



# PRE-ZONING FOR SOCIAL HOUSING

## SURVEY

### ABOUT THIS SURVEY

The City of Nanaimo is seeking your feedback on a new initiative to accelerate the delivery of social housing for individuals and families in our community who may not be able afford the current cost of housing in Nanaimo.



-  Social Housing
-  Market Housing

### WHAT IS SOCIAL HOUSING?

Social Housing is for people that you see everyday in your community, like healthcare workers, teachers, and delivery drivers. Social Housing costs less than regular market housing and is intended for individuals and families who may not be able to afford the cost of market housing in Nanaimo.



### FOR MORE INFORMATION

250.755.4434

[kasia.biegun@nanaimo.ca](mailto:kasia.biegun@nanaimo.ca)

[getinvolvednanaimo.ca/pre-zoning-social-housing](https://getinvolvednanaimo.ca/pre-zoning-social-housing)



# ABOUT

# THE PRE-ZONING FOR SOCIAL HOUSING INITIATIVE

Pre-Zoning can be a complex topic, so we have included some helpful background information to guide you. Please take a moment to read through these sections carefully before answering the questions.

## WHAT IS PRE-ZONING?

Pre-zoning is a planning tool used by local governments to proactively change zoning to align with long-term land use plans, like *City Plan*, the City's *Official Community Plan*. *City Plan* is a strategic planning document that sets the vision for the community for the next 25-years.

## WHAT IS THE GOAL OF THE INITIATIVE?

The goal of this initiative is to pre-zone land to expedite the delivery of social housing, by removing the requirement for a rezoning, where social housing is provided. This initiative responds to a gap in the supply of affordable housing and the challenges non-profit housing providers have in securing funding to build social housing. By removing the need for a rezoning, projects can move forward more quickly.

This initiative is optional, and incentive based. A property owner can develop under current zoning, or choose the pre-zoning option, where the following conditions are met. Please review the six (6) conditions below and then answer the questions starting on page 4.

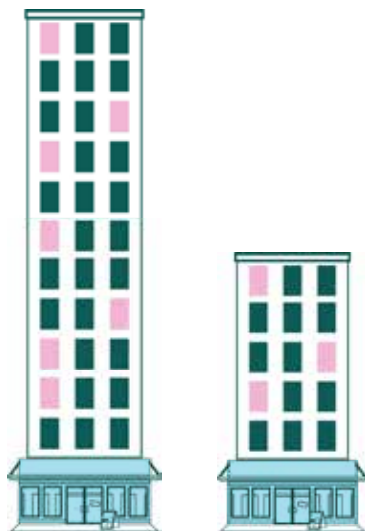
## PROPOSED PRE-ZONING CONDITIONS

1

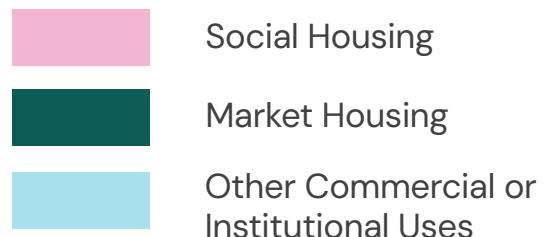
The property must be in the **Urban Centre** or **Corridor** 'Future Land Use Designation' in *City Plan* (see map 1).

2

20% of the dwelling units on the property must be **rental** social housing units. The remaining units can be market rental and ownership dwelling units with commercial uses permitted on the ground floor.



A MINIMUM OF **20%**  
SOCIAL HOUSING  
UNITS REQUIRED



3

The social housing units must be rented at a rate that is less than the average market rents for Nanaimo. For example as published by the Canadian Housing and Mortgage Corporation (CMHC).

SOCIAL HOUSING  
UNITS RENTS

**LESS THAN** MARKET RENTS

4

All dwelling units (social and market units) on the property must be operated by a non-profit housing provider or government agency.

**ALL DWELLING UNITS  
OPERATED BY A NON-PROFIT OR  
GOVERNMENT AGENCY**

5

The capital costs of the development must be fully funded by any level of government.



CAPITAL  
COSTS **FULLY  
FUNDED BY**  
ANY LEVEL OF  
GOVERNMENT

6

A housing agreement must be registered on the title of the property to secure the pre-zoning conditions for 60-years.

