



Project Goal

To encourage the construction of larger 2 and 3 + bedroom units appropriate for larger and/or extended families within new multi-unit residential developments.



Looking to understand...

1. The supply and demand for 2, 3 and 3+ bedroom multi-family housing (rental and ownership) in Nanaimo.
2. The cost implications of requiring an increased proportion of 2 and 3 bedroom units in new multi-unit residential developments.
3. How to encourage amenities and housing types best suited to support families with children.
4. What amendments, if any, should be made to REIMAGINE Nanaimo strategy documents (OCP, Parks, Recreation and Culture Master Plan) as well as other bylaws (e.g. Off-Street Parking Bylaw or Zoning Bylaw) to encourage more family friendly multi-family housing.



Affordable Housing Strategy (AHS)

- **Short-Term Goal of the AHS (2018)**
- AHS recommended actions:
 - Policy to encourage new multi-unit developments to provide a minimum % of 2 and 3 bedroom units.
 - Complete market research analysis.
 - Provide incentives for developments that provide more 2 and 3 bedroom units.
 - Consult with the development community and non-profit housing sector regarding an incentive program.
 - Ensure the parking requirements for family-friendly housing reflect access to frequent transit services and local amenities such as parks, playgrounds and schools.
 - Provide guidelines to developers in terms of family-friendly design, space programming, and availability of amenities.



Situation in Nanaimo

Vacancy Rate (October, 2020)

	BACHELOR	1 BEDROOM	2 BEDROOM	3 BEDROOM +	TOTAL
Nanaimo	0.0	1.4	0.8	0.0	1.0
Centre	0.0	1.3	1.0	0.0	1.1
South	0.0	2.0	0.7	0.0	1.2
North & Periphery	**	0.5	0.7	0.0	0.6

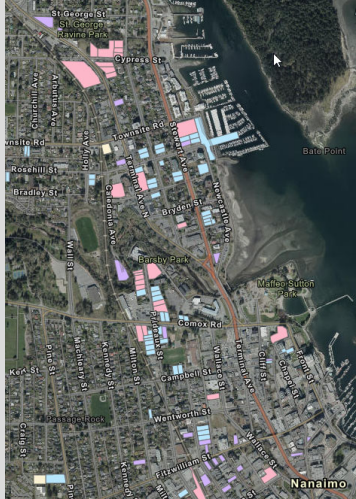
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Situation in Nanaimo

Rental Stock by Bedroom Type:

# of bedrooms	# of units
Studio/bachelor/housekeeping	1,042
1 bedroom	3,110
1 bedroom plus den	109
2 bedroom	2,313
2 bedroom plus den	72
3 bedroom	440
4 bedroom	20
Total	7,106


- Less than 7% of rental housing has 3 or more bedrooms



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Renter Survey

- Survey opened on the Get Involved website from April 21 to May 12
- 465 total responses – 101 respondents with children
- Lack of family-friendly rentals mentioned as a concern by 23% of renter survey respondents
- Need for yard and play space noted in survey responses – COVID impact



NANAIMO RENTAL SURVEYS
Renters Survey | Landlords Survey | Short-Term Rental Survey

Survey Quotes from Families

"Having children makes it difficult to find a place"

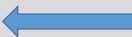
"Landlords shun single parent families, especially those on disability"

"Affordability for two adults and two kids is not reasonable need 3-4 bedroom units under \$2000 /mth w/ a household earning \$14 /hr each adult for a total of 160 hours.."

"The bedroom situation is unsafe for me to separate my daughters and the room is too small to share resulting in the baby still being in my room"

"We soon need to move kids to separate rooms but also need a guest room to accommodate grandparents who help with child care"

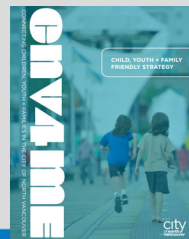
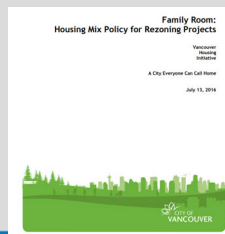
Work Plan

- Phase 1 - Research and Project Launch (we are here) 
 - Document review
 - Best practice
 - Rental stock inventory
- Phase 2 - Impact Study/Draft Policy (late Fall/Winter 2021)
 - Market research study
 - Draft Policy Recommendations
- Phase 3 - Stakeholder Engagement (Winter 2021/22)
 - Present policy recommendations
 - Developers, Renters with children, Non-profit housing providers, Neighbourhood Associations, SD68
- Phase 4 - Final Policy (Spring 2022)
 - Final policy for endorsement by Advisory Committee on Accessibility and Inclusiveness and Council
 - Follow-up Zoning, OCP and/or development guidelines?

