

FOR: COUNCIL MEETING

MEETING DATE: July 20, 2026

DEPARTMENT: PLANNING AND DEVELOPMENT

SUBJECT: **HOUSING TARGET PROGRESS REPORT 2025-JUL-01 TO 2026-JUN-30**

OVERVIEW

Purpose of Report

To present to Council a Housing Target Progress Report for the Year 2 reporting period 2025-JUL-01 to 2026-JUN-30.

Recommendation

That Council receive the Housing Target Progress Report for the Year 2 reporting period 2025-JUL-01 to 2026-JUN-30 in accordance with Ministerial Order M203-2024.

BACKGROUND

In total, 40 municipalities in British Columbia have been issued Housing Target Orders (HTOs) and prepare HTO progress reports annually. In accordance with the *Housing Supply Act*, the Province issued Ministerial Order M203-2024 to the City of Nanaimo that set out targets for the annual net new housing units to be achieved from 2024 to 2029. The HTO targets reflect 75 per cent of the Province's total estimated housing need for Nanaimo, which is 4,703 housing units from 2024 to 2029 (Table 1). To date, Council has received the following progress reports:

- 2025-FEB-24: Housing Target Progress Report for the 2024-JUL-01 to 2024-DEC-31 (6-Month) reporting period; and,
- 2025-JUL-28: Housing Target Progress Report for the 2024-JUL-01 to 2025-JUN-30 (Year 1) reporting period.

The Housing Target Progress Report for the reporting period 2025-JUL-01 to 2026-JUN-30 (Year 2) is available in Attachment A.

Table 1 – City of Nanaimo Reporting Periods and Housing Targets

	Reporting Period	Cumulative Target of Required Net New Housing Units (75 % of estimated need)	Required New Housing Units for Reporting Period	Total Housing Units Issued Occupancy Permit in Reporting Period	Total Cumulative Housing Units Issued Occupancy Permit
1.1	2024-JUL-01 – 2024-DEC-31	No Target	N/A	N/A	N/A
1.2	2024-JUL-01 – 2025-JUN-30	783	783	875	875
2	2025-JUL-01 – 2026-JUN-30	1,618	835	853	1,728
3	2026-JUL-01 – 2027-JUN-30	2,533	915	TBD	TBD
4	2027-JUL-01 – 2028-JUN-30	3,552	1,019	TBD	TBD
5	2028-JUL-01 – 2029-JUN-30	4,703	1,151	TBD	TBD

In addition, the Province has provided target guidelines for housing unit types. The targets are based on 75% of the Province's estimated housing need for unit size (bedrooms), tenure, rental affordability, and rental units with on-site supports. Needs are estimated over a five-year timeframe between 2024 and 2029 (Table 2).

Table 2 – City of Nanaimo Reporting Periods and Housing Unit Guidelines

Reporting Period		Net Units by Size			Units by Tenure		Rental Affordability		Supportive Rental
		(Studio/1-Bed)	(2-Bed)	(3+ Bed)	Rental	Owned	Below Market	Market	With On-Site Supports
1.2	2024-JUL-01 – 2025-JUN-30	346	315	214	825	50	100	825	100
2	2025-JUL-01 – 2026-JUN-30	505	239	109	535	318	-30	565	0
3	2026-JUL-01 – 2027-JUN-30	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
4	2027-JUL-01 – 2028-JUN-30	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
5	2028-JUL-01 – 2029-JUN-30	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Cumulative Totals:		851	554	323	1,360	368	70	1,390	100
2024 -2029 Guidance:		3,124	722	806	2,772	1,931	1,929	843	108

Each progress report must include information about actions taken by the City, and progress toward meeting the housing targets (see Attachment A). When assessing the City's progress toward achieving housing targets, the Province advises they will take into account external factors and market conditions that impact housing development.

DISCUSSION

Highlights for the Year 2 reporting period (2025-JUL-01 to 2026-JUN-30) are as follows:

- The City has issued occupancy for 853 new housing units, exceeding the required Year 2 target of 835 housing units.
- The City has met the Year 2 guidelines for the following:
 - Units by size: two-bedroom units;
 - Units by tenure: rental units; and,
 - Rental affordability: market rental units.
- The City has not met the Year 2 guidelines for the following:
 - Units by size: studio/one-bedroom units and three or more-bedroom units;
 - Units by tenure: owned units;
 - Rental affordability: below market rental units (note that the demolition of 30 below market units is part of a phased redevelopment that will provide a total of 124 below-market housing units, which includes 62 units that received occupancy in 2023, and 62 units currently under construction); and,
 - Supportive rental units.
- The City approved 4 rezoning applications with a combined total of 493 housing units.
- The City approved 13 development permit applications with a combined total of 761 housing units.
- The City has issued building permits for a combined total of 794 housing units. Note that the length of time between building permit issuance and completion (occupancy) can vary significantly depending on the size of the development and the scope of the project.

The progress report also provides a short description of the many actions taken by the City to support housing in the reporting period timeframe (see Attachment A).

COMMUNICATION AND COMMUNITY ENGAGEMENT

Housing Target Progress Reports must be received by a Council resolution within 45 days after the end of each reporting period. After the report is received by Council, it must be submitted to the Minister and be published on the City website.

ALIGNMENT WITH CITY PLAN

The report is aligned with the following City Plan goals:

- ☐ A Green Nanaimo: Resilient and Regenerative Ecosystems
- ☐ A Connected Nanaimo: Equitable Access and Mobility
- ☒ A Healthy Nanaimo: Community Wellbeing and Livability
- ☐ An Empowered Nanaimo: Reconciliation, Representation and Inclusion
- ☐ A Prosperous Nanaimo: Thriving and Resilient Economy

ALIGNMENT WITH COUNCIL'S STRATEGIC PRIORITIES

The report is aligned with the following Council's Strategic Framework priorities:

- ☒ Implementing City Plan Action Plans and Key City Management Plans
- ☐ Social, Health and Public Safety Challenges
- ☐ Maintaining and Growing Current Services
- ☐ Capital Projects
- ☒ Communicating with the Community
- ☒ Governance and Corporate Excellence

NEXT STEPS

The next Housing Target Progress Report Form will be presented to Council in July 2027 (for the reporting period of 2026-JUL-01 to 2027-JUN-30).

