

CITY OF NANAIMO

BYLAW NO. 7382

A BYLAW TO DESIGNATE TRANSIT-ORIENTED AREAS

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WHEREAS a local government must designate transit-oriented areas;

AND WHEREAS the City of Nanaimo has considered the applicable policy guidelines pursuant to the *Local Government Act*;

THEREFORE BE IT RESOLVED that the Council of the City of Nanaimo in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Title

This Bylaw may be cited as “Transit-Oriented Areas Designation Bylaw 2024 No. 7382”.

2. Definitions

In this Bylaw, the following words shall have the respective meaning:

“FLOOR AREA RATIO” means the figure obtained when the gross floor area on a lot is divided by the area of the lot.

“STOREY” means that portion of a building that is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

3. Designation of Transit-Oriented Areas

a) Pursuant to the *Local Government Act*, the following three areas are designated as Transit-Oriented Areas:

- i. Woodgrove Transit-Oriented Area – The location and extent is shown on Schedule ‘A’.
- ii. Country Club Transit-Oriented Area – The location and extent is shown on Schedule ‘B’.
- iii. Vancouver Island University Transit-Oriented Area – The location and extent is shown on Schedule ‘C’.

4. Density and Height in a Transit-Oriented Area

- a) Pursuant to the *Local Government Transit-Oriented Areas Regulation*, the prescribed densities and heights for each designated Transit-Oriented Area are as follows:

<b>Distance from Transit Station (metres)</b>	<b>Density (floor area ratio)</b>	<b>Height (storeys)</b>
Less than 200 m	3.5	Up to 10 storeys
200 m – 400 m	2.5	Up to 6 storeys

PASSED FIRST READING: 2024-MAY-06  
PASSED SECOND READING: 2024-MAY-06  
PASSED THIRD READING: 2024-MAY-06  
ADOPTED: 2024-JUN-17

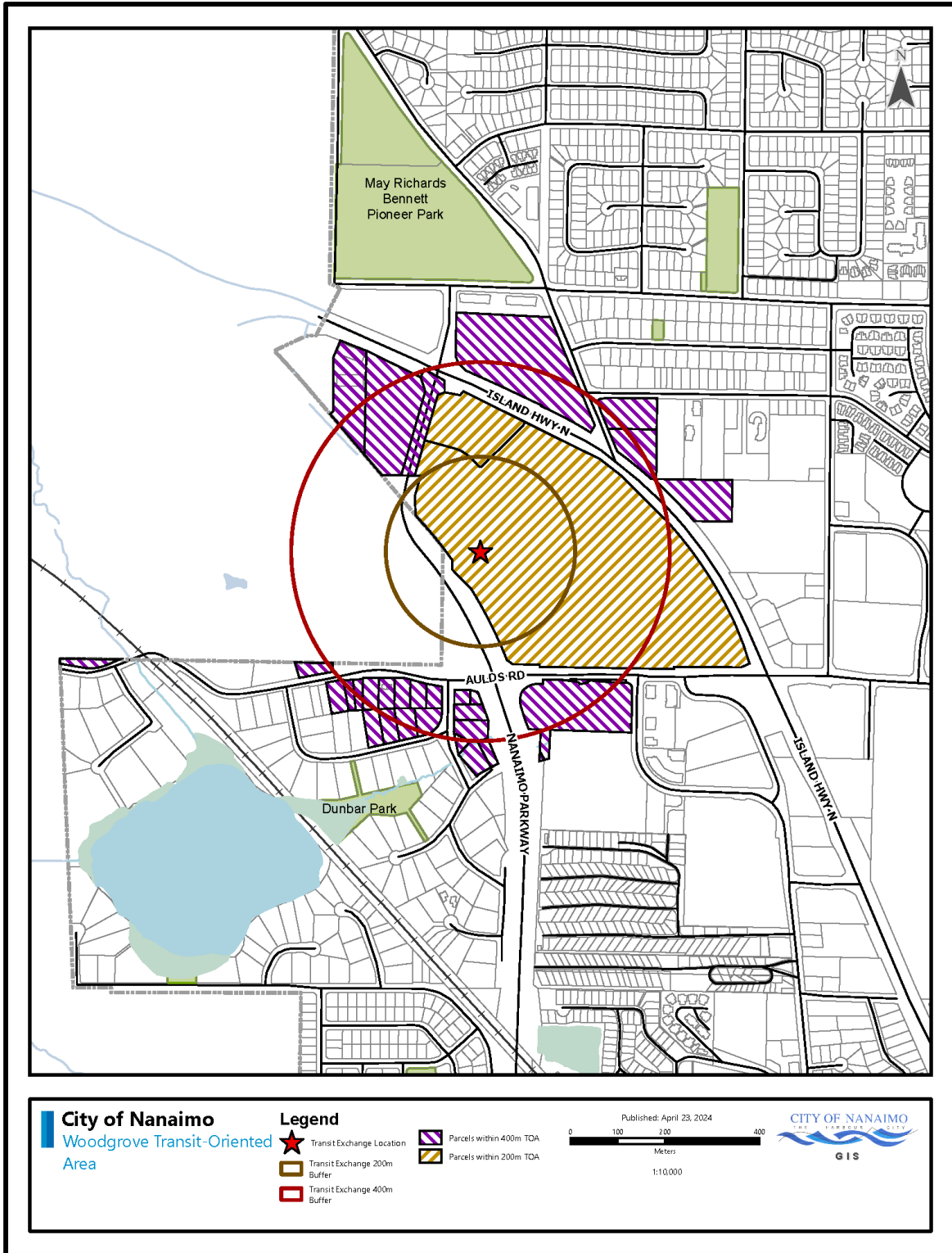
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MAYOR

