



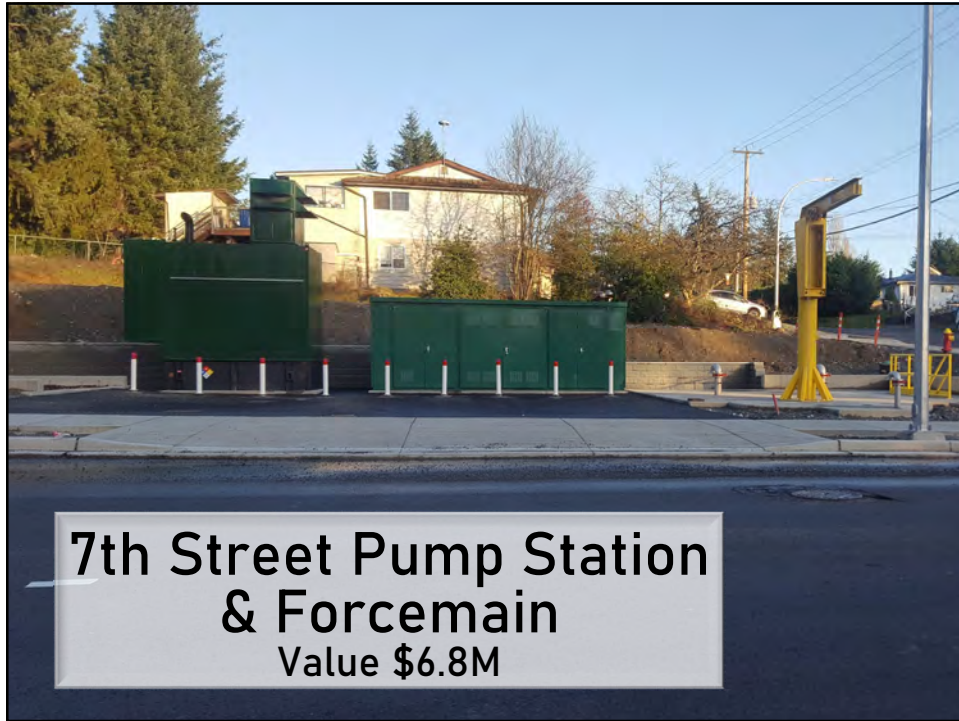


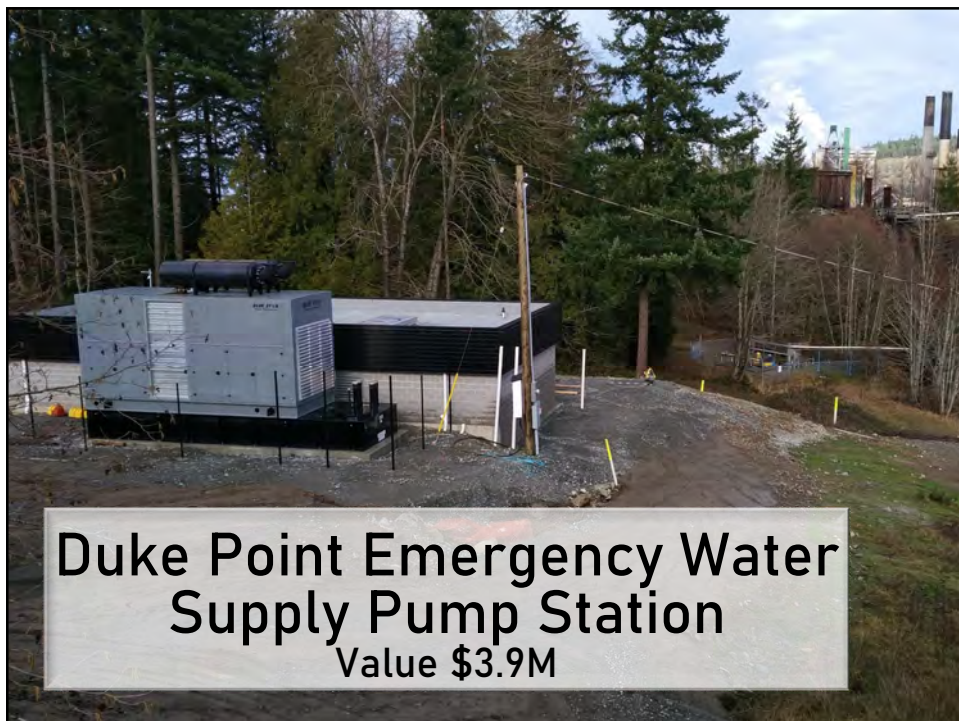
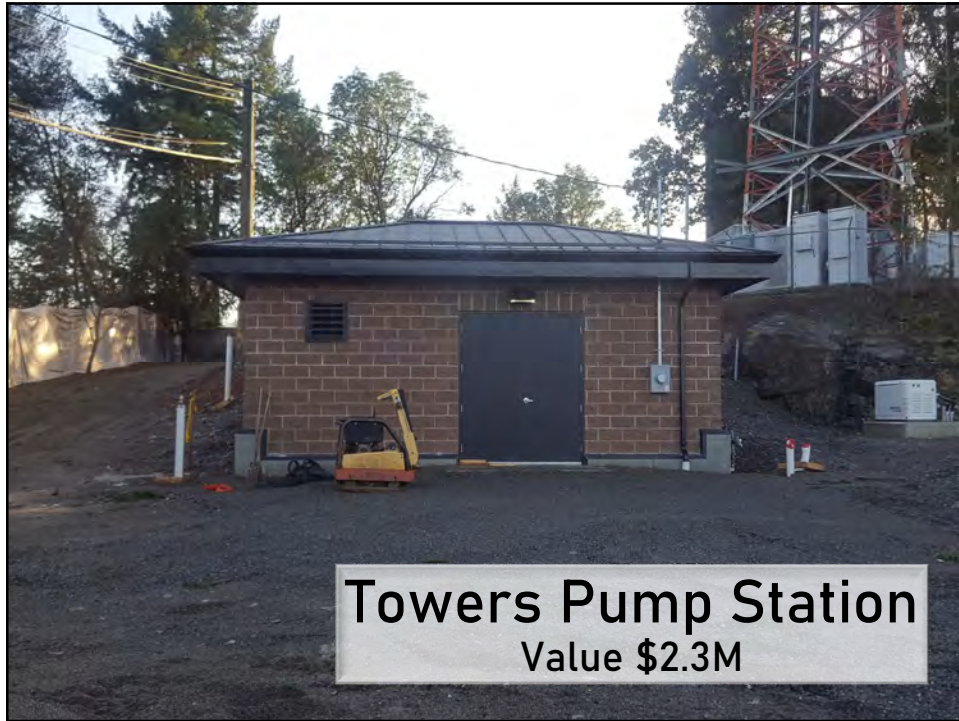
**Bastion
Bridge
Upgrades**
Value \$2.3M



Front Street Extension
Value \$3.4M



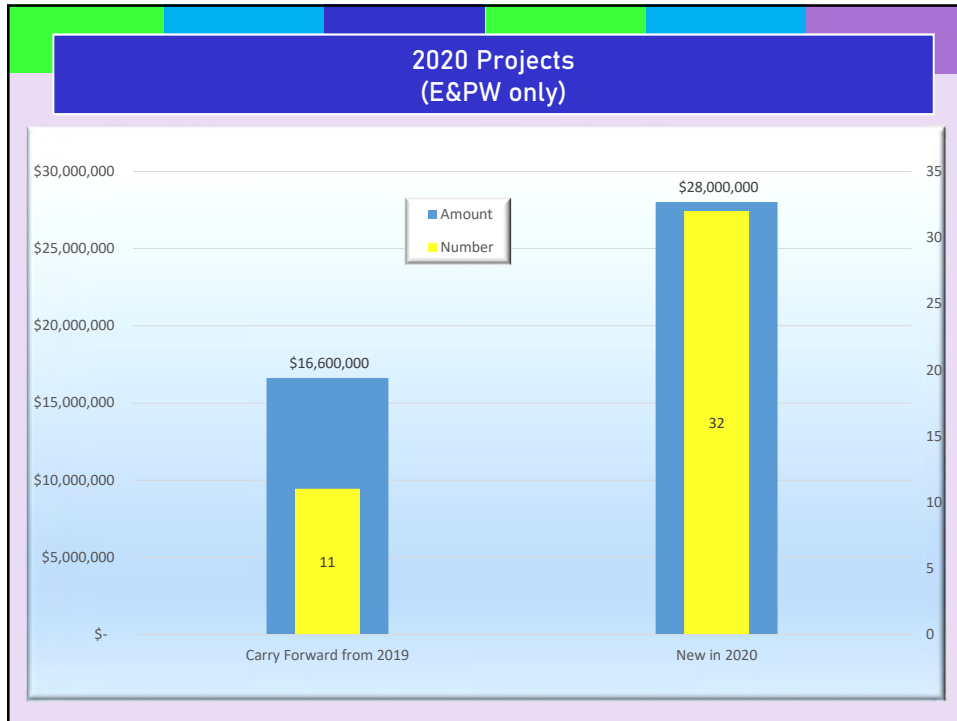


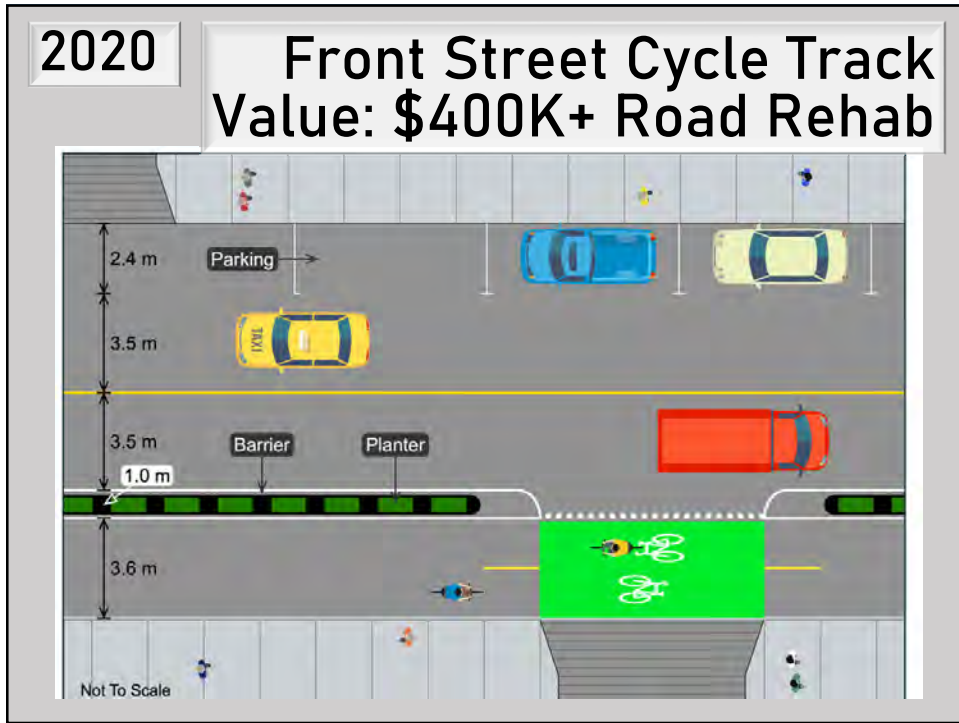


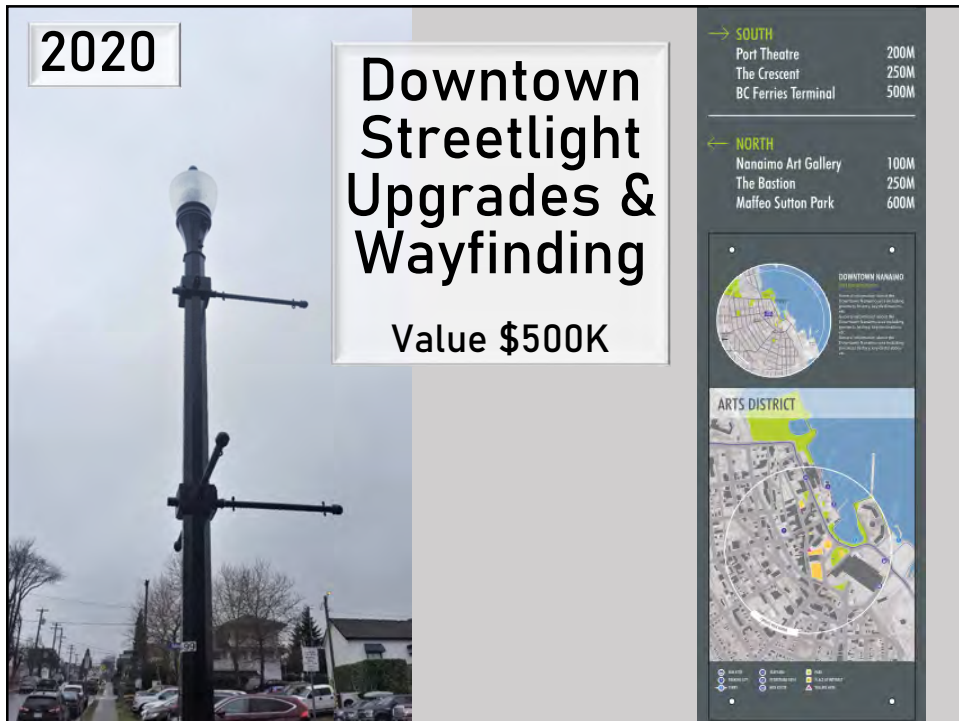


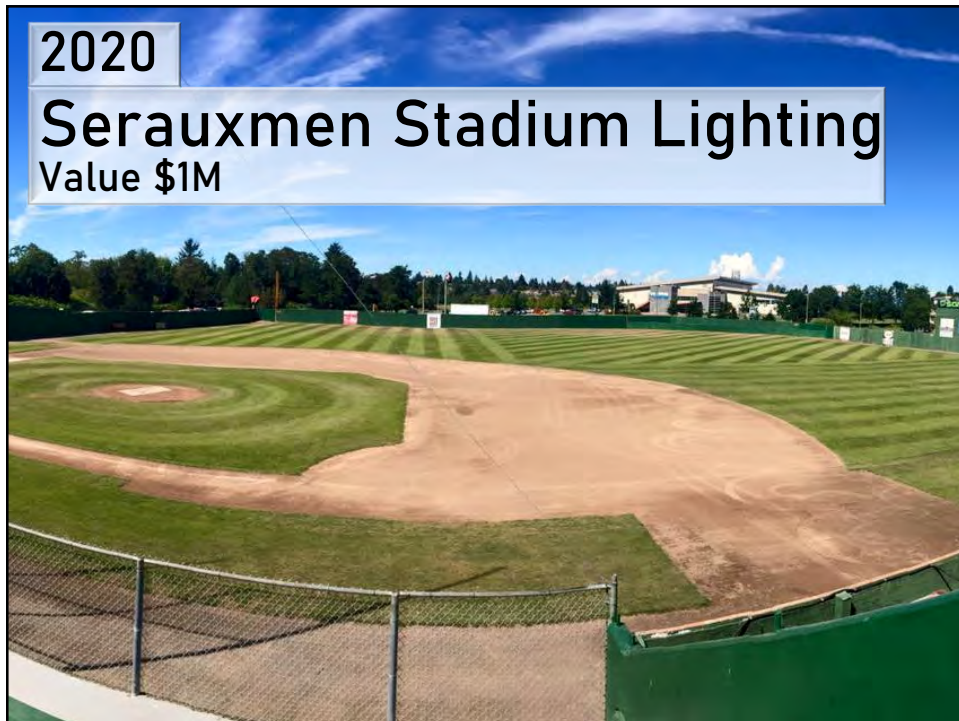
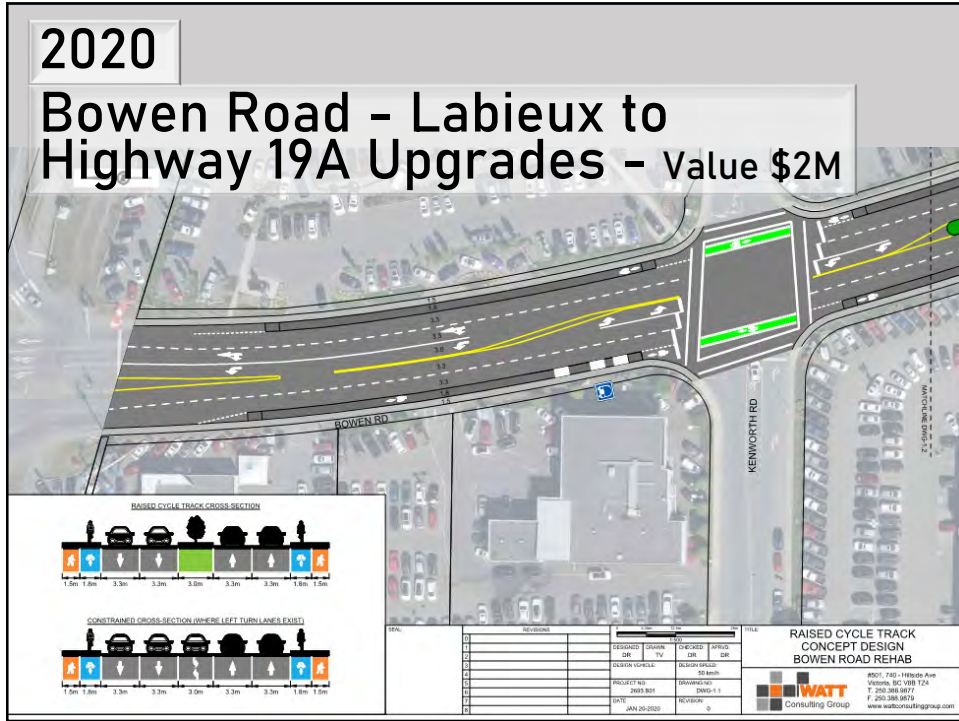
Highlights from 2019

