



Council Direction

Consult on the following Initiatives:

- Expanding Secondary Suites
- Adding Infill in Existing Neighbourhoods
- Expanding Family-Friendly Housing Options
- Creating More Adaptable Housing Units

The image is a slide titled 'Council Direction'. It features the City of Nanaimo logo in the top right corner. The main heading is 'Council Direction' in a large, bold, black sans-serif font. Below the heading, the text 'Consult on the following Initiatives:' is followed by a bulleted list of four initiatives. At the bottom of the slide, there is a stylized illustration of three houses with gabled roofs and windows, set against a blue curved background.

Presentation Overview

- Project Engagement
- Survey Results
- Stakeholder Feedback



Engagement

- Survey
- Stakeholder meetings
- Public Open House
- Advertising (online and print)
- Social media

This block contains three overlapping images related to the 'Increasing Housing Options' project. At the top right is the City of Nanaimo logo. The largest image is a screenshot of the project's website, showing the title 'Increasing Housing Options' and a 'Project Timeline' section. Below it is a flyer titled 'Have your say' with the same project title and contact information: 'September 12, 6-8 PM, Belton Park Social Centre, 2300 Bowen Rd., Or visit: getinvolvednanaimo.ca'. The bottom right image shows a person's hands typing on a laptop keyboard, with a small version of the 'Have your say' flyer overlaid on the screen.

Engagement Results

864

SURVEY RESPONSES

10

STAKEHOLDER GROUP MEETINGS

80+

PEOPLE IN ATTENDANCE AT THE PUBLIC OPEN HOUSE

3.5k

VISITS TO GET INVOLVED PROJECT PAGE



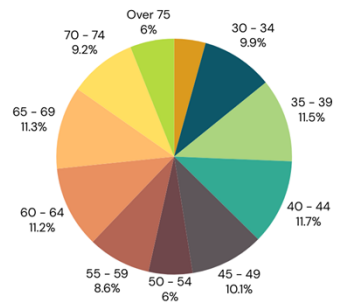
Survey Results

- 864 surveys completed
- 1,066 comments received

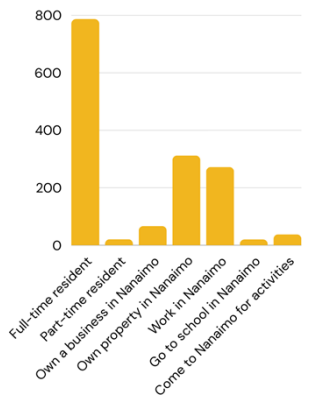
The image shows two survey-related documents. On the left is a survey form titled 'Expanding Secondary Suite' with sections for '1. Increasing Suites' and '2. Detached Suites', each containing a list of options and radio buttons for 'I fully support', 'I somewhat support', 'I oppose', and 'I don't know'. On the right is a flyer for the 'Increasing Housing Options Survey' which lists four options: 'Expanding Secondary Suite Regulations', 'Adding Units in Existing Neighbourhoods', 'Promoting Flexible Primary Housing Options', and 'Creating More Subsidized Housing Units'. The flyer also includes a QR code and contact information for the City of Nanaimo.

Survey Demographics

What is your age range?

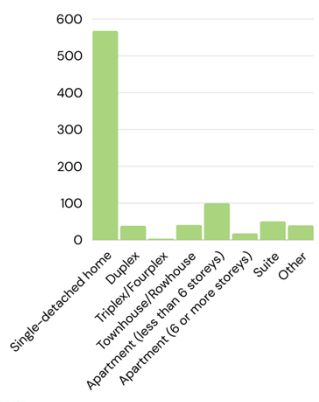


What is your relationship to Nanaimo?

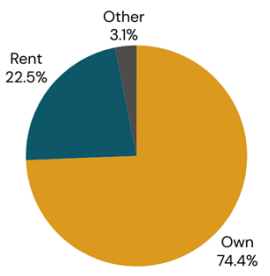


Survey Demographics

What type of housing do you live in?



Do you currently rent or own?



Survey Questions

Expanding Suite Regulations
The City of Nanaimo is exploring opportunities to allow an additional suite on properties that meet a certain size, to increase the supply of rental housing. For more on this initiative, see the information web links [here](#).

