

Development & Housing Overview

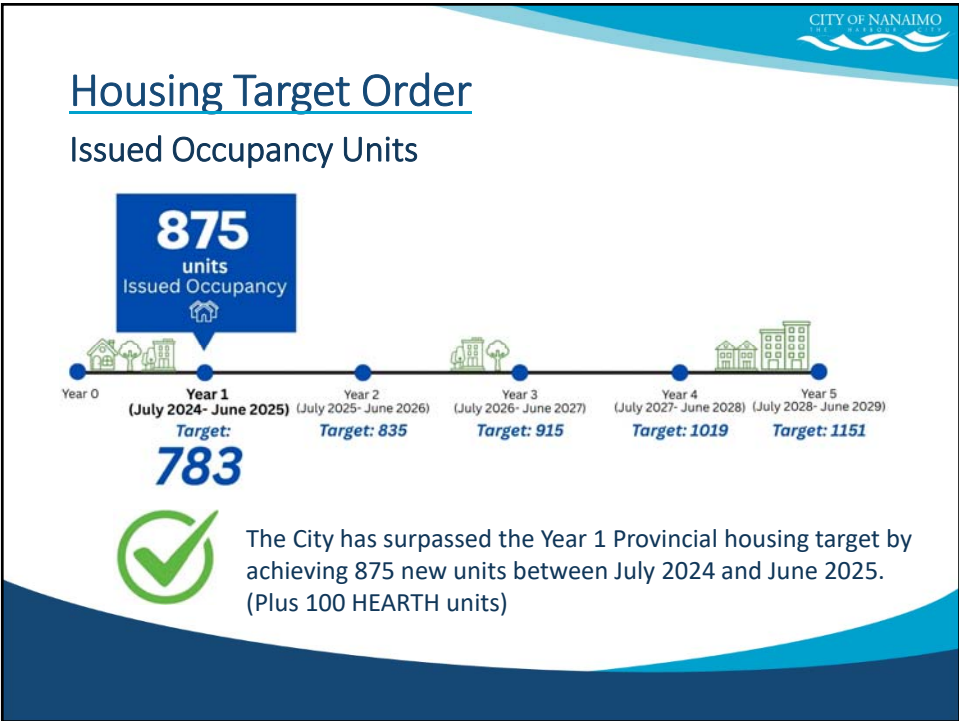
July 28, 2025

Housing Target Order Overview

- Issued Occupancy Units
- Unit Size
- Rental Units
- Below Market and Supportive Housing

2024 Housing Overview

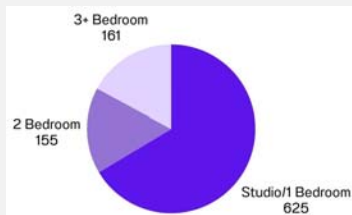
- Building Permits Issued
- Residential Units by Type
- Construction Housing Starts & Values
- Development Approvals Statistics
- Subdivision Statistics



Housing Target Order

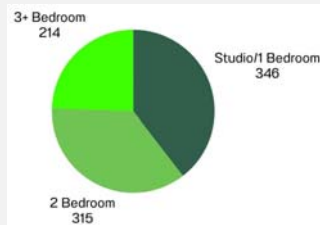
Unit Size

Provincial Guideline



The Provincial guideline for the breakdown of units by size per year for the next 5 years (2024-29)

City of Nanaimo July 2024- June 2025



The City of Nanaimo units by size for the reporting period

Housing Target Order

3+ Bedroom Units

Provincial Guideline



Units by size **per year**
2024-2029

City of Nanaimo



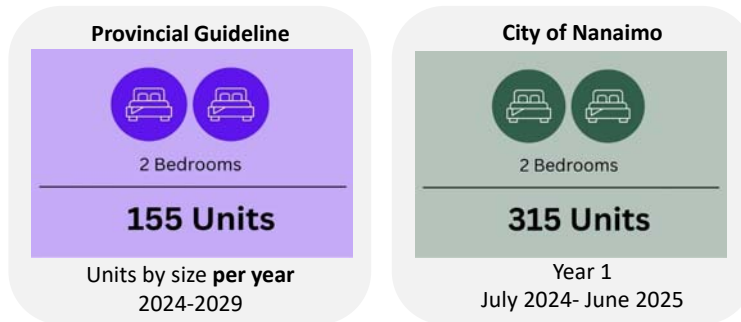
Year 1
July 2024- June 2025



The City has exceeded the Provincial Guideline for 3+ bedroom units by 53 units in Year 1.

