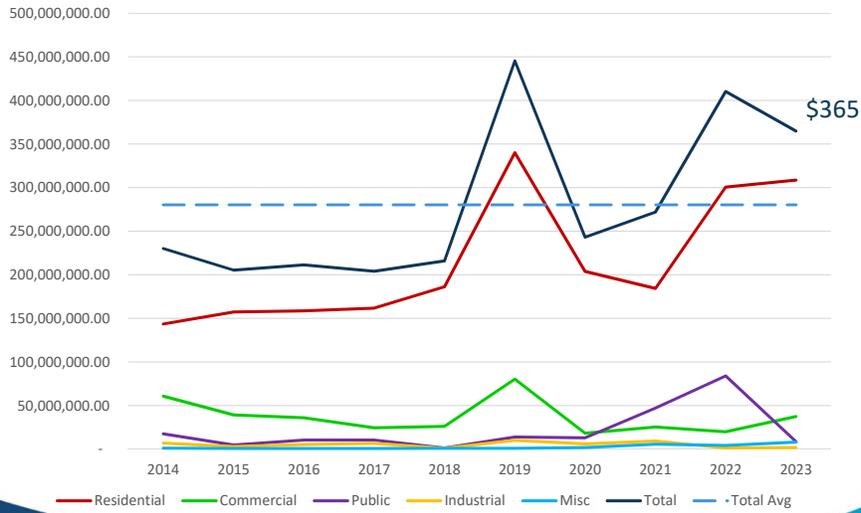
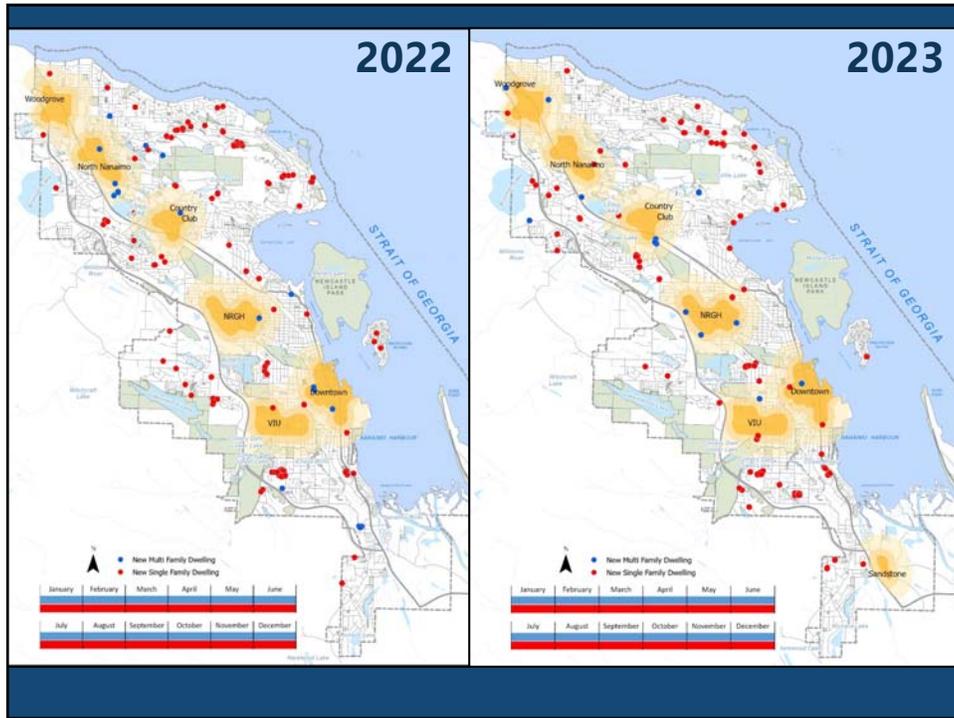


