

# MEMORANDUM

TO	Lisa Brinkman, Manager of Community Planning, City of Nanaimo
FROM	Kevin Green, Senior Planner + Lead Analyst, CitySpaces Consulting
SUBJECT	City of Nanaimo – Bill 44 Proactive Planning Housing Policy Review
DATE	June 3, 2025

## Introduction


This memo summarizes the results of a high-level review of the City of Nanaimo's *Official Community Plan (OCP)* and *2023 Integrated Action Plan (IAP)* to assess their alignment with the housing policies mandated by *Bill 44 (2023)*. The new legislation requires OCP policies to address each housing need category outlined in the most recent housing needs report. These categories are defined in Housing Needs Report (HNR) guidelines, allowing the Ministry of Housing to adjust them as needed. The legislation aims to ensure adequate housing capacity through pre-zoning to meet identified needs. These needs were quantified using the HNR Method, as detailed in the City of Nanaimo's SSMUH Capacity Analysis Memo dated April 29, 2025.<sup>1</sup>

## Required Classes of Housing

The *Guide to Requirements for Housing Needs Reports (June 2024)* defines seven housing categories that must be addressed in every HNR, with a specific requirement to clearly outline the housing needs for each key area of potential local demand. Although the previous (2019) legislation, which initially mandated local governments to conduct an HNR every five years, included similar provisions, it did not require follow-up actions to address those needs or establish corresponding OCP policies. The current housing categories that must be considered in HNRs are:

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1. The HNR Method is a standardized calculation for estimating 5- and 20-year housing needs for local governments, introduced as a key element in housing needs reports following the changes in Bill 44.

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1. **Affordable housing;**
  2. **Housing for families;**
  3. **Housing for seniors;**
  4. **Housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit, and alternative forms of transportation;**
  5. **Rental housing;**
  6. **Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness; and**
  7. **Special needs housing.**


While this list covers many aspects of potential housing needs, the categories also encompass a variety of household types, each with distinct needs and preferences, which may require different solutions. For instance, family housing typically refers to homes with 2+ bedrooms, often with ground-level orientation and access to outdoor space. However, this could apply to detached houses, townhouses, Small-Scale Multi-Unit Housing (SSMUH), or even apartments in some cases. The housing categories focus on specific attributes, such as cost, tenure, or target demographics, but there is considerable flexibility in how these needs can be addressed, and a range of options may be necessary.

As these classes of housing have not been explicitly defined, local governments have the flexibility to apply their own definitions. While many are self-explanatory and will likely be consistently defined by different jurisdictions, others have unique local considerations and/or will be specifically defined in existing policy.

Through consultation with staff and considering existing City of Nanaimo housing initiatives and policies, the following definitions have been applied for the policy review:

1. **Affordable housing:** Permanent housing that is subsidized to be more affordable than market-rate housing, without on-site supports. This category includes social housing, below-market rental or ownership housing, co-operative housing, and co-housing. The defining characteristic of this category is housing offered at a reduced cost.
2. **Housing for families:** Typically refers to housing for households with children. This category encompasses a wide range of housing types or tenures and is generally characterized





by specific features, such as additional bedrooms, extra storage, outdoor space, or ground-level orientation, rather than a particular housing style or structure. The defining characteristic of this category is the presence of children and these households are often (but not always) larger than average as a result.

3. **Housing for seniors:** Housing designed for older adults, typically featuring enhanced accessibility and possibly offering some support services or age-related residency restrictions. The key characteristic of this category is the age of the intended residents, with the definition of 'senior' varying from 55+ to 75+, although many programs or policies begin at age 65.
4. **Housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit, and alternative forms of transportation:** This category refers not to a specific housing type, but to the proximity of housing to non-automobile transportation options. Policies related to this "class of housing" often focus on land use strategies rather than promoting a particular housing type or serving a specific demographic.
5. **Rental housing:** Housing where the resident does not own the property and pays rent to the owner. Policies related to rental housing typically, but not exclusively, focus on purpose-built rental units, rather than ownership housing rented on the secondary market. The defining characteristic of this category is the tenure of the household occupying the dwelling.
6. **Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness:** Temporary on-demand housing to support people experiencing or at-risk of homelessness. This category includes emergency shelters and transitional housing often viewed as a step toward more permanent and stable housing solutions.
7. **Special needs housing:** Accessible housing, group homes, and permanent housing subsidized to be more affordable than market-rate housing, with on-site support services. This broad category generally refers to housing with specialized features or ongoing support. It includes supportive housing for individuals transitioning out of homelessness but does not encompass transitional housing.<sup>2</sup>

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2. Long-term supportive housing for people who have experienced homelessness is categorized under special needs housing.



## Methodology

The legislative requirement pertains to policies in the OCP, but this review also examined priority actions in the IAP to understand how current initiatives and projects align with the housing categories identified for broader prioritization. The review process included initial keyword searches followed by a manual review to identify relevant policies. Given the large volume of content in the OCP, some directions may not have been captured, but every effort was made to identify all pertinent policies.