OPTIONS

1. That Council receive the Housing Target Progress Report for the Year 2 reporting period 2025-JUL-01 to 2026-JUN-30 in accordance with Ministerial Order M203-2024.
 - The advantages of this option: The Ministerial Order M203-2024 states that Council must receive the progress report by resolution within 45 days of the end of the reporting period.
 - The disadvantages of this option: None.
 - Financial Implications: Considerable Staff resources are needed to gather the data required by the Ministerial Order.
2. That Council provide alternate direction to Staff.

KEY MESSAGES

- On 2024-JUN-25, the Province issued Ministerial Order M203-2024 to the City of Nanaimo which set out targets for the annual net new housing units to be achieved from 2024 to 2029.
- The City has exceeded the required target for the 2025-JUL-01 to 2026-JUN-30 (Year 2) reporting period.
- It is recommended that Council receive the Housing Targets Progress Report for the Year 2 reporting period 2025-JUL-01 to 2026-JUN-30 as required by the Ministerial Order M203-2024.

ATTACHMENTS

ATTACHMENT A: Housing Target Progress Report – July 2025 to June 2026

Authored by:

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Concurrence by:

Lisa Brinkman
Manager, Community Planning

Jeremy Holm
Director, Planning and Development

ATTACHMENT A



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch

BC Ministry of Housing and Municipal Affairs

PURPOSE

Municipalities will use this form to complete the requirements for progress reporting under the [Housing Supply Act](#) (Act). The information provided will be evaluated to determine whether targets have been met or satisfactory progress has been made toward meeting targets.

REPORT REQUIREMENTS

The report must contain information about progress and actions taken by a municipality to meet housing targets as identified in the Housing Target Order (HTO).

The progress report must be received in a meeting that is open to the public and by Council resolution within 45 days after the end of the reporting period.

Municipalities must submit this report to the minister and post it to their municipal website as soon as practicable after it is approved by Council resolution.

ASSESSMENT

The Housing Targets Branch evaluates information provided in the progress report based on Schedule B - Performance Indicators in the HTO. If targets have not been met and satisfactory progress has not been made, the Minister may initiate compliance action as set out in the Act.

REPORT SUBMISSION

Please complete the attached housing target progress report form and submit to the Minister of Housing at Housing.Targets@gov.bc.ca as soon as practicable after Council resolution.

Do not submit the form directly to the Minister's Office.

HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch

BC Ministry of Housing and Municipal Affairs

Section 1: MUNICIPAL INFORMATION

Municipality	City of Nanaimo
Housing Target Order Date	June 25, 2024
Reporting Period	July 1, 2025 to June 30, 2026
Date Received by Council Resolution	
Date Submitted to Ministry	
Municipal Website of Published Report	https://www.nanaimo.ca/public-safety/community-safety-and-wellbeing/community-and-social-service-programs/housing
Report Prepared By	☒ Municipal Staff ☐ Contractor/External
Municipal Contact Info	Lisa Brinkman, Manager Community Planning lisa.brinkman@nanaimo.ca
Contractor Contact Info	☒ N/A

Section 2: NUMBER OF NET NEW UNITS

Record the number of net new housing units delivered during the reporting period, and cumulatively since the effective date of the HTO. Net new units are calculated as completions (occupancy permits issued) minus demolitions. Legalizing existing unpermitted secondary suites or other housing types does not count toward completions.

Section 8 must be completed if a housing target has not been met for the reporting period.

	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since HTO Effective Date)
Total	908	55	853	1,728

Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Unit Breakdown Guidelines)

Record the number of housing units in each category below for the reporting period and cumulatively since the effective date of the HTO. Definitions are provided in the endnote.

	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since Effective HTO Date)
Units by Size				
Studio	77	0	77	189
One Bedroom	459	31	428	662
Two Bedroom	247	8	239	554
Three Bedroom	97	15	82	196
Four or More Bedroom ¹	28	1	27	127

Units by Tenure				
Rental Units ² – Total	565	30	535	1,360
Rental – Purpose Built	444	30	414	1,148
Rental – Secondary Suite	104	0	104	185
Rental – Accessory Dwelling	17	0	17	27
Rental – Co-op	0	0	0	0
Owned Units	343	25	318	368
Units by Rental Affordability				
Market	565	0	565	1,390
Below Market ³ - Total	0	30*	-30	70
Below Market - Rental Units with On-Site Supports ⁴	0	0	0	100

* Note that the demolition of 30 below market units is part of a phased redevelopment that will provide a total of 124 below-market housing units, which includes 62 units that received occupancy in 2023, and 62 units currently under construction.

Section 4: MUNICIPAL ACTIONS AND PARTNERSHIPS TO ENABLE MORE HOUSING SUPPLY

A) Describe applicable actions taken in the last 12 months to achieve housing targets, in line with the Performance Indicators in the HTO. Each entry should include a description of how the action aligns with achieving the housing target, the date of completion, and links to any publicly available information. For example:

- Streamlined development approvals policies, processes or systems.
- Updated land use planning documents (e.g., Official Community Plan, zoning bylaws).
- Updated Housing Needs Report.
- Innovative approaches and/or pilot projects.
- Partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations except First Nations – see Section 4B).
- Other housing supply related actions.

1. Pre-Zoning for Social Housing (Below-Market Housing)

On 2026-JUN-22 Council gave first and second reading to a bylaw that will pre-zone 2,158 lots in the City to expedite the delivery of below-market housing (social housing, excluding supportive housing and shelters). By removing the need for a rezoning, developments can move forward more quickly, when a portion of the development is social housing. This initiative is incentive based, such that a property owner can develop under current zoning or choose the Social Housing Zone option and receiver greater height and density allowances, when social housing is provided and certain conditions are met. More information is available at this [link](#).

2. BC Builds Home

In Spring 2026 the City of Nanaimo partnered with BC Builds to create the opportunity for new housing for middle-income workers, by making City-owned land available for development. The two properties available are 6 Commercial Street and 474 Pine Street. More information is available at this [link](#).

3. New Off-Street Parking Bylaw

On 2026-JUN-22 Council gave first and second reading to a new Off-Street Parking Bylaw. The purpose of the project is to update parking regulations to better align with City Plan (OCP) policy, including accelerating housing. The new Off-Street Parking Bylaw reduces parking rates in many areas of the City, and adds 'transit demand management' options for housing development in the OCP Urban Centre and Corridor land use designations. More information is available at this [link](#).