Best Practices

- Most cities' family-friendly housing strategies developed by cities were either Design Guidelines or Zoning Bylaw/Policy Documents.
- Most cities with family-friendly housing policies require between 10-40% family-friendly units.



City	New West (Own)	New West (Rent)	Coquitlam	Richmond	Toronto	Eugene, OR
Total Family-Friendly	30%	25%	25%	40% (Encouraged)	25%	50%
2 Bedroom					15%	
3 Bedroom	Min 10%	Min 5%	Min 5%		10%	



Questions, Comments, Feedback
on this Project?

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AGENDA

-  Family Friendly Housing Policy
-  Adaptable and Accessible Housing Policy

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Accessible v. Adaptable Housing

- **Accessible** – housing is designed to meet the needs of people with all abilities.
- **Adaptable** - housing is designed to be easily renovated to meet tenant or owner's changing accessibility needs.

Project Goal

Options to consider to increase the amount of adaptable and accessible multiple-family (apartment, condo, townhouse) units developed in the City of Nanaimo.



Looking to understand...

1. The supply and demand for accessible and adaptable housing in Nanaimo.
2. The barriers for including adaptable and accessible housing units within new developments.
3. The impacts of implementing minimum adaptable unit requirements for all new multiple-unit dwellings.
4. The need for additional accessible and adaptable housing standards beyond those required by the BC Building Code.



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Affordable Housing Strategy

- **Medium-Term Goal of the AHS (2018)**
- AHS recommended actions:
 - Propose minimum adaptable unit requirements for all new multiple-unit dwellings.
 - Evaluate incentives for developers to supply a higher percentage of adaptable units.
 - Consider higher adaptable unit requirements for senior-oriented developments.
 - Develop an associated bylaw to implement the adaptable housing policy.
 - Promote financial assistance programs for households to make modifications to their home for accessibility.



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Renter Survey

- **12%** of rental survey respondents had difficulty finding a rental that suited their accessibility needs.
- **8%** were unhappy with their rental due to accessibility challenges.
- Comments about barriers to housing due to accessibility:

"I have mobility issues so need an elevator"

"landlord is retiring into house.. have to move. it is increasingly difficult due to age and disability."

"some places don't have elevators"

"People discriminating against disabled even though home is wheelchair accessible"

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Work Plan


- Phase 1 - Research and Project Launch (we are here) ←
 - Document review
 - Best practice
 - Accessible unit inventory
- Phase 2 - Impact Study/Draft Policy (late Fall/Winter 2021)
 - Market research study
 - Draft Policy Recommendations
- Phase 3 - Stakeholder Engagement (Winter 2021/22)
 - Present policy recommendations
 - Developers, Seniors Groups, Non-profit housing providers, Neighbourhood Associations, Accessibility advocacy groups (SCI- BC, NACL, NBIS, NDRC, CNIB, SEIA), Island Health
- Phase 4 - Final Policy (Spring 2022)
 - Final policy for endorsement by *Special Advisory Committee on Accessibility and Inclusiveness* and Council
 - Follow-up Zoning, OCP and/or development guidelines?

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Best Practices

- Most cities' adaptable housing guidelines developed by cities were either Design Guidelines, Zoning Regulations or OCP policies.
- Most requirements and guidelines reference BC Building Code – Adaptable Housing Standards (voluntary standards - applies where required by the local government).
- Most cities with adaptable housing policies require between 15 to 100% adaptable units.

City	New West	Port Moody	Langley	Chilliwack	Vancouver	Pitt Meadows	Coquitlam	Burnaby
Total Adaptable	40%	50%	20%	50%	25%	100%	30%	20%




MANDATORY BUILDING STANDARDS FOR ADAPTABLE HOUSING



Adaptable Housing Requirements
What is it?
How can I find it?

BUILDING ACCESSIBILITY HANDBOOK 2020
Illustrated Commentary on Accessibility Requirements
British Columbia Building Code 2018



Office of Housing and Construction Standards

