



# NOTICE OF FIRST READING ZONING AMENDMENT BYLAW 4500.244

Notice is hereby given pursuant to sections 464(3) and 467 of the *Local Government Act* that a public hearing is prohibited for proposed Zoning Amendment Bylaw 4500.244 as the bylaw is consistent with the Official Community Plan (City Plan), and the sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development where the residential component of the development accounts for at least half of the gross floor area of all buildings and other structures proposed as part of the development. Council will consider first reading of the proposed bylaw on Monday, October 20<sup>th</sup>, 2025, in the Shaw Auditorium at the Vancouver Island Conference Centre at 80 Commercial Street, Nanaimo, BC.

## BYLAW NO. 4500.244

**Location:** 3614 Hillside Avenue, as shown on Map A

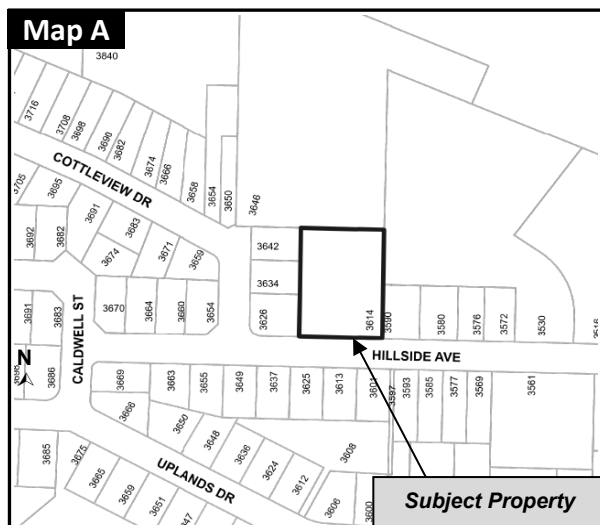
**File No.:** Rezoning Application – RA000518

The purpose of this bylaw is to rezone the subject property from Three and Four Unit Residential (R5) to Low Density Residential (R6) with a site-specific density (maximum 0.7 Floor Area Ratio) and principal building height (maximum 9m for flat roofs less than 4:12 pitch; or 10.5m for sloped roofs greater than or equal to 4:12 pitch) to allow for a multi-family development.

The subject property is legally described as:  
LOT B, DISTRICT LOT 31, WELLINGTON DISTRICT, PLAN 20108.

A copy of the proposed bylaw and related information is available online at:

[www.nanaimo.ca/whatsbuilding/Folder/RA000518](http://www.nanaimo.ca/whatsbuilding/Folder/RA000518) and may be inspected in-person from October 9<sup>th</sup>, 2025, to October 20<sup>th</sup>, 2025, 8:00am to 4:30pm, Monday through Friday (excluding statutory holidays), at the City of Nanaimo Service and Resource Centre at 411 Dunsmuir Street.



City of Nanaimo, Planning & Development  
Service and Resource Centre, 411 Dunsmuir Street  
(250) 755-4429 | [www.nanaimo.ca](http://www.nanaimo.ca)