

NEWS RELEASE

Distributed June 18, 2024

Small-Scale Multi-Unit Housing and Transit-Oriented Areas Regulations Adopted

Summary

On June 17th, 2024, Nanaimo City Council adopted Small-Scale Multi-Unit housing (SSMUH) and Transit-Oriented Area (TOA) regulations to comply with new provincial housing legislation. The new legislation allows for more housing as well as different types of housing, particularly in single-family neighbourhoods and near bus exchanges.

To comply with the [Small-Scale Multi-Unit Housing legislation, Bill 44](#), the City of Nanaimo has amended the [City's Zoning Bylaw No. 4500](#) and [Building Bylaw No. 7224](#). The amendments include pre-zoning most single residential dwelling and duplex zoned properties to allow three or four dwelling units. Some properties are exempt from this change including but not limited to: 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. The other Zoning Bylaw amendments are based on feedback received during the "Increasing Housing Options" project, and the Provincially mandated SSMUH regulations.

To comply with the [Transit-Oriented Areas legislation, Bill 47](#), the City of Nanaimo has adopted a new [Transit-Oriented Areas Designation Bylaw](#). The Bylaw identifies the three bus exchanges that are subject to the new regulations: Woodgrove, Country Club, and Vancouver Island University. Lands within a 400-meter radius of each bus exchange, are subject to new minimum densities, and building heights. Amendments to the [Off-Street Parking Regulations Bylaw No. 2018 No. 7266](#) are also required to align with the provincial legislation to remove minimum parking requirements for any residential use in a TOA. Accessible parking spaces will be required in a TOA.

These amendments are a first step towards implementing the Provincial Small-Scale Multi-Unit Housing and Transit-Oriented Areas legislation. A review of [City Plan: Nanaimo Reimagined](#) and the [Zoning Bylaw](#) are anticipated to be completed in 2025, to ensure continued alignment with the new provincial housing legislation.

For more information, visit the City's [Small-Scale Multi Unit Housing](#) and [Transit-Oriented Areas](#) webpages.

Strategic Link: Maintaining and Growing Current Services: ensure that the City continues to plan for, maintain and grow its services while ensuring we are fiscally responsible and responsive to our community's evolving needs.

Key Points

- On June 17, 2024, Council adopted the Zoning Amendment Bylaw, Building Amendment Bylaw, and the Transit-Oriented Areas Designation Bylaw to comply with new provincial housing legislation.
- Compliance with the Small-Scale Multi-Unit Housing legislation includes amendments to pre-zone most single residential dwelling and duplex zoned properties to allow three or four dwelling units.
- Compliance with the Transit-Oriented Areas (TOA) legislation includes designating three new TOAs: Woodgrove, Country Club & Vancouver Island University.
- A review of City Plan: Nanaimo ReImagined and the Zoning Bylaw are anticipated to be completed in 2025, to ensure continued alignment with the new provincial housing legislation.

Quotes

"The City's long track record of supporting and encouraging thoughtful infill development through the use of our existing infrastructure builds on our goals of complete communities. The recently adopted regulations on Small-Scale Multi-Unit Housing and Transit-Oriented Areas are in response to new provincial legislation that requires all communities make changes to their zoning and parking bylaws to permit additional density in all neighbourhoods. While these changes result in relatively major shifts in historic land use rights we expect that for most parts of the community the changes will be incremental over time."

Leonard Krog
Mayor
City of Nanaimo

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