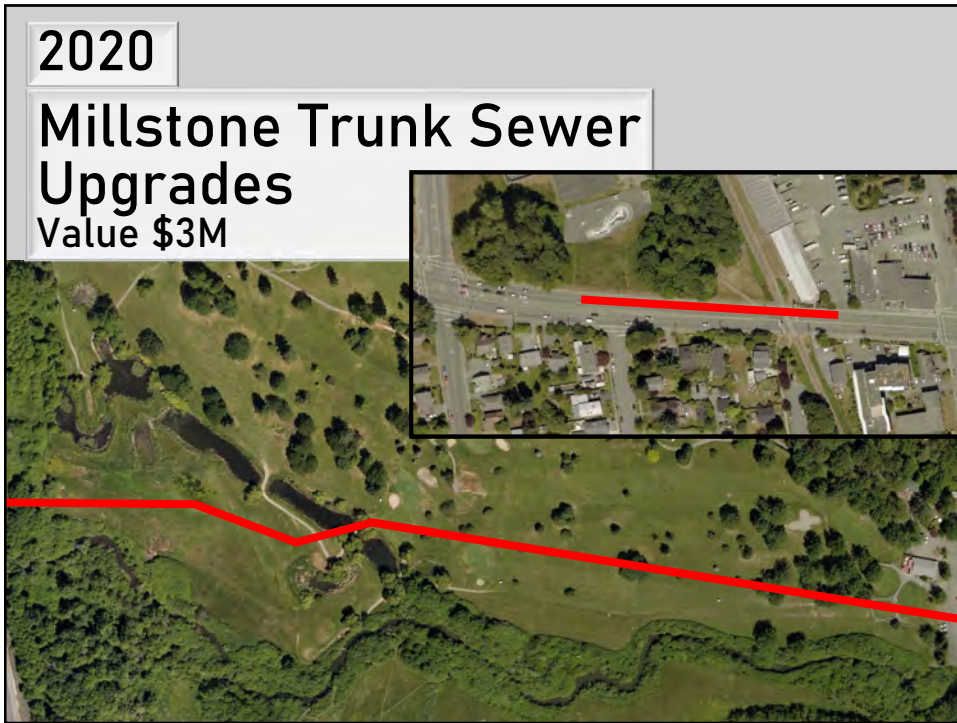
- 54 projects with a value of \$50M
- Project backlog reduced
- Project plan aligning with Council priorities
- Projecting to be under budget
- Good Governance
- Partnerships (RDN, Harmac, SD 68, ICBC, MOTI, Development Community)
- Trends into the future

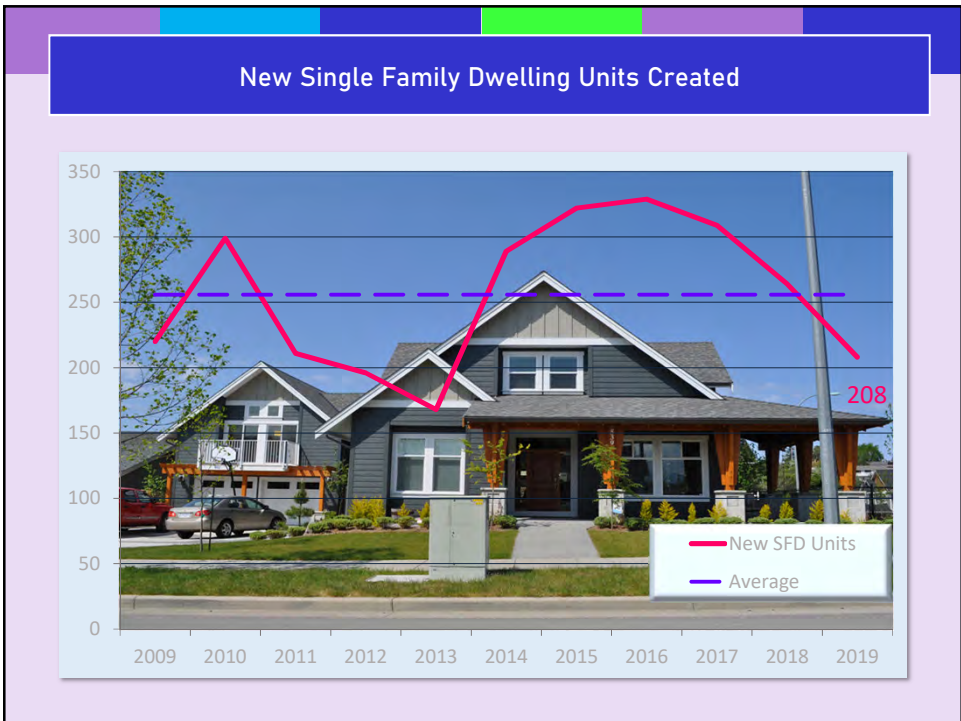
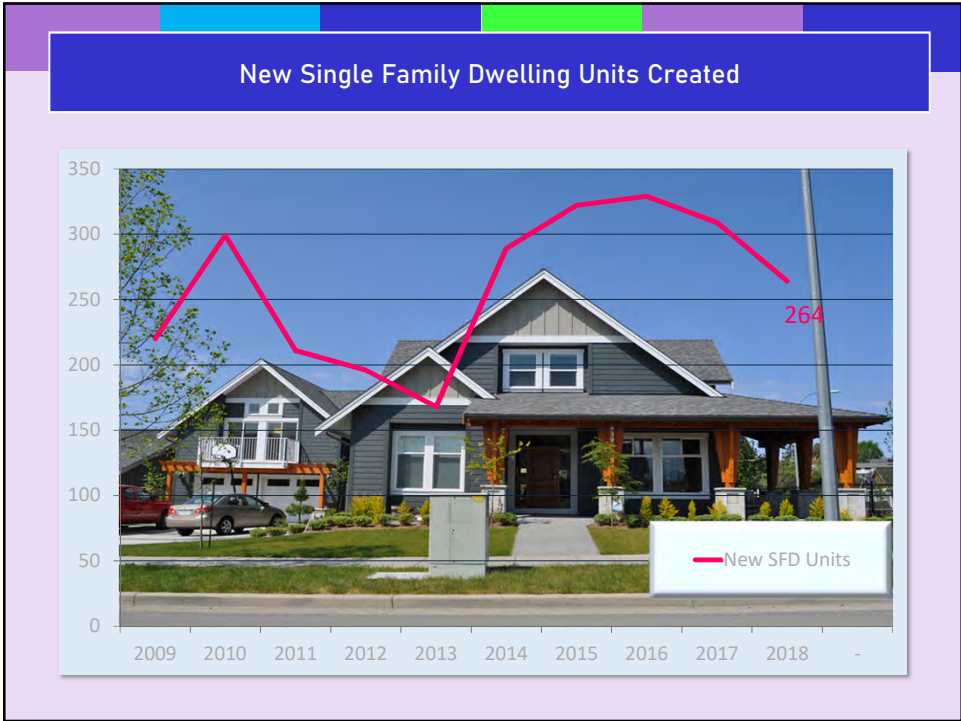








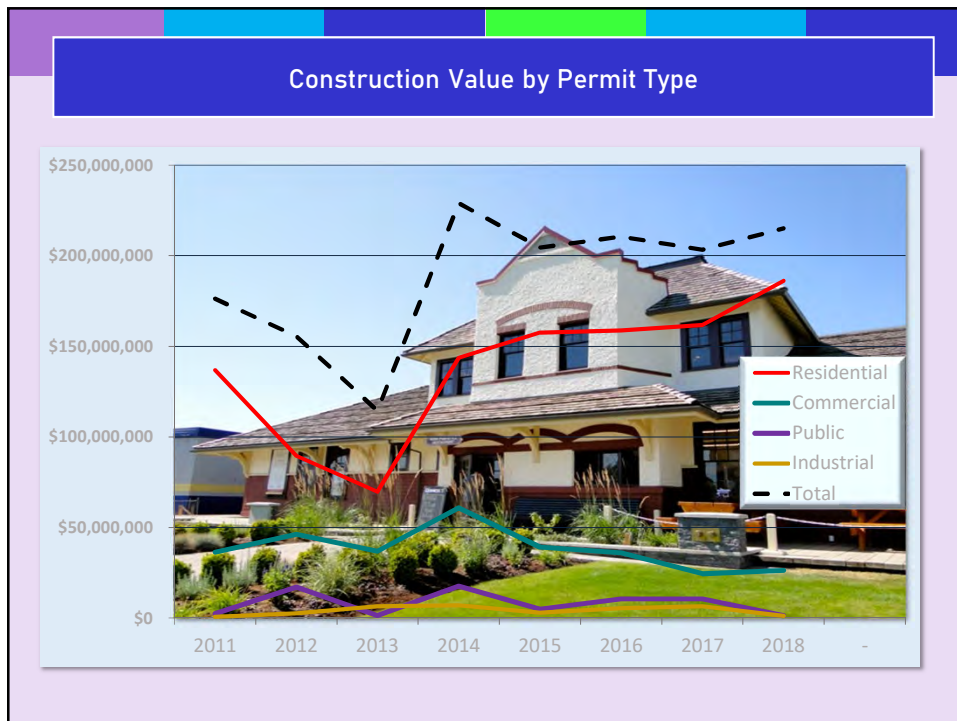


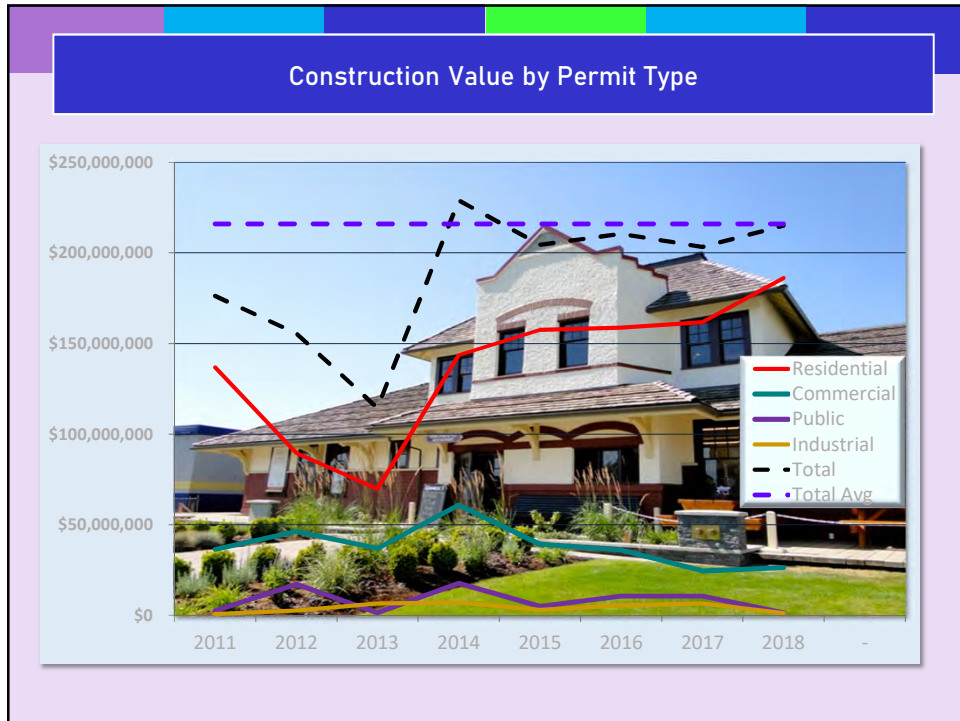


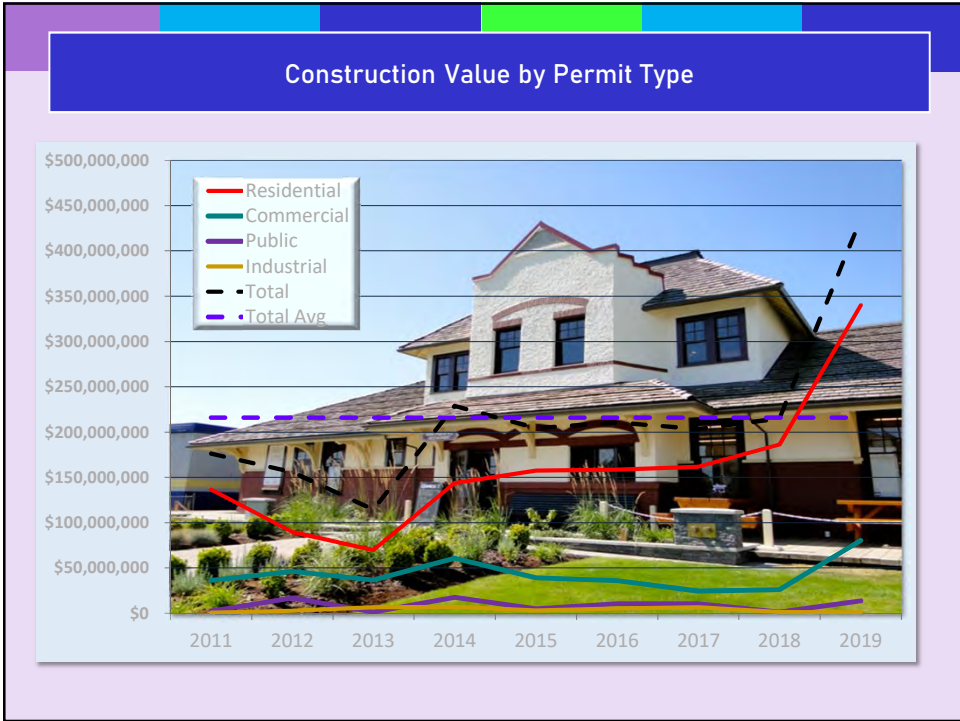








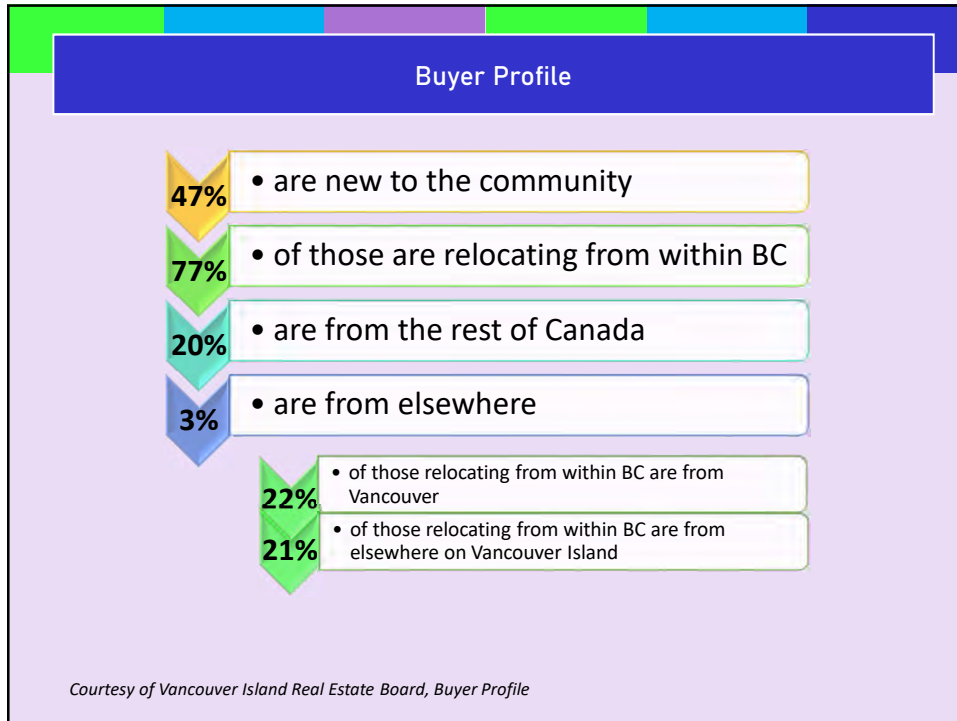


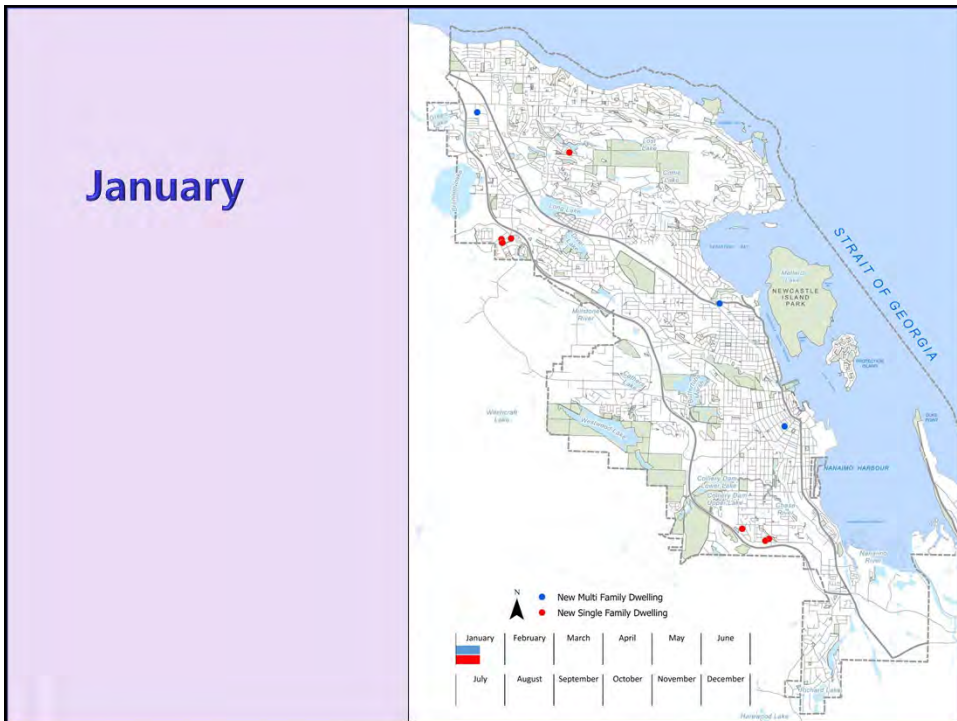
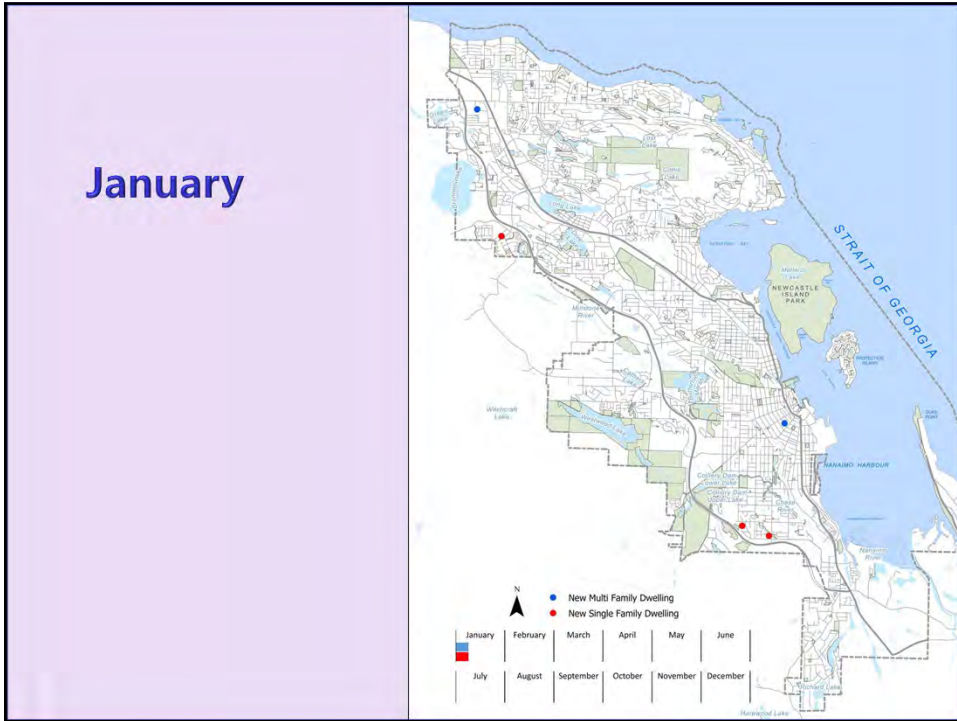


