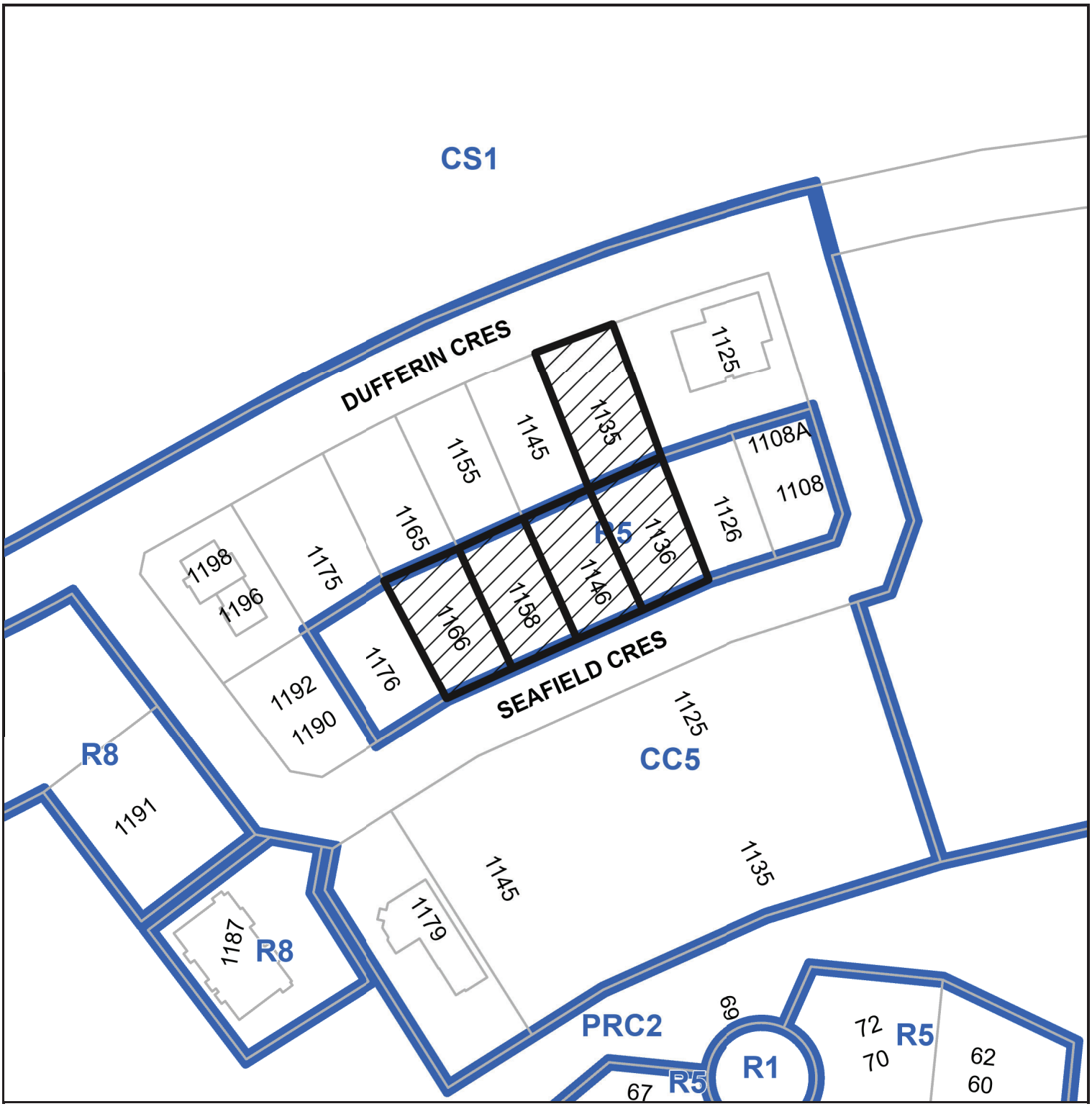
Morgan Paiement
Planner II, Current Planning

Concurrence by:

Lainya Rowett
Manager, Current Planning

Jeremy Holm
Director, Planning and Development

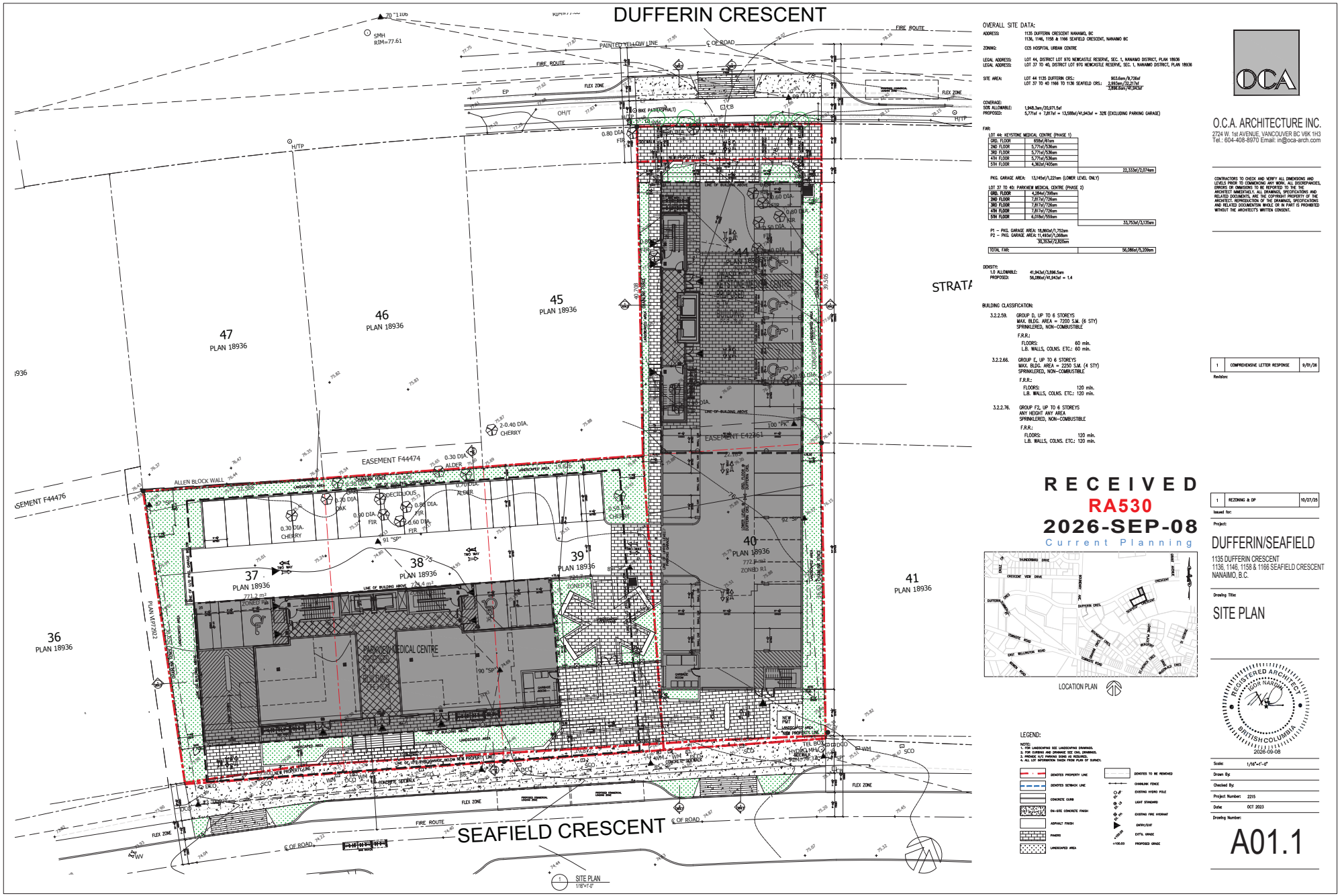
ATTACHMENT A
SUBJECT PROPERTY MAP



N

1136/1146/1158/1166 SEAFIELD CRESCENT & 1135 DUFFERIN CRESCENT

ATTACHMENT B
CONCEPTUAL SITE PLAN



OVERALL SITE DATA:

ADDRESS: 1135 DUFFERIN CRESCENT NANAIMO, BC
1136, 1146, 1158 & 1166 SEAFIELD CRESCENT, NANAIMO BC

ZONING: CD5 HOSPITAL URBAN CENTRE

LEGAL ADDRESS: LOT 44, DISTRICT LOT 97G NEWCASTLE RESERVE, SEC. 1, NANAIMO DISTRICT, PLAN 18936
LEGAL ADDRESS: LOT 37 TO 40, DISTRICT LOT 97G NEWCASTLE RESERVE, SEC. 1, NANAIMO DISTRICT, PLAN 18936

SITE AREA: LOT 44 1135 DUFFERIN CRES.: 903.6sm/9,726sf
LOT 37 TO 40 1146 TO 1136 SEAFIELD CRES.: 2,993sm/32,217sf
3,896.6sm/41,943sf