Once a list of potentially relevant policies and actions was compiled, each was reviewed and categorized by the housing class(es) it addressed, with an additional “other” category for general housing policies. The policies and actions were then organized into a spreadsheet for easy sorting and summarization by housing class (see [Appendix A](#) for static versions of the inventory). Columns were added to detail the relevant goal, policy topic, and subtopic (for OCP policies), as well as the timeframe and policy connections for IAP actions. Each OCP policy was also cross-referenced with IAP actions to determine if there were active implementation initiatives for each policy.

Policies have been classified as either **Primary** or **Supporting** to distinguish whether a policy directly addresses a housing class (Primary) or is generally related to or supportive of a housing class (Supporting). While all policies are considered relevant, this classification helps inform further policy development or analysis and adds transparency to the review process. For example, Policy C3.2.22 states:

“Support amenity zoning programs that include family-sized units, particularly near schools. In appropriate locations, encourage developers to place family-sized and accessible units on the ground floor.”

This policy was evaluated as **primarily** focusing on family housing near schools; however, references to encouraging accessible units on the ground floor also addresses needs related to special needs housing. While the policy is not explicitly about accessibility, it could **support** increasing the availability of homes with accessibility features.



The IAP includes actions that address multiple policies. In these instances, the actions were listed on separate rows, with a single relevant policy link for each row to provide a comprehensive overview of the actions being taken in response to OCP policies.

For example, IAP Action C3.2.5 states:

"Seek funding to support the development of accommodation and housing options, including shelters, transitional housing, and supportive housing."

This action was linked to the implementation of three OCP policies: C3.2.9, C3.2.10, and C3.2.20. By listing the action separately for each policy on individual rows, the matrix can be easily sorted by policy, something that would not be possible if multiple policies were included in a single cell.

## Policy Review Results

**This review confirms the policies in the City of Nanaimo OCP address all required housing categories.** Additionally, the IAP includes short-term actions directly addressing six of the seven housing classes, while the overall land use strategy broadly covers the seventh class with additional supporting actions providing direction to coordinate housing densification with alternative transportation amenities.

### Official Community Plan Policies

Overall, there were 60 housing policies identified in the OCP – with 78 classifications across the seven classes of housing plus seven policies related to housing but not a specific class. Most relevant policies fell under the following subtopics:

- "A Healthy Nanaimo" (C3) goal,
- "Affordable Housing" (C3.2), or
- "Intergenerational Living" (C3.3).

The seventh class of housing was addressed by policies in the City Structure section (D), and particularly "Centres" (D4.3) and "Corridors" (D4.4). A small number of policies came from other sections, subtopics, or goals.

Table 1 provides the number of times each class of housing is addressed by different policies, including those addressing more than one class (78 classifications). While some classes of housing may have fewer policies, this does not necessarily reflect the prioritization



or focus of the city. Some policies are more concrete, actionable, or specific than others. For example, a policy to “use incentives” is stronger than one to “consider [the] use” of a tool, but both would be assessed as a single policy to support a particular class of housing.

Table 1: Number of OCP Policies Addressing the Seven Classes of Housing

Housing Class	OCP Policies
Affordable Housing	15
Family Housing	2
Seniors' Housing	10
Housing in Proximity to Alternative Transportation	18
Rental Housing	9
Shelters and Housing for Homelessness	4
Special Needs Housing	20
Housing Related	7

### Integrated Action Plan Actions

While OCP policies outline long-term goals and guide decision-making, the IAP focuses on implementing a subset of those policies in the short- and medium-term. Of the 42 housing-related policies in the OCP, 25 have corresponding actions in the current IAP, totaling 39 housing actions (some policies are addressed by multiple actions).<sup>3</sup> This means 60% of the current housing policies are linked to an action. Additionally, some policies are ongoing or do not require implementation to have an impact. For instance, Policy C3.2.13 emphasizes continuing support for existing programs rather than creating new ones, so no new action is necessary.<sup>4</sup> The 2023 IAP includes actions that specifically address six of the seven housing categories.

The only class of housing without clear and direct corresponding actions is “Housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit, and alternative forms of transportation.” However, the overall land use strategy of the OCP focuses on the co-location of housing with transportation amenities. The general implementation of the land use framework will increase the provision of this class of housing without the need for specific policies or programs. There are also several actions generally supportive of this direction identified by staff that may not be clearly related from reviewing

3. Excluding 18 housing policies from the land use section, which do not require specific actions to be implemented.

4. Policy C3.2.13: “Continue to support programs aimed at preventing net loss of rental housing units.”



the policy language itself, but will support the intended outcome through its implementation (actions D2.1, D2.5, D2.6, D2.7, and C2.1.4).

