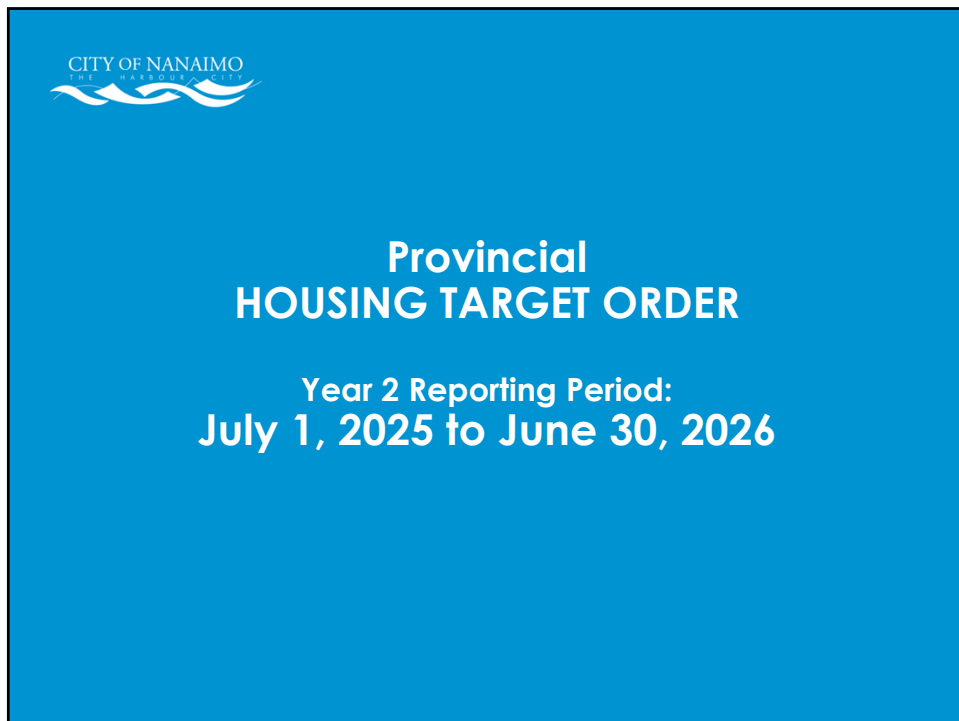
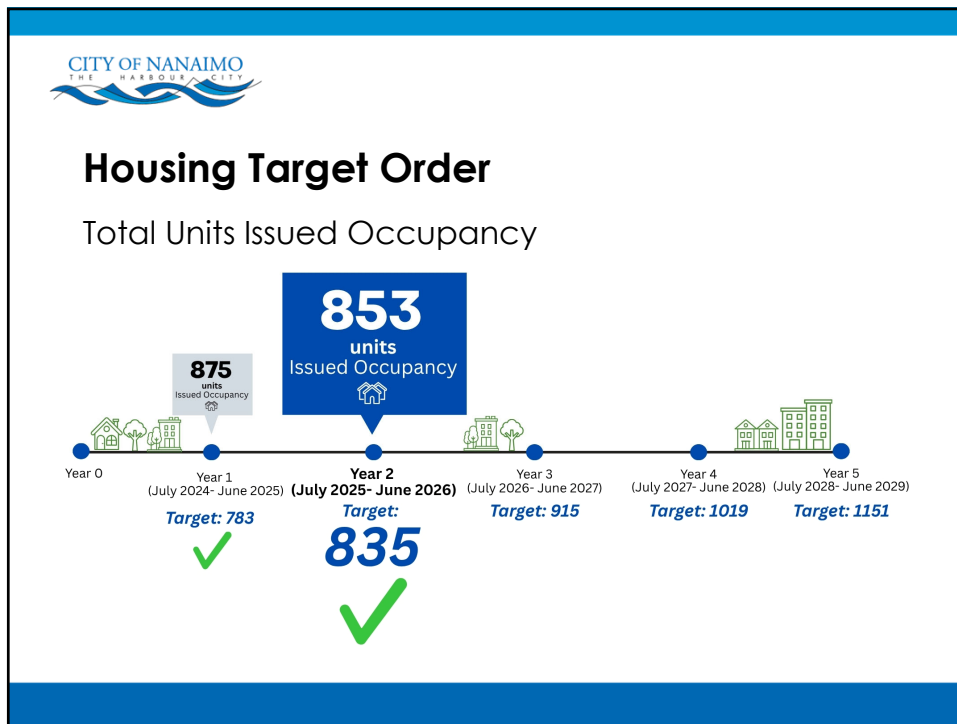




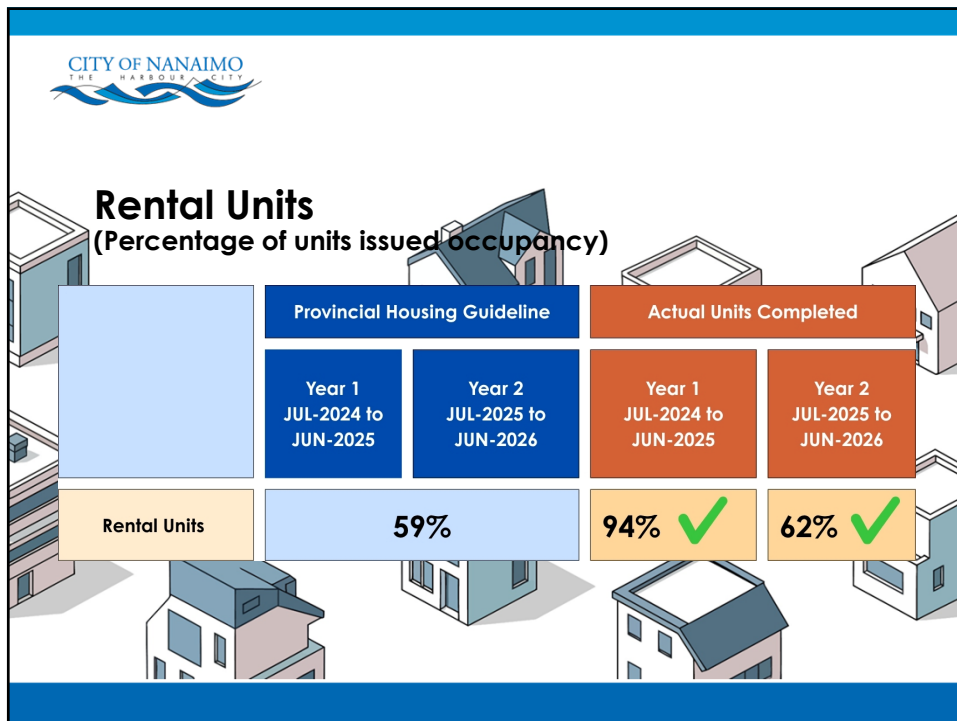
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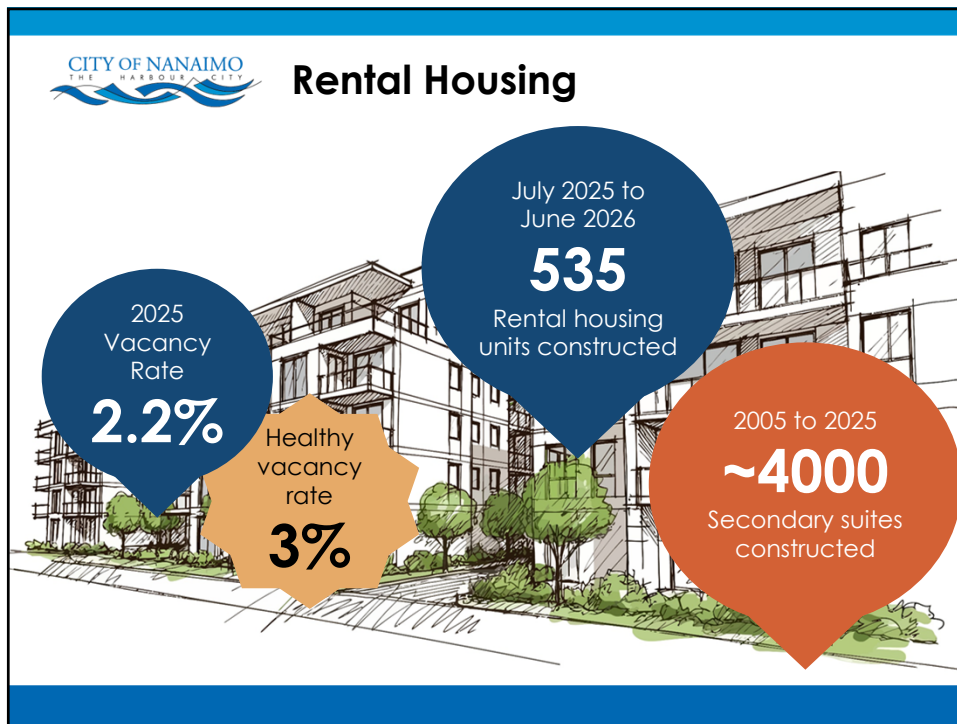
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4