4. Woodgrove Area Plan

On 2026-MAY-25 Council gave first and second reading to the Woodgrove Area Plan. The Woodgrove Area Plan provides land use and policy guidance for the development of higher density housing (and a complete community) within the Woodgrove Secondary Urban Centre. The Woodgrove Area Plan forms part of City Plan (OCP). More information is available at this [link](#).

5. Rental Tenant Relocation Assistance Project

On 2026-JUN-22 Council directed Staff to proceed with a 'Tenant Protection Bylaw' and an update to the 'Strata Conversion Policy' to add protections for tenants facing displacement due to redevelopment of rental buildings. In Spring 2026 the following components of the project were completed: engagement process, financial feasibility analysis, and best practice review. More information is available at this [link](#).

6. Manufactured Home Community Relocation Assistance Policy

On 2025-NOV-17 Council approved the *Manufactured Home Community Relocation Assistance Policy* which provides additional support (over provincial requirements) for residents facing displacement when a manufactured home park property is redeveloped. More information is available at this [link](#).

7. Building Function Review Update

The goals of the 2021 'Building Function Review' included reducing building permit processing times and engaging the housing and development industry to find solutions. An update on the progress and effectiveness of the 'Building Function Review' was presented at the 2026-APR-27 Governance and Priorities Committee meeting. More information is available at this [link](#).

8. Streamline Building Permit Approvals - SSMUH

In March 2026 the City's Building Inspection team launched the digital application platform eApply for small scale multi-unit housing (SSMUH), which streamlines the development approvals process for missing middle housing. The digitized online application process reduces paperwork, minimizes in-person visits, and accelerates processing times. The platform ensures that applications are complete before submission, helping to avoid delays caused by missing information. More information can be found at this [link](#).

9. Delegation Bylaw Updates

On 2025-JUL-28 Council adopted amendments to the *Officer Designation and Delegation of Authority Bylaw No. 7353* to streamline approvals for housing by expanding the opportunity for Development Permits and Development Variance Permits to be approved by staff (instead of requiring Council approval). More information is available at this [link](#).

10. Proposed New Development Cost Charge (DCC) Bylaws and Sanitary Sewer Investments

On 2026-APR-20 Council passed first, second, and third reading of two new DCC bylaws that will help fund the capital costs of infrastructure expansions required to service new housing development in the City. Also, at the 2026-JUN-22 meeting Council passed a motion directing Staff to investigate long term borrowing for key sanitary sewer trunk upgrades. Several large sewers in the City are nearing or at the limit of their capacity and it will not be possible to continue to add

new private connections for new housing development without fixing these key sanitary sewer trunks. Although the new DCC Bylaw will increase revenue for sanitary sewer investments, in-stream protection provisions will delay the financial impact until approximately 2028, and revenues remain dependent on development activity and economic conditions. Thus, the City will investigate borrowing options to fix the key sanitary sewer trunks so that new housing development can proceed in the City in 2027. More information is available at this [link](#).

11. Health & Housing Action Plan – Progress Update

A progress update on the action items in the ‘Health and Housing Action Plan’ was presented at the 2026-MAY-11 Governance and Priorities Committee meeting. The Health and Housing Action Plan was adopted by Council on 2021-FEB-22 as the City’s framework for addressing homelessness, housing instability, health, safety, and poverty reduction. The HHAP emphasizes system-level coordination, shared accountability, and improved planning and data to support better community outcomes. More information is available at this [link](#).

12. Rent Bank and Rent Supplement Programs

In 2025, the City funded 213 rent supplements, supporting 324 individuals and families to remain housed in the private rental market. Also in 2025, 96 rent bank loans were issued, assisting 272 individuals and families to manage short term financial challenges and maintain housing. More information about the rent supplement program is available at this [link](#). More information about the rent bank program is available at this [link](#).

13. HEART and HEARTH

Between July 2025 and June 2026, the City continued to work in partnership with BC Housing to support the Homelessness Encampment Action Response Team (HEART) program and the Homelessness Encampment Action Response Temporary Housing (HEARTH) initiative, including the provision of funding, and staff resources. The City provided \$750,000 in capital funding to support the HEARTH site at 1030 Old Victoria Road. The City supports the tenancing of the HEARTH sites by working with BC Housing to prioritize individuals through the By-Names-List and participating at the vacancy matching process. The three HEARTH sites are now fully occupied, providing a total of 159 temporary housing units. In addition, the City coordinates and facilitates a bi-weekly outreach team that assists individuals experiencing homelessness with completing supportive housing applications and Vulnerability Assessment Tools (VATs), helping to ensure they are added to BC Housing's supportive housing waitlists and are considered for available housing opportunities. The City continues to meet regularly with BC Housing and HEART/HEARTH program representatives to coordinate service delivery, address emerging issues, and support encampment response efforts. The City is also working collaboratively with BC Housing and community partners to update the Encampment Response Plan to reflect current needs, service delivery approaches, and available housing resources. More information can be found at this [link](#).

14. The Hub

In partnership with BC Housing, United Way BC and the federally funding Reaching Home Program, the City continued to support the operation of the Hub through to 2026-MAR-31. In 2025-2026, the City provided a total of \$709,257 in funding, including an additional \$125,000 to support continued operations until 2026-MAR-31. The Hub offered housing navigation, basic need supports, hygiene services, food and connections to health and social services. During peak periods, the Hub served an average of 130-140 individuals daily and supported 54 individuals with complex needs in securing housing. The City is now working with community partners and BC Housing to relocate the Hub. More information is available at this [link](#).

B) Please provide any information about First Nation partnerships and/or agreements including planning, servicing and infrastructure that support delivery of housing on First Nation land including delivered and/or projected housing units.

- The City has contributed land for new Snuneymuxw First Nation housing at 355 Nicol Street and 1435 Cranberry Avenue.
- In 2025 the City issued \$30,000 of Online Accommodation Platform (MRDT) funds to Snuneymuxw First Nation for rent supplements to be distributed to their residents.
- In 2025-2026 the City completed an infrastructure analysis to deliver sewer, water and road services to allow for new housing on new Snuneymuxw First Nation reserve lands (near Vancouver Island University).
- The City provides homelessness outreach support to the Snuneymuxw First Nation Health Centre.
- City staff meet regularly with Snuneymuxw First Nation staff and BC Housing staff to discuss ways to advance provincially funded housing developments proposed in the City of Nanaimo and on First Nation land.
- Protocol Agreement Working Group and Technical Working Group: City representatives meet regularly with Snuneymuxw First Nation representatives to further the goals of the Protocol Agreement. The purpose of the Protocol Agreement is to deepen the government-to-government relationship between the City and Nation, to establish a collaborative process that will meaningfully advance reconciliation, and lead to shared opportunities and agreements for mutual benefits.

Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS

Report the number of approved applications issued by type since the effective date of the HTO. Each project should only be recorded once for the **most current** application type. Provide the estimated number of net new housing units to be delivered for each application category.

NOTE: units issued occupancy permits should be recorded in Section 2.

	Rezoning <i>Approximate unit counts based on conceptual plans</i>	Development Permit	Building Permit	Total
Applications	4	13	179	196
New Units	493	761	794	2,048
Unit Breakdown				
Units by Size				
Studio	153	168	178	499
One Bedroom	112	234	211	557
Two Bedroom	84	151	207	442
Three Bedroom	116	187	159	462
Four or More Bedroom ¹	28	21	39	88
Units by Tenure				

Rental Units ² – Total ²	459	472	509	1,440
Rental – Purpose Built	459	472	416	1,347
Rental – Secondary Suite	0	0	83	83
Rental – Accessory Dwelling	0	0	10	10
Rental – Co-op	0	0	0	0
Owned Units	34	289	285	608
Units by Rental Affordability				
Market	356	208	438	1,002
Below Market ³ - Total	103	264	71	438
Below Market - Rental Units with On-Site Supports ⁴	20	57	71	148

Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS

A) Indicate the number of applications and the estimated number of proposed units withdrawn by applicants, and /or not approved by staff or Council during this reporting period. Please include rezoning applications, development permits, and building permits.

	Applications Withdrawn	Applications Not Approved
Applications	3 rezoning applications were withdrawn or cancelled. 5 development permit applications were withdrawn or cancelled. 0 building permit applications were withdrawn or cancelled after issuance.	2 rezoning applications were denied by Council.
Proposed Units	1,604 units	56 units

B) Provide a description of each application (e.g., rezoning, development permit, building permit) and brief summary of why each project was withdrawn or not approved.

From 2025-JUL-01 to 2026-JUN-30, 2 rezoning and 0 development permit applications with a residential component were denied:

APP	APP No.	No. of Units	Summary
RZ	RA512	38 units	Council denied the rezonings due to community concerns about density and the impacts on the surrounding neighbourhood.
RZ	RA518	18 units	

From 2025-JUL-01 to 2026-JUN-30, 3 rezoning, 5 development permit, and 0 building permit applications with a residential component were withdrawn:

APP	APP No.	No. of Units	Summary
RZ	RA475	760 units	Bylaw abandoned. Lands acquired by Province and Snuneymuxw First Nation (SFN). SFN is working on a vision for the site.
DP	DP1292		

RZ	RA499	368 units	Withdrawn at the request of applicant. New RA forthcoming.
RZ	RA508	35 student micro-units	Withdrawn at the request of applicant.
DP	DP1183	32 units	Withdrawn at the request of applicant.
DP	DP1318	35 units	Cancelled (Inactive). Revised DP forthcoming.
DP	DP1336	16 units	Cancelled (Inactive).
DP	DP1361	358 units	Cancelled. Revised DP for 199 units forthcoming.

The process for building permit/planning applications is such that they can be incomplete and therefore not accepted, or they can be cancelled or expired due to inaction from the applicant. There are many reasons that an applicant may choose to withdraw a building permit/planning application including project financing challenges, increased cost of materials, increased cost of contractors, and changes in market conditions impacting profit margins on the project.

Section 7: OTHER INFORMATION

Provide any other information not presented above that may be relevant to the municipality's effort and progress toward achieving the housing target.

N/A

Section 8: SUMMARY OF PLANNED ACTIONS TO MEET TARGETS

If the housing target has not been met for the reporting period, please provide a summary of planned and future actions in line with the Performance Indicators that the municipality intends to take to meet housing targets during the two-year period following this report. For each action, provide:

- a description of how the action aligns with achieving the housing target;
- dates of completion or other major project milestones;
- links to any publicly available information; and
- the number of units anticipated by completing the action.

NOTE: THIS SECTION IS NOT APPLICABLE FOR INITIAL SIX-MONTH REPORTING.

Name of Action: Pre-Zoning for Social Housing (below-market housing)

Description of Action: On 2026-JUN-22 Council gave first and second reading to a bylaw that pre-zones 2,158 lots in the City to expedite the delivery of below-market housing (social housing, excluding supportive housing and shelters). By removing the need for a rezoning, developments can move forward more quickly, when a portion of the development is social housing. This initiative is incentive based, such that a property owner can develop under current zoning or choose the Social Housing Zone option and receive greater height and density allowances, when social housing is provided and certain conditions are met. The next steps for this project will involve a public hearing in July 2026, and if the bylaw is adopted the City will monitor the program to review how many the below-market housing units are constructed as a result of this initiative.

Completion/Milestone Date: September 2026

Link: More information is available at this [link](#).

Number of Units: TBD

Name of Action: Development Cost Charge Reduction Bylaw (below-market housing)	
Description of Action: At the 2026-APR-20 meeting Council gave first, second and third reading to the "City of Nanaimo Development Cost Charge Reduction Bylaw 2026, No. 7449" which offers a 50% Development Cost Charge reduction for not-for-profit rental housing and supportive housing. Council will consider final reading of this bylaw in January 2027, to reduce the impact of proposed new Development Cost Charge rates on below-market housing.	
Completion/Milestone Date: January 2027	
Link: More information is available at this link .	Number of Units: TBD
Name of Action: In-Stream Developments Funded by BC Housing (below-market housing)	
Description of Action: The City provides support to six below-market BC Housing funded development projects that are currently in-stream. 1) 1850 Boxwood Rd. - 22 housing units; 2) 1435 Cranberry Ave. - 42 housing units; 3) 564 Fifth St. 199 housing units; 4) 355 Nicol St. - 36 housing units; 5) 1125 Seafeld Cres. - 62 housing units; 6) 250 Terminal Ave. - 50 housing units.	
Completion/Milestone Date: Spring 2028	
Link: More information is available at this link .	Number of Units: 411
Name of Action: New Off-Street Parking Bylaw – Incentives for Three Bedroom Units	
Description of Action: On 2026-JUN-22 Council gave first and second reading to a new Off-Street Parking Bylaw. The new bylaw provides an incentive for housing units with three or more bedrooms, by reducing the parking rate for this unit size to be the same as two bedroom units. It is expected that this parking reduction will lead to more three bedroom housing units, particularly in new multi-family buildings.	
Completion/Milestone Date: July 2026	
Link: More information is available at this link .	Number of Units: TBD

¹ If needed due to data gaps, it is acceptable to report "Three Bedroom" and "Four or More Bedroom" as one figure in the "Three Bedroom" row.