Table 2: Number of 2024 IAP Policies Addressing the Seven Classes of Housing

Housing Class	IAP Actions
Affordable Housing	15
Family Housing	2
Seniors' Housing	9
Housing In Proximity to Alternative Transportation	5
Rental Housing	4
Shelters And Housing for Homelessness	10
Special Needs Housing	17
Housing Related	3

## Discussion

Given that housing is a long-term priority for the City of Nanaimo and the recent City Plan reinforces this focus, **it is not surprising policies addressing all seven housing categories prioritized by the province are in-place**. The IAP also directly addresses six of the seven housing categories through proposed policies, programs, and projects, with the final category supported by the overall land use strategy of the OCP and policies directing its implementation. Assessing the effectiveness and impact of these policies and actions will be a key consideration for the City moving forward.

For many policies, it may take several years to fully understand their impact. Next steps could involve updating existing programs or policies. Additionally, the Ministry has introduced new tools for local governments, which could strengthen current programs or be used to create new ones.<sup>5</sup> Key new or amended planning and land use tools include:

- Amenity Cost Charge Bylaws (new tool);
- Density Bonus Policies (amended);
- Development Cost Charge Bylaws (amended);
- Inclusionary Zoning Policies (new tool);

5. Many of new tools were already being used on an ad hoc basis through the rezoning process. However, this approach was open to legal challenge and had no guidance or best practices to support implementation.



- Tenant protection bylaws (new tool);
- Transportation demand management authorities (new tool); and
- Works and services authorities (amended).

Some of the tools are directly focused on influencing housing outcomes or increasing supply, such as inclusionary policies and density bonusing, while others support initiatives like infrastructure funding, roadway dedication, and tenant protection.

In the past, the discretionary nature of the rezoning process allowed local governments to establish broad requirements for developers to successfully rezone their properties. The introduction of these new tools enables local governments to set requirements outside of the rezoning process, increasing their applicability, certainty, consistency, and legal strength. This is especially important in the context of new regulations that prohibit public hearings when rezoning aligns with land use designations and when widespread pre-zoning is used to meet the development capacity identified through the HNR Method calculation.



In addition to assessing the effectiveness and impact of existing programs for potential updates, a useful next step for the City could be to explore how these new tools can be leveraged to enhance current policies. For policies or programs previously applied on an ad hoc basis through rezoning processes, it is recommended to transition to utilizing the official tools and aligning them with current legislation.

## Closing

After reviewing the Official Community Plan policies and Integrated Action Plan actions, **it is clear City of Nanaimo has policies, projects, or programs addressing all seven required housing categories.** To enhance the impact of the policy framework, next steps should include evaluating the effectiveness of existing programs, monitoring the outcomes of actions taken to implement the OCP, and exploring potential new tools or amendments to strengthen current programs.







