

FAQ



SMALL-SCALE MULTI-UNIT HOUSING COR1 | INTERIM CORRIDOR AREA



The purpose of this FAQ is to provide information about the COR1 | Interim Corridor Area Zone in relation to the Small-Scale Multi-Unit Housing Provincial Legislation.

1. What is Small-Scale Multi-Unit Housing?

Small-scale multi-unit housing is new Provincial Housing Legislation that requires local governments to allow up to four units on a lot, where historically only one or two housing units were allowed (example: single residential dwelling or duplex). Lots have been pre-zoned as required to allow a number of housing options including SSMUH.

2. What lots have been pre-zoned to COR1 Interim Corridor Area?

Lots previously zoned R1, R1a, R1b, and R4 AND have the Future Land Use Designation of Mixed Use Corridor or Residential Corridor have been pre-zoned to COR1 Interim Corridor Area Lots that are equal to or greater than 2,000m², exclusive of any required road dedication or meet the road standards of a major road are exempted.

Refer to the [Small-Scale Multi-Unit Zoning](#) map to see what parcels have been pre-zoned.

3. Why have these lots been zoned to COR1 Interim Corridor Area and not R5 or R14?

To ensure that property owners in the Mixed Use Corridor and Residential Corridor Future Land Use Designations develop their property to the full density and height envisioned by [City Plan](#), these properties have been pre-zoned to COR1 Interim Corridor Area as a temporary measure, and will be reviewed in 2025.

4. What are the next steps for lots within the COR1 Interim Corridor Area?

All lots within the City that have a future land use designation of Mixed-Used Corridor and Residential Corridor in [Schedule 2: Future Land Use Designation in City Plan: Nanaimo ReImagine](#) will be reviewed through an upcoming Zoning Bylaw review to ensure alignment with City Plan policies. This is scheduled to occur in 2025.