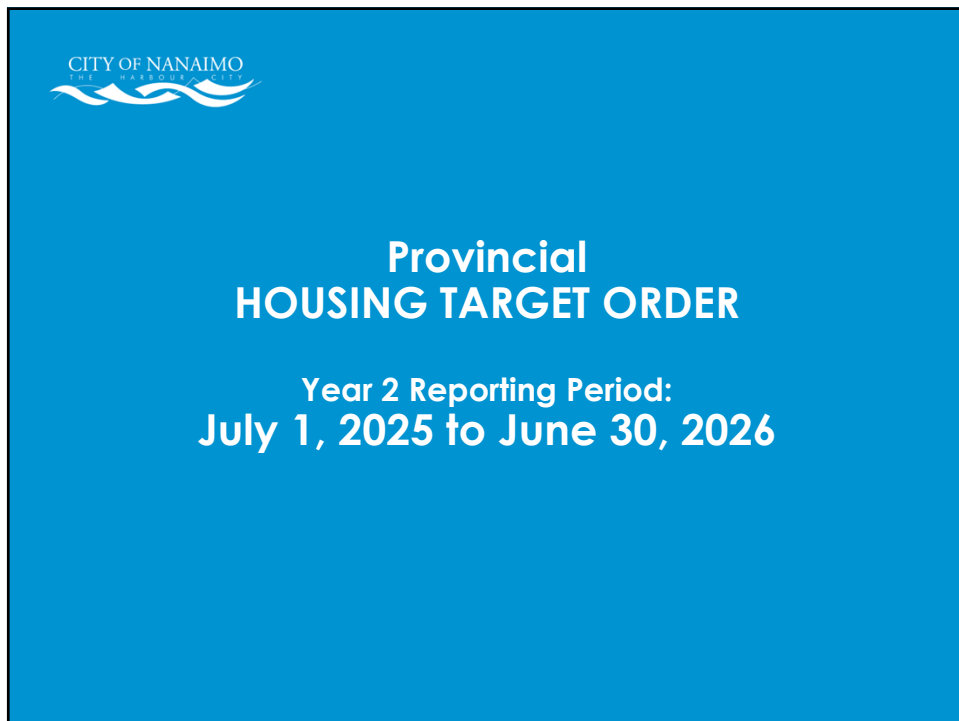
² **Rental Units** include purpose built rental, certain secondary rentals (secondary suites, accessory dwellings) and co-op.

³ **Below Market Units** are units rented at or below 30% of the local Housing Income Limits (HIL) per unit size.

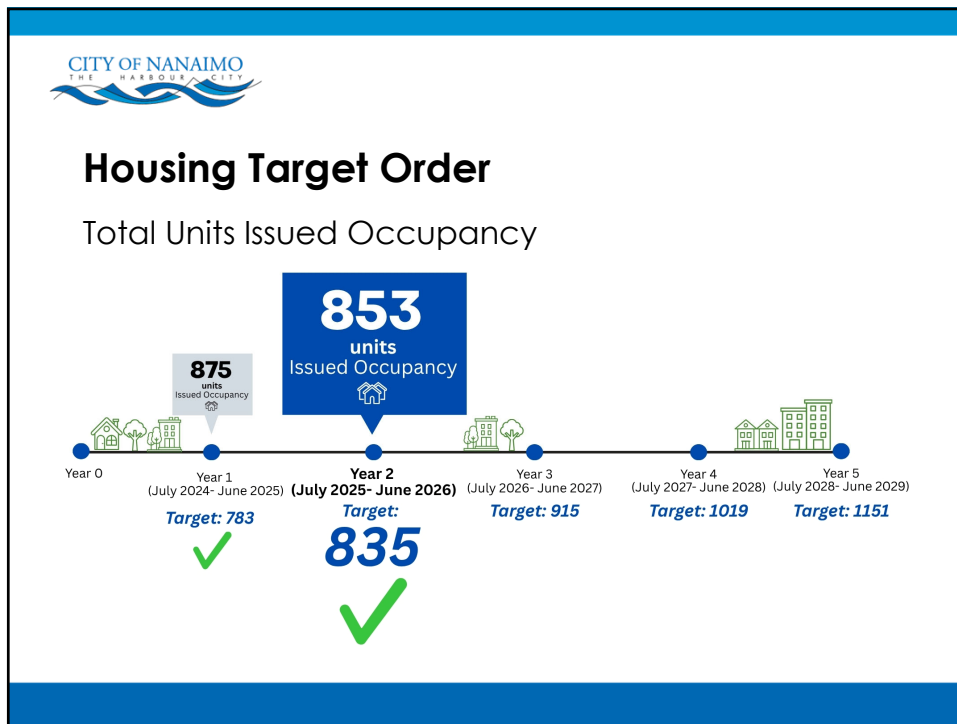
⁴ **Below Market Rental Units with On-Site Supports** are units rented at the Income Assistance Shelter rate providing permanent housing and on-site supports for people to transition out of homelessness.