# **A P P E N D I X   A**

## **P O L I C Y   +   A C T I O N   I N V E N T O R I E S**

## OCP Policy Inventory

Goal	Sub-Topic	Policy Topic Area	Policy	City Plan Policy Connection	Affordable housing	Rental housing	Special needs housing	Seniors' housing	Family housing	Homelessness	Alt. Transpo	General Housing Related	Current IAP Action?	Number of Actions
A Healthy Nanaimo	Affordable Housing	Tools	Consider use of Residential Rental Tenure Zoning (RRTZ) to secure a portion or 100% of new residential development on selected sites for rental housing.	C3.2.1		P								0
A Healthy Nanaimo	Affordable Housing	Tools	Assess sites for affordable and supportive housing projects to identify those that will best meet the needs of the target population.	C3.2.2	P		P						Yes	2
A Healthy Nanaimo	Affordable Housing	Tools	Provide additional incentives to new residential development projects where a share of rental units are secured at below market rent levels, targeting low and moderate income households.	C3.2.3	P	P								0
A Healthy Nanaimo	Affordable Housing	Tools	Allow affordable and supportive housing in all designations that permit residential use and mixed-use. Consider permitting supportive housing in all light industrial designations where appropriate.	C3.2.4	P		P							0
A Healthy Nanaimo	Affordable Housing	Tools	Prioritize the use of City owned land for socially beneficial uses such as affordable and supportive housing, and seek opportunities to partner with agencies and organizations that support community wellbeing.	C3.2.5	P		P							0
A Healthy Nanaimo	Affordable Housing	Tools	Use incentives to encourage the development of affordable and accessible rental and owned housing units. Consider providing additional density, parking relaxations, development cost charge reductions, payment of legal fees, or other types of financial measures.	C3.2.6	P	P	S	S					Yes	2
A Healthy Nanaimo	Affordable Housing	Tools	Explore opportunities to secure a proportion of housing units as affordable through the rezoning process.	C3.2.7	P								Yes	1
A Healthy Nanaimo	Affordable Housing	Tools	Use the Nanaimo Health and Housing Action Plan (2020), Affordable Housing Strategy (2015), and Housing Assessments as updated, to guide the City such that all people in Nanaimo, regardless of their background, situation, or past experiences, are able to navigate and access a full spectrum of health and housing services.	C3.2.8								X	Yes	4
A Healthy Nanaimo	Affordable Housing	Funding	Continue to encourage and support investment from senior levels of government to develop and maintain adequate access to affordable and supportive housing through dedicated units, income support, and other methods.	C3.2.9	P		P						Yes	1
A Healthy Nanaimo	Affordable Housing	Funding	Use tax revenues from short term rental accommodation to support increased access to low income and special needs housing.	C3.2.10	P		P						Yes	2
A Healthy Nanaimo	Affordable Housing	Funding	Maintain a Housing Legacy Reserve Fund for cash-in-lieu contributions negotiated with developers through rezoning and make funds available for affordable and supportive housing across all areas of the city. Review the Housing Legacy Reserve Fund Bylaw on a regular basis to ensure the funds are meeting the diverse needs of residents.	C3.2.11		P	P						Yes	1
A Healthy Nanaimo	Affordable Housing	Funding	Develop a land acquisition and funding strategy to acquire sites for affordable and supportive housing.	C3.2.12	P		P						Yes	1
A Healthy Nanaimo	Affordable Housing	Protection of Existing Affordable Housing	Continue to support programs aimed at preventing net loss of rental housing units.	C3.2.13		P								0
A Healthy Nanaimo	Affordable Housing	Protection of Existing Affordable Housing	Restrict strata conversion of existing residential rental buildings of four or more units when the rental vacancy rate falls below 3% in the city.	C3.2.14		P								0
A Healthy Nanaimo	Affordable Housing	Protection of Existing Affordable Housing	Require tenant relocation plans as a condition of rezoning or redevelopment of existing mobile home parks and purpose built rental buildings of four or more units.	C3.2.15		P						X	Yes	1
A Healthy Nanaimo	Affordable Housing	Protection of Existing Affordable Housing	Encourage retention or replacement of existing rental units as redevelopment occurs through tools that include rental only zoning and rental replacement obligations, housing agreements, or an equivalent cash-in-lieu contribution made to the City's Housing Legacy Reserve Fund.	C3.2.16		P								0
A Healthy Nanaimo	Affordable Housing	Protection of Existing Affordable Housing	Restrict short term rental uses of residential housing to maximize the supply of residential units available for long term rental.	C3.2.17		P								0