Housing Target Order

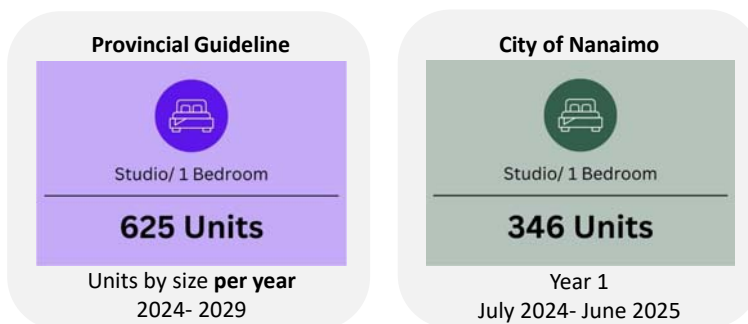
2 Bedroom Units



The City has exceeded the Provincial Guideline for 2 bedroom units by 160 units in Year 1.

Housing Target Order

Studio/ 1 Bedroom Units



The City has not met the Provincial Guideline for Studio/ 1 Bedroom unit size in Year 1.

Housing Target Order

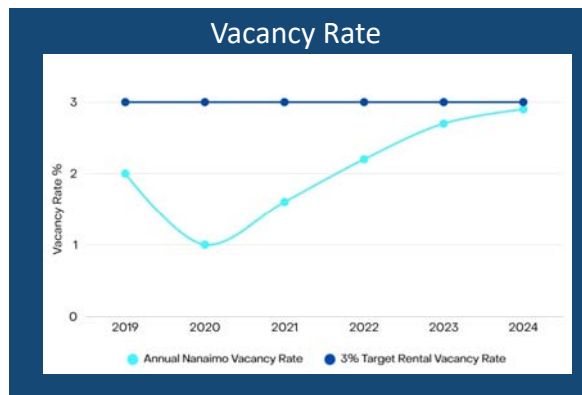
Issued Rental Units



The City has surpassed the Provincial Housing Target by achieving 825 Issued Rental Units from June 2024- July 2025

That exceeds the target by 271 rental units!

Nanaimo Vacancy Rate



- Target of 3% vacancy ensures housing options for tenants
- New rental units added to housing inventory impacts the vacancy rate
- Vacancy rate increasing since 2020 (2.9% in 2024)



The City is making progress in reaching a 3% vacancy rate, leading to more housing options for tenants.

Housing Target Order

Supportive Housing

Required and Supportive Housing
Needs 2024-29

Supportive
Housing Units: **22/per year**

Completed Supportive Housing Units July
2024- June 2025

Supportive
Housing Units: **100**



1300 Island Highway



The City has exceeded the
Provincial target for Supportive
Housing by 78 units!

Housing Target Order

Below Market Housing

Required Below Market Housing
Needs 2024-29

Below Market
Units: **386/per year**

Completed Below Market Units July 2024-
June 2025

Below Market
Units: **0**



The City Has not met the Provincial target for required
Below Market Housing Needs

City of Nanaimo and BC Housing Recent Projects Update



2024 Rent Bank Loans and Rent Supplements

96
Rent Bank
Loans Issued



Supported 210 Nanaimo residents at risk of eviction

156
Rent Supplements
Issued



Supported 212 Nanaimo residents at risk of eviction

City Incentives for Below Market Units



Development Cost
Charge Reductions



Density Bonus in
Zoning Bylaw
(Schedule D)