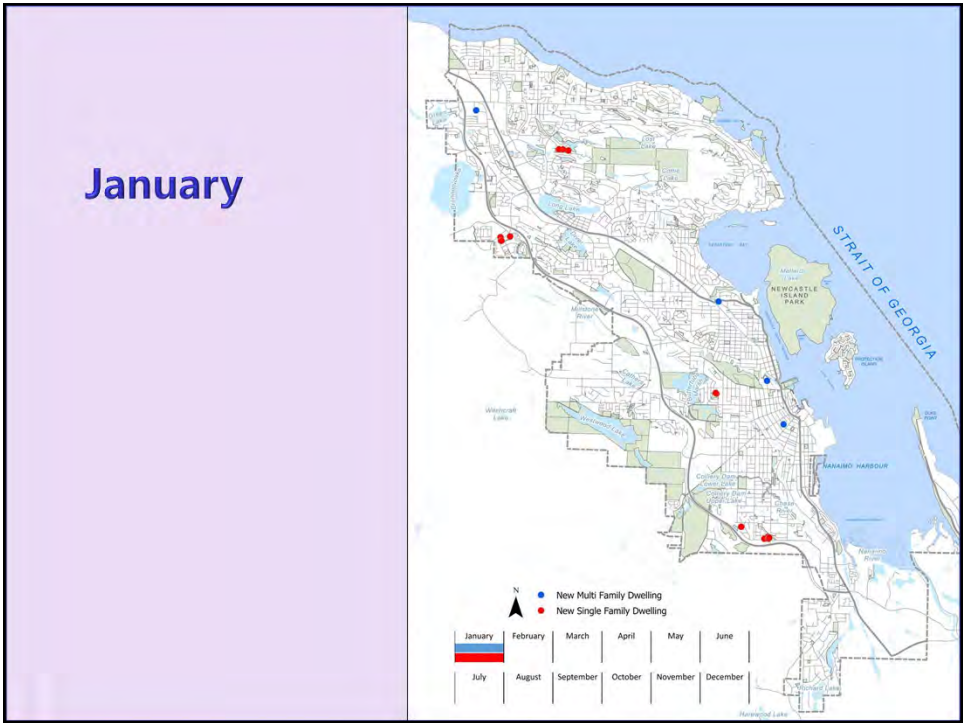
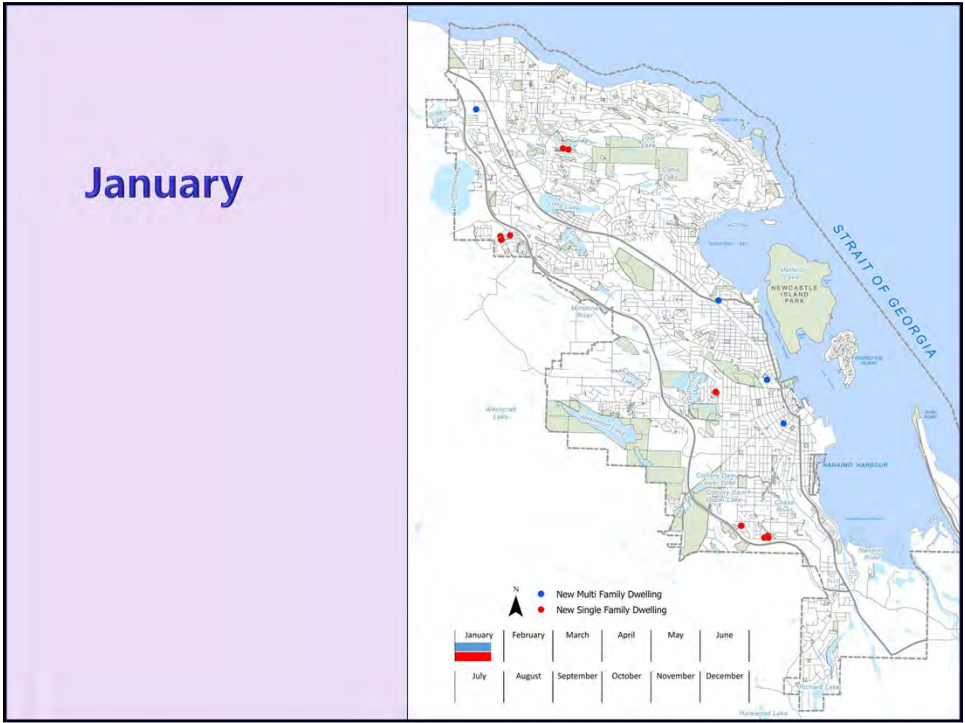
Vacancy Rates

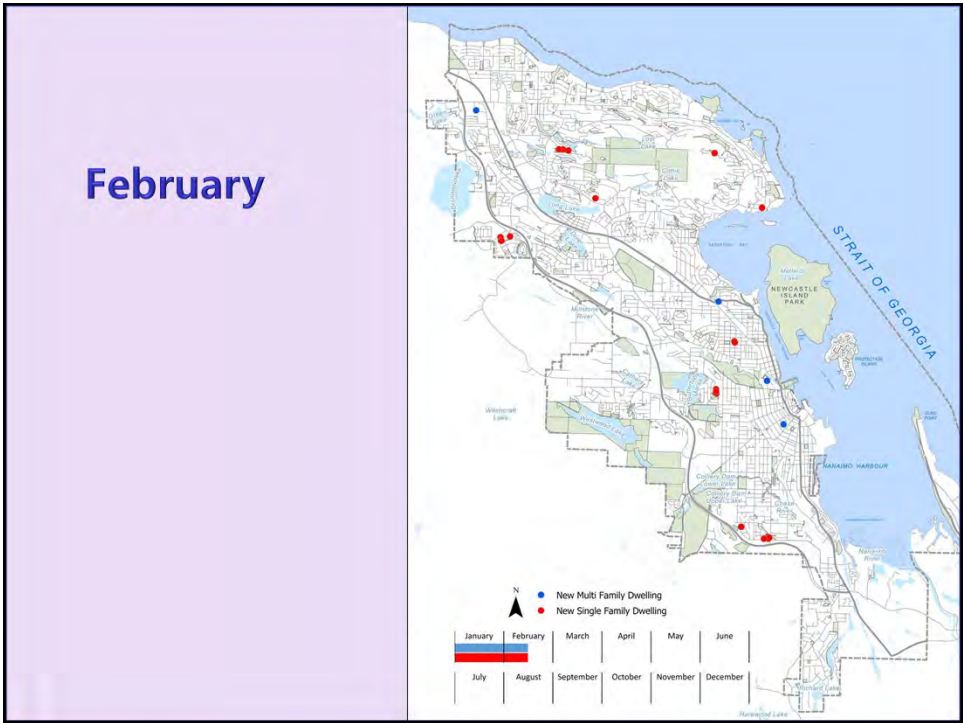
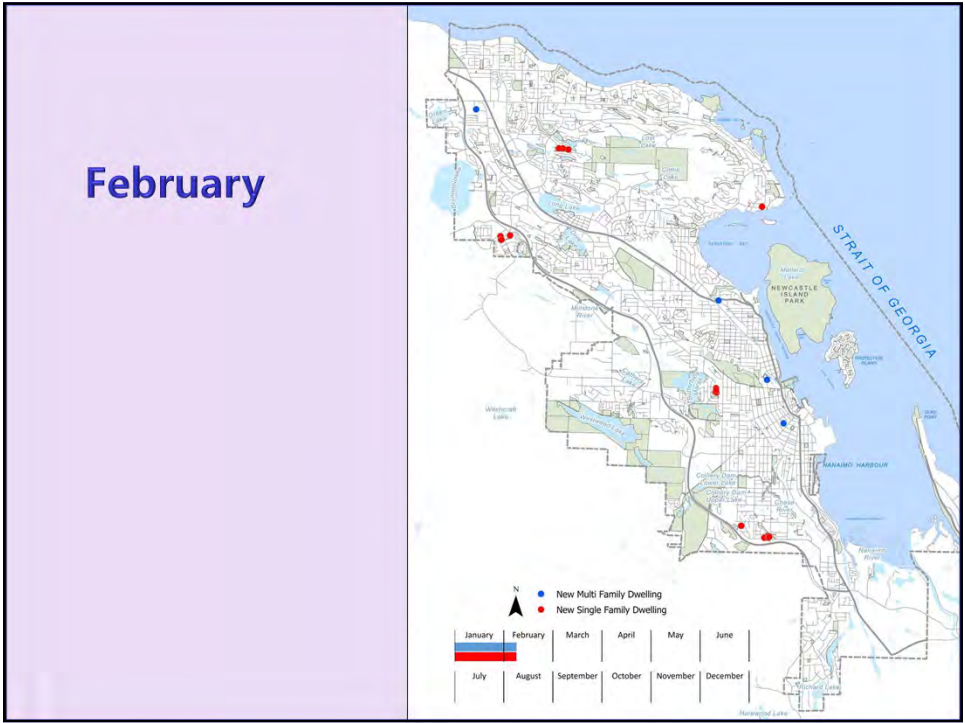
| Nanaimo Average Rents and Vacancy Rates | | | | | | |
|---|---------|---------|----------|------|-------|-------|
| October 2019 | | | | | | |
| Private Apartments | Rent | | Vac Rate | | Units | |
| | 2019 | 2018 | 2019 | 2018 | 2019 | 2018 |
| Bachelor | \$889 | \$795 | 0.7% | 5.1% | 354 | 314 |
| 1 Bedroom | \$946 | \$886 | 1.6% | 2.3% | 1,928 | 1,917 |
| 2 Bedroom | \$1,170 | \$1,084 | 2.4% | 2.0% | 1,569 | 1,499 |
| 3+ Bedroom | \$1,306 | \$1,265 | ** | 4.1% | 127 | 123 |
| TOTAL | \$1,039 | \$966 | 2.0% | 2.5% | 3,978 | 3,853 |

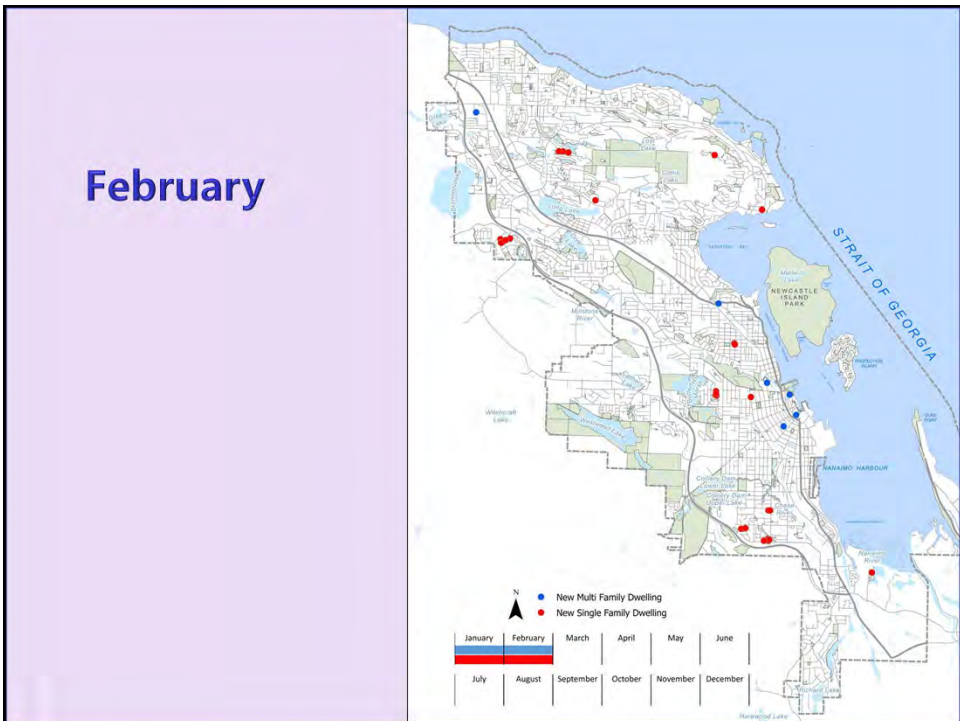
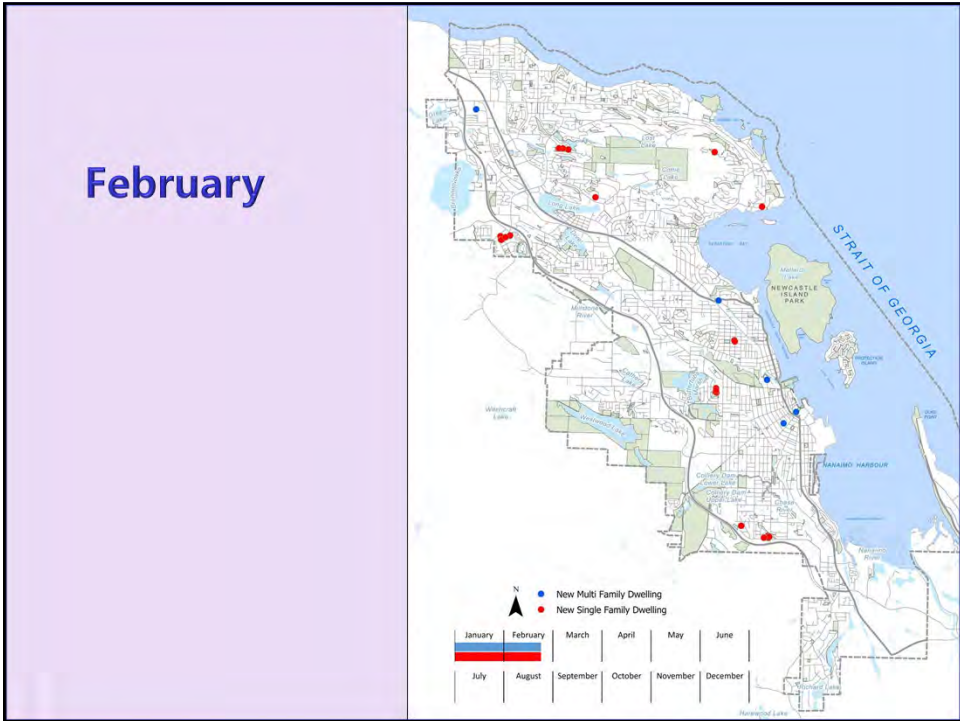
Average rent increased by 8% in 2019 compared to 2018. Despite an increase of 3.2% in available rental units, increased demand for rental units led to vacancy rates dropping from 2.5% to 2%.

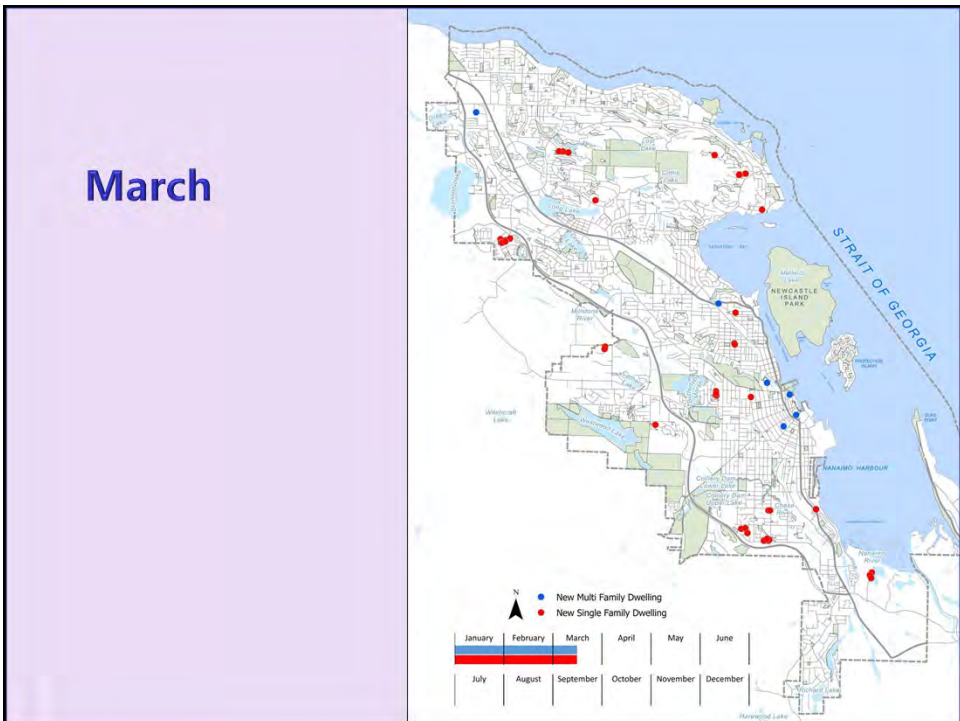
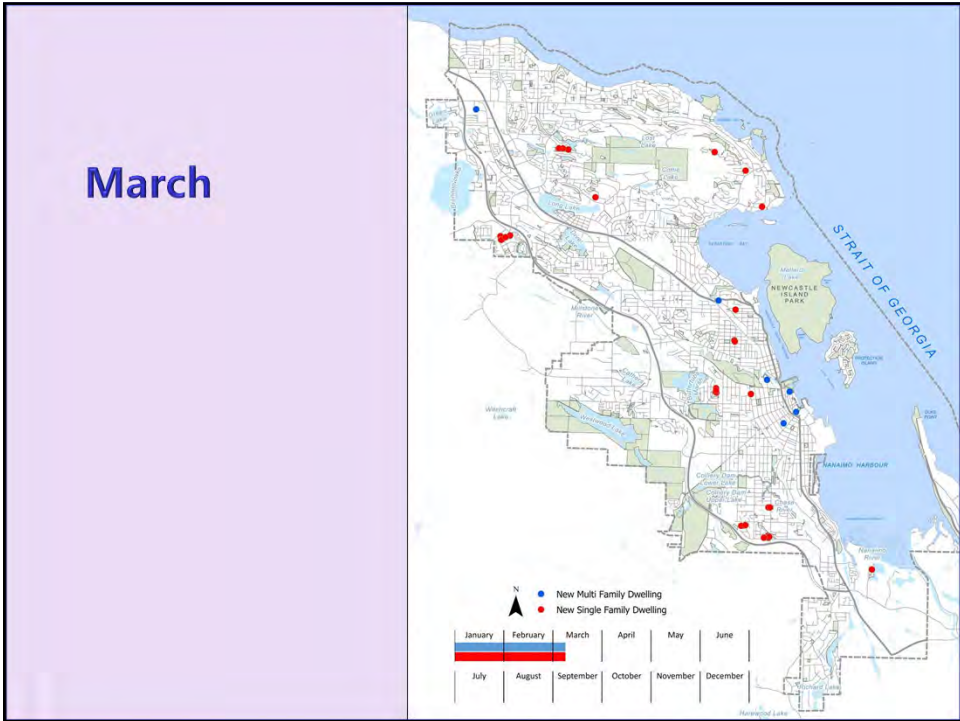