SECURE THE  
SOCIAL HOUSING  
UNITS FOR

**60-YEARS**

# SURVEY

## QUESTION #1

How strongly do you agree or disagree with having the pre-zoning apply to properties with a Future Land Use Designation of Urban Centre and Corridor (see Map 1). Circle one.

Strongly Agree      Agree      Neutral      Disagree      Strongly Disagree

Additional comments?

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## QUESTION #2

How strongly do you agree or disagree with requiring that a minimum of 20% of the dwelling units on the property be rental social housing units. Circle one.

Strongly Agree      Agree      Neutral      Disagree      Strongly Disagree

Additional comments?

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## QUESTION #3

How strongly do you agree or disagree with requiring that all the dwelling units (social and market units) be operated by a non-profit housing provider or government agency. Circle one.

Strongly Agree      Agree      Neutral      Disagree      Strongly Disagree

Additional comments?

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## QUESTION #4

How strongly do you agree or disagree with requiring the capital costs of the development be fully funded by any level of government. Circle one.

Strongly Agree      Agree      Neutral      Disagree      Strongly Disagree

Additional comments?

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## QUESTION #5

How strongly do you agree or disagree with requiring that the social housing units be secured for 60-years.

Strongly Agree      Agree      Neutral      Disagree      Strongly Disagree

Additional comments?

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# ABOUT YOU

## QUESTION #6

Do you currently rent or own your home?

- Rent       Own

## QUESTION #7

If you rent, what type of rental housing do you live in?

- |   |   |
|---|---|
| <input type="checkbox"/> Non-Profit Housing           | <input type="checkbox"/> Unit Owned by Private Owner and Rented Out |
| <input type="checkbox"/> Cooperative Housing          | <input type="checkbox"/> Other                                      |
| <input type="checkbox"/> Purpose-Built-Rental Housing |   |

## QUESTION #8

What range best describes the total annual income of your household, before taxes?

- |  |  |
|--|--|
| <input type="checkbox"/> Less than \$14,999  | <input type="checkbox"/> \$60,000 - \$89,000   |
| <input type="checkbox"/> \$15,000 - \$39,000 | <input type="checkbox"/> Greater than \$90,000 |
| <input type="checkbox"/> \$40,000 - \$59,000 |  |

## QUESTION #9

If you live in Nanaimo, in what neighbourhood do you live? (see Map 2)

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Chase River                       | <input type="checkbox"/> Linley Valley              | <input type="checkbox"/> Townsite                                     |
| <input type="checkbox"/> City Centre (Downtown & Old City) | <input type="checkbox"/> Long Lake                  |   |
| <input type="checkbox"/> Departure Bay                     | <input type="checkbox"/> Newcastle/Brechin Hill     | <b>In Another Community:</b>  |
| <input type="checkbox"/> Diver Lake                        | <input type="checkbox"/> Northfield                 | <input type="checkbox"/> Snuneymuxw First Nation                      |
| <input type="checkbox"/> Dover                             | <input type="checkbox"/> North Slope                | <input type="checkbox"/> Snaw-Naw-As First Nation                     |
| <input type="checkbox"/> Duke Point                        | <input type="checkbox"/> Rutherford/Pleasant Valley | <input type="checkbox"/> District of Lantzville                       |
| <input type="checkbox"/> Hammond Bay                       | <input type="checkbox"/> Protection Island          | <input type="checkbox"/> Regional District of Nanaimo Electoral Areas |
| <input type="checkbox"/> Harewood                          | <input type="checkbox"/> South End                  |   |
| <input type="checkbox"/> Other: _____                      |   |   |