Community Amenity
Contribution exemption



Housing Legacy Reserve Fund
(i.e. support for infrastructure)



Permissive tax exemption
for nonprofit housing

Housing Priority Actions

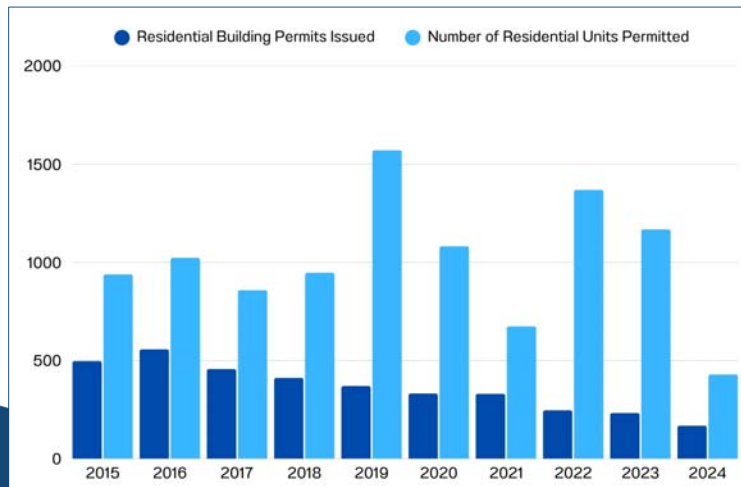
2025 Projects

- ✓ Review and update Zoning Bylaw
- ✓ Explore inclusionary zoning and update density bonus tools
- ✓ Pre-zone land for below market housing
- ✓ Woodgrove Area Plan
- ✓ Tenant and manufactured home community relocation assistance policies
- ✓ Reduce parking requirements for Downtown uses
- ✓ Streamline building permit approvals (E-apply)