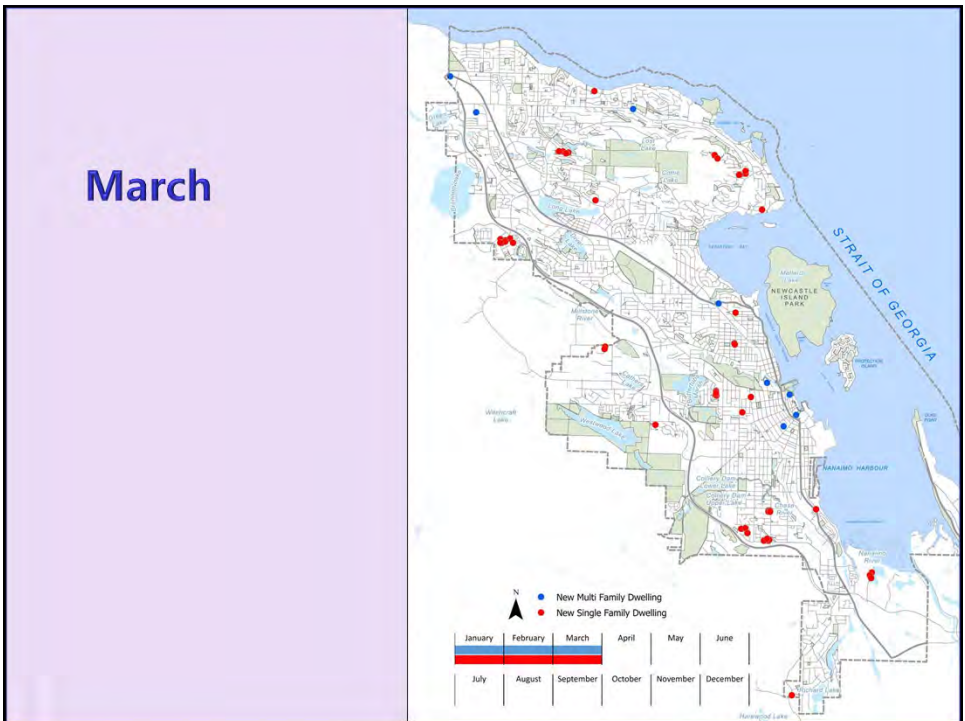
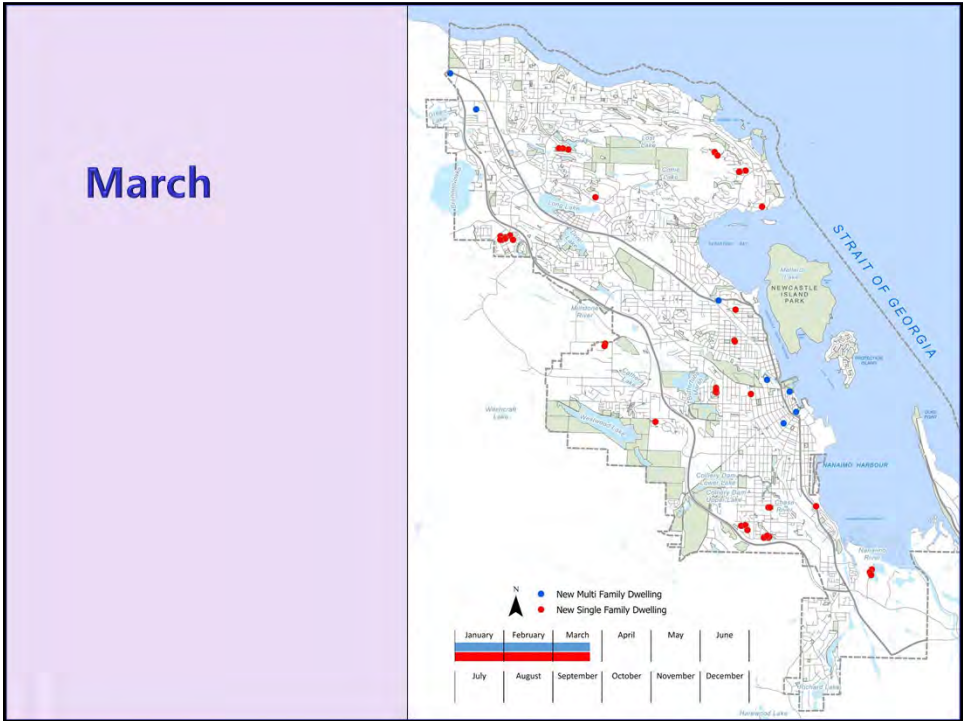


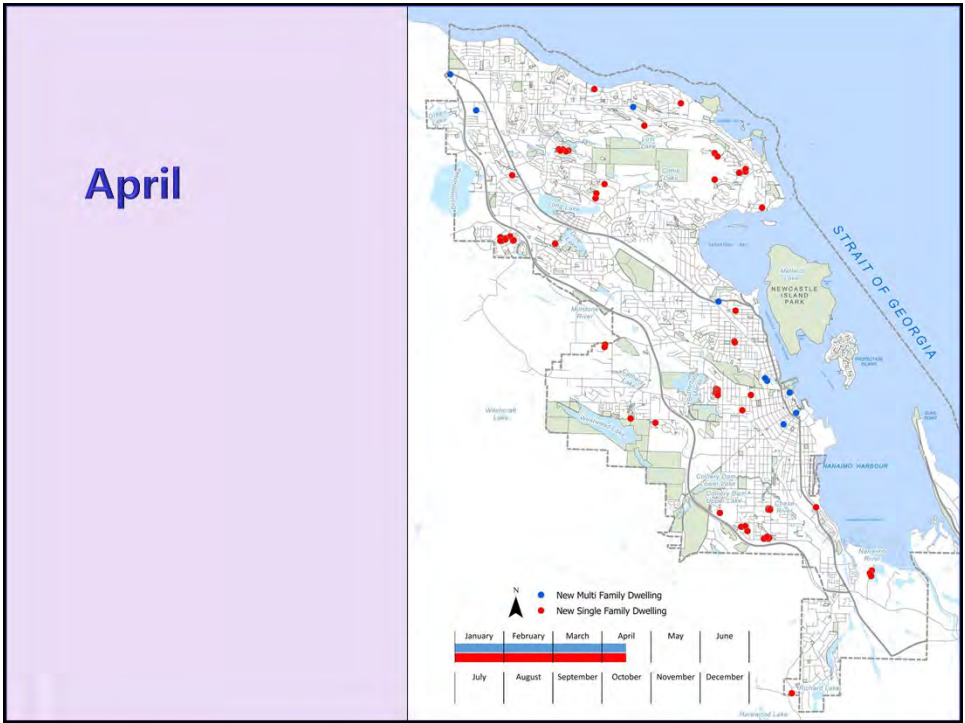
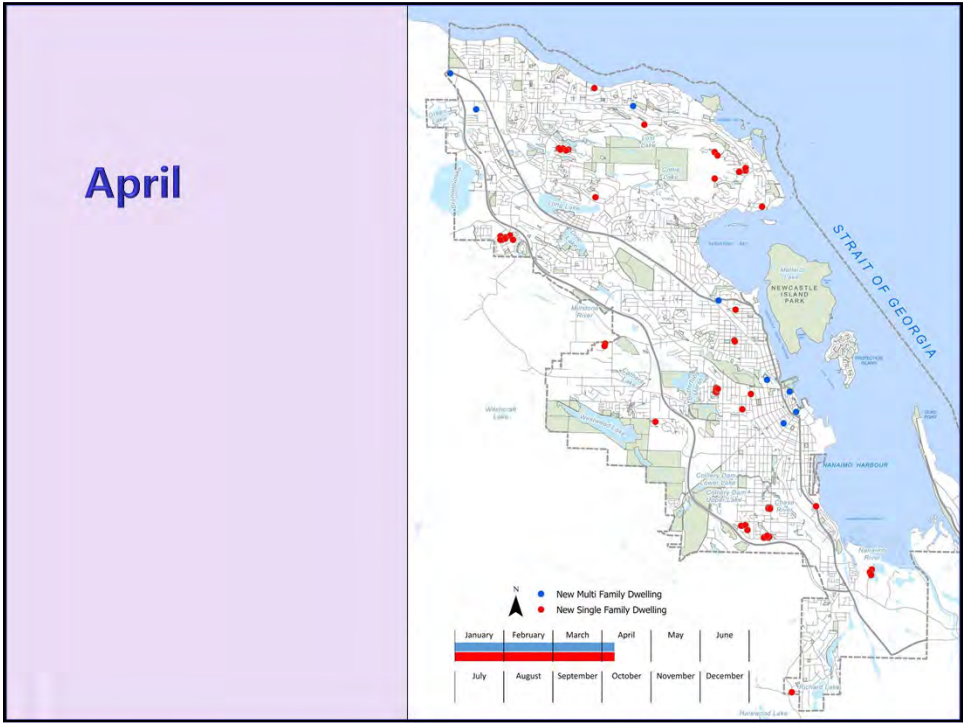


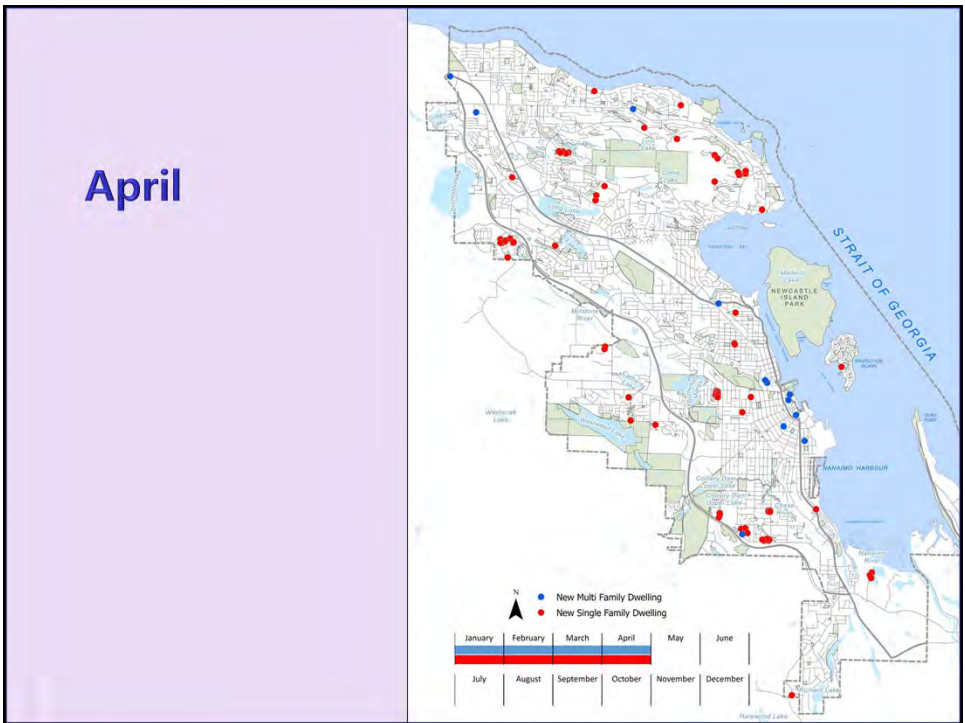
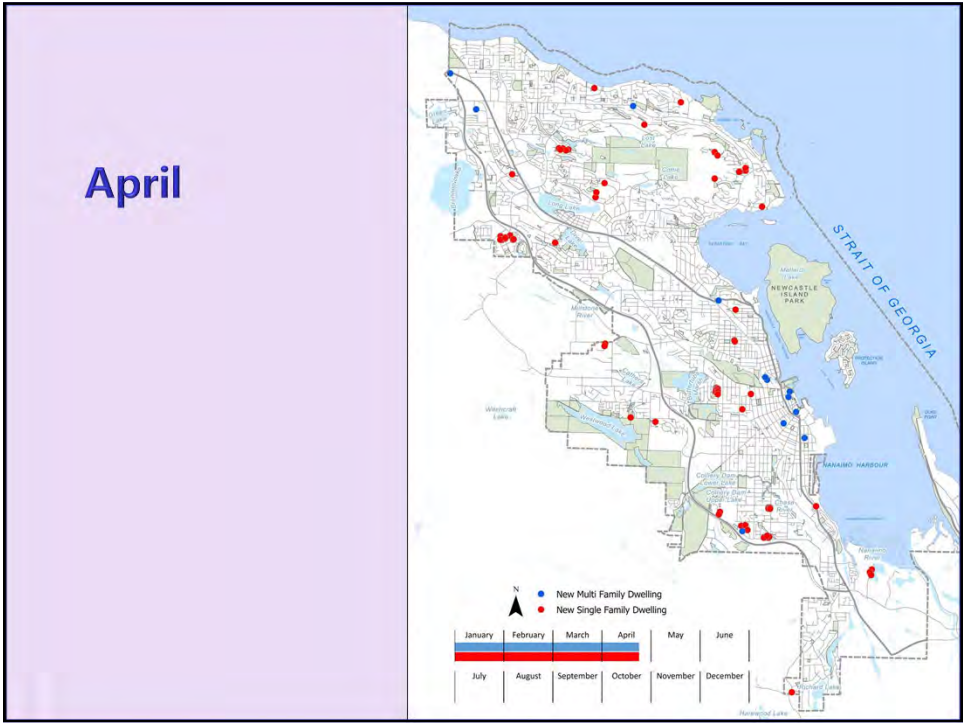


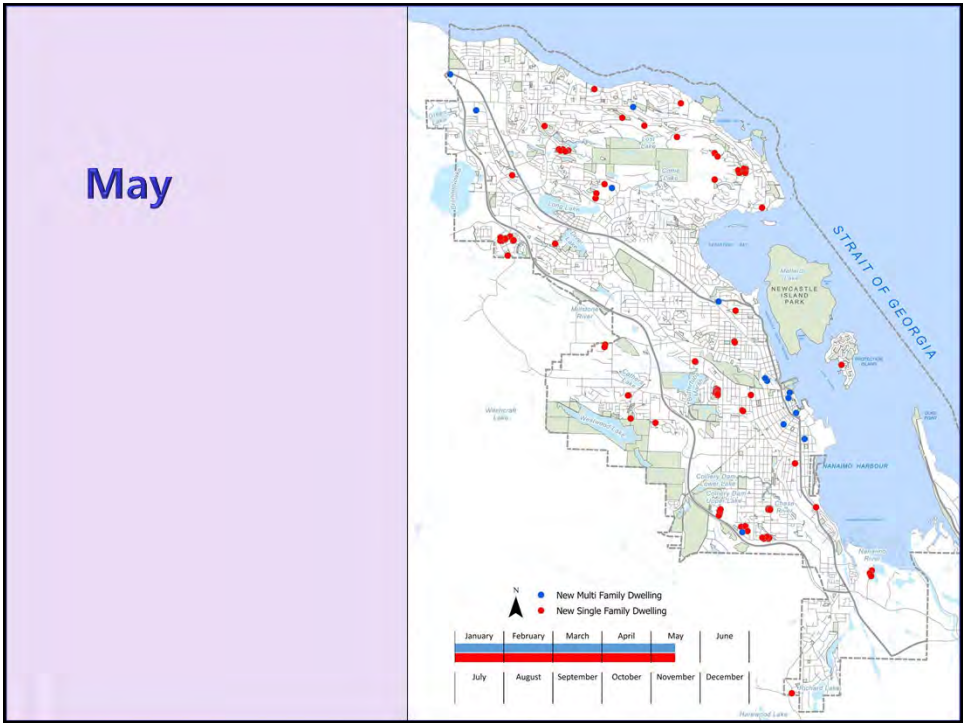
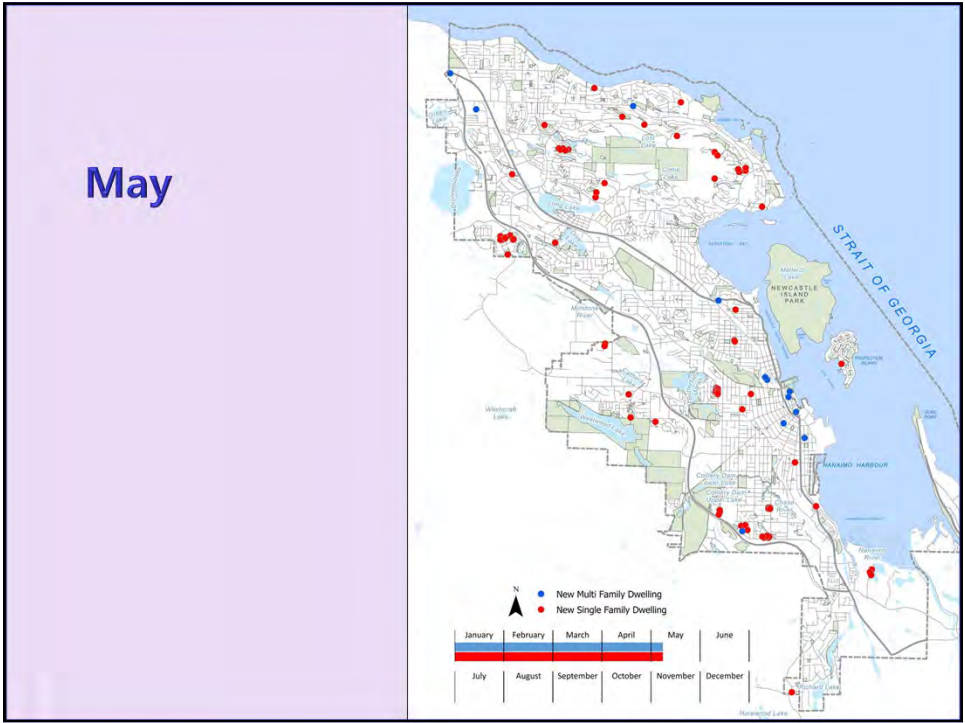


