

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

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.

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

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:



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





2.36X MORE UNITS!

27,107 Existing Units

Single Detached + Duplex 1 – 2 units per lot



63,976 Potential Units

SSMUH
1 - 4 units per lot

Classes of Housing

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



Affordable Housing



Rental Housing



Housing for Families



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



Housing for Seniors



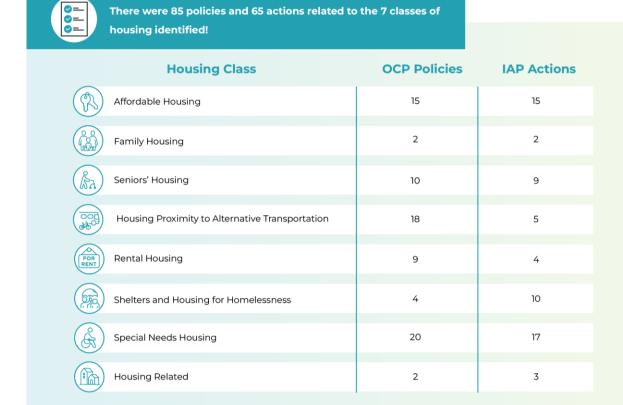
Special Needs Housing



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

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!



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