

NANAIMO AFFORDABLE HOUSING INITIATIVES



The following information is a summary of recent initiatives in the City of Nanaimo to support affordable housing.

115

rent supplements (56) and rent bank loans (59) were distributed in the Nanaimo Region in 2021.

Source: John Howard Society and BC Rent Bank

>2400



Multi-Unit Dwellings Constructed Since 2018

Source: CMHC



AFFORDABLE HOUSING DEVELOPMENTS

Development Cost Charges (DCC) reductions applied to 287 units.

The Development Cost Charge Bylaw contains a provision allowing a reduction in DCC fees for non-market rental housing when not for profit rental units are secured.

HOUSING LEGACY RESERVE FUND



In 2021, Council endorsed the Community Amenity Contribution Policy; 40% of all monetary contributions will be directed to the Housing Legacy Reserve Fund. The increased contributions will allow the City to support more affordable housing initiatives in the future.

SHORT TERM RENTALS



On April 1st, 2022, the City began regulating short term accommodations protecting the rental market by only allowing property owners to rent out a portion or all of their primary residence on a short term basis. As of June 13, 2022, 80 applications have been approved by the City.

+300

UNITS



coming as a result of the 2020 Memorandum of Understanding (MOU) between BC Housing and the City of Nanaimo. This includes seven housing projects on six sites around the city.

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The City's Zoning Bylaw supports affordable housing by supporting infill and intensification in existing neighbourhoods in the following ways:

RANGE OF MULTI-UNIT HOUSING

In 2021, 76% of new starts were in multi-unit dwellings.

Low Density (R6)



Higher Density (R9)



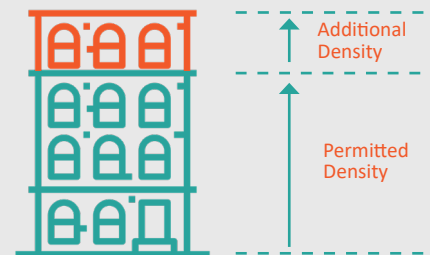
Medium Density (R8)



Source: CMHC

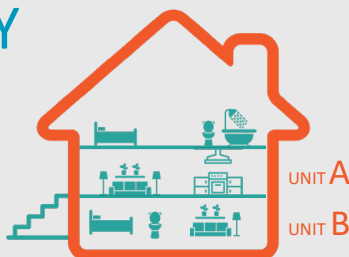
DENSITY BONUSING

In 2021, Schedule D of the Zoning Bylaw was revised to provide incentives for purpose-built affordable housing and rental developments. Schedule D has allowed for density bonusing since 2011.



SECONDARY SUITES

3,661 building permits for Secondary Suites have been issued since 2005.



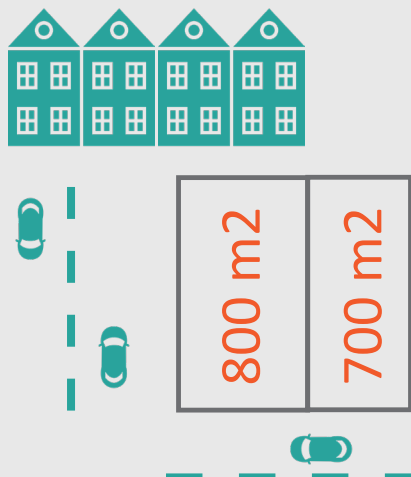
COACH HOUSING

Allowing coach housing (accessory dwelling unit) since 2008



R5 RESIDENTIAL INFILL

Three and Four Unit residential zoning (R5) allows for gentle infill on lots that are 800m² or 700m² when the lot is on a lane.



R7 ROW HOUSE RESIDENTIAL ZONE

Row House Residential zoning (R7) allows for fee simple row housing (i.e. 3598 Norwell Drive).