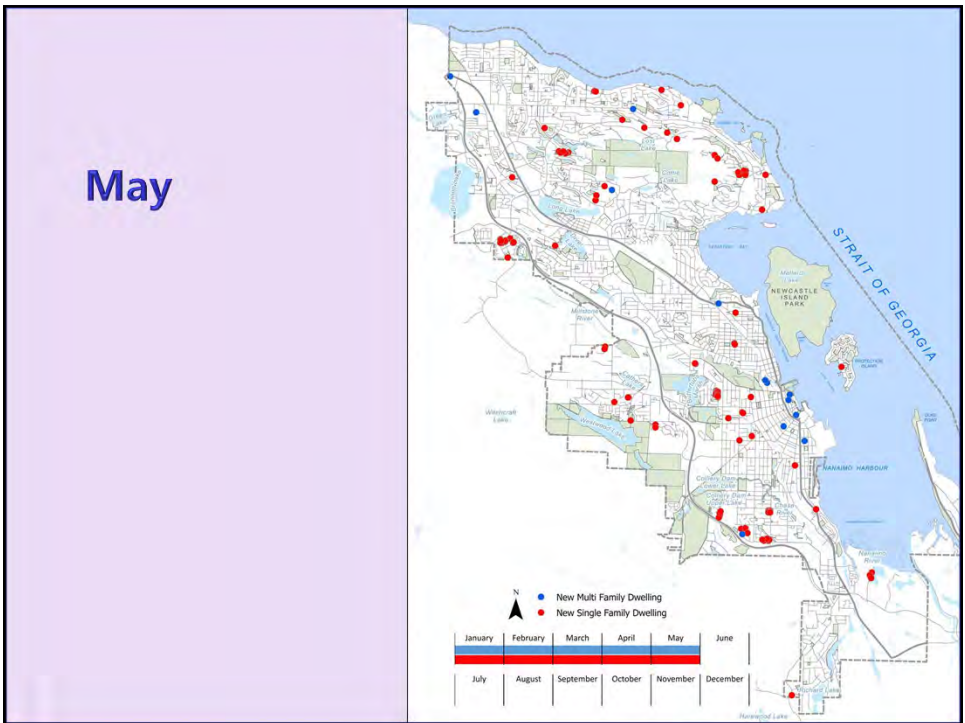
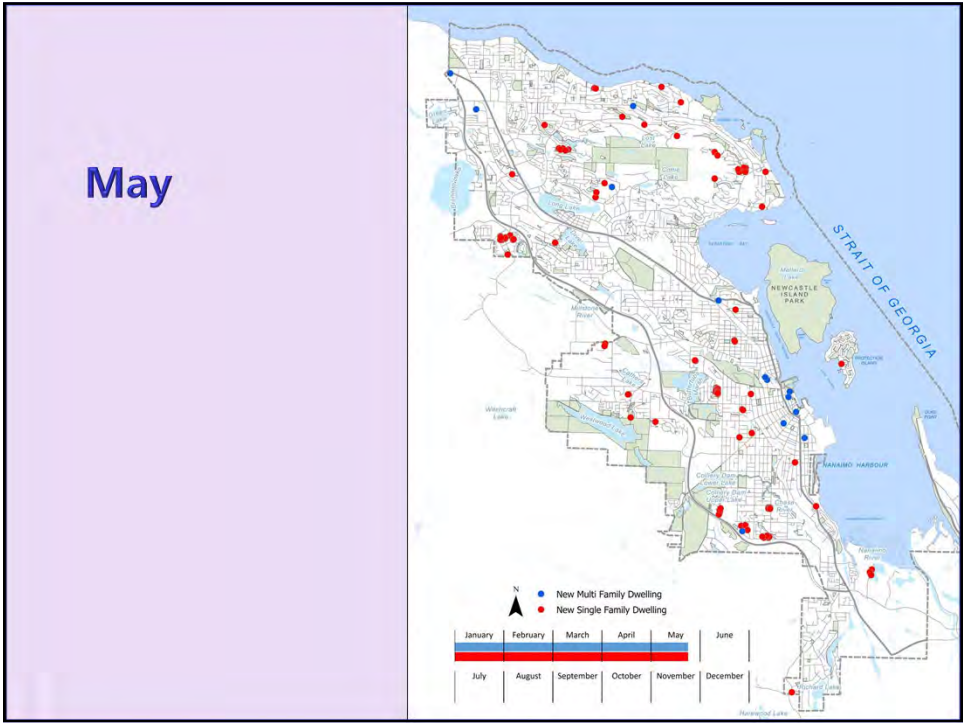


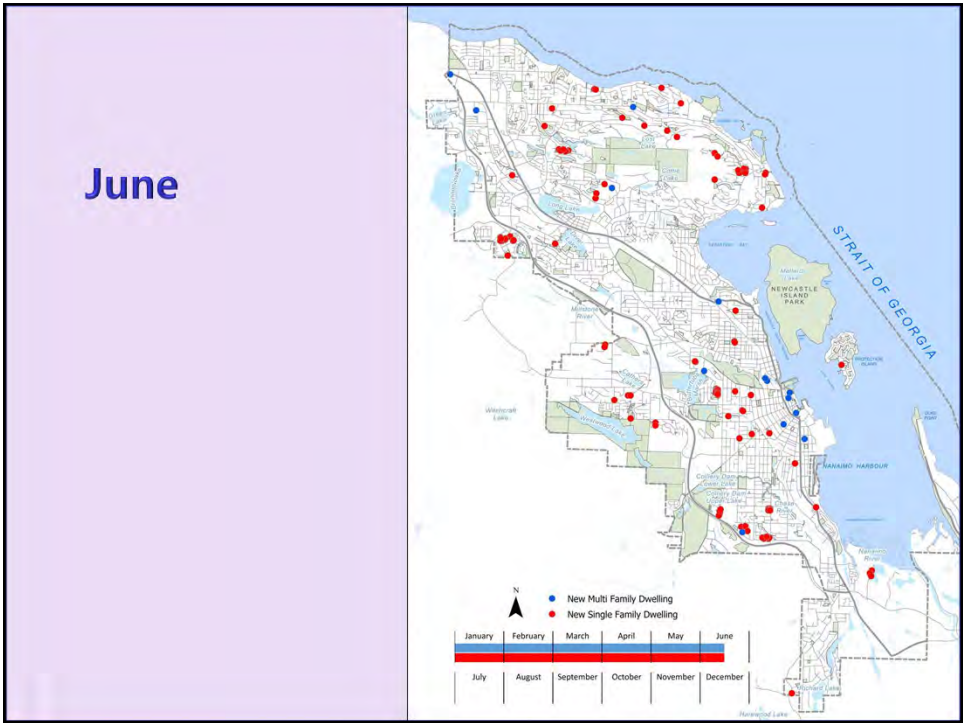
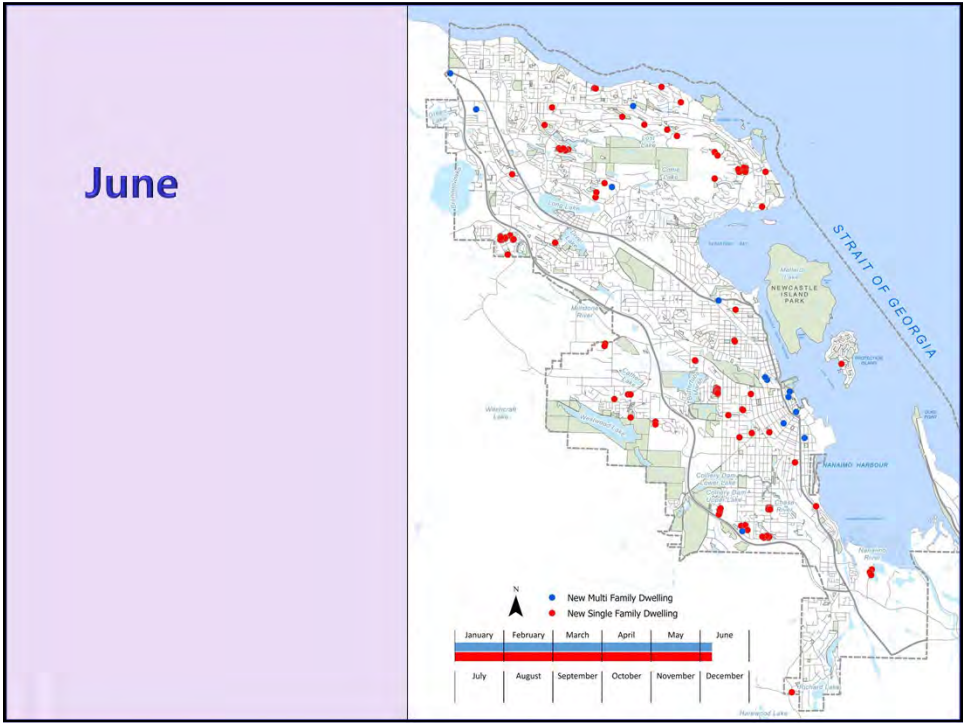


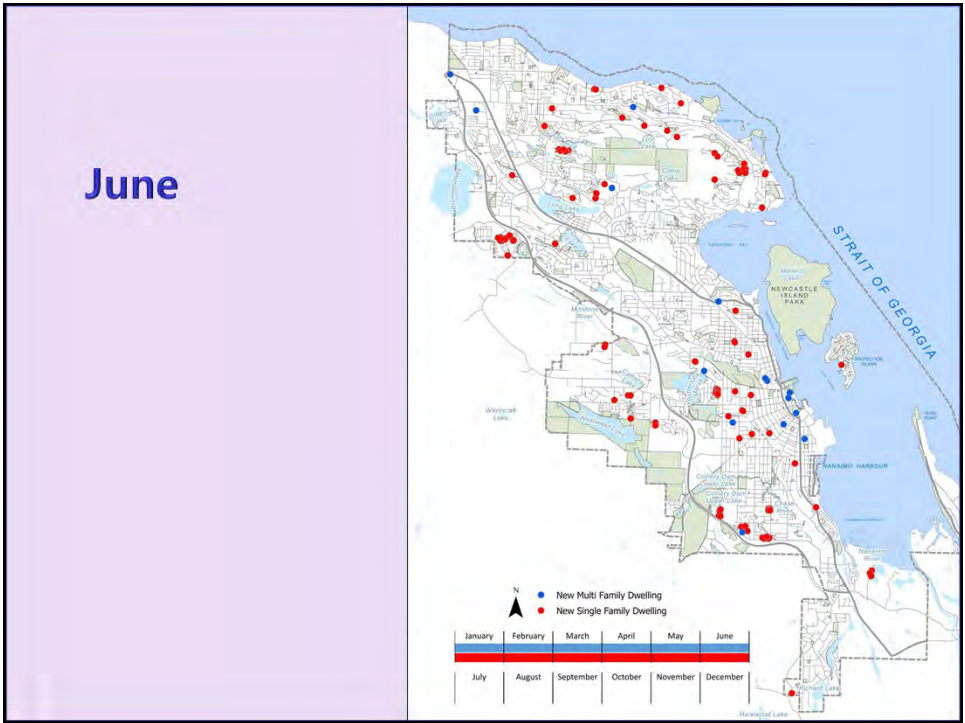
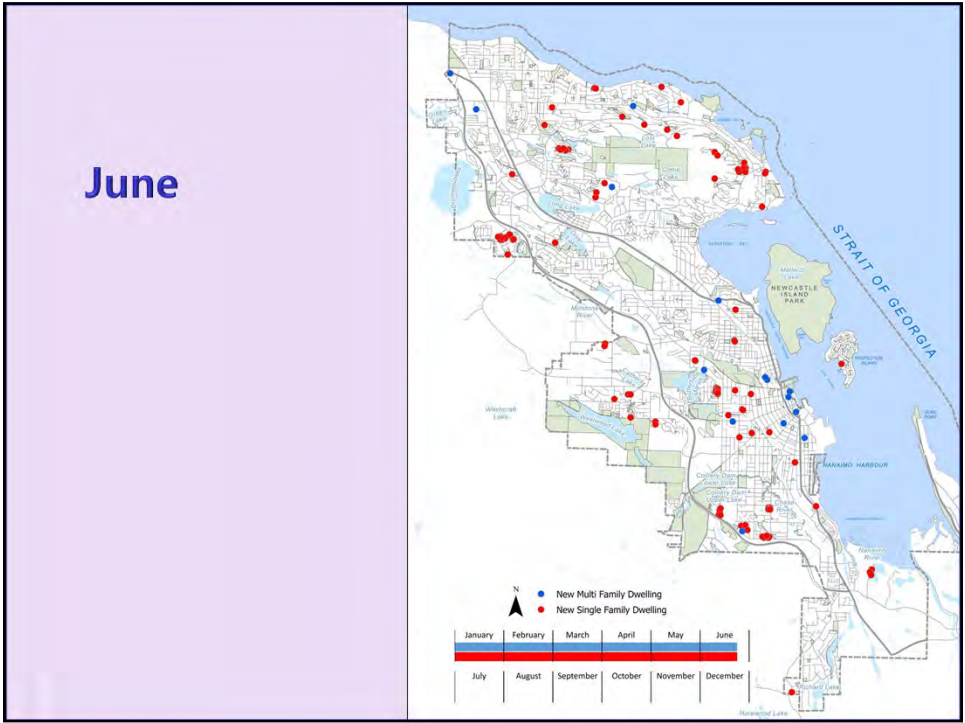


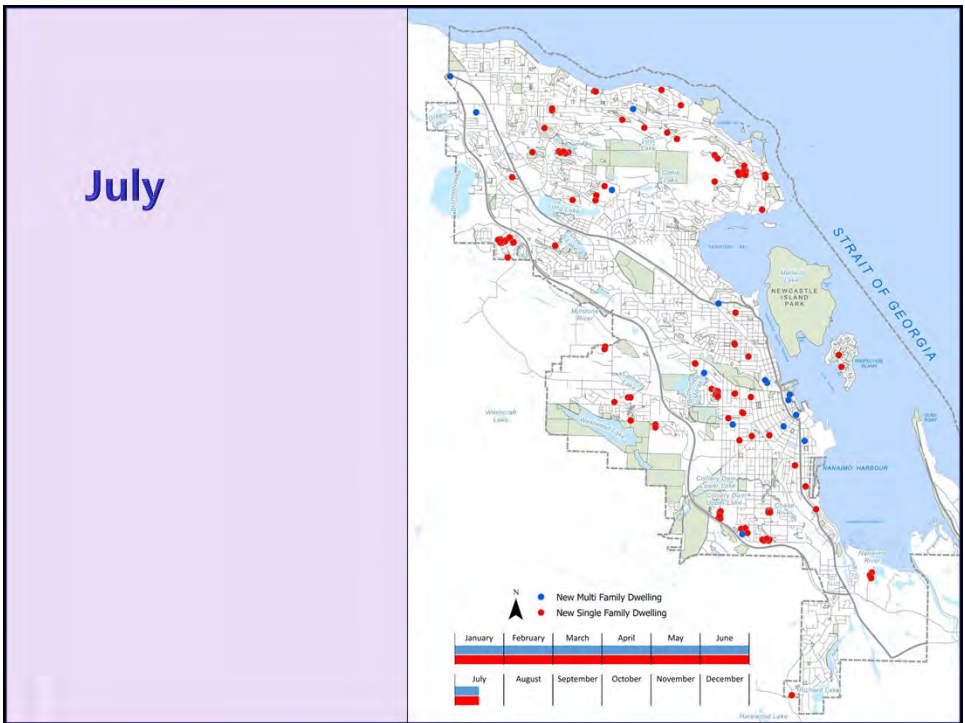
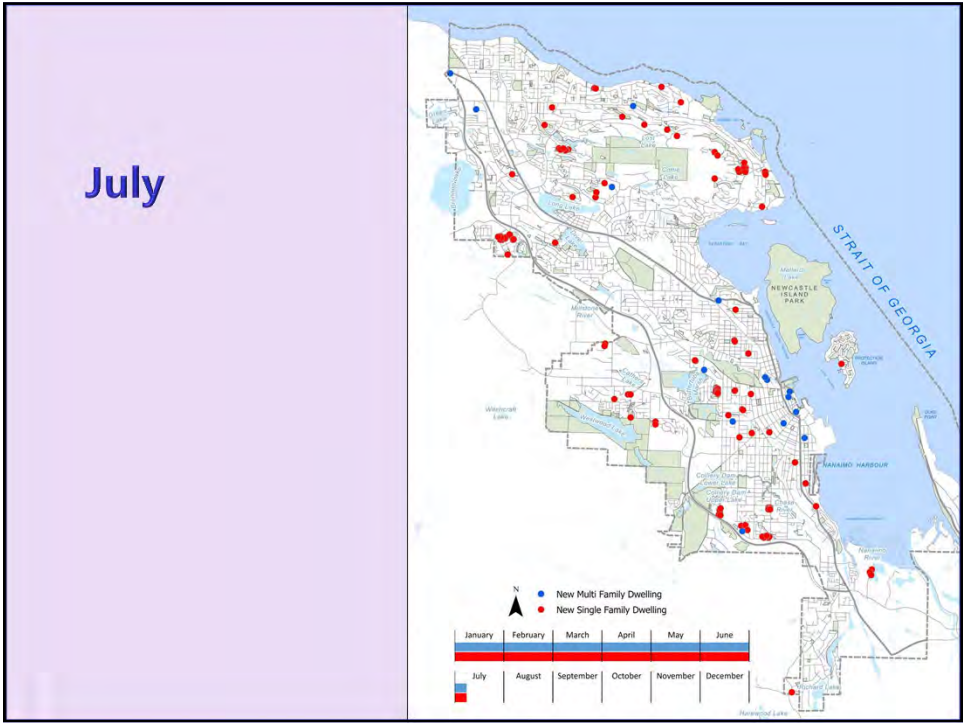


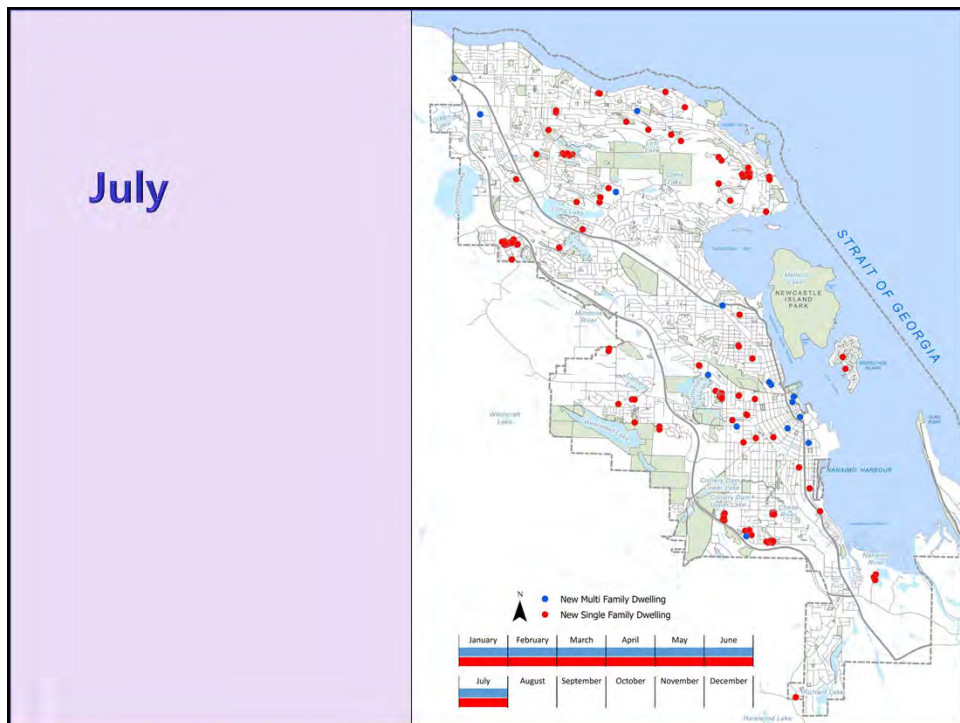
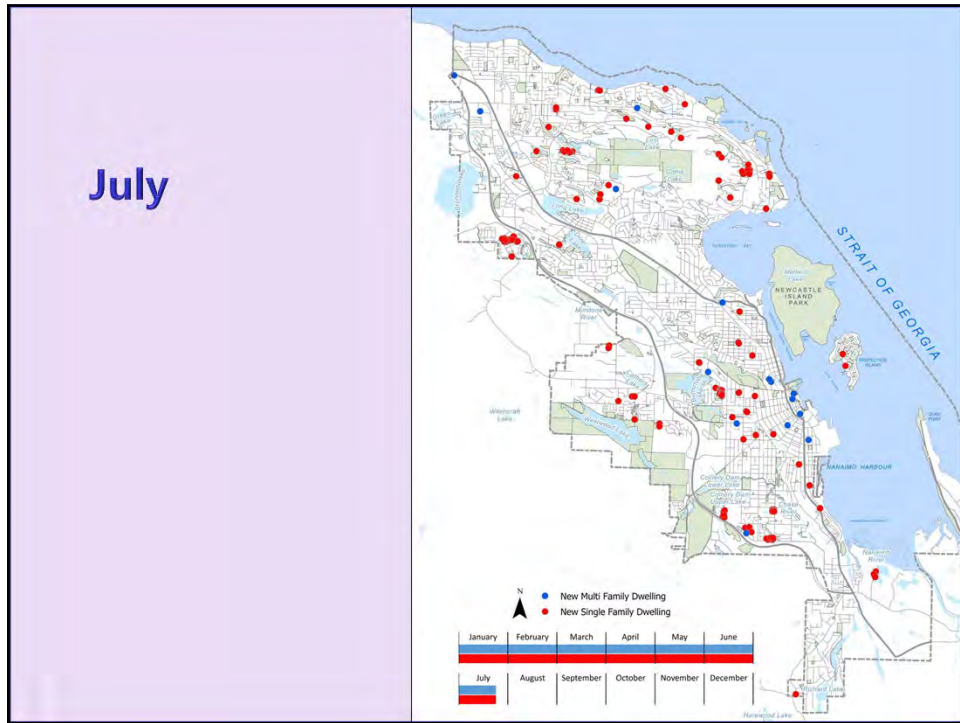