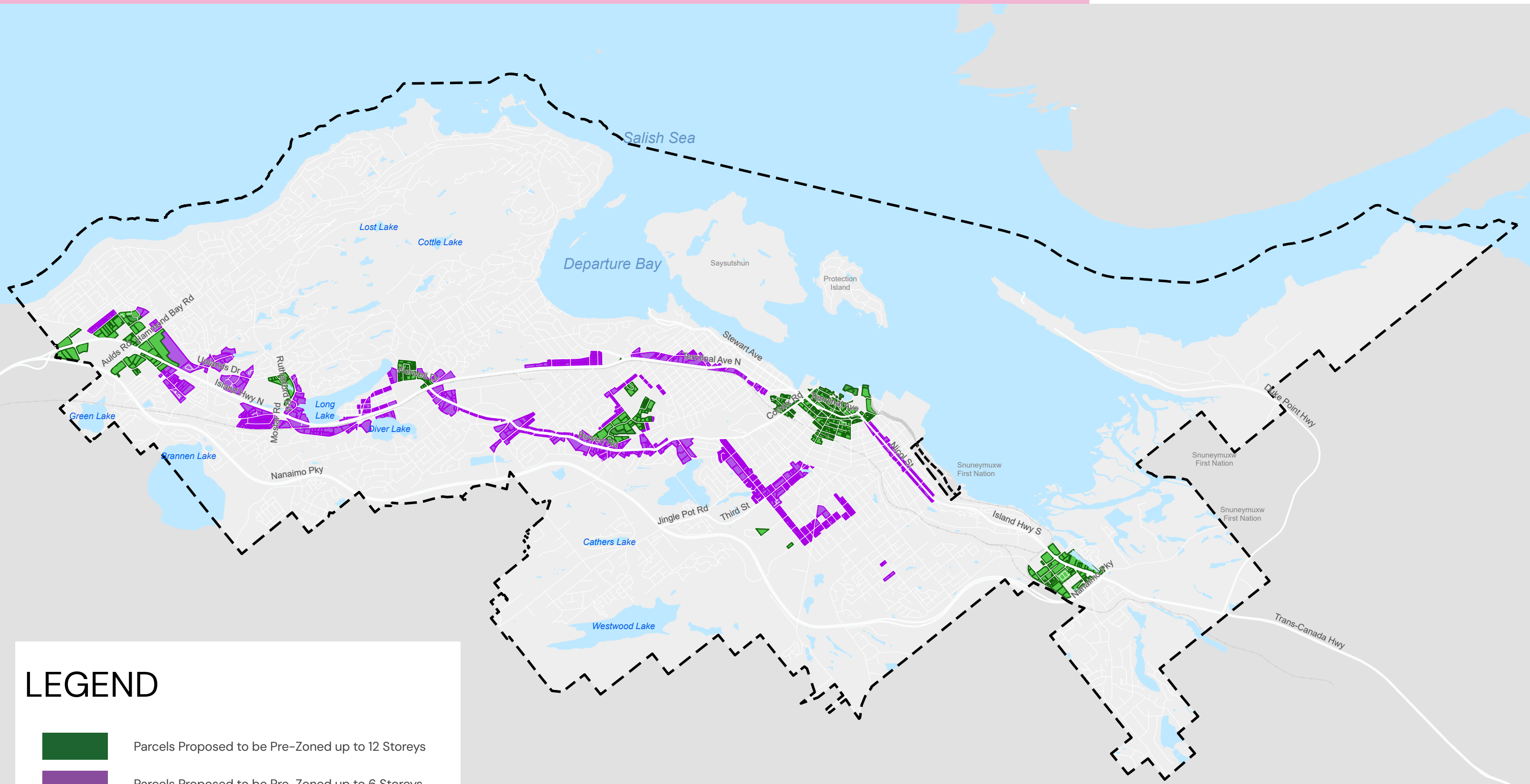
# WHERE DO I RETURN THE SURVEY?

The survey can be returned to the following City of Nanaimo facilities:



- Oliver Woods Community Centre: 6000 Oliver Rd
- Beban Park Social Centre: 2300 Bowen Rd
- Bowen Park Complete: 500 Bowen Rd
- Service & Resource Centre: 411 Dunsmuir Rd

*Freedom of Information and Protection of Privacy Act (FOIPPA): Information collected on this form is done so under the general authority of the Community Charter and FOIPPA and is protected in accordance with FOIPPA. Personal information will only be used by authorized staff to fulfill the purpose for which it was originally collected, or for a use consistent with that purpose. For more information, please visit the Legislative Services Department at 455 Wallace Street, call 250 755 4405 or email [foi@nanaimo.ca](mailto:foi@nanaimo.ca) (External link).*

# MAP 1 PARCELS PROPOSED TO BE PRE-ZONED



## LEGEND

-  Parcels Proposed to be Pre-Zoned up to 12 Storeys
-  Parcels Proposed to be Pre-Zoned up to 6 Storeys

NOTE: TO VIEW AN INTERACTIVE VERSION OF THIS MAP, VISIT [GETINVOLVEDNANAIMO.CA/PREZONING-SOCIAL-HOUSING](http://GETINVOLVEDNANAIMO.CA/PREZONING-SOCIAL-HOUSING)

# NANAIMO NEIGHBOURHOODS **MAP 2**