A Healthy Nanaimo	Affordable Housing	Housing Options	Support development of projects with innovative and affordable forms of ownership or rent.	C3.2.18	P								Yes	3
A Healthy Nanaimo	Affordable Housing	Housing Options	Use housing agreements to secure different types of affordable and supportive units for the long term, including family-friendly, seniors, accessible, and adaptable units.	C3.2.19	P		P	P	P				Yes	1
A Healthy Nanaimo	Affordable Housing	Housing Options	Support development of accommodation and housing options to rapidly re-house those experiencing homelessness including shelters, transitional housing, and supportive housing.	C3.2.20			P			P			Yes	1
A Healthy Nanaimo	Affordable Housing	Housing Options	Encourage development of affordable, supportive seniors housing that provides adequate care, nutrition, safety, and socialization.	C3.2.21				P						0
A Healthy Nanaimo	Affordable Housing	Housing Options	Support amenity zoning programs that include family-sized units, particularly near schools. In appropriate locations, encourage developers to place family-sized and accessible units on the ground floor.	C3.2.22			S		P					0
A Healthy Nanaimo	Affordable Housing	Amenities	Encourage developers to incorporate amenity spaces that promote resident interaction and relationship building.	C3.2.23								X	Yes	1
A Healthy Nanaimo	Affordable Housing	Amenities	Encourage integration of community- serving facilities within affordable housing projects, such as child / elder care spaces, health services, educational programs, and recreation and wellness programs.	C3.2.24	S									0
A Healthy Nanaimo	Affordable Housing	Amenities	Recognize that required onsite parking increases housing costs and ensure that parking requirements consider the intended resident group of new affordable housing developments, as well as road safety implications, and accommodate parking variances where appropriate.	C3.2.25	P								Yes	1
A Healthy Nanaimo	Affordable Housing	Collaboration	Co-locate City facilities and affordable and supportive housing where appropriate. Explore partnerships with other levels of government and not-for-profit housing providers to facilitate development of new housing as part of City administration buildings, community centres, fire halls, or other City facilities.	C3.2.26	P		P							0
A Healthy Nanaimo	Affordable Housing	Collaboration	Work with the Province, Federal Government, First Nations, and other public / private / not-for-profit community partners to maintain and increase non-market housing options that serve a diversity of health and housing needs.	C3.2.27		P							Yes	1
A Healthy Nanaimo	Affordable Housing	Collaboration	Support coordination efforts to implement the Health and Housing Action Plan as updated.	C3.2.28								X	Yes	1
A Healthy Nanaimo	Affordable Housing	Collaboration	Explore opportunities to increase permanent supportive housing and transitional housing, rapid re-housing, shelter, detox treatment, and inpatient treatment beds with Island Health, BC Housing, provincial, federal, regional, and local government, private sector, and service provider partners.	C3.2.29			P			P			Yes	1
A Healthy Nanaimo	Affordable Housing	Collaboration	Work with the Regional District of Nanaimo, neighbouring First Nations, and local governments to address regional housing needs.	C3.2.30								X		0
A Healthy Nanaimo	Intergenerational Living	Intergenerational Connection	Promote the development of multi-unit housing which facilitates social interaction and intergenerational living.	C3.3.5								X		0
A Healthy Nanaimo	Intergenerational Living	Intergenerational Connection	Support built and natural environments that increase intergenerational interaction, exploration, and play.	C3.3.7								X		0
A Healthy Nanaimo	Intergenerational Living	Aging In Place	Explore requiring a minimum number of adaptable units for all new developments, including flexibility and options for different types of housing.	C3.3.8			P	S					Yes	2
A Healthy Nanaimo	Intergenerational Living	Aging In Place	Encourage development that meets Accessible BC standards.	C3.3.9			P	S					Yes	1
A Healthy Nanaimo	Intergenerational Living	Aging In Place	Consider higher adaptable unit requirements for seniors-oriented developments.	C3.3.10				P					Yes	1
A Healthy Nanaimo	Intergenerational Living	Aging In Place	Encourage use of universal design features and principles to create housing options for people of all ages and abilities and support aging-in-place.	C3.3.11			P	P					Yes	1
A Healthy Nanaimo	Intergenerational Living	Aging In Place	Encourage options, programs, and services that facilitate active aging and aging-in-place. These can include parks, open spaces, recreation facilities, programs, health services, land uses, and housing options.	C3.3.13				P					Yes	1