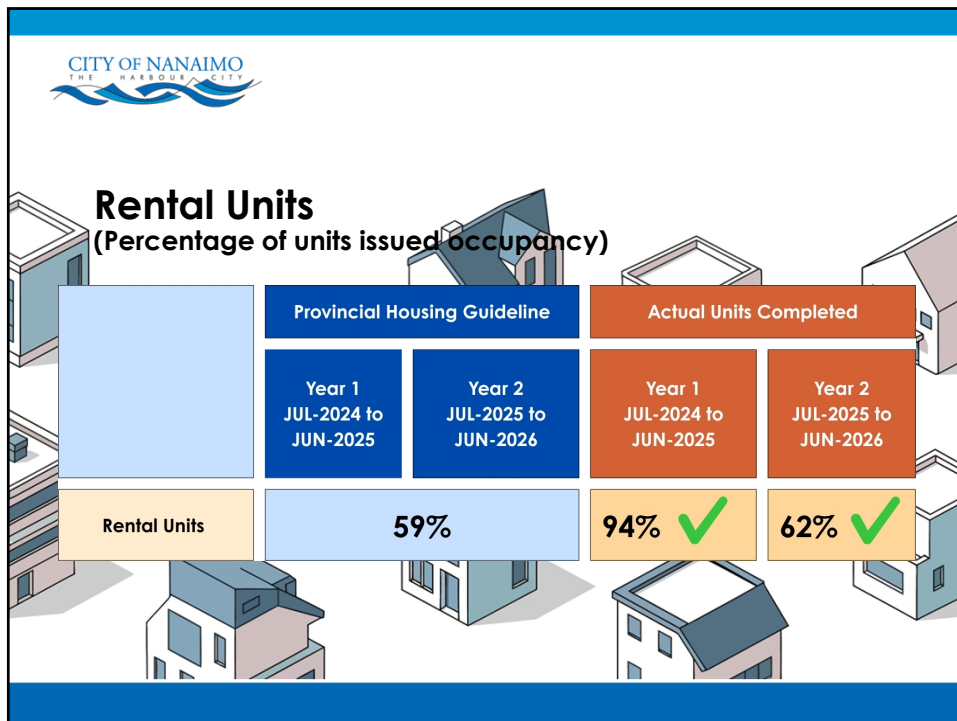
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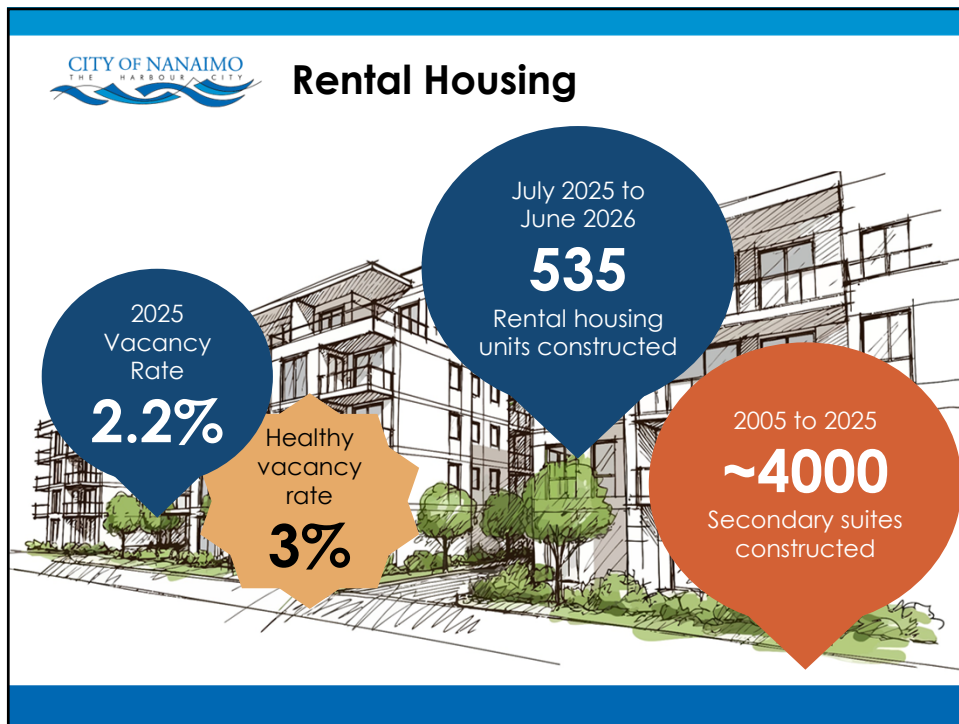
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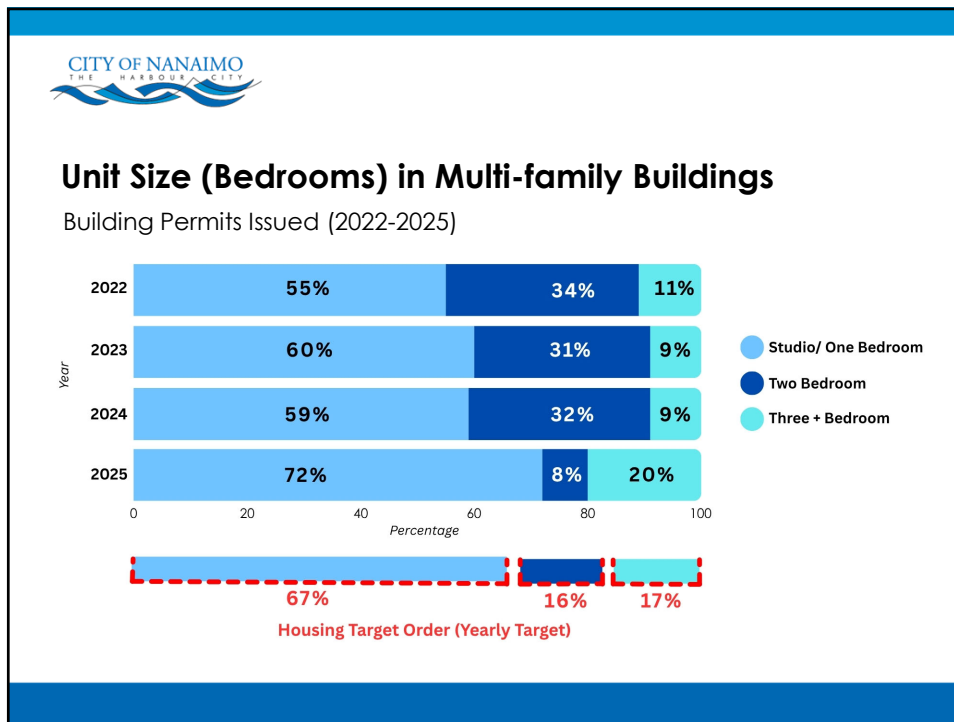
CITY OF NANAIMO
THE HARBOUR CITY

Bedroom Mix

(Percentage of units issued occupancy)