COVERAGE:
50% ALLOWABLE: 1,948.3sm/20,971.5sf
PROPOSED: 5,771sf + 7,817sf = 13,588sf/41,943sf = 32% (EXCLUDING PARKING GARAGE)

FAR:

LOT 44: KEYSTONE MEDICAL CENTRE (PHASE 1)

GRD. FLOOR	659sf/61sm
2ND FLOOR	5,771sf/536sm
3RD FLOOR	5,771sf/536sm
4TH FLOOR	5,771sf/536sm
5TH FLOOR	4,362sf/405sm
	22,333sf/2,074sm

PKG. GARAGE AREA: 13,145sf/1,221sm (LOWER LEVEL ONLY)

LOT 37 TO 40: PARKVIEW MEDICAL CENTRE (PHASE 2)

GRD. FLOOR	4,284sf/398sm
2ND FLOOR	7,817sf/726sm
3RD FLOOR	7,817sf/726sm
4TH FLOOR	7,817sf/726sm
5TH FLOOR	6,018sf/559sm
	33,753sf/3,135sm

P1 – PKG. GARAGE AREA: 18,882sf/1,752sm
P2 – PKG. GARAGE AREA: 11,483sf/1,068sm
30,365sf/2,820sm

TOTAL FAR:	56,086sf/5,209sm

DENSITY:
1.0 ALLOWABLE: 41,943sf/3,896.5sm
PROPOSED: 56,086sf/41,943sf = 1.4

BUILDING CLASSIFICATION:

3.2.2.59. GROUP D, UP TO 6 STOREYS
MAX. BLDG. AREA = 7200 S.M. (6 STY)
SPRINKLERED, NON-COMBUSTIBLE
F.R.R.:
FLOORS: 60 min.
L.B. WALLS, COLNS. ETC.: 60 min.

3.2.2.66. GROUP E, UP TO 6 STOREYS
MAX. BLDG. AREA = 2250 S.M. (4 STY)
SPRINKLERED, NON-COMBUSTIBLE
F.R.R.:
FLOORS: 120 min.
L.B. WALLS, COLNS. ETC.: 120 min.

3.2.2.76. GROUP F2, UP TO 6 STOREYS
ANY HEIGHT ANY AREA
SPRINKLERED, NON-COMBUSTIBLE
F.R.R.:
FLOORS: 120 min.
L.B. WALLS, COLNS. ETC.: 120 min.

RECEIVED
RA530
2026-SEP-08
Current Planning

LOCATION PLAN

LEGEND:

NOTE:
1. FOR LANDSCAPED SEE LANDSCAPING DRAWINGS.
2. FOR CURBING AND DRAINAGE SEE CIVIL DRAWINGS.
3. PROVIDE H/C PARKING SIGNS AS REQUIRED.
4. ALL LOT INFORMATION TAKEN FROM PLAN OF SURVEY.

DENOTES PROPERTY LINE
DENOTES SETBACK LINE
CONCRETE CURB
ON-SITE CONCRETE FINISH
ASPHALT FINISH
PAVERS
LANDSCAPED AREA
DENOTES TO BE REMOVED
CHAINLINK FENCE
EXISTING HYDRO POLE
LIGHT STANDARD
EXISTING FIRE HYDRANT
ENTRY/EXIT
EXTG. GRADE
PROPOSED GRADE

O.C.A. ARCHITECTURE INC.
2724 W. 1st AVENUE, VANCOUVER BC V6K 1H3
Tel.: 604-408-8970 Email: in@oca-arch.com

CONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY WORK. ALL DISCREPANCIES, ERRORS OR OMISSIONS TO BE REPORTED TO THE SITE ARCHITECT IMMEDIATELY. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS, ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT. REPRODUCTION OF THE DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTSIN WHOLE OR IN PART IS PROHIBITED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

1	COMPREHENSIVE LETTER RESPONSE	9/01/26

Revision:

1	REZONING & DP	10/27/25

Issued for:

Project:

DUFFERIN/SEAFIELD
1135 DUFFERIN CRESCENT
1136, 1146, 1158 & 1166 SEAFIELD CRESCENT
NANAIMO, B.C.