## OCP Policy Inventory

A Healthy Nanaimo	Recreation, Culture, & Wellness	Health and Wellness Services	Encourage the Province and not-for-profit organizations to provide adequate residential treatment and supportive recovery housing for community members of all ages who would benefit from substance use support.	C3.6.43				P							0
A Healthy Nanaimo	Recreation, Culture, & Wellness	Health and Wellness Services	Encourage and support provincial and federal actions and investment in health services and facilities to meet demand for short and long term care facilities, as well as help address homelessness for people who need health supports to stay housed. This includes people with disabilities at all life stages, people with mental health and substance use disorders, and those with developmental and acquired brain injuries.	C3.6.45				P		P					0
An Empowered Nanaimo	Access for All	Land Use & Development	Encourage private home owners, landlords, developers, and not-for-profit housing providers to build new or update existing buildings and spaces to meet adaptable and accessibility standards.	C4.3.20				P						Yes	1
An Empowered Nanaimo	Access for All	Land Use & Development	Encourage and consider incentives for private developers and not-for-profit housing organizations to develop and maintain a percentage of adaptable and accessible housing rental units in new or existing market and affordable developments.	C4.3.21				P						Yes	1
An Empowered Nanaimo	Access for All	Land Use & Development	Enable seniors to age-in-place by supporting alternative housing and care options, such as adapting existing housing to be accessible, supporting in-law or secondary suites, encouraging shared or co-housing opportunities, and enabling at-home care opportunities.	C4.3.22					P					Yes	1
N/A	Land Use - Centres	General	Develop Urban Centres as the city's primary hubs of activity with the highest intensity of land uses and an increased mix of uses and forms appropriate to each centre. Each Urban Centre is intended to be a complete community that includes housing, employment, and services and allows for daily needs to be met without the requirement for travel outside the Urban Centre.	D4.3.1							S				0
N/A	Land Use - Centres	General	Encourage the evolution of Urban Centres to offer a mix and range of services that support the social, health, recreation, wellness, and open space needs of residents living both in the Urban Centre and the surrounding community	D4.3.2							S				0
N/A	Land Use - Centres	General	Include a mix of high and medium density residential development in Urban Centres to provide more housing near employment; maximize the use of infrastructure, services, and amenities; meet changing demographics; and support a mix of incomes.	D4.3.4							S				0
N/A	Land Use - Centres	General	Integrate land use and mobility through the creation of compact, dense, and mixed-use Urban Centres that promote walking, rolling, cycling, and public transit, and reduce automobile dependency in Urban Centres.	D4.3.5							P				0
N/A	Land Use - Centres	General	Locate a central transit exchange or transit stop in each Urban Centre that is highly accessible and relates to surrounding development with integrated pedestrian access	D4.3.6							P				0
N/A	Land Use - Centres	General	Support redevelopment of large properties within Urban Centres where a proposal demonstrates the following characteristics: » improved public street connectivity, with new streets and pathways that break up large blocks and provide more direct and effective walking, rolling, cycling, and mobility links that coordinate with existing and potential future street crossings and intersections » improved walking, rolling, and cycling facilities to create a safe and comfortable user environment <b>» identification and dedication / development of parks, public spaces, and community recreation and wellness facilities; urban forests and tree canopies; and/or rainwater management infrastructure</b> » integration of transit infrastructure	D4.3.9							P				0
N/A	Land Use - Centres	General	Discourage new large areas of surface parking or drive-thrus in Urban Centres. Under-building parking or underground parking is preferred. Continue to evolve existing auto oriented uses into more pedestrian friendly and accessible development forms and mix of uses.	D4.3.16							S				0
N/A	Land Use - Centres	General	Distribute social and community services among all Urban Centres and Corridors to best meet the needs of residents and target populations. Prioritize locations that are accessible by transit in compact, walkable areas to improve access for all, especially those with limited mobility.	D4.3.18							S				0
N/A	Land Use - Centres	General	Prioritize walking, rolling, and cycling on roads in Urban Centres and set road speeds to support safe and comfortable mobility within these areas	D4.3.21							P				0
N/A	Land Use - Centres	Downtown	Ensure the Downtown Urban Centre has excellent transit access and walking, rolling, and cycling routes supporting a critical mass of housing, employment, and civic activities that serve a city-wide function.	D4.3.29							P				0
N/A	Land Use - Centres	University	Develop the University Urban Centre as a major mobility hub where transportation networks connect. Safe and accessible walking, rolling, cycling, and transit connections will be a priority in this centre.	D4.3.57							S				0
N/A	Land Use - Centres	Neighbourhood Centres	Plan Neighbourhood Centres as local-scale neighbourhood gathering and service destinations that support the daily needs of residents in the surrounding neighbourhoods.	D4.3.64							P				0
N/A	Land Use - Centres	Neighbourhood Centres	Create Neighbourhood Centres to be human scale, walkable areas that provide: » retail, restaurants, and service uses at grade and fronting Collector and Arterial Streets » public gathering places such as plazas or parks » clear, comfortable pedestrian routes (including through surface parking lots) » higher density compact housing forms » an attractive transition between the public and private realm, and between commercial and residential uses, including landscaping and street trees, to maximize pedestrian comfort	D4.3.70							S				0
N/A	Land Use - Corridors	All Corridors	Develop Corridors as mobility connections between Urban Centres and Neighbourhoods, with higher intensity residential and mixed-uses.	D4.4.1							P				0
N/A	Land Use - Corridors	All Corridors	Develop human scale building forms that are pedestrian-oriented and support safe and accessible movement of walkers, rollers, cyclists, and transit users.	D4.4.2							P				0
N/A	Land Use - Corridors	All Corridors	Distribute social and community services among all Urban Centres and Corridors to best meet the needs of residents and target populations. Prioritize locations that are accessible by transit in compact, walkable areas to improve access for all, especially those with limited mobility.	D4.4.4							P				0
N/A	Land Use - Corridors	All Corridors	Support redevelopment of large properties within Corridors where a proposal demonstrates the following characteristics: » improved street connectivity, through identification of new streets and pathways that break up large blocks » improved walking, rolling, and cycling environment » identification and dedication of parks; public spaces; and community recreation, culture, and wellness spaces » integration of pedestrian-oriented connections and transit infrastructure	D4.4.8							P				0
N/A	Land Use - Neighbourhood	General	Provide for safe pedestrian movement through well connected street and trail networks that encourage walking, rolling, and cycling. Design for new Neighbourhoods and subdivisions will: » include grid road networks with multiple points of connection in the transportation network » discourage cul-de-sacs. Where cul-de-sacs are used, inclusion of a walking, rolling, and cycling connection will be provided to create a publicly accessible connection to adjacent residential areas (whether existing or future) » not have transportation routes that dead-end without a walking, rolling, or cycling connection	D4.5.8							P				0

