

DATE OF MEETING | May 27, 2024 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

SUBJECT INCREASING HOUSING OPTIONS & SMALL-SCALE MULTI-UNIT HOUSING

OVERVIEW

Purpose of Report

To present, for Council’s consideration, amendments to the “City of Nanaimo Zoning Bylaw 2011 No. 4500” and “City of Nanaimo Building Bylaw 2016 No. 7224” to implement the Increasing Housing Options and Provincial Small-Scale Multi-Unit Housing legislation. |

Recommendation

Zoning Bylaw 2011 No. 4500

That:

1. “Zoning Amendment Bylaw 2024 No. 4500.223” (amendments to implement the Increasing Housing Options and Provincial Small-Scale Multi-Unit Housing legislation) pass first reading.
2. “Zoning Amendment Bylaw 2024 No. 4500.223” pass second reading.
3. “Zoning Amendment Bylaw 2024 No. 4500.223” pass third reading.

Building Bylaw 2016 No. 7224

That:

1. “Building Amendment Bylaw 2024 No. 7224.07” (amendments to implement the Increasing Housing Options and Provincial Small-Scale Multi-Unit Housing legislation) pass first reading.
2. “Building Amendment Bylaw 2024 No. 7224.07” pass second reading.
3. “Building Amendment Bylaw 2024 No. 7224.07” pass third reading. |

BACKGROUND

At its meeting of 2024-MAY-06, Council directed Staff to bring forward amendment bylaws for the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) and “City of Nanaimo Building Bylaw 2016 No. 7224” to implement the Increasing Housing Options and Provincial Small-Scale Multi-Unit Housing legislation. As outlined in the previous Staff Report to Council (see Attachment A), a number of considerations have informed the proposed amendments to ensure alignment with the Provincial requirements.

Notice has been given in accordance with the *Local Government Act* Section 467 in advance of consideration of first reading of the Zoning Amendment Bylaw. |

DISCUSSION

The two amendment bylaws, “Zoning Amendment Bylaw 2024 No. 4500.223” and “Building Amendment Bylaw 2024 No. 7224.07”, are attached to this report. While most single residential dwelling and duplex zoned properties in the City are proposed to be pre-zoned to allow three or four dwelling units, certain properties will be exempt where permitted by the Provincial legislation (e.g. lots not connected to City services, lots or zones over a certain size, lots subject to hazardous conditions per the “North Slope Stability Study”, and lots within a Transit-Oriented Area). For ease of reference, a copy of the North Slope Stability Study is available on the City of Nanaimo Small-Scale Multi-Unit Housing page (see Attachment B).

Minor corrections and clarifications have been made to the draft Zoning Amendment Bylaw since the 2024-MAY-06 meeting:

1. Lot coverage in the R5 zone has been corrected from 40% to 50% which matches the existing R5 zone;
2. Clarification has been added to distinguish between the row house and multiple family dwelling uses in the proposed Row House Residential (R7) zone;
3. Floor Area Ratio has been removed from the Old City Fourplex (R14) zone, as recommended in the previous Staff Report;
4. Clarification has been added to 9.8.1 (Interim Corridor Area) that the permitted use of single residential dwelling is a principal use; and,
5. The title of the proposed Corridor zoning in Schedule C has been revised to reflect the proposed zoning in 9.8.1 (Interim Corridor Area).

Should Council pass first, second, and third readings of the amendment bylaws, the Zoning Amendment Bylaw will be forwarded to the Ministry of Transportation and Infrastructure for approval. A Public Hearing is prohibited from being held per the LGA s.464. Staff anticipate returning with consideration of bylaw adoption on 2024-JUN-17 ahead of the Provincial deadline of 2024-JUN-30.

These amendment bylaws are a first step towards implementing actions from Increasing Housing Options and from the Provincial Small-Scale Multi-Unit Housing legislation. A comprehensive Zoning Bylaw review is anticipated to be completed in 2025 following a revised Housing Needs Report, to ensure that zoning supports anticipated housing needs and City Plan objectives for growth in Nanaimo.

ATTACHMENTS

ATTACHMENT A: [Link to “2024-MAY-06 Staff Report to Council and Attachments”](#)

ATTACHMENT B: [Link to City of Nanaimo Small-Scale Multi-Unit Housing Page “Zoning Amendment Bylaw 2024 No. 4500.223”](#)
[“Building Amendment Bylaw 2024 No. 7224.07”](#)

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