PART 19 – SOCIAL HOUSING ZONE
(4500.256; 2026-SEP-21)

DESCRIPTION OF ZONE

This zone provides for *Social Housing* that is subsidized to be lower than the average cost of market housing, in the Urban Centre and Corridor Future Land Use Designations of *City Plan*.

19.1 CONDITIONS OF USE

19.1.1 *Social Housing* is a permitted use on a lot if the following conditions are met:

a) The lot must be located on the lands identified as 'Eligible Parcels for Social Housing Zone' in Schedule B – Eligible Parcels for Social Housing Zone map.
b) The lot must be serviced by community water, sanitary sewer, and a storm water drainage system.
c) The lot must meet the 'minimum lot size' and 'minimum lot frontage' requirements as outlined in the table in Subsection 19.4.1.
d) A minimum of 20% of the units on the lot must be *Social Housing Dwelling Units*.
e) The rental rate of all the *Social Housing* units on the lot must be 20% below the average market rental rate for comparable units in Nanaimo, in accordance with the most recent Canada Mortgage and Housing Corporation published rates.
f) All *Social Housing Dwelling Units* on the lot must be restricted to rental tenure.
g) The operation, management and administration of all the *Social Housing* units must be with a government agency, registered not-for-profit society incorporated under the *Societies Act* or non-profit housing co-operative pursuant to the *Cooperative Association Act*.
h) The conditions in Subsection 19.1.1 must be secured with an agreement registered on title as both a *Land Title Act* Section 219 covenant and housing agreement for a term that is a minimum of 60 years.

19.1.2 Despite any other provision of this bylaw, if a lot is developed with and used for *Social Housing* in accordance with Subsection 19.1.1, then the rest of Part 19 applies to that lot.

19.2 PERMITTED USES (4500.256; 2026-SEP-21)

19.2.1 In addition to *Social Housing* use, the uses listed in the following table are permitted within the same building where indicated with a 'P" within each Future Land Use Designation in *City Plan* (Schedule 2):

Use	Future Land Use Designation			
	Primary Urban Centre	Secondary Urban Centre	Mixed Use Corridor	Residential Corridor
Academic School	**P**	**P**	**P**	**--**
Artist Studio	**P**	**P**	**P**	**P**

Use	Future Land Use Designation			
	Primary Urban Centre	Secondary Urban Centre	Mixed Use Corridor	Residential Corridor
Assembly Hall	P	P	P	--
Club or Lodge	P	P	P	--
Commercial School	P	P	P	--
Convenience Store	P	P	P	P
Cultural Facility	P	P	P	--
Day Care Facility	P	P	P	P
Financial Institution	P	P	P	P
Grocery Store	P	P	P	P
Health Clinic	P	P	P	P
Hotel	P	P	P	--
Laundromat	P	P	P	P
Live/Work	P	P	P	P
Lounge	P	P	P	--
Micro-Brewery	P	P	P	--
Multiple Family Dwelling	P	P	P	P
Museum	P	P	P	--
Neighbourhood Pub	P	P	P	P
Office	P	P	P	P
Personal Service Use	P	P	P	P
Pet Daycare	P	P	P	--
Pharmacy	P	P	P	P
Public Market	P	P	P	--
Recreation Facility	P	P	P	--
Religious Institution	P	P	P	--
Repair Shop	P	P	P	P
Restaurant	P	P	P	P
Retail	P	P	P	P
Take Out Restaurant	P	P	P	P
Theatre	P	P	P	--
Tourism Facility	P	P	P	--
University, College, Technical School	P	P	P	--
Veterinary Clinic	P	P	P	--

19.2.2 Where the Future Land Use Designation is Primary Urban Centre, Secondary Urban Centre and Mixed Use Corridor, a minimum of 75% of the *Gross Floor Area* of each building must be for *Multiple Family Dwelling* use.

19.2.3 Where the Future Land Use Designation is Residential Corridor, a minimum of 90% of the *Gross Floor Area* of each building must be for *Multiple Family Dwelling* use.

