

SMALL-SCALE MULTI-UNIT HOUSING R14 | OLD CITY FOURPLEX RESIDENTIAL

The purpose of this FAQ is to provide information about the R14 Zone | Old City Fourplex Residential 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). Several of these lots have been pre-zoned to 'R14 – Old City Fourplex Residential' to accommodate this change.

2. What parcels have been pre-zoned to R14?

Lots previously zoned R1b/R4 and R13 AND have a Future Land Use Designation of Old City Neighbourhood have been pre-zoned to R14 – Old City Fourplex Residential.

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

3. How many dwelling units are permitted on a lot zoned R14?

A maximum of four (4) units are permitted on a lot zoned R14. One additional dwelling unit is permitted, for a total of five (5) units where a home constructed prior to 1975 is retained as part of the site developm. However, property land titles should be checked for any legal encumbrances that may limit Small-Scale Multi-Unit housing regulations (example: covenant that restricts density).

4. What requirements need to be met to receive the additional density (i.e. one additional dwelling unit).

- The lot must be located in the Old City Neighbourhood future land use designation as identified in [Schedule 2 of City Plan: Nanaimo Reimagined](#).
- The existing single residential dwelling was constructed prior to 1975;
- No other principal uses are present on the lot;
- The lot is not already stratified or otherwise part of a strata plan; and
- The single residential dwelling is retained.

For more information, refer to the [City of Nanaimo's Zoning Bylaw](#).



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5. What are some building forms permitted on a lot zoned R14?

- Single Residential Dwelling.
- Duplex (attached or detached).
- Single Residential Dwelling with secondary suite or detached suite (e.g. carriage house).
- Duplex (attached or detached) each with a secondary suite.
- Single residential dwelling with secondary suite and detached suite.
- Three or four dwelling units.

6. What are some building forms not permitted on a lot zoned R14?

- Single Residential Dwelling with two secondary suites in same building.
- Duplex with a detached suite.
- Single Residential Dwelling with more than one detached suite.
- Three or four dwelling units each with secondary suites.

7. What are some factors I need to consider when designing for up to 4 dwelling units on my lot?

- Environmental constraints such as watercourses, steep slopes & tree retention.
- Site constraints such as setbacks, lot configuration and site.
- On-street parking requirements.
- BC Building Code and City of Nanaimo Building Bylaw requirements such as sprinkling.
- Utility servicing capacity such as sewer, water, storm, fire flows & hydro.

8. Can each unit in the R5 zone have a home-base business?

The home-base business regulations vary for single dwelling units and multi-family dwellings, so refer to the Home-Based Business Regulations, [Section 6.20 of the Zoning Bylaw](#).

9. Can I stratify the units on my property?

There are no changes to the Provincial Strata Regulations. However, it is important to keep the following in mind:

- Two or more dwelling units on the same lot can be stratified.
- Provincial strata conversion requirements still require all existing buildings meet current building code requirements at time of stratification (refer to [Section 242 – Land Title Act](#)).
- Secondary suites including detached suites (i.e carriage house) are not permitted to be stratified.

Refer to the Subdivision FAQ for Small-Scale Multi-Unit Housing for more detailed information.

10. Am I required to apply for a Development Permit if my lot is zoned R14?

A development permit that addresses the form and character of a development is required when two or more dwelling units are proposed.



BUILDING FORMS PERMITTED IN THE R14 ZONE



SINGLE RESIDENTIAL DWELLING WITH SECONDARY SUITE



SINGLE RESIDENTIAL DWELLING WITH SECONDARY SUITE AND DETACHED SUITE



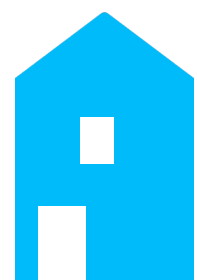
DUPLEX (ATTACHED OR DETACHED)



DUPLEX (ATTACHED OR DETACHED)



THREE DWELLING UNITS



SINGLE RESIDENTIAL DWELLING



SINGLE RESIDENTIAL DWELLING WITH DETACHED SUITE



THREE OR FOUR DWELLING UNITS

BUILDING FORMS NOT PERMITTED IN THE R14 ZONE



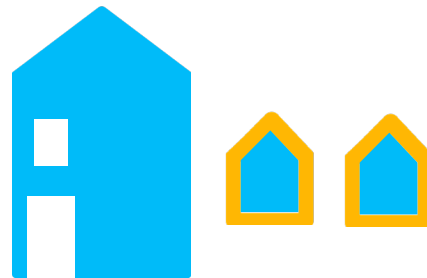
SINGLE RESIDENTIAL DWELLING WITH TWO SECONDARY SUITES IN THE SAME BUILDING



THREE OR FOUR DWELLING UNITS WITH SECONDARY SUITES



DUPLEX WITH A DETACHED SUITE



SINGLE RESIDENTIAL DWELLING WITH MORE THAN ONE DETACHED SUITE