## Construction Value by Permit Type



## New Construction Housing Starts: SFD / MFD in 2023



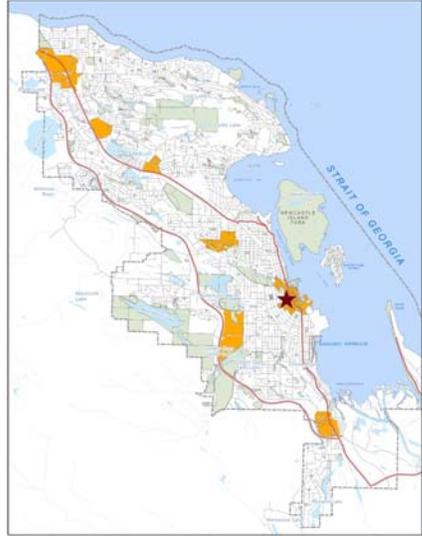


## 235 Wallace Street

Apartment building consisting of 2 towers with 195 total units over an underground parking garage



Value: \$45,442,800

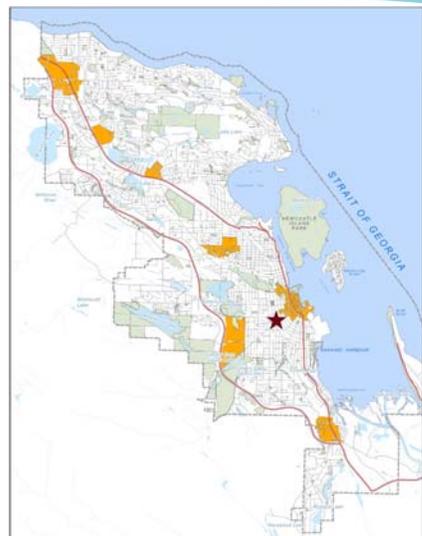


## 388 Machleary Street

New construction of a 5-storey, 145 unit seniors apartment building



Value: \$36,918,000

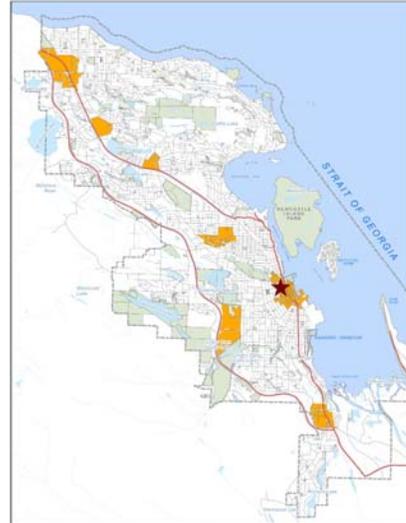


## 340 Campbell Street

New construction of a 6 storey, 163 unit rental building with 2 level parkade



Value: \$28,193,544

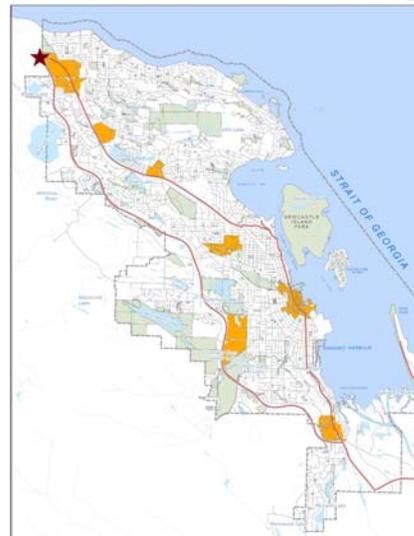


## 6981 Island Highway N

New construction of a 5 storey, 75 unit apartment building



Value: \$17,386,000

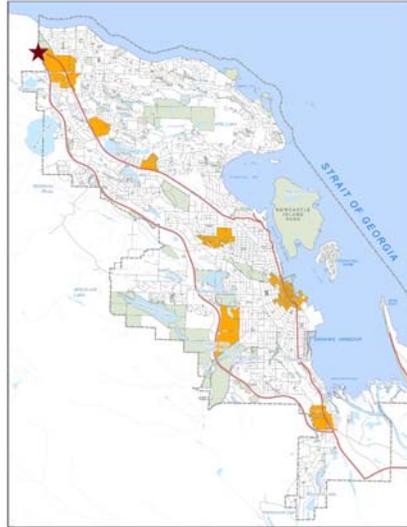


## 6985 Island Highway N

New construction of a 5 storey, 74 unit apartment building

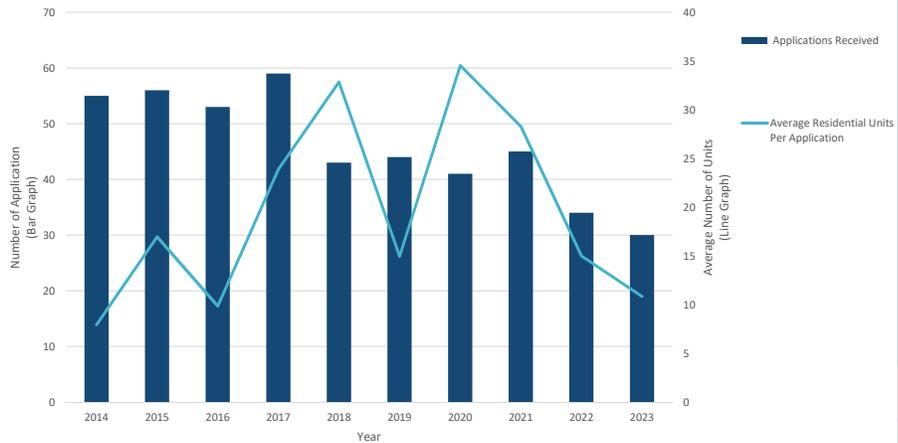


Value: \$17,386,000



## Development Applications

**Total Development Permit Applications Received  
&  
Average Residential Units Per Application Received**



## Development Approvals

	2019	2020	2021	2022	2023	5-year Avg
Rezoning	20	14	17	9	16	15.2