	Provincial Housing Guideline		Actual Units Completed	
	Year 1 JUL-2024 to JUN-2025	Year 2 JUL-2025 to JUN-2026	Year 1 JUL-2024 to JUN-2025	Year 2 JUL-2025 to JUN-2026
Studio/ One Bedroom Units	67%		24% ❌	59% ❌
Two Bedroom Units	16%		36% ✅	28% ✅
Three + Bedroom Units	17%		40% ✅	13% ❌

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CITY OF NANAIMO
THE HARBOUR CITY

Below Market And Supportive Units

	Provincial Housing Guideline		Actual Units Completed	
	Year 1 JUL-2024 to JUN-2025	Year 2 JUL-2025 to JUN-2026	Year 1 JUL-2024 to JUN-2025	Year 2 JUL-2025 to JUN-2026
Supportive Units	22 units		100 ✓	0 ✗
Below Market Units	386 units		0 ✗	-30 ✗

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CITY OF NANAIMO
THE HARBOUR CITY

BC Housing Units Coming Soon

Property Address	Housing Type(s)	Status
1850 Boxwood Rd.	22 units complex care housing	BP issued
1435 Cranberry Ave.	42 housing units	BP in process
564 Fifth St.	199 housing units	RZ complete
355 Nicol St.	36 supportive housing units	BP issued
1125 Seafeld Cres.	62 housing units (senior)	BP issued
250 Terminal Ave.	50 supportive housing units	DP in process
Total	411 housing units	

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CITY OF NANAIMO
THE HARBOUR CITY

Rent Bank Loans & Rent Supplements (2025)

96 Rent Bank Loans Issued assisting **272** individuals and families

213 rent supplements issued supporting **324** individuals and families



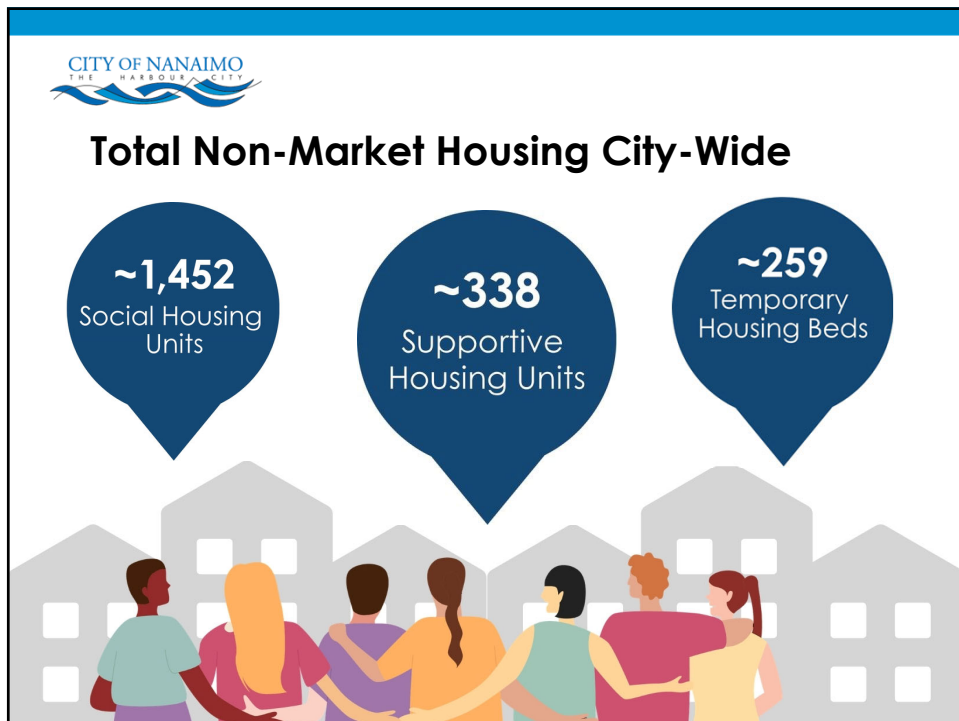
10



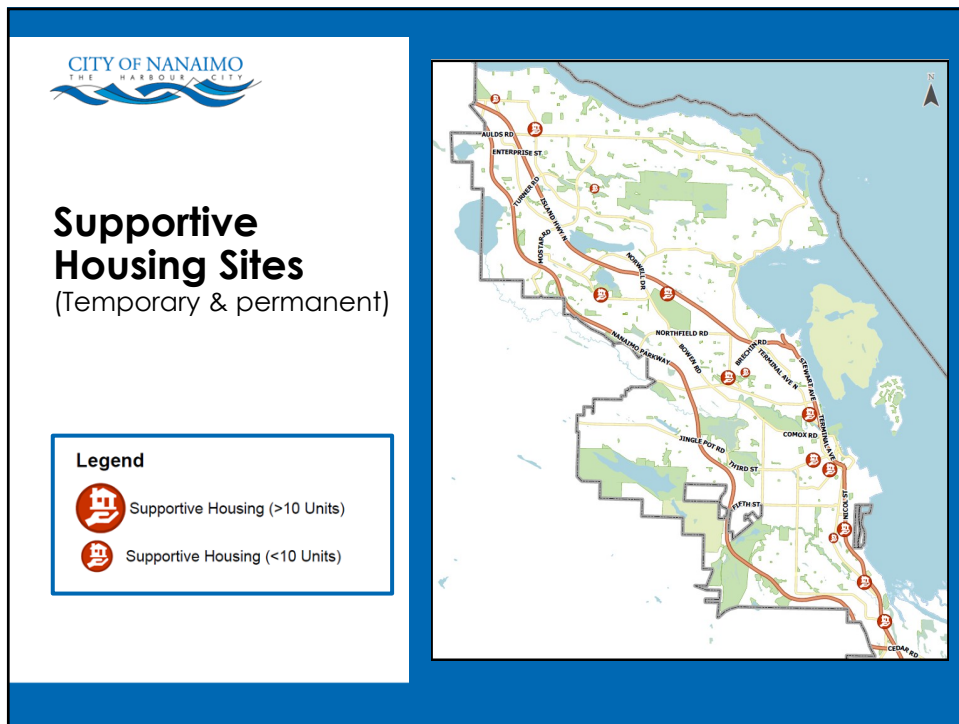
City Support for Non-Market Housing

- **Pre-zoning 2,158 parcels** for non-market housing (in-process 2026). (IAP #69)
- Regular **Staff to Staff meetings** with BC Housing.
- Issues annual **DCC reductions** for non-market housing.
- Issues annual **property tax exemptions** for non-market housing.
- Administers **housing agreements** annually to secure non-market housing.
- Completed a **land acquisition** strategy (2024).
- Updated the **Housing Legacy Reserve Fund** Bylaw (2024). (IAP C3.2.19)

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City Support To Snuneymuxw (SFN) Housing

- City **contributed land** for new housing at 355 Nicol St. and 1435 Cranberry Ave.
- City **issued \$30,000** of 'Online Accommodation Platform' funds to SFN for rent supplements in 2025.
- City completed an **infrastructure analysis** for development on new reserve lands 2025/26.
- Regular **Staff-to-Staff meetings** with SFN, City, and BC Housing to advance new housing.
- City provides **homelessness outreach** support to the SFN Health Centre 2025/26.

