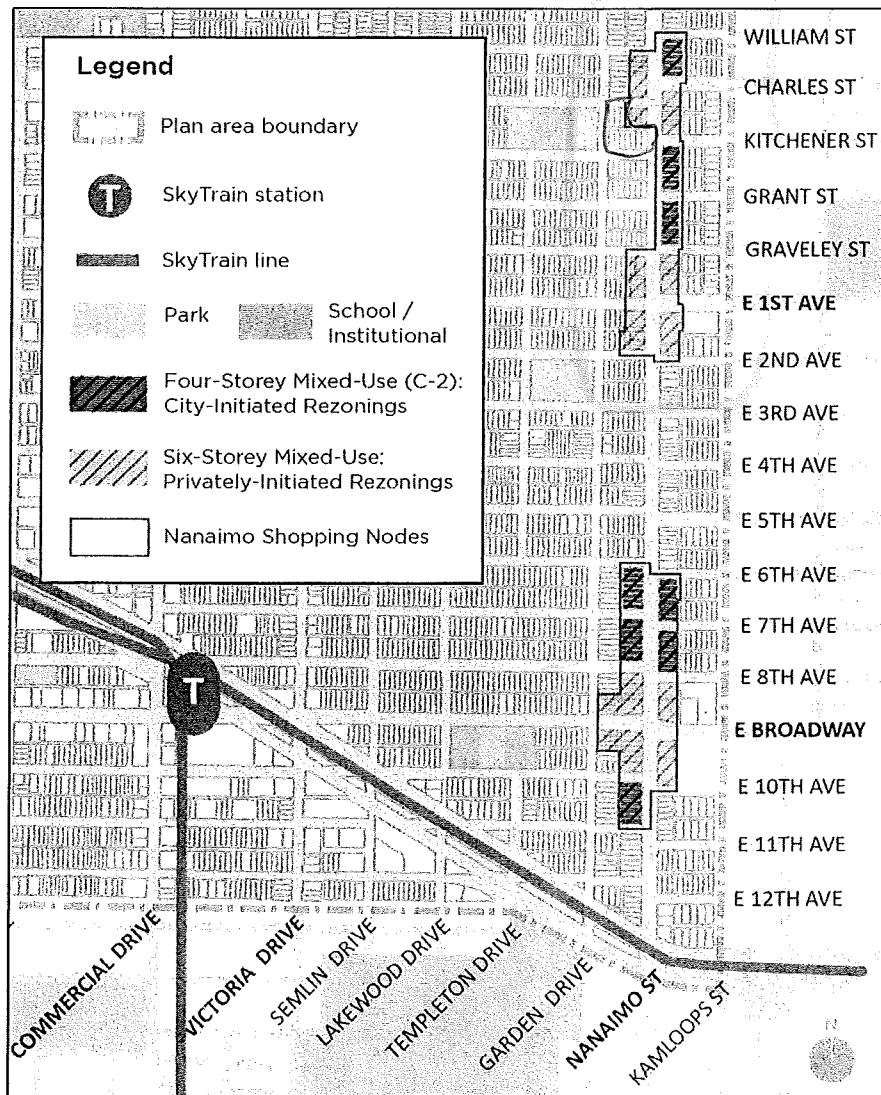


Figure 2: Nanaimo Shopping Nodes



Zoning Changes Explored but not Pursued

The Plan identifies a four-storey apartment area for secured market rental in the "Nanaimo East" area, along Nanaimo Street/North Nanaimo Street from East Hastings Street to Wall Street (Figure 3). The existing zoning in this area is three-storey RM-3A zoning, with numerous existing purpose-built market rental buildings, as well as non-market housing, and includes some of the most affordable rental housing in the city. A staff analysis of the proposed change indicated that the potential increase in rental units achievable through rezoning to a four-storey zone was not sufficient to outweigh the impact of the anticipated rent increases associated with replacing older buildings with new (Appendix E). For this reason, staff are not recommending rezoning for this area at this time. Staff recommend undertaking additional technical analysis and public consultation to develop a more specific policy to enable rezoning for sites in this area that do not currently have rental housing.