

Housing Policy Review and Gap Analysis Summary

City of Nanaimo



Overview

- Legislative Requirements
- HNR Method Capacity + Requirements
- SSMUH Capacity Analysis
- Classes of Housing
- Policy and Actions Review
- Conclusion

Legislative Requirements

- In fall 2023, provincial government adopted Bill 44
- Introduced new requirements related to housing

Complete

June 2024 – Implementing Small-Scale Multi-Unit Housing (SSMUH) options for three to four units on detached and duplex lots (“restricted zones”), and adopting a Transit-Oriented Areas Designation Bylaw.

Complete

January 1, 2025 – Receiving an Interim Housing Needs Report to estimate housing unit need through the new HNR Method calculation.

Under Review

December 31, 2025 – Updating Official Community Plans (OCP) to accommodate the identified housing unit need, and to include policies addressing 7 classes of housing or key need.

HNR Method Capacity + Requirements

- Nanaimo's 2024 Interim HNR estimates 5-, 10- and 20-year housing need
- Required to implement SSMUH options in restricted zones (single detached and duplex)

Estimated Need:



7,227 Units



12,962 Units



23,776 Units

SSMUH Capacity Analysis

- Rezoning single-detached and duplex properties to SSMUH significantly increased housing unit capacity
- Analysis revealed SSMUH rezoning alone greatly surpasses estimated needs



Classes of Housing

- Bill 44 requires OCPs to **include policies** addressing 7 classes of housing



Affordable Housing



Housing for Families



Housing for Seniors



Housing in close proximity to transportation infrastructure that support walking, bicycling, public transit, and alternative forms of transportation



Rental Housing











Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness



Special Needs Housing

Policy and Actions Review

- City Plan and Integrated Action Plan reviewed for policies and actions addressing the 7 housing classes
- Existing policies in the OCP and actions in the IAP address all 7 classes of housing!

There were 85 policies and 65 actions related to the 7 classes of housing identified!		
Housing Class	OCP Policies	IAP Actions
 Affordable Housing	15	15
 Family Housing	2	2
 Seniors' Housing	10	9
 Housing Proximity to Alternative Transportation	18	5
 Rental Housing	9	4
 Shelters and Housing for Homelessness	4	10
 Special Needs Housing	20	17
 Housing Related	2	3

Conclusion

- Bill 44 requirements have been met!
- SSMUH rezoning provides more than the estimated unit need from the 2024 Interim Housing Needs Report
- Review of OCP and IAP found existing policies and actions addressing all 7 classes of housing