

FOR: COUNCIL MEETING

MEETING DATE: February 2, 2026

DEPARTMENT: PLANNING & DEVELOPMENT

SUBJECT: HOUSING AGREEMENT NO. HA16 – 355 NICOL STREET

OVERVIEW

Purpose of Report

To present Council with a Housing Agreement Bylaw to secure the terms and conditions of occupancy for a 35-unit supportive housing building at 355 Nicol Street.

Recommendation

That:

1. “Housing Agreement Bylaw 2026 No. 7428” (to secure the terms and conditions of occupancy for a 35-unit supportive housing building at 355 Nicol Street) pass first reading;
2. “Housing Agreement Bylaw 2026 No. 7428” pass second reading;
3. “Housing Agreement Bylaw 2026 No. 7428” pass third reading; and
4. Council direct Staff to secure a *Land Title Act* Section 219 covenant to reinforce the terms of the Housing Agreement, following adoption of the bylaw.

BACKGROUND

A Housing Agreement application, HA16, was received from the Provincial Rental Housing Corporation (BC Housing) for a proposed 35-unit supportive housing building at 355 Nicol Street. The subject property was rezoned in 2024 to facilitate the development (RA489) and a Development Permit was approved in 2025 (DP1329). The applicant has submitted a Building Permit application and is seeking a Development Cost Charge (DCC) reduction. In accordance with the City of Nanaimo “Development Cost Charge Bylaw 2017 No. 7252” (the “DCC Bylaw”), a Housing Agreement is required to secure the terms and conditions of occupancy for affordable housing units and to ensure the project’s eligibility for the DCC reduction. The DCC Bylaw allows a reduction of municipal DCCs where at least 30% of all units in the development are affordable.

DISCUSSION

Proposed “Housing Agreement Bylaw 2026 No. 7428” is attached to this report and is consistent with Housing Agreements for DCC reductions. The agreement will authorize City Staff to reduce municipal DCCs by 50%. In addition to the DCC reduction, the Housing Agreement will formalize the waiver of Community Amenity Contributions (CACs) as directed by Council from the time of rezoning in accordance with the *Community Amenity Contribution Policy*. Per Section 568 of the *Local Government Act*, the project will be protected from any potential

changes to the DCC Bylaw so long as the Building Permit is issued within 12 months of adoption of the new DCC Bylaw.]

COMMUNICATION AND COMMUNITY ENGAGEMENT

The housing agreement bylaw does not require a statutory notification or include community engagement.]

KEY MESSAGES

- A Housing Agreement application, HA16, was received from the Provincial Rental Housing Corporation (BC Housing) for a proposed 35-unit supportive housing building at 355 Nicol Street.
- The proposed Housing Agreement will secure the terms and conditions of occupancy for affordable housing units to reduce Development Cost Charges by 50% and waive the Community Amenity Contribution.]

ATTACHMENTS

“Housing Agreement Bylaw 2026 No. 7428”.]

Authored by:

Caleb Horn
Planner II, Current Planning]

Concurrence by:

Lainya Rowett
Manager, Current Planning

Jeremy Holm
Director, Planning & Development]