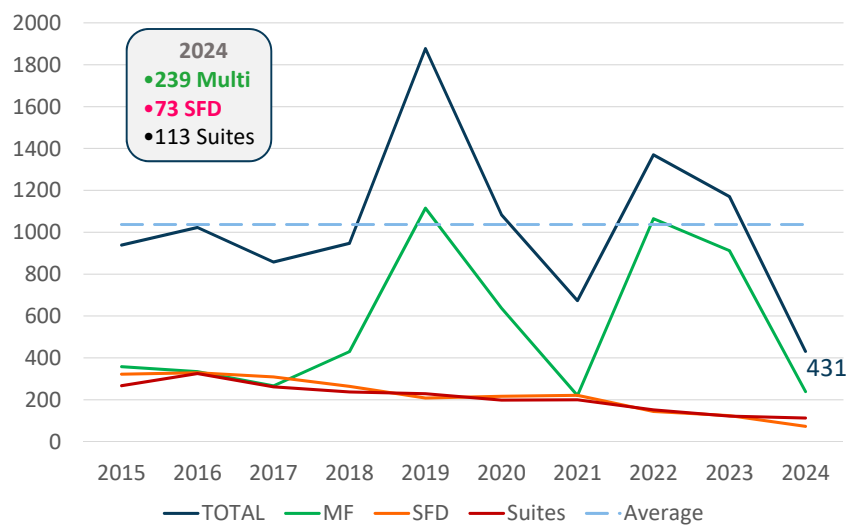


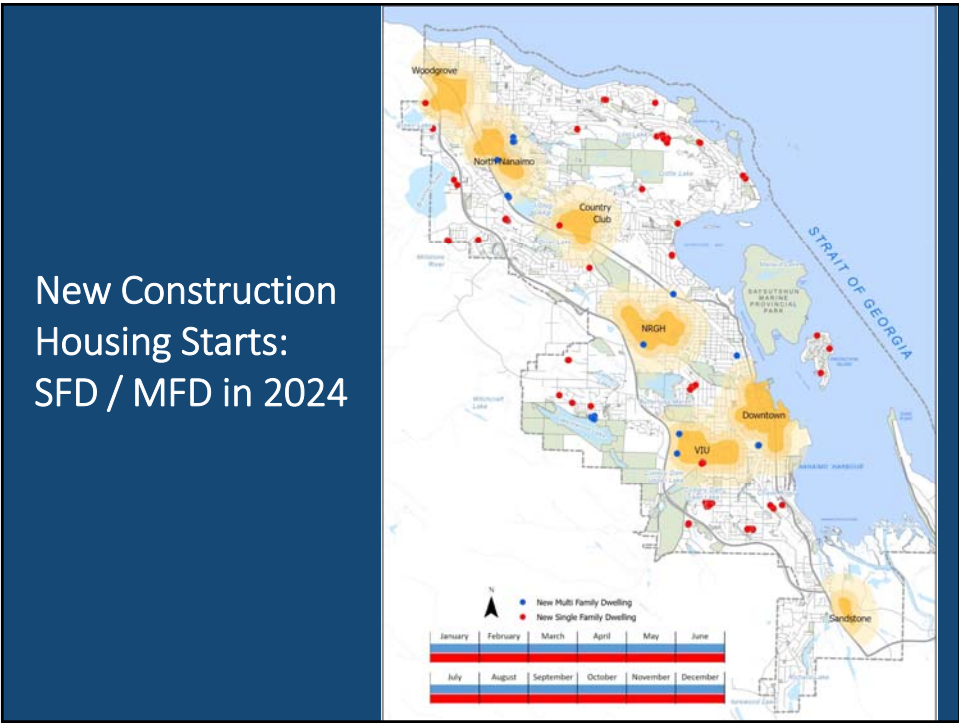
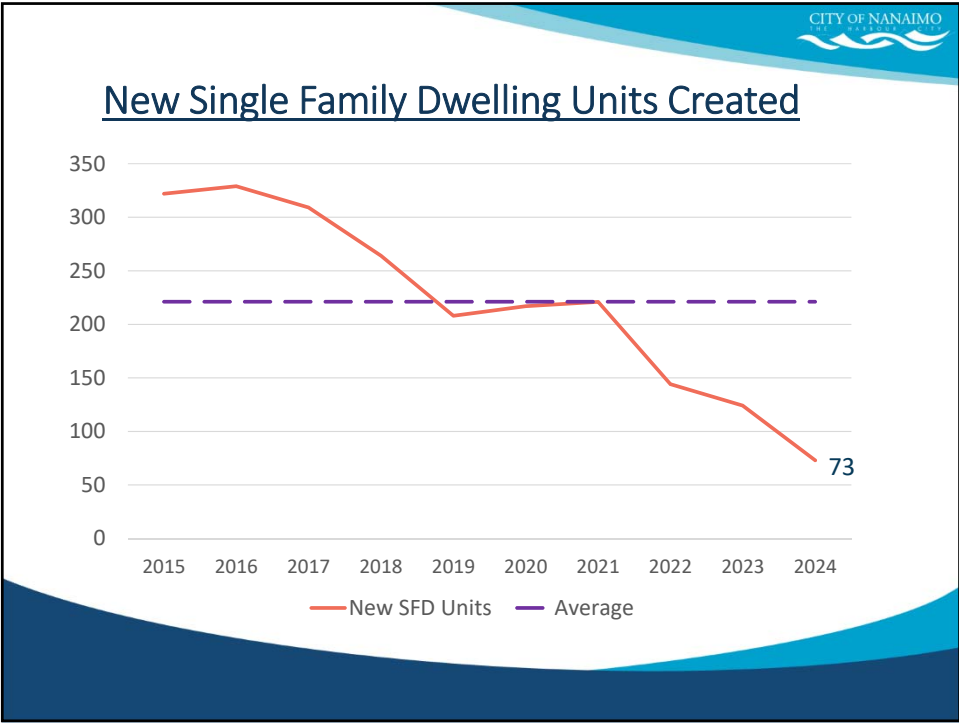
Building Permits Issued 2015-2024

