



# NOTICE OF FIRST READING ZONING AMENDMENT BYLAW 4500.221

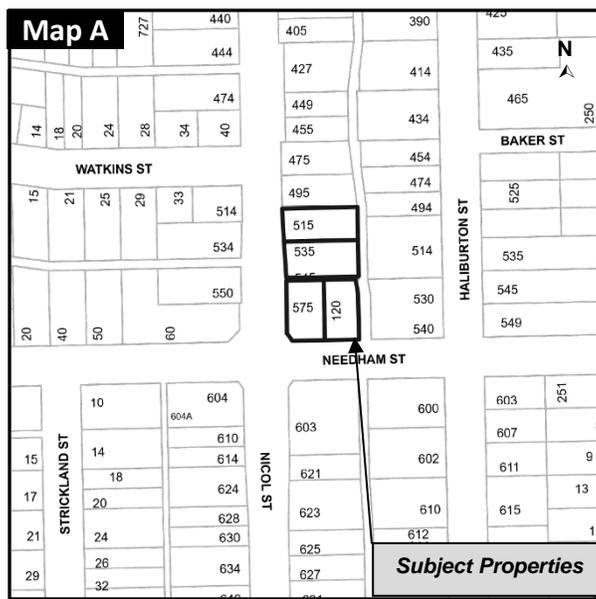
Notice is hereby given pursuant to sections 464(3) and 467 of the *Local Government Act* that a public hearing is prohibited for proposed Zoning Amendment Bylaw 4500.221 as the bylaw is consistent with the Official Community Plan (City Plan), and the sole purpose of the bylaw is to permit a development 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, April 22, 2024, in the Shaw Auditorium at the Vancouver Island Conference Centre at 80 Commercial Street, Nanaimo, BC.

## BYLAW NO. 4500.221

**Location:** 120 Needham Street, 515, 535, 545, & 575 Nicol Street, as shown on Map A

**File No.:** Rezoning Application – RA000491

The purpose of this bylaw is to rezone the subject properties from Single Dwelling Residential (R1) and Community Corridor (COR3) to Residential Corridor (COR1) with site-specific provisions for density, building height, and use, to facilitate a multi-family residential development.



The subject properties are legally described as:

LOT 7, SECTION 1, NANAIMO DISTRICT, PLAN 738, EXCEPT THAT PART IN PLAN VIP53059 FOR ROAD PURPOSES (515 Nicol Street), PARCEL A (DD A58748) OF LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP52586 (535 Nicol Street), LOT 21, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT PARCEL A AND EXCEPT PART IN PLAN VIP52350 FOR ROAD (545 Nicol Street), and LOT 23, SECTION 1, NANAIMO DISTRICT, PLAN VIP51697 EXCEPT THAT PART IN PLAN VIP53189 AND VIP64418 (575 Nicol Street and 120 Needham Street)

A copy of the proposed bylaw and Staff Report is available online at:

[www.nanaimo.ca/whatsbuilding/Folder/RA000491](http://www.nanaimo.ca/whatsbuilding/Folder/RA000491) and may be inspected in-person from April 11, 2024 to April 22, 2024, 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)