

FOR: COUNCIL MEETING

MEETING DATE: May 4, 2026

DEPARTMENT: PLANNING AND DEVELOPMENT

SUBJECT: **ZONING BYLAW – INTERIM CORRIDOR AREA AMENDMENT**

OVERVIEW

Purpose of Report

To present, for Council’s consideration, an amendment to the “City of Nanaimo Zoning Bylaw 2011 No. 4500” to update the Interim Corridor Area zoning regulations specifically for duplex use.

Recommendation

That:

1. “Zoning Amendment Bylaw 2026 No. 4500.252” (to update the Interim Corridor Area regulations) pass first reading;
2. “Zoning Amendment Bylaw 2026 No. 4500.252” pass second reading; and,
3. “Zoning Amendment Bylaw 2026 No. 4500.252” pass third reading.

BACKGROUND

On 2024-JUN-17, Council adopted amendments to the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) to implement the Increasing Housing Options initiatives and the Provincial Small-Scale Multi-Unit Housing (SSMUH) legislation. As part of these amendments, an “Interim Corridor Area” zone was introduced which was subsequently amended on 2024-JUL-29 to address unintended consequences for single residential dwellings where the Interim Corridor Area zoning was applied. Since that time, Staff have been reviewing the Corridor zones as part of the Pre-Zoning in Urban Centres and Corridors project and have noted that some properties previously zoned Duplex Residential (R4) have become non-conforming. To address this, an amendment to the Interim Corridor Area is recommended by Staff.

DISCUSSION

Most of the properties that were pre-zoned to the Interim Corridor Area in 2024 were previously zoned exclusively for single residential dwelling use; however, Staff have identified 39 properties that were previously zoned for duplex use. While the Interim Corridor Area contemplates higher densities than SSMUH on certain lots, the lots previously zoned R4 have become non-conforming where duplexes are present. To address this unintended consequence, proposed “Zoning Amendment Bylaw 2026 No. 4500.252” will allow duplexes (two multi-family residential dwelling units) by-right as a site-specific use on the 39 lots in the Interim Corridor Area that were previously zoned R4.

COMMUNICATION AND COMMUNITY ENGAGEMENT

Pursuant to sections 464(3) and 467 of the *Local Government Act*, a public hearing is prohibited for proposed “Zoning Amendment Bylaw 2026 No. 4500.252”. Statutory notification of first reading occurred on 2026-APR-23.

ATTACHMENTS

“Zoning Amendment Bylaw 2026 No. 4500.252”

Authored by:

Caleb Horn
Planner II, Current Planning

Concurrence by:

Lainya Rowett
Manager, Current Planning

Jeremy Holm
Director, Planning and Development