19.2.4 No use except *Multiple Family Dwelling* shall be permitted above the ground floor of each building.

19.2.5 An individual retail use shall not exceed a *Gross Floor Area* of 500m^2 unless the use is a grocery store, in which case the floor area cannot exceed 2000m^2.

19.2.6 A repair shop use shall wholly be contained within a building.

19.2.7 Home based business is permitted as an *Accessory Use* on the lot, subject to Part 6.

19.3 DENSITY

19.3.1 The following table specifies the maximum allowable density per lot for each Future Land Use Designation in *City Plan* (Schedule 2):

Future Land Use Designation	Maximum Allowable Floor Area Ratio (FAR)
Primary Urban Centre	8.0
Secondary Urban Centre	5.0
Mixed Use Corridor	3.0
Residential Corridor	3.0

19.4 LOT SIZE AND DIMENSIONS

19.4.1 The following table specifies the minimum lot size, minimum lot frontage and minimum lot depth for each Future Land Use Designation in *City Plan* (Schedule 2):

Future Land Use Designation	Minimum Lot Size	Minimum Lot Frontage	Minimum Lot Depth
Primary Urban Centre	750 m^2	20m	30m
Secondary Urban Centre	1500 m^2	30m	30m
Mixed Use Corridor	1500 m^2	30m	30m
Residential Corridor	1500 m^2	30m	30m

19.5 SITING OF BUILDINGS

19.5.1 The following table identifies the distance a principal building must be set back from the lot line, specified within each yard area, for each Future Land Use Designation in *City Plan* (Schedule 2):

Future Land Use Designation	Minimum Front Yard Setback	Maximum Front Yard Setback	Side Yard	Flanking Side Yard	Rear Yard
Primary Urban Centre	0m	6m	0m	0m	0m
Secondary Urban Centre	0m	6m	3m	3m	3m
Mixed Use Corridor	3m	6m	3m	3m	3m
Residential Corridor	3m	6m	3m	3m	3m

19.5.2 Notwithstanding Subsection 19.5.1, general provisions in Part 6 of this Bylaw for the siting of buildings near watercourses will also apply.

19.5.3 Notwithstanding Subsection 19.5.1, where a property line abuts a major road, an additional 2.5m front and/or flanking side yard setback is required when the dedication to achieve the required right-of-way width has not occurred to facilitate the widening of the major road.

19.5.4 Notwithstanding Subsection 19.5.1, where only one principal building exists on the lot, no more than 50% of the front face of a building façade shall be setback further than the maximum permitted front yard setback.

19.5.5 Notwithstanding Subsection 19.5.1, where more than one principal building exists on the lot at least 50% of the property frontage must include a building front face within the maximum front yard setback area.

19.6 SIZE OF BUILDINGS

19.6.1 The following table specifies the maximum *Lot Coverage*, and maximum and minimum required height of a principal building within the Future Land Use Designation in *City Plan* (Schedule 2):

Future Land Use Designation	Maximum Allowable Lot Coverage	Minimum Required Height	Maximum Allowable Height
Primary Urban Centre	80%	7m (2 storeys)	21m[1] (6 storeys)
Secondary Urban Centre	50%	7m (2 storeys)	42m (12 storeys)
Mixed Use Corridor	50%	7m (2 storeys)	21m (6 storeys)
Residential Corridor	50%	7m (2 storeys)	21m (6 storeys)

[1] The maximum allowable height is 42m (12 storeys) for parcels included within the 'High Rise Zone' Section 5.1 – Land Use of the *Nanaimo Downtown Plan* (2004).

19.7 LOCATION OF OFF-STREET PARKING

19.7.1 A minimum of 70% of any off-street parking is to be provided under-building or underground.

19.7.2 No parking shall be permitted between the front property line, the front face of the building and the maximum front yard setback.

19.8 AMENITIES

19.8.1 The following must also be provided on the lot:

a) A minimum of 5m^2 of indoor common amenity space per *Dwelling Unit*; and
b) A minimum of 5m^2 of outdoor common amenity area per *Dwelling Unit*.