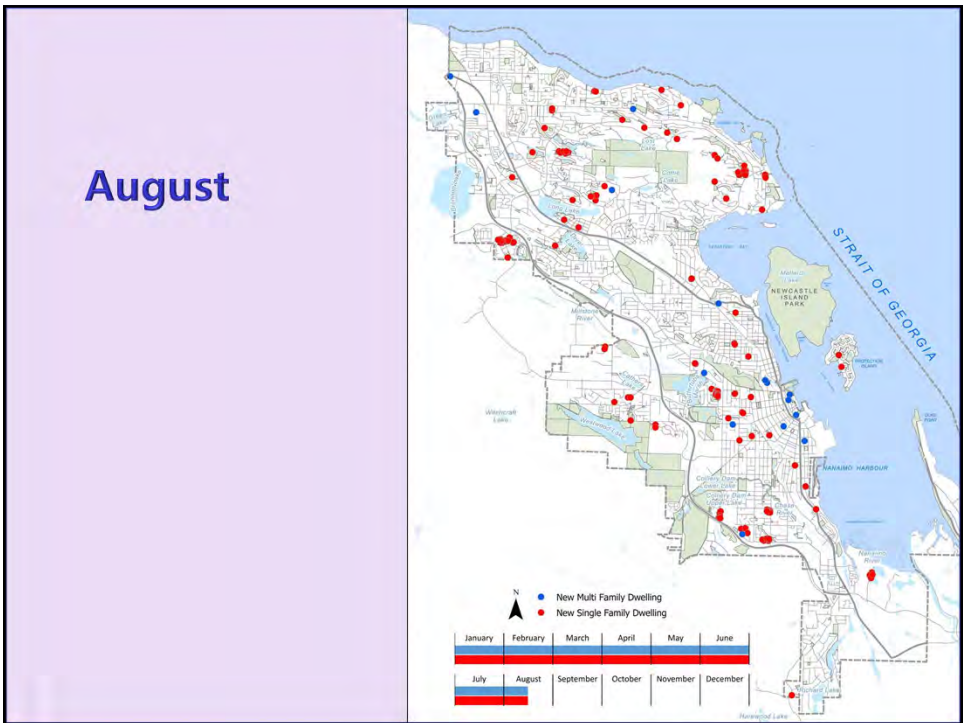
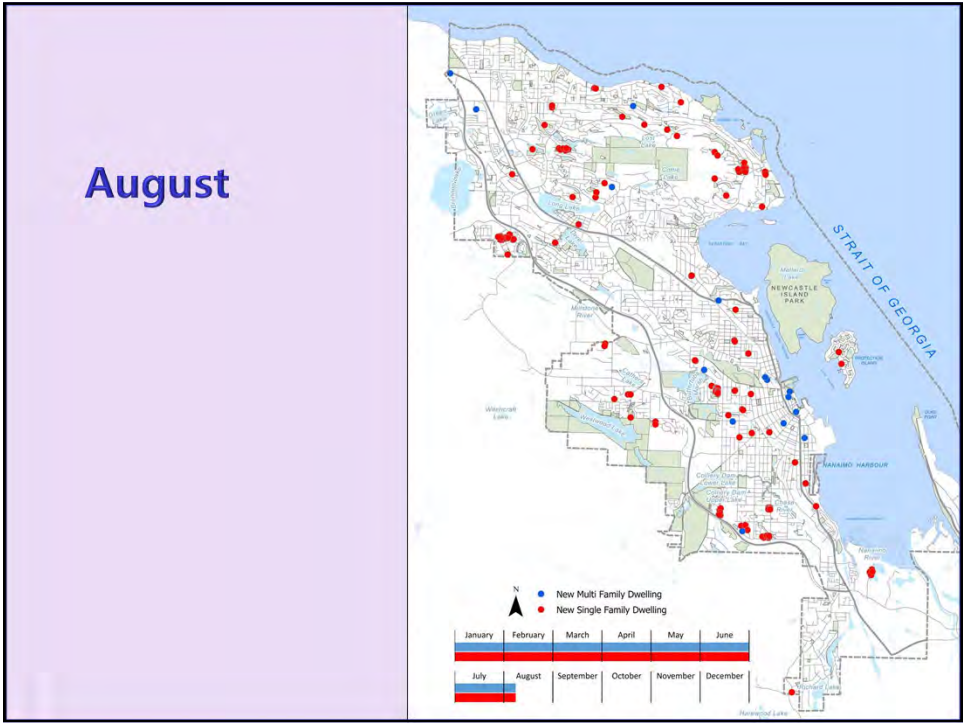


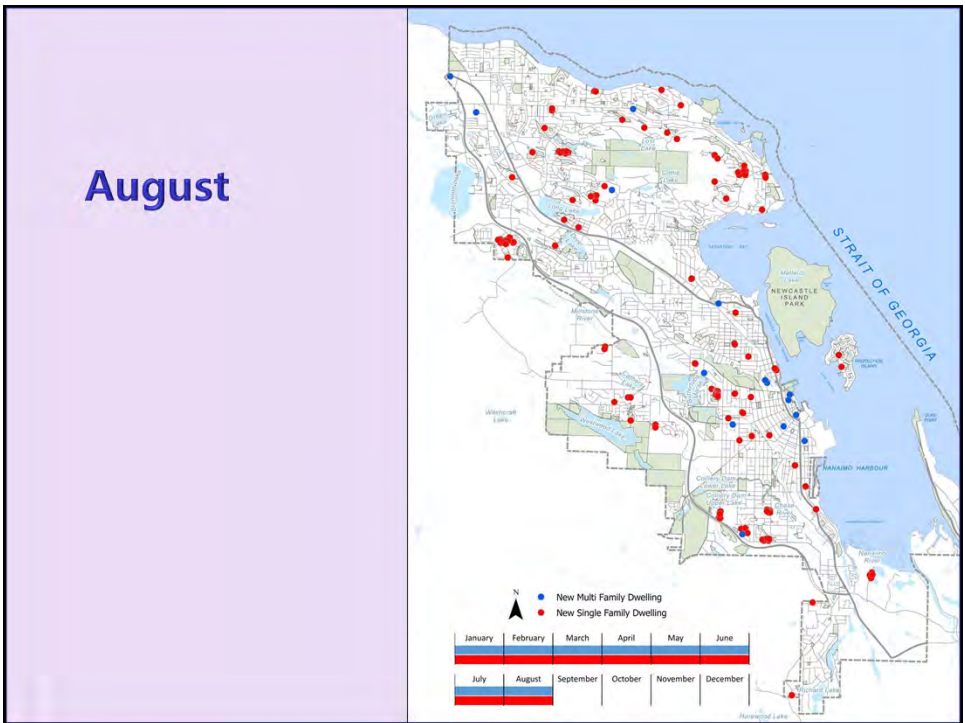
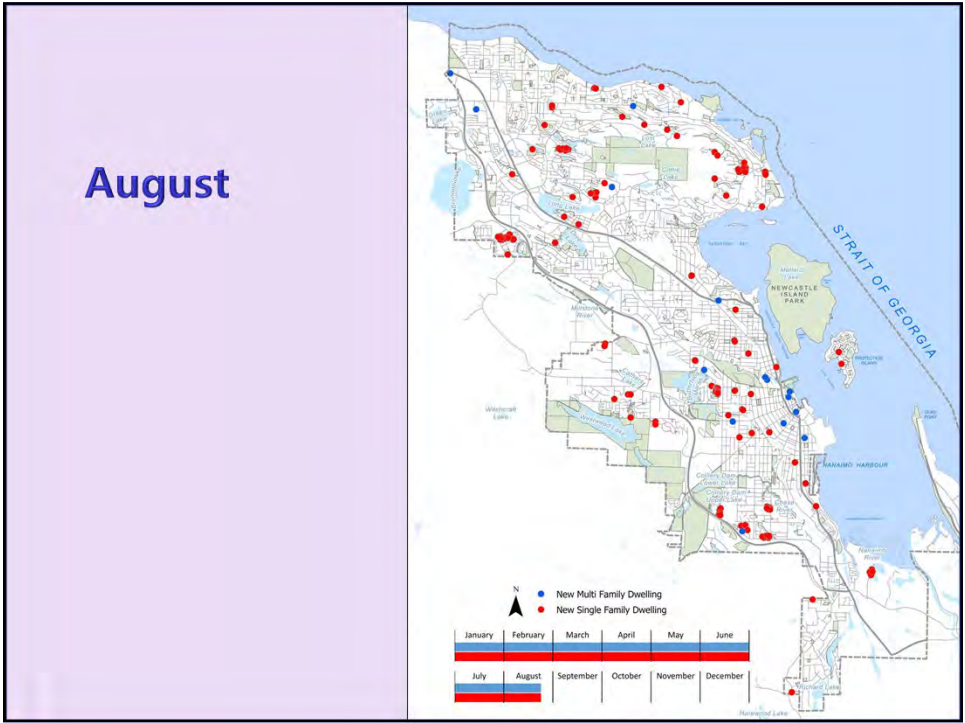


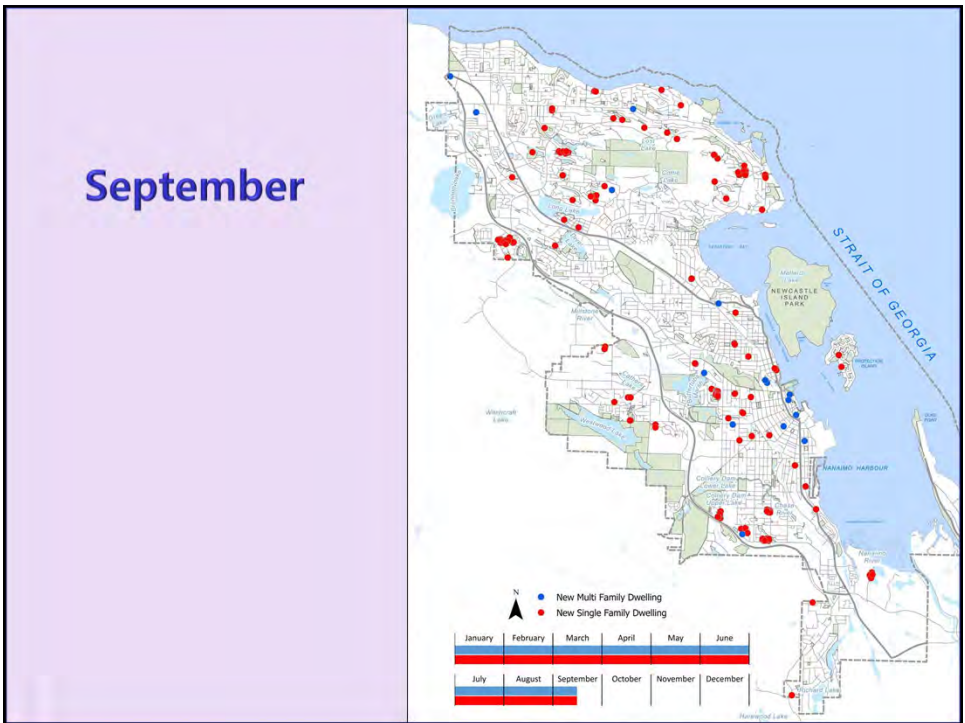
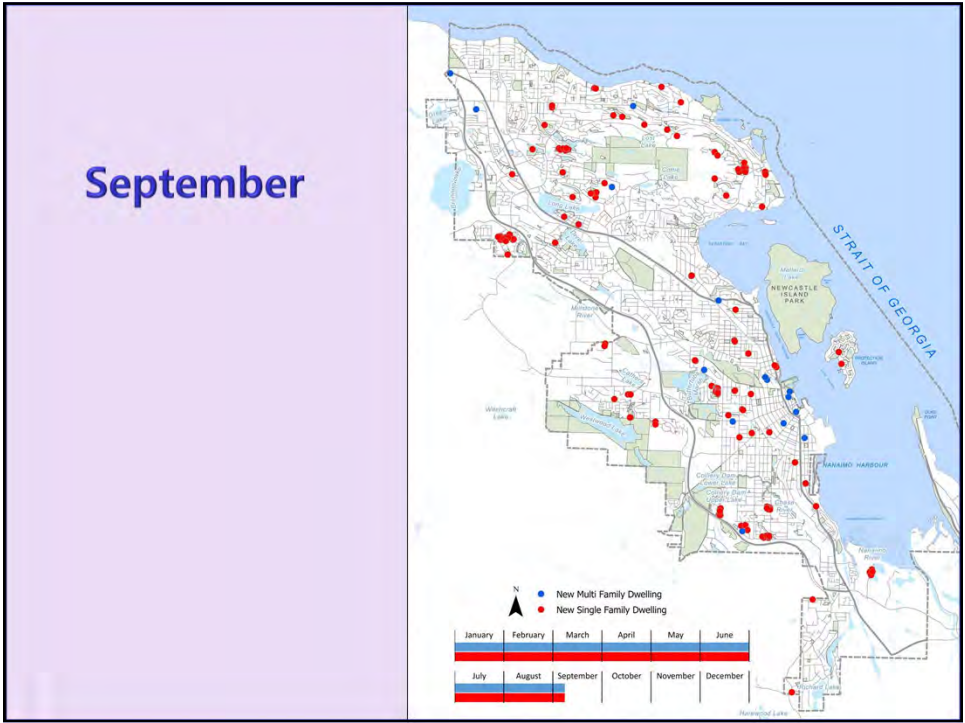


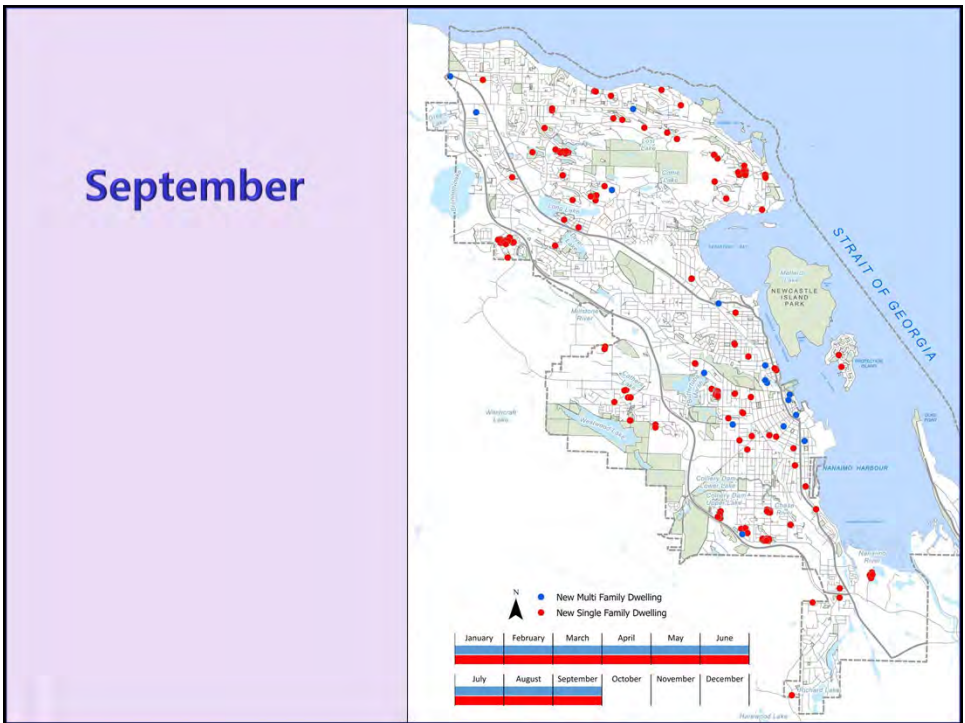
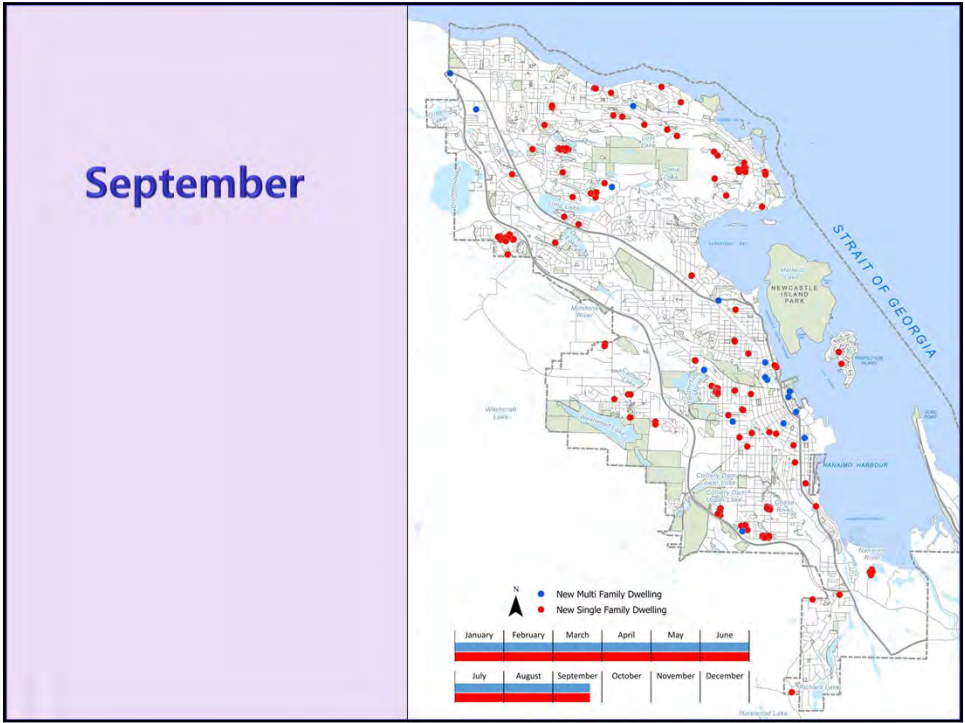