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2025 PLANNING & DEVELOPMENT OVERVIEW

Reporting period:
January 01, 2025- December 31, 2025

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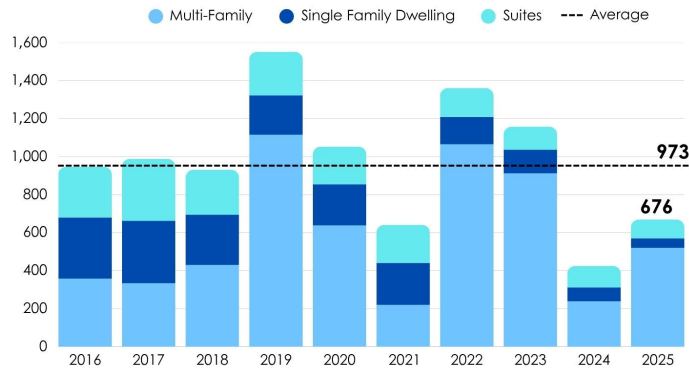
Housing Units 2016-2025 (Building Permits Issued)

2025

526 Multi-Family

51 Single Family Dwelling

99 Suites



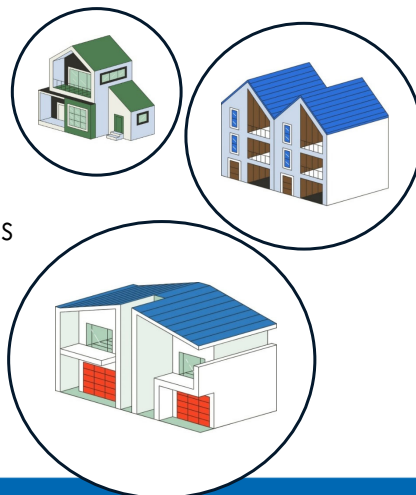
17

Small Scale Multi-Unit Housing (2025)

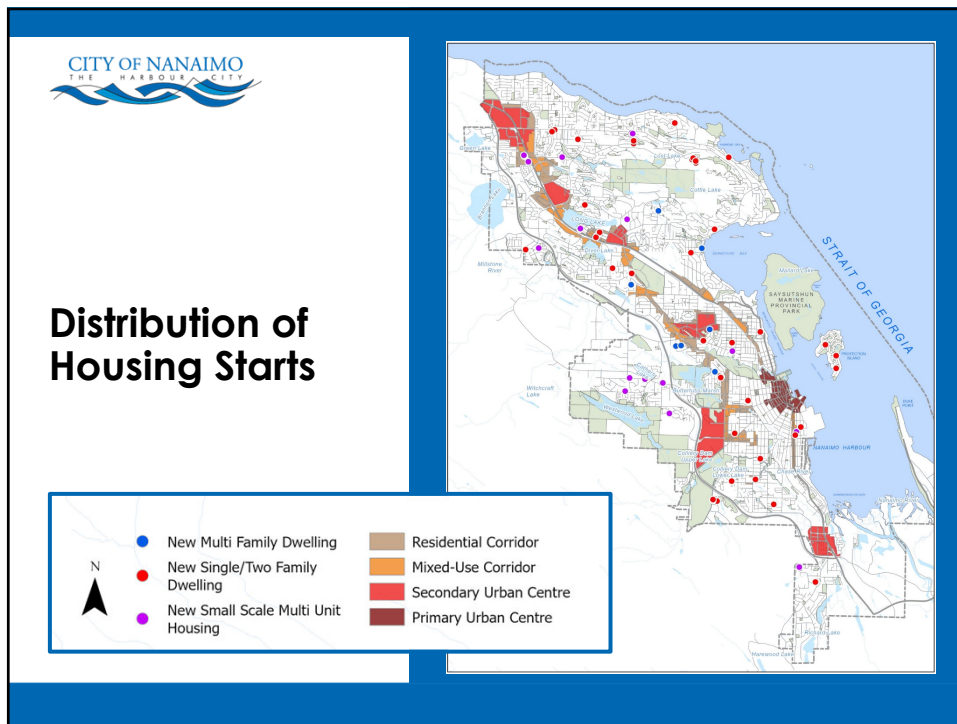
129 Total SSMUH Units

→ **78** Units In Progress

→ **51** Units Issued
Occupancy



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Development Approvals 2021-2025

	2021	2022	2023	2024	2025	5 -year average
Rezoning	17	9	16	11	6	12
Development Permits	45	34	37	41	23	36
Units Approved (in DP's)	1,704	510	964	1071	840	1,018
Units Proposed (in DP's)	1,355	828	325	302	1581	878

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Approvals Process Improvements

- Digital E-Apply tool was launched in 2025 and expanded to SSMUH building permit applications in 2026.
- Building function review completed to reduce building permit timelines 2025-26.
- Expanded authority to delegate more development approvals to Staff in 2025 (Bylaw No. 7353).
- Clarified and consolidated the City's Form & Character Design Guidelines for new development (DPA8) in 2025.

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Housing Initiatives 2025-2026

- Woodgrove Area Plan (IAP #196)
- Parking Bylaw update (IAP D2.6)
- Zoning Bylaw update (IAP #195)
- BC Builds partnership (IAP C3.2.9)
- BC Housing partnerships (HEART & HEARTH, MOUs)
- Pre-Zoning for Social Housing (IAP #69)
- Rental tenant and manufactured home relocation assistance project (IAP #73)

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THANK YOU!

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