




Affordable Housing Update

Completed Initiatives


- ✓ Restrict short-term rentals
- ✓ Update Approach to density bonusing
- ✓ Continue to support non-market housing development
- ✓ Update the community amenity contribution policy
- ✓ Infill and intensification in neighbourhoods

>2400 

Multi-Unit Dwellings Constructed Since 2018

Source: CMHC

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.

7 

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.

+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.


RANGE OF MULTI-UNIT HOUSING

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

Low Density (R6)



Medium Density (R8)



Higher Density (R9)




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.



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.

SECONDARY SUITES

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



COACH HOUSING

Allowing coach housing (accessory dwelling unit) since 2006





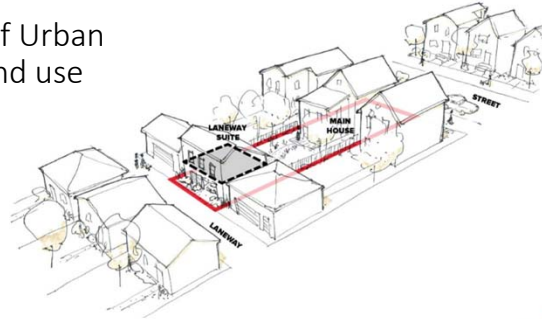
Ongoing Initiatives

- Housing Needs Report
- Family Friendly Housing Policy
- Adaptable/Accessible Housing Policy
- BC Housing Memorandum of Understanding
- Support the development of a local rent bank program



Prioritized Projects for 2023

- ‘Infill and intensification in existing neighbourhoods’ and expand opportunities for Secondary Suites and Coach Houses; and,
- Complete an analysis of Urban Centre and Corridor land use designations with the objective of pre-zoning appropriate parcels for affordable housing.



2023	Affordable Housing Project/Initiative
February	Housing Needs Assessment
Spring	Expand opportunities for Secondary Suites and Coach Houses
	Infill and Intensification in Existing Neighbourhoods
	Family Friendly Housing Policy – includes Schedule D updates
	Adaptable/Accessible Housing Policy – includes Schedule D updates
	Rent Bank Review and Recommendations
	BC Housing MOU Addendum
Fall	Complete an analysis of Urban Centre and Corridor land use designations with the objective of pre-zoning appropriate parcels for affordable housing
	Tenant Relocation Policy
	Consider not requiring a public hearing at rezoning
	Review of Delegation Bylaw to consider increasing the delegation of development permits for affordable housing
Ongoing	Provide education and awareness to developers and other housing providers on ways the City supports affordable housing

Housing Continuum