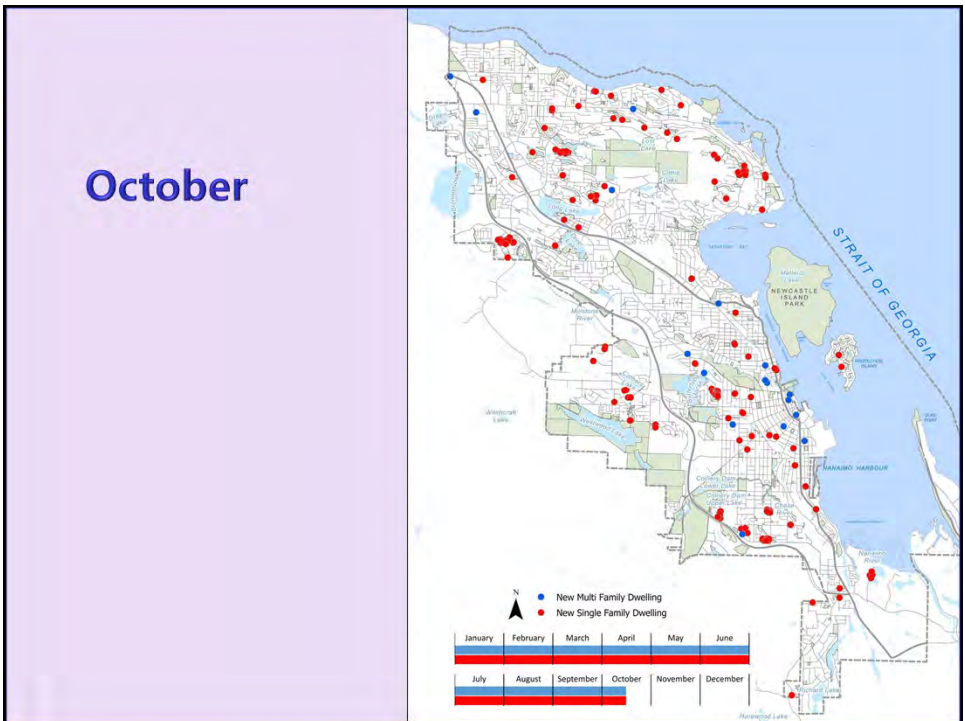
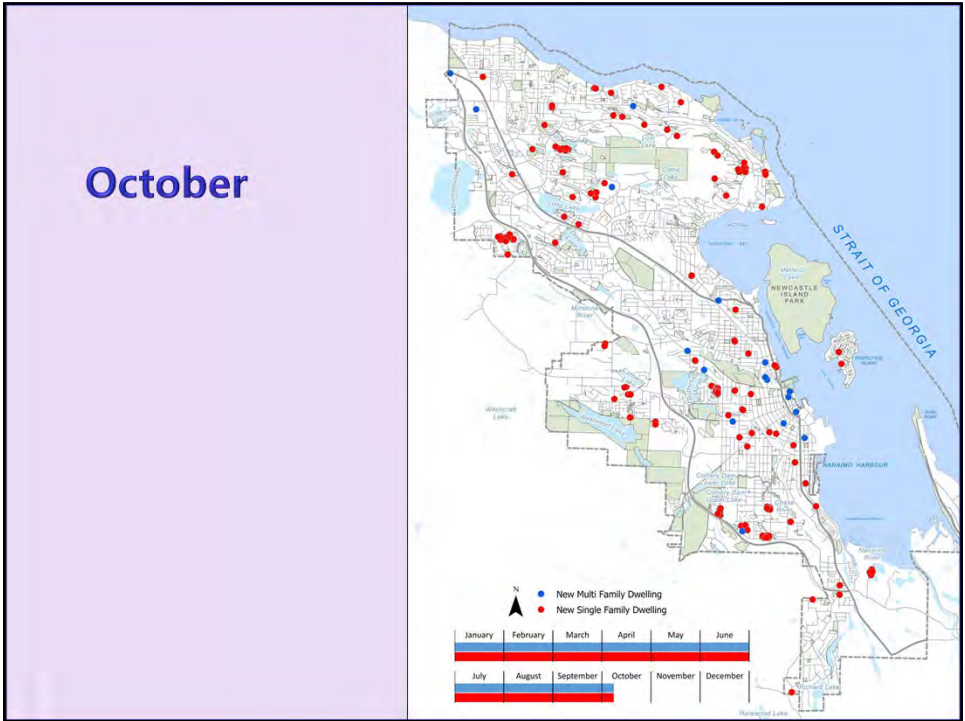


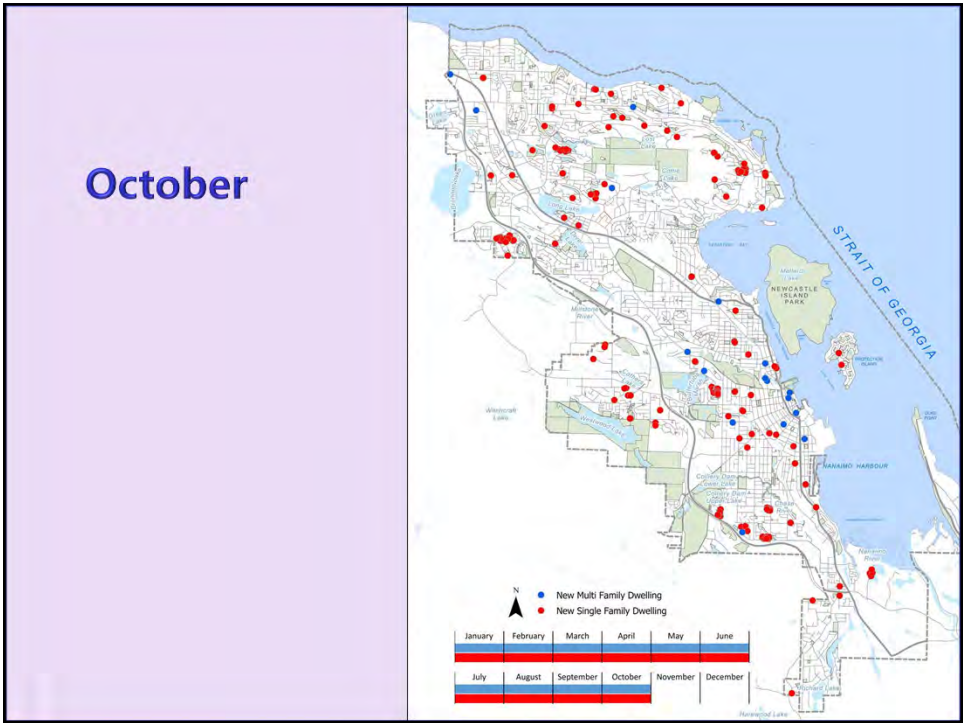
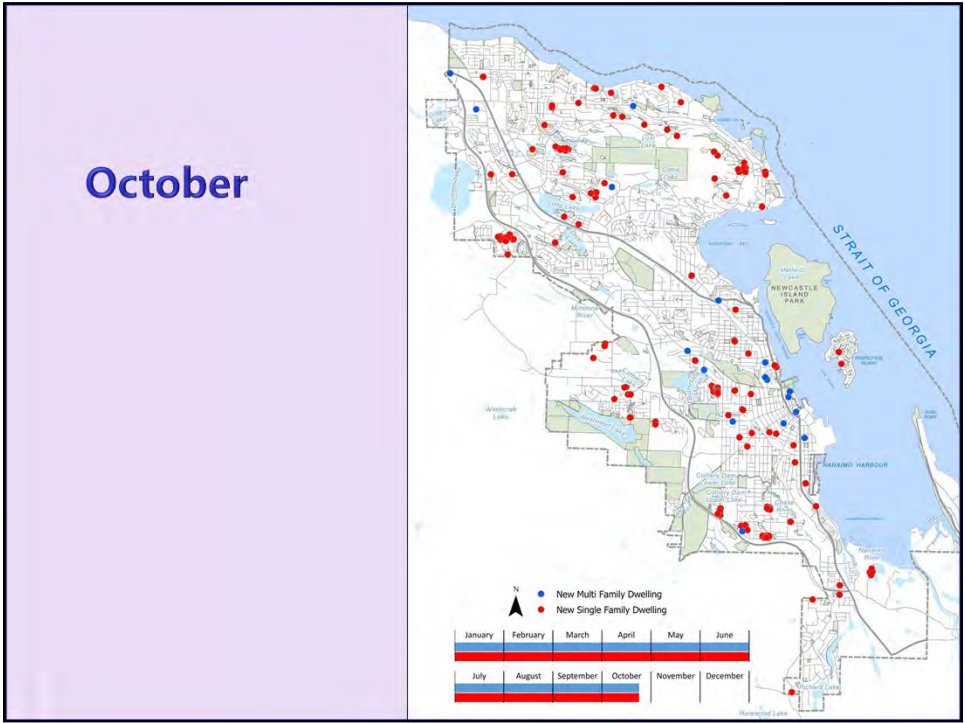


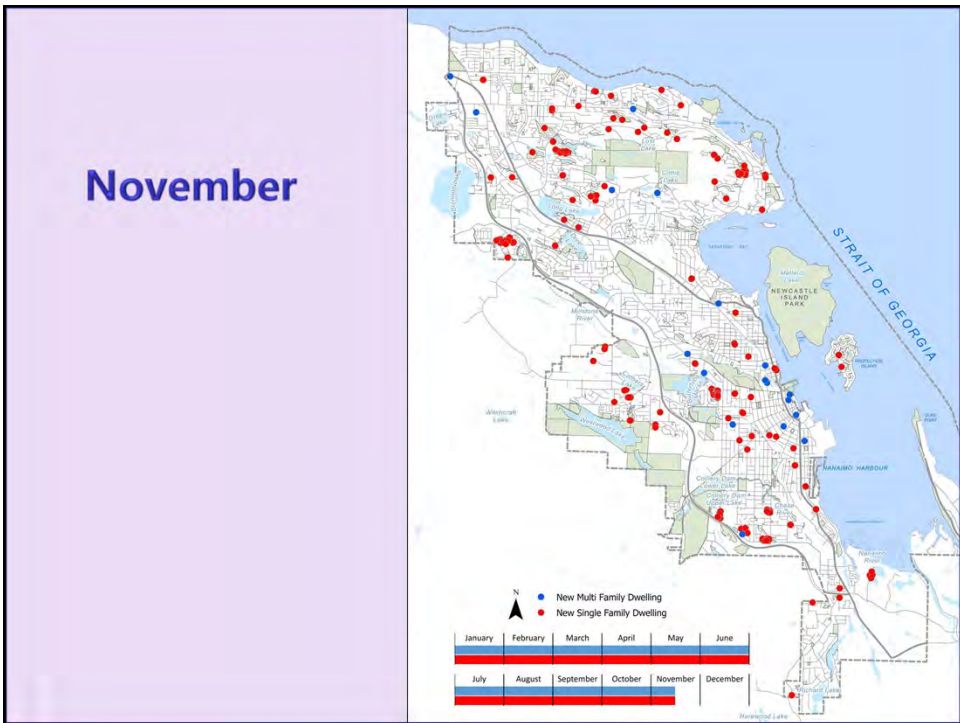
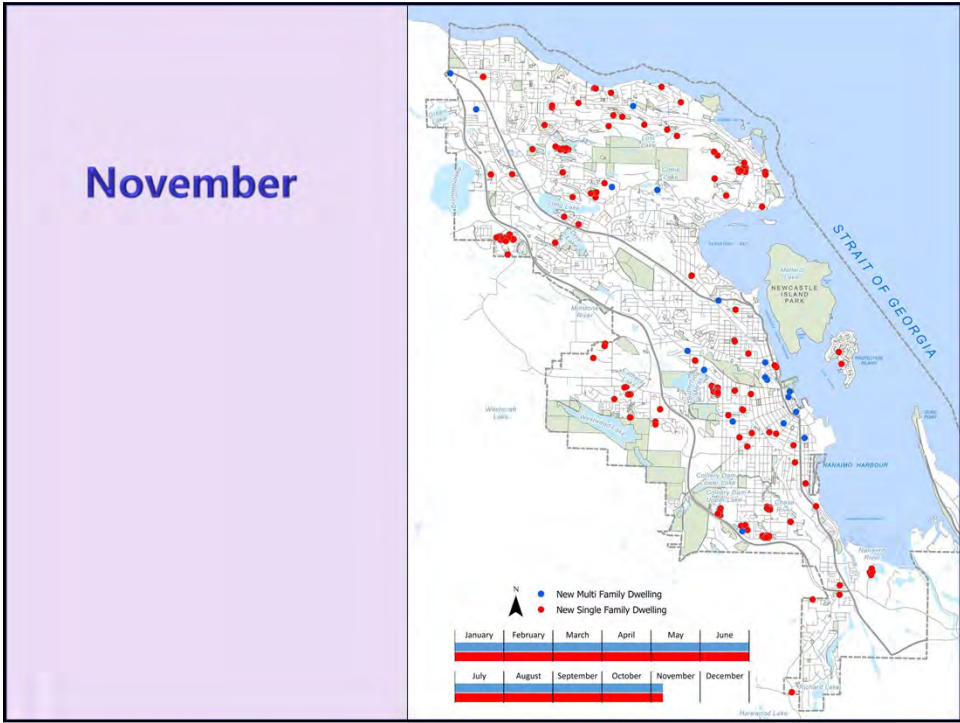


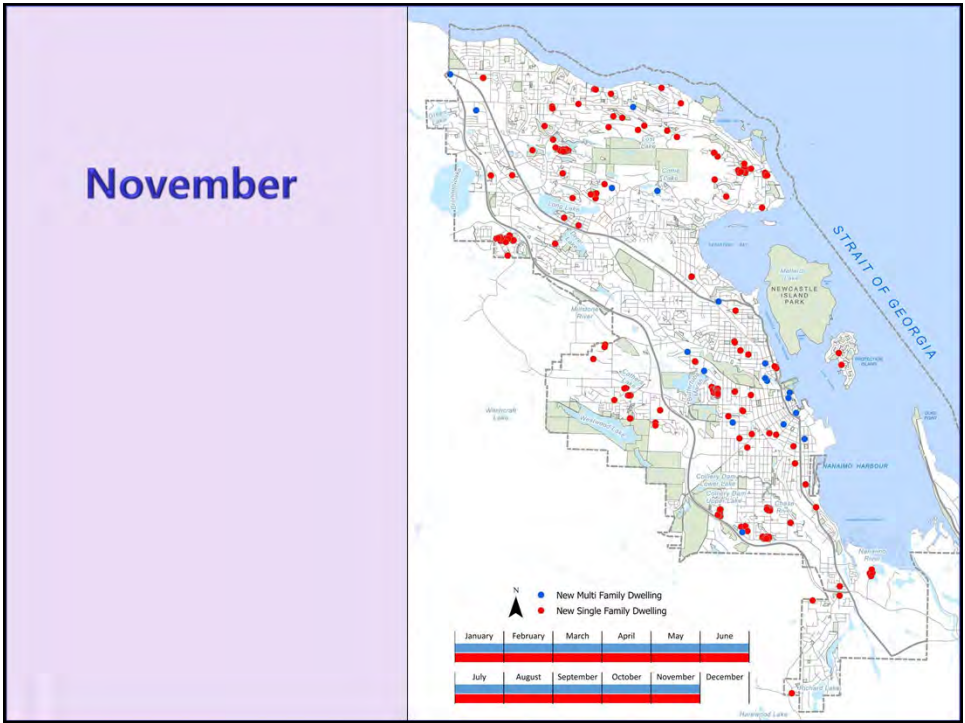
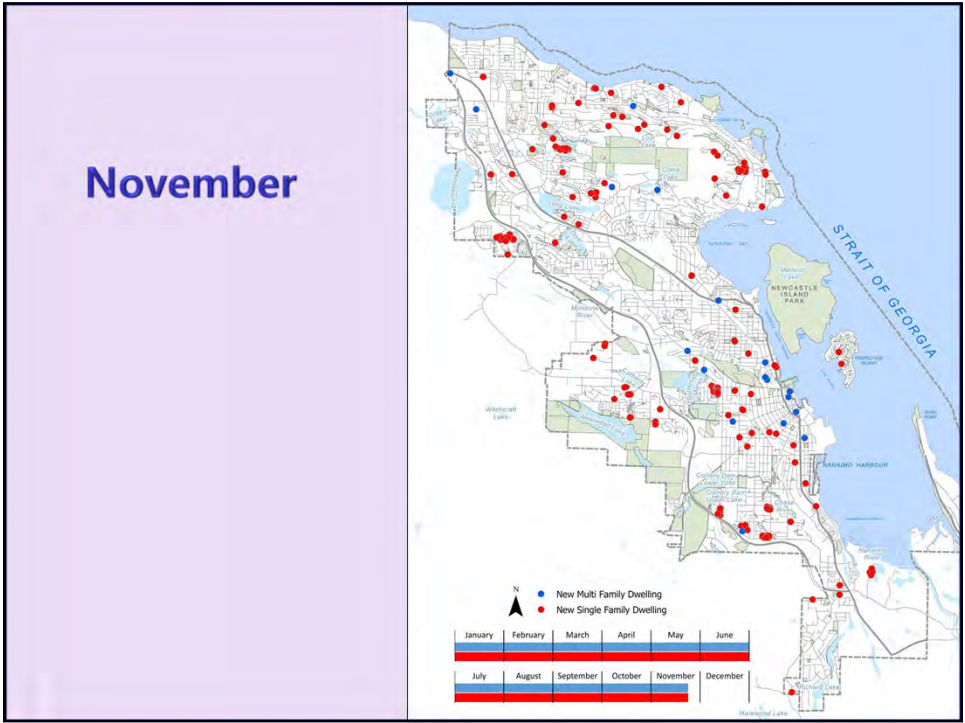