1. Increasing Suites
The City is proposing that up to two secondary suites (one attached and one detached) could be permitted on a lot, provided:

- The lot is 800 m² or larger;
- The lot has a minimum street frontage of 15 metres;
- The suite is no larger than 100 m²; and,
- A maximum of 3 bedrooms.

Do you support the changes to increase the number of secondary suites allowed on a 'Residential' zoned lot?

Definitely support

Somewhat support

Neutral

Somewhat do not support

Definitely do not support

5. Do you have any other comments?

Survey Results Expanding Secondary Suites

Top theme identified...



DENSITY & TYPE OF HOUSING

- 40% "Strongly support efforts to increase density and reduce unused space."
- 40% "Definitely support adding coach houses and suites on large lots. I do hesitate on duplexes and townhouses, because I think there's a tendency to have really small suites..."
- 20% "What we need is more single-family detached homes with yards to support FAMILIES. Suites, apartments and condos drive the price of homes UP and intensify the problems we are facing. We MUST focus on building single detached homes with yards to support families. That is the only way to improve Nanaimo. Full stop."

Survey Results Adding Infill in Existing Neighbourhoods

Top theme identified...

 **71%**
 Showed support



DESIGN



53%

"Reducing front yard setbacks is a great idea: front yards are much less useable for occupants than back yards. Additionally, less front yard means less water-hungry lawns."



30%

"While doing all this, we must ensure that lots aren't totally landscaped but have shade trees, hedges, space for vegetable gardens, and significant amounts of native plants. Green roofs a plus."



17%

"I think that 4 units on a residential lot is too many especially when reducing the lot size requirement - creating problems with parking and limiting outdoor space around the buildings."

Survey Results Expanding Family-Friendly Housing Options

Top theme identified...

 **72%**
 Showed support



PARKING & TRAFFIC



13%

"I know that parking requirements lead to reducing housing units due to the high cost (especially underground parking). A question for the city to consider: "What is more important, housing for vehicles or housing for people?"



38%

"Reducing parking only makes sense to me if simultaneously applied with either extensive bicycle infrastructure (within and around the building) and/or linkage to existing transit infrastructure or designated 'shared vehicle/coop' spaces nearby."



49%

"Re parking - a 3-bedroom unit should still require multiple parking spots. The unit(s) could easily be occupied by a family with 3 drivers - they won't all be people with young children."

Survey Results Creating More Adaptable Housing Units

Top theme identified...



ACCESSIBILITY & DESIGN



67%

"I am strongly in support of initiatives that enable aging in place, and requiring adaptable units is great. I would love to see the city (and province, of course) explore more ways to facilitate at-home living for our aging population."



29%

"Lots of time in non-profit, the adaptable units sit empty because they are above the 2nd floor and make it difficult for folks to escape during fire/emergencies builders need to put some common sense into projects."



4%

"It's no good putting grab bars in bathrooms and then renting to a fit person. Disabled housing needs to be designed for the type of disability, and provided thru an agency which ensures the person living there is actually disabled, and appropriate for the type of housing..."

Stakeholder Engagement

- Advisory Committee on Accessibility and Inclusiveness (ACAI)
- Development community
- Mayor's Leaders' Table
- Design Advisory Panel (DAP)
- Nanaimo Neighbourhood Network



Advisory Committee on Accessibility and Inclusiveness (ACAI)

- Accessibility requirements in new construction
- Parking supply and use of parking on-site



Development Community

- Regulatory process can be long and expensive
- Financial difficulty in building adaptable units
- Parking requirements



Mayor's Leaders' Table

- Parking concerns
- Outdated Parking Bylaw
- Added cost of construction



Design Advisory Panel (DAP)

- Flexible setbacks
- Guidelines for form and character
- Outdoor amenity space for family-friendly units



Nanaimo Neighbourhood Network

- Concerns over form and character of older neighbourhoods
- Parking concerns



Next Steps

- Increasing Housing *Options* initiatives have been impacted by recent Provincial Bills and regulations
- Community engagement results will help inform final recommendations