Development Permits	44	41	45	34	37	40.2
Units Approved (in DPs)	1,347	660	1,704	510	964	1,037
Units Proposed (in DPs)	659	1,416	1,355	828	325	916.6



## Variance Requests

### Board of Variance

	2019	2020	2021	2022	2023
Applications	19	15	14	10	10
Approved	15	10	11	9	9
Denied	1	1	2	1	1

### Development Variance Permit

	2019	2020	2021	2022	2023
Applications	24	13	22	14	15
Approved	14	15	13	12	8

## Subdivision

	2019	2020	2021	2022	2023
<b>New subdivision applications received</b>	31	25	35	39	18
<b>New lots created</b>	163 SF 2 MF 133 strata 7 non-res 3 ASP	221 SF 11 MF 164 strata 8 non-res 0 ASP	218 SF 2 MF 0 strata 6 non-res 1 ASP	18 SF 2 MF 0 strata 3 non-res 0 ASP	<b>69 SF</b> <b>15 MF</b> <b>7 strata</b> <b>4 non-res</b> <b>0 ASP</b>
<b>Lots in Active Sub Files (as of Dec. 31)</b>	211 SF 0 MF 94 strata 3 non-res 3 ASP	192 SF 1 MF 0 strata 4 non-res 1 ASP	158 SF 23 MF 26 strata 16 non-res 3 ASP	175 SF 29 MF 4 strata 10 non-res 1 ASP	<b>267 SF</b> <b>36 MF</b> <b>199 strata</b> <b>10 non-res</b> <b>3 ASP</b>

Park Dedication	2019	2020	2021	2022	2023
<b>New park created</b>	0.36 ha	5.35 ha	2.57 ha	0 ha	<b>0.7 ha</b>
<b>Cash-in-lieu received</b>	\$529,675	\$124,734	\$245,298	\$0	<b>\$301,050</b>

