

Housing Policy Review + Gap Analysis Summary



In the fall of 2023, the provincial government made widespread changes to planning and land use legislation through the adoption of Bill 44. These changes created new requirements and deadlines for municipal implementation, including:

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.

To accommodate the identified housing unit need, the City of Nanaimo assessed City Plan (OCP) policies and actions that address the 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



Nanaimo's 2024 Interim Housing Needs Report estimates
20-year housing need using the new HNR Method calculation:



7,227 Units



12,962 Units



23,776 Units



Rezoning single detached and duplex properties to SSMUH resulted
in significant new housing unit capacity!



27,107 Existing Units









2.36X MORE UNITS!



63,976 Potential Units



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