## IAP Action Inventory

Timeframe	Goal	Sub-Topic	Ref #	Action	City Plan Policy Connection	Affordable housing	Rental housing	Special needs housing	Seniors' housing	Family housing	Homelessness	Alt. Transpo	General Housing Related
Immediate (0 - 4 Years)	A Healthy Nanaimo	Community Safety & Security	68	Work with BC housing to establish a Navigation Centre for up to 60 transitional beds.	C3.1.10						P		
Ongoing (Ongoing & Repeated)	A Healthy Nanaimo	Community Safety & Security	63	Continue to support the Systems Planning Organization to implement the Health and Housing Action Plan and to provide leadership and coordination of services to Nanaimo's most vulnerable citizens.	C3.1.9			S			P		
Ongoing (Ongoing & Repeated)	A Healthy Nanaimo	Community Safety & Security	64	Work with BC housing to identify opportunities for additional shelters and fund additional shelter space.	C3.1.9						P		
Ongoing (Ongoing & Repeated)	A Healthy Nanaimo	Affordable Housing	C3.2.4	Use the online accommodation platforms of Municipal and Regional District Tax Program revenues to support affordable housing initiatives.	C3.2.10	P	S?						
Immediate (0 - 4 Years)	A Healthy Nanaimo	Affordable Housing	C3.2.17	Review and update the Housing Legacy Reserve Fund (HLRF) bylaw with clear articulation of criteria for allocation of funds.	C3.2.11	P		P					
Immediate (0 - 4 Years)	A Healthy Nanaimo	Affordable Housing	C3.2.18	Integrate affordable housing considerations into the City's Land Acquisition Strategy. This would include integration of site selection criteria, potential funding sources, and a framework for land lease arrangements.	C3.2.12	P							
Immediate (0 - 4 Years)	A Healthy Nanaimo	Affordable Housing	73	Create a tenant relocation policy to support tenants impacted by redevelopment and displacement.	C3.2.15		P				S		
Immediate (0 - 4 Years)	A Healthy Nanaimo	Affordable Housing	74	Review Schedule D of the Zoning Bylaw (i.e. Density Bonusing) to further incentivize affordable housing.	C3.2.18	P							
Immediate (0 - 4 Years)	A Healthy Nanaimo	Affordable Housing	76	Finalize the Park Avenue Concept Plan (933 Park Avenue) including consideration of affordable housing.	C3.2.18	P							
Immediate (0 - 4 Years)	A Healthy Nanaimo	Affordable Housing	C3.2.26	Investigate and advocate for the expansion of the Provincial home ownership grants for low-income households.	C3.2.18								X
Ongoing (Ongoing & Repeated)	A Healthy Nanaimo	Affordable Housing	C3.2.7	Continue to use housing agreements to secure affordable and supportive housing units for the long term.	C3.2.19	P		P					
Immediate (0 - 4 Years)	A Healthy Nanaimo	Affordable Housing	69	Complete the following Affordable housing Strategy Project: Complete an analysis of Urban Centre and Corridor land use designations with the objective of pre-zoning appropriate parcels for affordable housing.	C3.2.2	P							
Immediate (0 - 4 Years)	A Healthy Nanaimo	Affordable Housing	75	Identify sites for acquisition and potential partnerships for affordable and supportive housing projects.	C3.2.2	P		P					
Immediate (0 - 4 Years)	A Healthy Nanaimo	Affordable Housing	C3.2.27	Complete research into good practices in legislation or other policies that support pets in rental housing, and consult with the Province regarding possible revisions to the Residential Tenancy Act to support more pets being allowed in rental housing.	C3.2.23		P						
Ongoing (Ongoing & Repeated)	A Healthy Nanaimo	Affordable Housing	C3.2.8	Continue to implement the existing BC housing Memorandum of Understanding (MOU) to provide affordable and supportive housing and proceed with updating the MOU to reflect evolving community needs	C3.2.27	P		P					
Ongoing (Ongoing & Repeated)	A Healthy Nanaimo	Affordable Housing	C3.2.8	Continue to implement the existing BC housing Memorandum of Understanding (MOU) to provide affordable and supportive housing and proceed with updating the MOU to reflect evolving community needs	C3.2.29	*		*					
Immediate (0 - 4 Years)	A Healthy Nanaimo	Affordable Housing	C3.2.23	System Planning Organization   Explore a Community Investment Campaign to drive capital and coordinated builds / investments to support affordable housing with community, government, and private sector partners.	C3.2.28	P							
Immediate (0 - 4 Years)	A Healthy Nanaimo	Affordable Housing	70	Review the Delegation Bylaw to consider increasing the delegation of development permits for affordable housing.	C3.2.6	P							
Immediate (0 - 4 Years)	A Healthy Nanaimo	Affordable Housing	72	Develop a Family-Friendly housing policy to encourage the construction of more two and three plus bedroom units in new multi-family developments.	C3.2.7					P			
Immediate (0 - 4 Years)	A Healthy Nanaimo	Affordable Housing	72	Develop a Family-Friendly housing policy to encourage the construction of more two and three plus bedroom units in new multi-family developments.	C3.2.8					*			
Ongoing (Ongoing & Repeated)	A Healthy Nanaimo	Affordable Housing	C3.2.3	Annually report to Council on the affordable housing progress action items and targets (AHS).	C3.2.8	P							
Immediate (0 - 4 Years)	A Healthy Nanaimo	Affordable Housing	C3.2.15	Provide an education and awareness campaign for developers and other housing providers on ways the City supports affordable housing	C3.2.8	P							
Immediate (0 - 4 Years)	A Healthy Nanaimo	Affordable Housing	C3.2.16	Establish a digital system to monitor and track affordable housing projects, at various stages of development, to enable reporting and public accountability.	C3.2.8	P							