## New Assets

	2019	2020	2021	2022	2023
<b>New Servicing</b> 	10,647.6 m	10,528.1 m	2,420.4 m	4,926 m	<b>4,821 m</b>
<b>New Street Lights</b> 	96	72	39	48	<b>61</b>
<b>New Fire Hydrants</b> 	26	19	4	16	<b>13</b>
<b>New Sidewalk</b> 	6.42 km	6.00 km	2.1 km	3.5 km	<b>3.2 km</b>
<b>New Walkways</b> 	415.6 m	1,739.4 m	467 m	390 m	<b>973 m</b>
<b>New Road</b> 	2.24 km	2.36 km	0.75 km	1.88 km	<b>0.979 km</b>

## BPs Issued

45 Haliburton Street



1615 Northfield Road



6340 McRobb Avenue



521 Third Street



## DPs Issued in 2023

1840 Stewart Avenue



325 Watfield Avenue



200 Hansen Road



2595 Bowen Road



## DPs Issued in 2023

1588 Boundary Crescent



6201 Oliver Road



560 Howard Ave & Fourth St



13 Haliburton Street



## 2023 Housing Overview

# 2023 Housing Needs Report

1,155 housing units needed annually (average)

•1,170 units issued building permits in 2023

525 non-market housing units needed annually (average)

In 2023, 121 non-market units issued occupancy and 40 non-market units issued building permits



# Non-Market Housing



**~1,452**  
Social Housing Units



**~338**  
Supportive Housing Units



**~259**  
Temporary Housing Beds

# BC Housing MOU Update

Property Address	Housing Type(s)	Status
702 Nicol Street	51 supportive housing units	Completed March 2022.
285 Prideaux Street	51 supportive housing units	Completed April 2024.
250 Terminal Avenue	50 supportive housing units and 37 affordable housing units	Rezoning application received in June 2023, and is expected to be presented to Council in May 2024.
355 Nicol Street	36 supportive housing units	Rezoning complete. Development Permit application received in December 2023. Construction could begin by early 2025.
1425 Cranberry Avenue	~46 housing units	Rezoning or development permit application anticipated in 2024.
Te'tuxwtun Project 564 Fifth Street, 502 Howard Avenue, and 505 Howard Avenue BCH, City, and SD68	+/- 390 housing units (potentially 24% non-market and 76% market units), with a mix of commercial, institutional and parks/recreation/culture uses.	OCP amending bylaw 6600.001 and rezoning amending bylaw 4500.213 received third reading in Dec 2023. Development Permit application expected by June 2024. Building Permit application expected by March 2025.



More BC Housing projects in Nanaimo:  
<https://www.bchousing.org/projects-partners/Building-BC/homes-for-BC>

# Rent Bank



**185+**

People benefitted, gaining housing stability and eviction prevention

**~82**

Rent bank loans issued



## Tax Exemptions and DCC Reductions



**514**

new dwelling units in the downtown in 2023.



**40**

new non-market dwelling units in 2023.

## Housing Priority Actions Update

- 
 The 'Increasing Housing Options' project and related new Provincial Housing requirements will together expand secondary suites and encourage infill housing. *(Priority Action 69)*
- 
 The 'Increasing Housing Options' project also addressed family friendly and accessible housing needs. *(Priority Actions 72 and 80)*
- 
 The City works with BC Housing weekly to advance commitments and development investments for non-market housing including supportive units, shelters, complex care, navigation centre and social housing. *(Priority Actions 64, 65, 75 and IAP action C3.2.8)*
- 
 Provincial funding was secured to support the Woodgrove Area Plan project which will encourage residential developments in proximity to transit and services. *(Priority Action 196)*



## Housing Priority Actions Update

- ✓ The Rent Bank and Rent Supplement programs were both reviewed and provided additional funds in 2023. (IAP Action C3.2.3)
- ✓ To increase the long-term rental housing stock a review of the short-term rental program was completed, and enforcement tools will be improved in 2024. (IAP Action C3.2.6)
- ✓ Progress was made towards building a database of the non-market housing units in the city. (IAP action C3.2.16)



Questions?