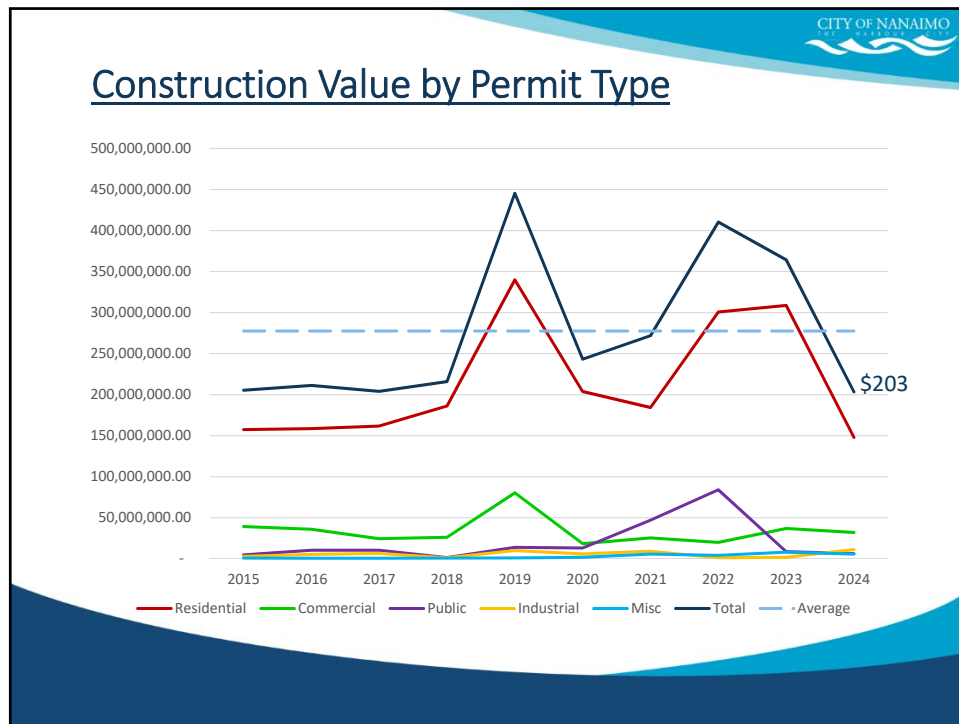
The City has issued building permits for an average of 1071 units annually since 2015



Residential Units by Type







Top 4 Projects 2024 – by Construction Value

4775 Uplands Drive

48-unit apartment building
Value: \$15,000,000

529 Terminal Avenue N

69-unit apartment building
Value: \$13,500,000

900 Fifth Street

10-storey student residential housing building
Value: \$13,000,000

1861 East Wellington Road

1-storey warehouse & 3-storey offices
Value: \$10,000,000

Development Approvals

	2020	2021	2022	2023	2024	5-year Avg
Rezoning	14	17	9	16	11	13
Development Permits	41	45	34	37	41	39
Units Approved (in DPs)	660	1,704	510	964	1071	981
Units Proposed (in DPs)	1,416	1,355	828	325	302	845

Subdivision Statistics

	2020	2021	2022	2023	2024
New subdivision applications received	25	35	39	18	18
New lots created	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	69 SF 15 MF 7 strata 4 non-res 0 ASP	32 SF 2 MF 0 strata 8 non-res 0 ASP
Lots in Active Sub Files (as of Dec. 31)	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	267 SF 36 MF 199 strata 10 non-res 3 ASP	238 SF 26 MF 0 strata 8 non-res 3 ASP

Park Dedication	2020	2021	2022	2023	2024
New park created	5.35 ha	2.57 ha	0 ha	0.7 ha	242 m ²
Cash-in-lieu received	\$124,734	\$245,298	\$0	\$301,050	\$22,050