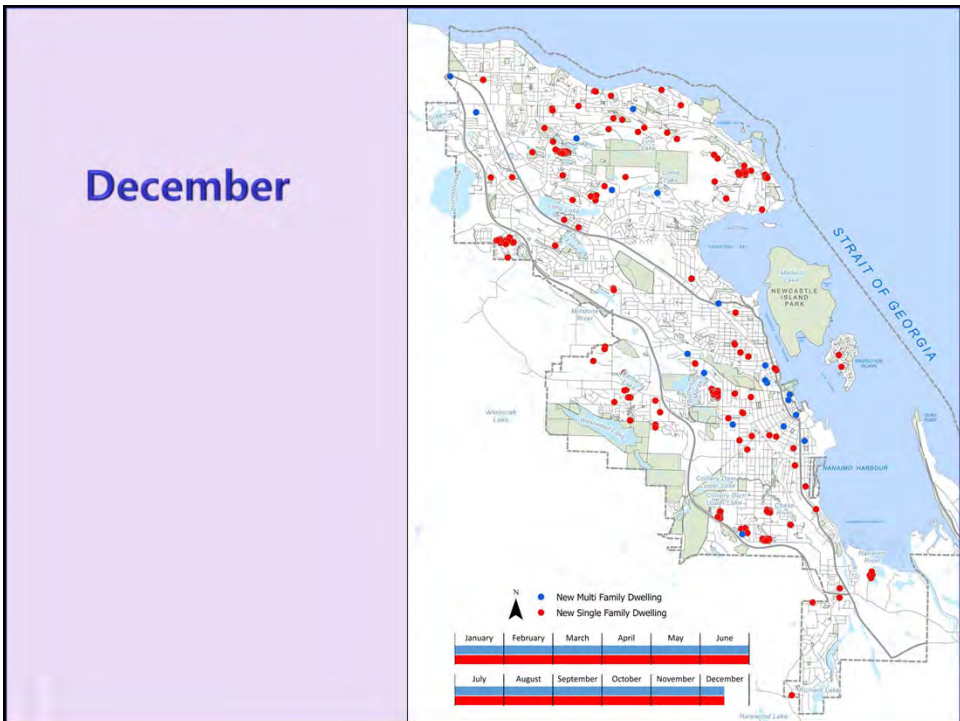
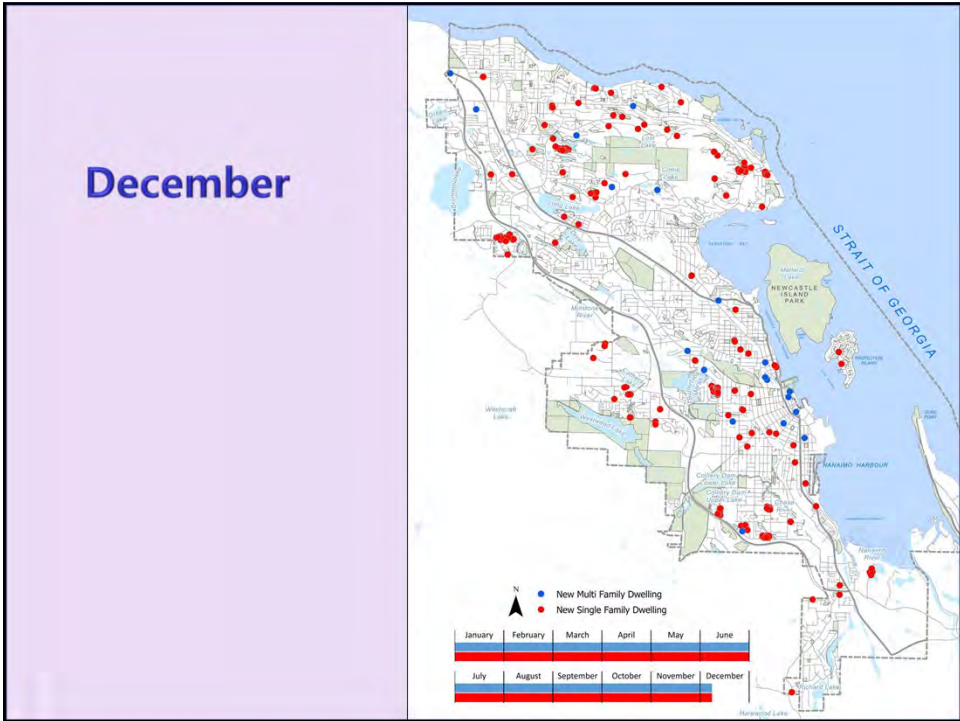


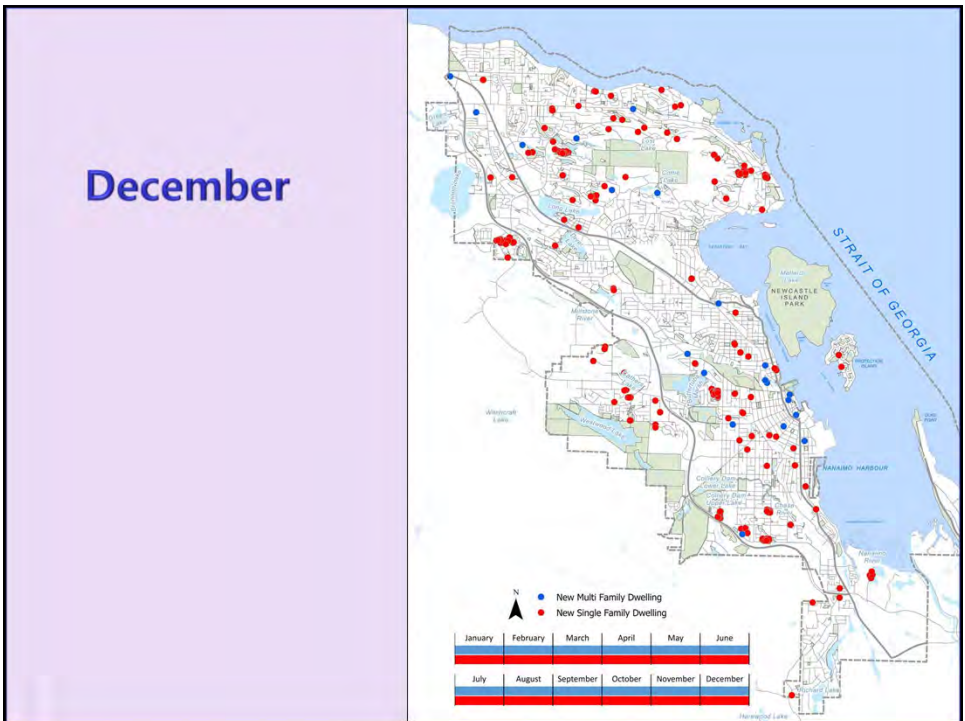
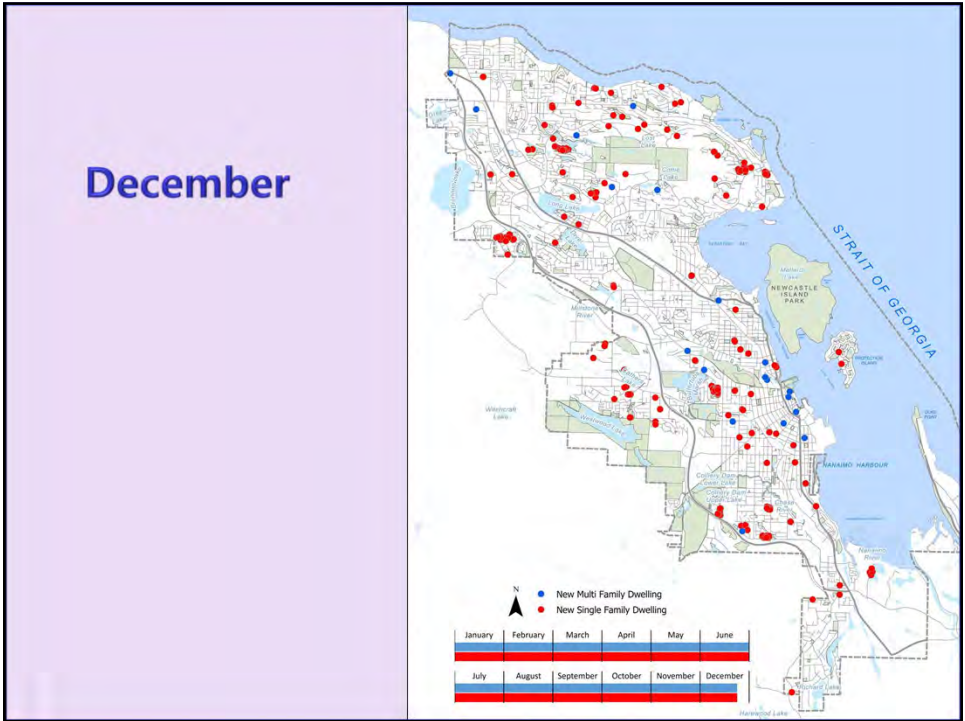


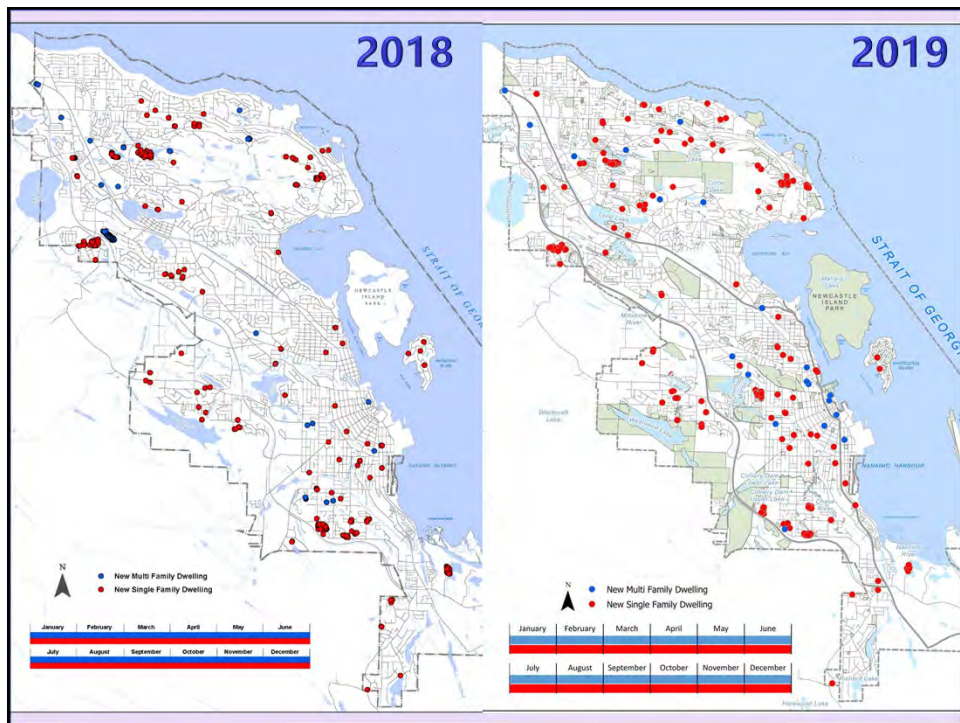
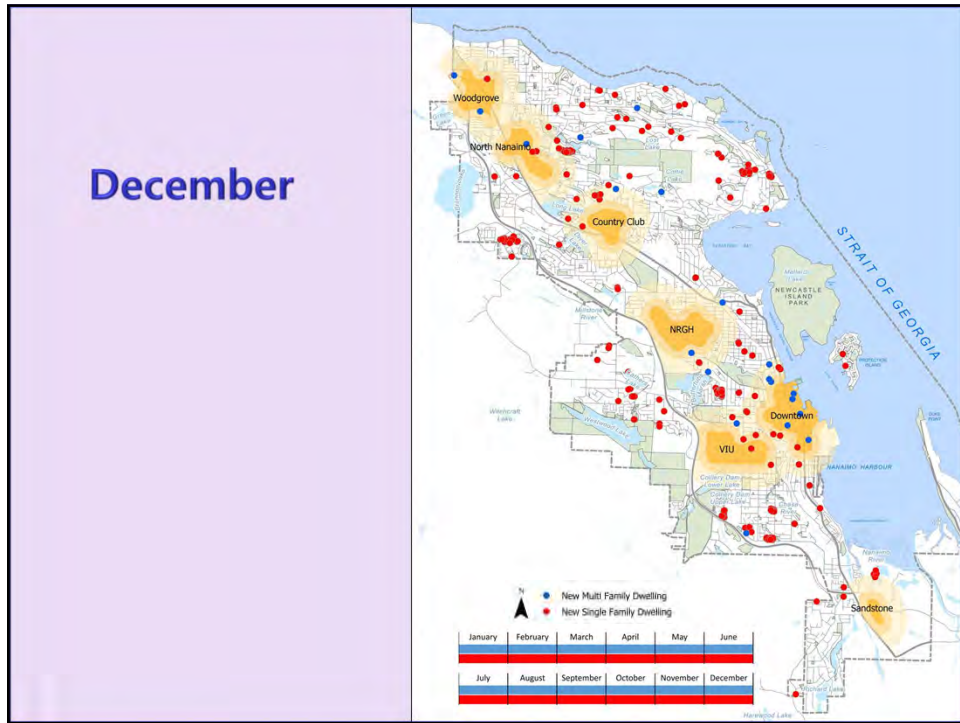














Permit Processing Times


| SECTION | TARGET WEEKS | 2015 | 2016 | 2017 | 2018 | 2019 |
|-----------------------------|--------------|------|------|------|------|-------|
| ►BUILDING PERMIT | | | | | | |
| SFD | 3 | 4.2 | 4.3 | 4.5 | 5.4 | 7.14 |
| ►PLANNING | | | | | | |
| Rezoning | 32 | 28.8 | 37.8 | 31.7 | 38.2 | 40.60 |
| Development Permit (F&C) | 12 | 15.7 | 15.9 | 19.7 | 24.6 | 28.54 |
| Development Variance Permit | 6 | 6.5 | 5.9 | 6.9 | 7.4 | 7.90 |
| ►SUBDIVISION | | | | | | |
| PLA | 8 | 8.1 | 12 | 16 | 15 | 19 |



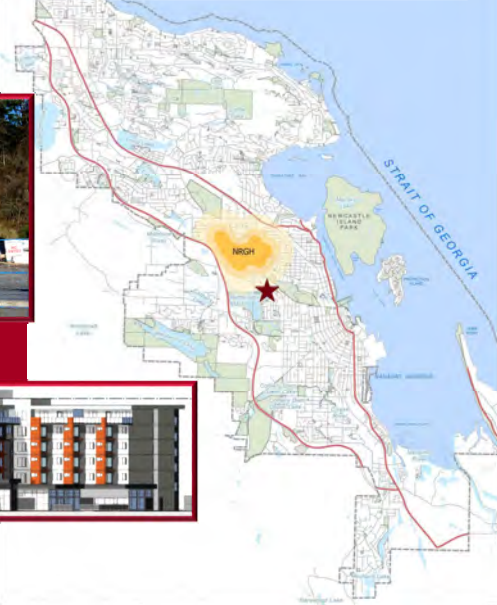

4800 Uplands Drive
Four 4-Storey Wood-Framed Residential Apartment Bldgs – 251 Units




Value: \$ 47,000,000




10 Buttertubs Drive
6-Storey Affordable Seniors' Multi-Family Bldg – 159 Units



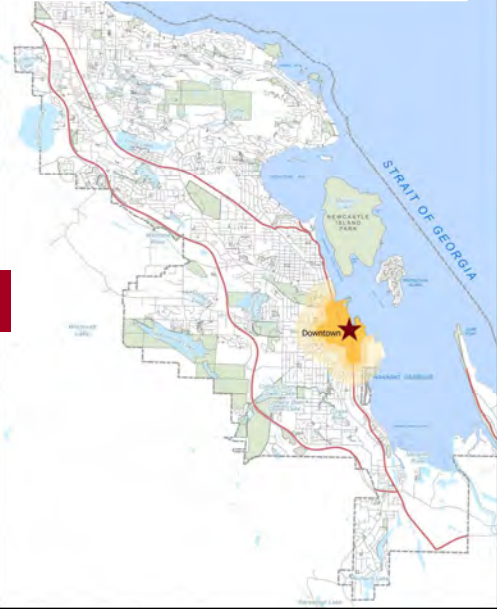

Value: \$ 27,800,000



100 Gordon Street
9-Storey Hotel - 172 Accommodation Units



Value: \$ 22,000,000



2020 Estevan Road
1 Church, 5-Storey Residential Building - 74 Units



Value: \$ 20,500,000



20 Barsby Avenue
5-Storey, Residential Building – 90 Units



Value: \$ 15,000,000



Other Notable Projects



119 Haliburton Street



525 Third Street



Other Notable Projects



858 Georgia Avenue



5085 Uplands Drive



Other Notable Projects



91 Chapel Street



238 Franklyn Street



Upcoming Projects

4800 Cedar Ridge Place



300 Howard Avenue



4745 Ledgerwood Road



666 Fitzwilliam Street



1200 Dufferin Crescent



Subdivision

| | 2015 | 2016 | 2017 | 2018 | 2019 |
|---|-------|------|------|------|------|
| New single dwelling lots created | 178 | 346 | 227 | 319 | 152 |
| Active Preliminary Layout Acceptance (PLA) and Renewals | 89 | 73 | 79 | 61 | 55 |
| Total single dwelling lots in active PLAs | 1,037 | 672 | 566 | 560 | 443 |

Park Dedication through Subdivision

| | 2015 | 2016 | 2017 | 2018 | 2019 |
|-----------------------|----------|-----------|-----------|-----------|-----------|
| New park created | 9.62 ha | 2.47 ha | 2.17 ha | 2.02 ha | 361.6 ha |
| Cash-in-lieu received | \$96,500 | \$123,450 | \$216,965 | \$453,637 | \$529,675 |

| New Assets | | | | | |
|---|---------|----------|-----------|------------|------------|
| | 2015 | 2016 | 2017 | 2018 | 2019 |
|  New Servicing | 8,000 m | 12,270 m | 6,217.1 m | 20,520.7 m | 10,647.6 m |
|  New Street Lights | 69 | 98 | 52 | 158 | 96 |
|  New Fire Hydrants | 13 | 26 | 14 | 40 | 26 |
|  New Sidewalk | 4.3 km | 6.76 km | 2.92 km | 11.04 km | 6.42 km |
|  New Walkways | 657 m | 941 m | 461 m | 1,600 m | 415.6 m |
|  New Road | 1.6 m | 4.8 km | 1.06 km | 5.48 km | 2.24 km |

| Development Approvals | | | | | | |
|-------------------------|------|------|-------|-------|------|------------|
| | 2015 | 2016 | 2017 | 2018 | 2019 | 5-year Avg |
| Rezoning | 19 | 8 | 15 | 34 | 20 | 17 |
| Development Permits | 56 | 53 | 59 | 43 | 44 | 53 |
| Units Proposed (in DPs) | 950 | 523 | 1,410 | 1,412 | 659 | 946 |

Variance Requests

Board of Variance

| | 2015 | 2016 | 2017 | 2018 | 2019 |
|--------------|------|------|------|------|------|
| Applications | 19 | 15 | 8 | 10 | 19 |
| Approved | 14 | 13 | 6 | 8 | 15 |
| Denied | 5 | 0 | 1 | 1 | 1 |

Development Variance Permit

| | 2015 | 2016 | 2017 | 2018 | 2019 |
|--------------|------|------|------|------|------|
| Applications | 30 | 25 | 32 | 41 | 24 |
| Approved | 24 | 22 | 25 | 32 | 14 |