Ongoing (Ongoing & Repeated)	A Healthy Nanaimo	Affordable Housing	C3.2.5	Seek funding to support the development of accommodation and housing options, including shelters, transitional housing, and supportive housing (e.g. Strengthening Communities Grant).	C3.2.9			P			P		
Ongoing (Ongoing & Repeated)	A Healthy Nanaimo	Affordable Housing	C3.2.5	Seek funding to support the development of accommodation and housing options, including shelters, transitional housing, and supportive housing (e.g. Strengthening Communities Grant).	C3.2.20			*			*		
Ongoing (Ongoing & Repeated)	A Healthy Nanaimo	Affordable Housing	C3.2.5	Seek funding to support the development of accommodation and housing options, including shelters, transitional housing, and supportive housing (e.g. Strengthening Communities Grant).	C3.2.10			*			*		
Immediate (0 - 4 Years)	A Healthy Nanaimo	Intergenerational Living	C3.3.7	Update the City's website to promote financial assistance programs offered by others for households to make modifications to their home for accessibility (e.g. BC Rebate for Accessible home Adaptations).	C3.3.13			P	P				
Immediate (0 - 4 Years)	A Healthy Nanaimo	Intergenerational Living	69	Complete the following Affordable housing Strategy Project: Prepare policies and bylaw amendments to expand secondary suites and coach houses, and to support infill and intensification in single detached neighbourhoods for the appropriate land use designations in the City Plan.	C3.3.8		P		S				
Immediate (0 - 4 Years)	A Healthy Nanaimo	Intergenerational Living	80	Develop an Accessible and Adaptable housing policy to increase the amount of adaptable and accessible residential units that: ► Explores requiring a minimum number of adaptable units for all new developments, including flexibility and options for different types of housing. ► Considers higher adaptable unit requirements for seniors-oriented developments. ► Encourages the use of universal design features.	C3.3.8			P	P				
Immediate (0 - 4 Years)	A Healthy Nanaimo	Intergenerational Living	80	Develop an Accessible and Adaptable housing policy to increase the amount of adaptable and accessible residential units that: ► Explores requiring a minimum number of adaptable units for all new developments, including flexibility and options for different types of housing. ► Considers higher adaptable unit requirements for seniors-oriented developments. ► Encourages the use of universal design features.	C3.3.10			*	*				
Immediate (0 - 4 Years)	A Healthy Nanaimo	Intergenerational Living	80	Develop an Accessible and Adaptable housing policy to increase the amount of adaptable and accessible residential units that: ► Explores requiring a minimum number of adaptable units for all new developments, including flexibility and options for different types of housing. ► Considers higher adaptable unit requirements for seniors-oriented developments. ► Encourages the use of universal design features.	C3.3.11			*	*				
Immediate (0 - 4 Years)	A Healthy Nanaimo	Intergenerational Living	80	Develop an Accessible and Adaptable housing policy to increase the amount of adaptable and accessible residential units that: ► Explores requiring a minimum number of adaptable units for all new developments, including flexibility and options for different types of housing. ► Considers higher adaptable unit requirements for seniors-oriented developments. ► Encourages the use of universal design features.	C3.3.9			*	*				
Immediate (0 - 4 Years)	An Empowered Nanaimo	Truth & Reconciliation	116	Te'luxwun – Fifth Street Properties Project   Continue to work in partnership with Snuneymuxw First Nation, School District 68, and BC housing to jointly plan and develop the Fifth Street Properties to create an integrated community site providing housing, education, and recreation opportunities as supported by the joint Memorandum of Understanding.	C4.1.12								X
Immediate (0 - 4 Years)	An Empowered Nanaimo	Truth & Reconciliation		Snuneymuxw First Nations   Complete implementation of twelve (12) studio units to house Snuneymuxw First Nations community members struggling with homelessness.	C4.1.12						P		
Ongoing (Ongoing & Repeated)	An Empowered Nanaimo	Equity & Inclusivity	C4.2.8	Host training opportunities for landlords to learn about equity groups, unconscious bias, discrimination in the housing sector, and cultural competency.	C4.2.8			S			S		
Immediate (0 - 4 Years)	An Empowered Nanaimo	Access for All	C4.3.17	As part of developing the Accessible and Adaptable housing policy, research opportunities to incentive private homeowners, landlords, developers and not-for-profit housing providers to build new or update existing building and spaces to be adaptable and accessible. This includes market and affordable developments.	C4.3.20			P	P				
Immediate (0 - 4 Years)	An Empowered Nanaimo	Access for All	C4.3.17	As part of developing the Accessible and Adaptable housing policy, research opportunities to incentive private homeowners, landlords, developers and not-for-profit housing providers to build new or update existing building and spaces to be adaptable and accessible. This includes market and affordable developments.	C4.3.21			*	*				
Immediate (0 - 4 Years)	An Empowered Nanaimo	Access for All	C4.3.18	Review Zoning Regulations and other land use policies to ensure they support enabling seniors to age-in-place by supporting alternative housing and care options.	C4.3.22				P				
Immediate (0 - 4 Years)	A Prosperous Nanaimo	Economic Capital	179	1 Port Drive   Continue to work on the phased development of 1 Port Drive by supporting rezoning, subdivision, and disposition of the property to create a signature waterfront development. Complete an Investment Package for 1 Port Drive.	C5.1.4								X