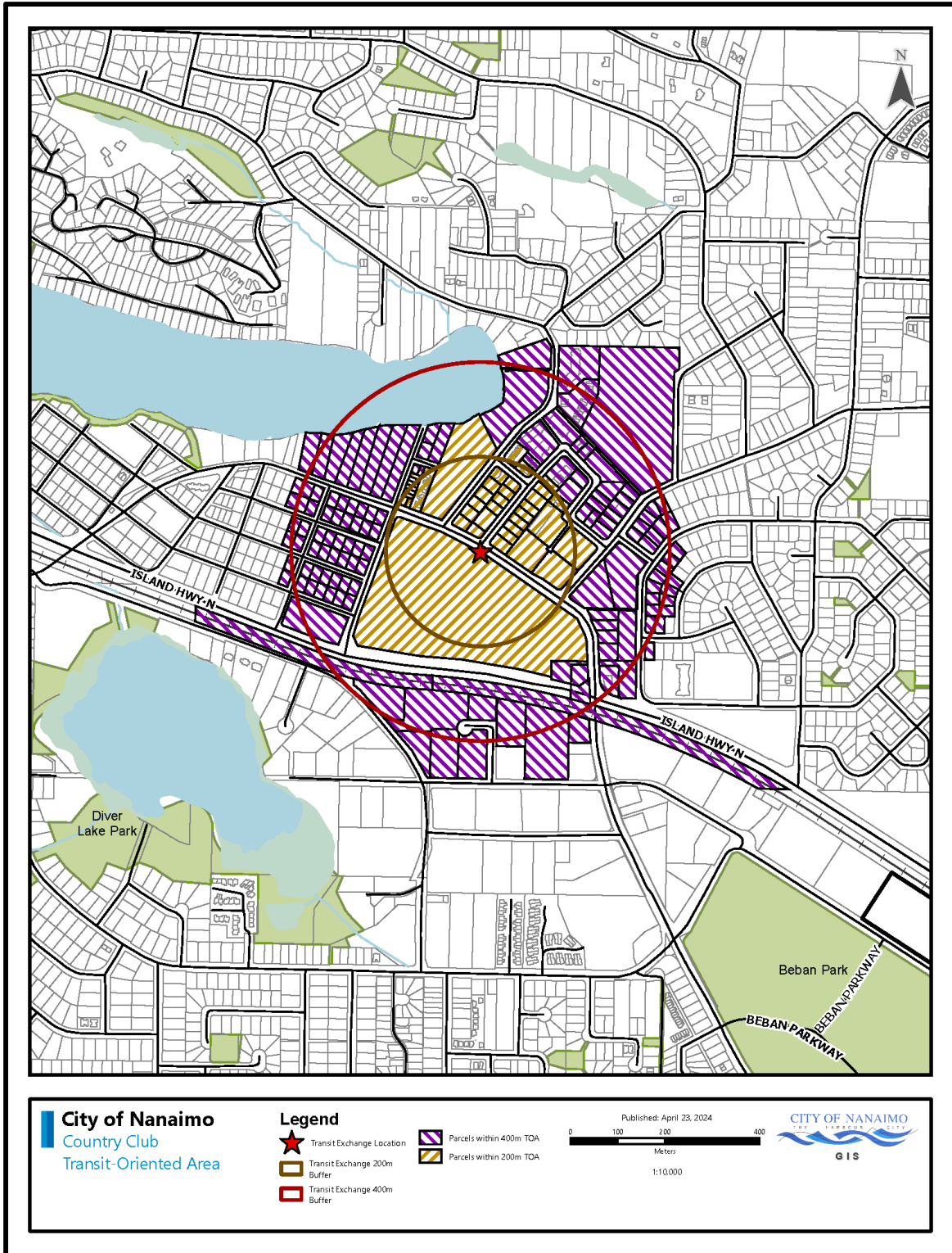
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S. GURRIE

CORPORATE OFFICER

### SCHEDULE 'A'



### SCHEDULE 'B'



**SCHEDULE 'C'**