Drawing Title:

SITE PLAN

REGISTERED ARCHITECT
IGOR NARDIN
BRITISH COLUMBIA
2026-09-08

Scale: 1/16"=1'-0"
Drawn By:
Checked By:
Project Number: 2215
Date: OCT 2023

Drawing Number:

A01.1

ATTACHMENT C
CONCEPTUAL BUILDING PERSPECTIVES



1 VIEW FROM NORTH-WEST ALONG DUFFERIN CRESCENT



3 VIEW FROM NORTH-WEST OF BUILDING FRONTING DUFFERIN CRESCENT



2 VIEW FROM SOUTH-EAST ALONG SEAFIELD CRESCENT



4 VIEW FROM SOUTH-WEST OF B UILDING FRONTING SEAFIELD CRESCENT



5 DECEMBER AT 3PM



6 MARCH AT 3PM



7 JUNE AT 3PM



8 SEPTEMBER AT 3PM

O.C.A. ARCHITECTURE INC.
2724 W. 1st AVENUE, VANCOUVER BC V6K 1H3
Tel.: 604-408-8970 Email: in@oca-arch.com

CONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY WORK. ALL DISCREPANCIES, ERRORS OR OMMISIONS TO BE REPORTED TO THE SITE ARCHITECT IMMEDIATELY. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS, ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT. REPRODUCTION OF THE DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTSIN WHOLE OR IN PART IS PROHIBITED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

Revision:

1		

RECEIVED
DP1406
2025-NOV-06
Current Planning

Issued for:

1	REZONING & DP	10/27/25

Project:

DUFFERIN/SEAFIELD

1135 DUFFERIN CRESCENT
1138, 1146, 1158 & 1166 SEAFIELD CRESCENT
NANAIMO, B.C.

Drawing Title:

RENDERINGS & SHADING STUDIES

REGISTERED ARCHITECT
BRITISH COLUMBIA
2025-10-31

Scale:	3/32"=1'-0"
Drawn By:	
Checked By:	
Project Number:	2215
Date:	OCT. 2023

Drawing Number:

A05.1

CITY OF NANAIMO

BYLAW NO. 4500.261

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, 465, 469, 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. 4500.261".

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

   (a) By rezoning the lands legally described as LOT 40, DISTRICT LOT 97G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18936 (1136 Seafield Crescent); LOT 39, DISTRICT LOT 97-G, NEWCASTLE RESERVE OF SECTION 1, NANAIMO DISTRICT, PLAN 18936 (1146 Seafield Crescent); LOT 38, DISTRICT LOT 97-G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18936 (1158 Seafield Crescent); and LOT 37, DISTRICT LOT 97-G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18936 (1166 Seafield Crescent) from Three and Four Unit Residential (R5) to Hospital Urban Centre (CC5) as shown on Schedule A.

   (b) By adding the following subsection as 10.3.4 after 10.3.3:

      10.3.4 Notwithstanding Subsection 10.3.1, on the lands legally described as LOT 40, DISTRICT LOT 97G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18936 (1136 Seafield Crescent); LOT 39, DISTRICT LOT 97-G, NEWCASTLE RESERVE OF SECTION 1, NANAIMO DISTRICT, PLAN 18936 (1146 Seafield Crescent); LOT 38, DISTRICT LOT 97-G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18936 (1158 Seafield Crescent); LOT 37, DISTRICT LOT 97-G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18936 (1166 Seafield Crescent); and LOT 44, DISTRICT LOT 97G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18936 (1135 Dufferin Crescent) the maximum allowable Floor Area Ratio shall be 1.5.

   (c) By adding the following subsection as 10.6.3 after 10.6.2:

      10.6.3 Notwithstanding Subsection 10.6.1, the maximum allowable height for a principal building is 24.4m on the lands legally described as LOT 40, DISTRICT LOT 97G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18936 (1136 Seafield Crescent); LOT 39, DISTRICT LOT 97-G, NEWCASTLE RESERVE OF SECTION 1, NANAIMO DISTRICT, PLAN 18936 (1146 Seafield Crescent); LOT 38, DISTRICT LOT 97-G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18936 (1158 Seafield Crescent); LOT 37, DISTRICT LOT 97-G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN

18936 (1166 Seafield Crescent); and LOT 44, DISTRICT LOT 97G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18936 (1135 Dufferin Crescent).

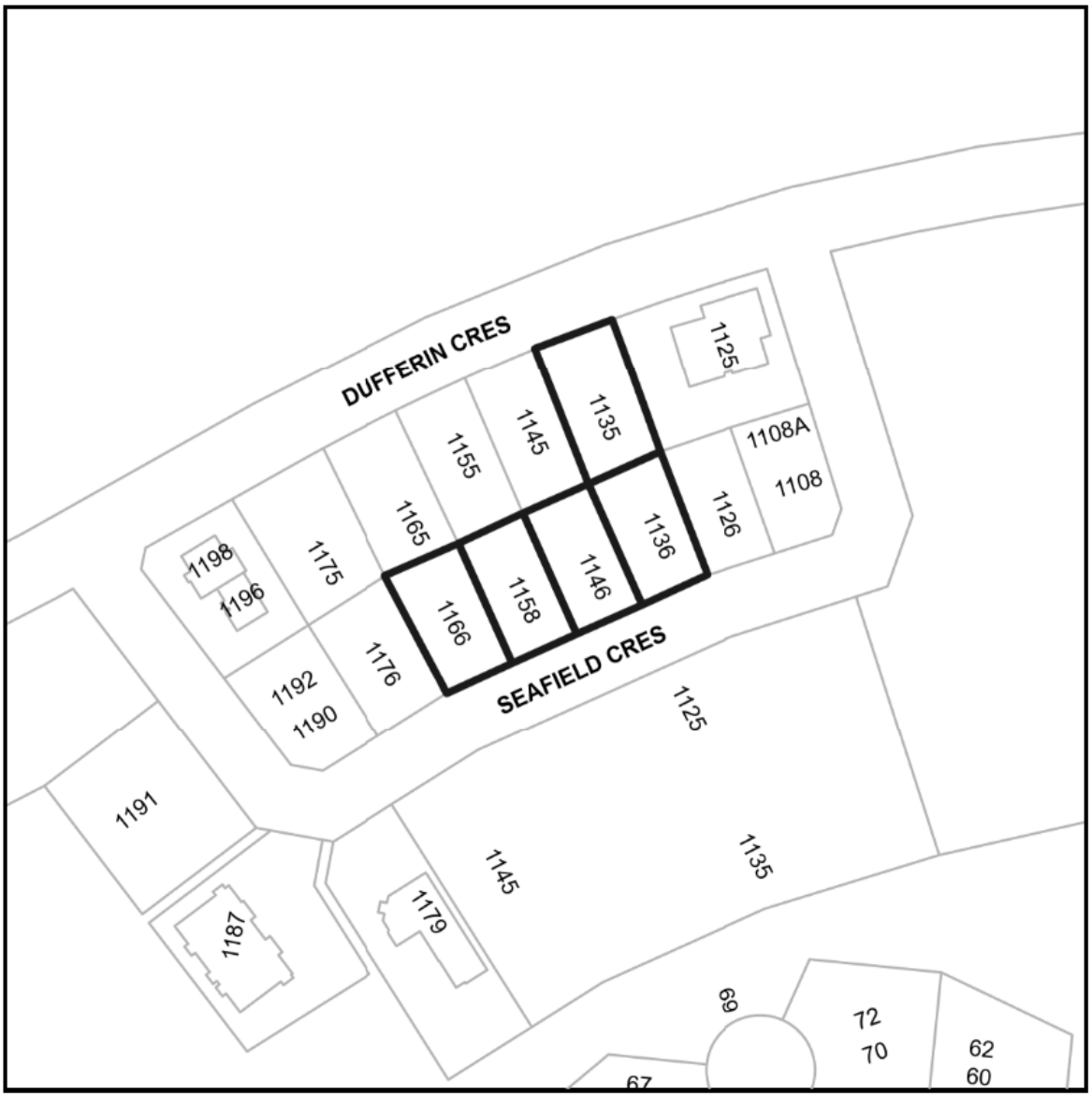
PASSED FIRST READING: _____
PASSED SECOND READING: _____
PUBLIC HEARING HELD: _____
PASSED THIRD READING: _____
ADOPTED: _____

_____
M A Y O R

_____
CORPORATE OFFICER

File: RA000530
Address: 1136, 1146, 1158, & 1166 Seafield Crescent, & 1135 Dufferin Crescent

SCHEDULE A (1/2)



Subject Property

CIVIC: 1136/1146/1158/1166 SEAFIELD CRESCENT & 1135 DUFFERIN CRESCENT
LEGAL: SEE NEXT PAGE FOR LEGAL DESCRIPTIONS

SCHEDULE A (2/2)

Civic Address:	Legal Description:
1136 Seafield Crescent	LOT 40, DISTRICT LOT 97G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18936
1146 Seafield Crescent	LOT 39, DISTRICT LOT 97G, NEWCASTLE RESERVE OF SECTION 1, NANAIMO DISTRICT, PLAN 18936
1158 Seafield Crescent	LOT 38, DISTRICT LOT 97G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18936
1166 Seafield Crescent	LOT 37, DISTRICT LOT 97G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18936
1135 Dufferin Crescent	LOT 44, DISTRICT LOT 97G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 18936