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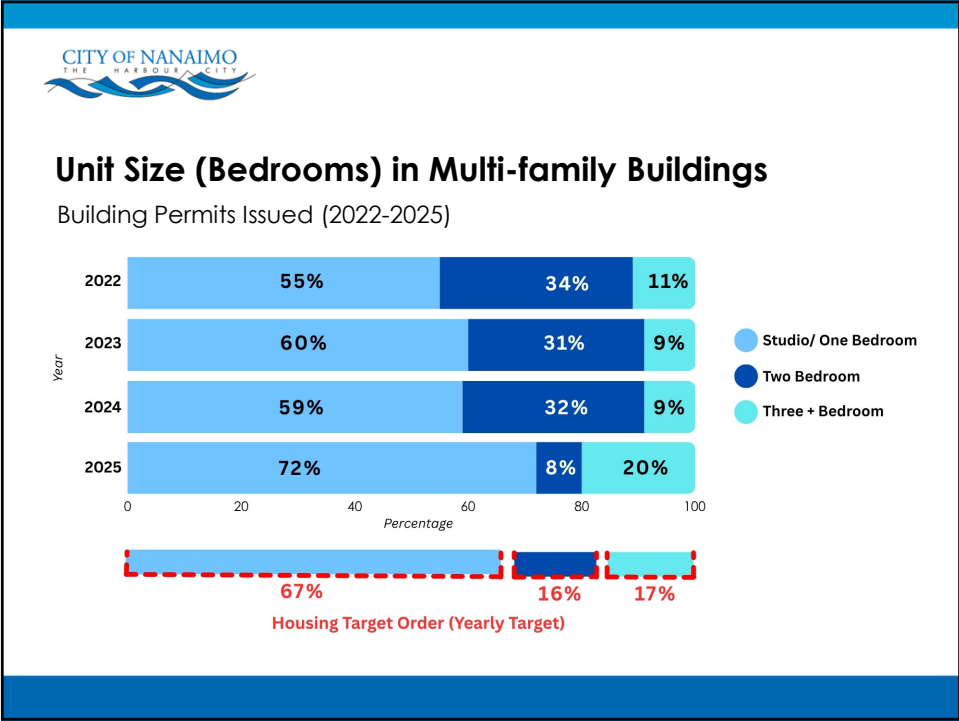
CITY OF NANAIMO
THE HARBOUR CITY

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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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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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



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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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Total Non-Market Housing City-Wide

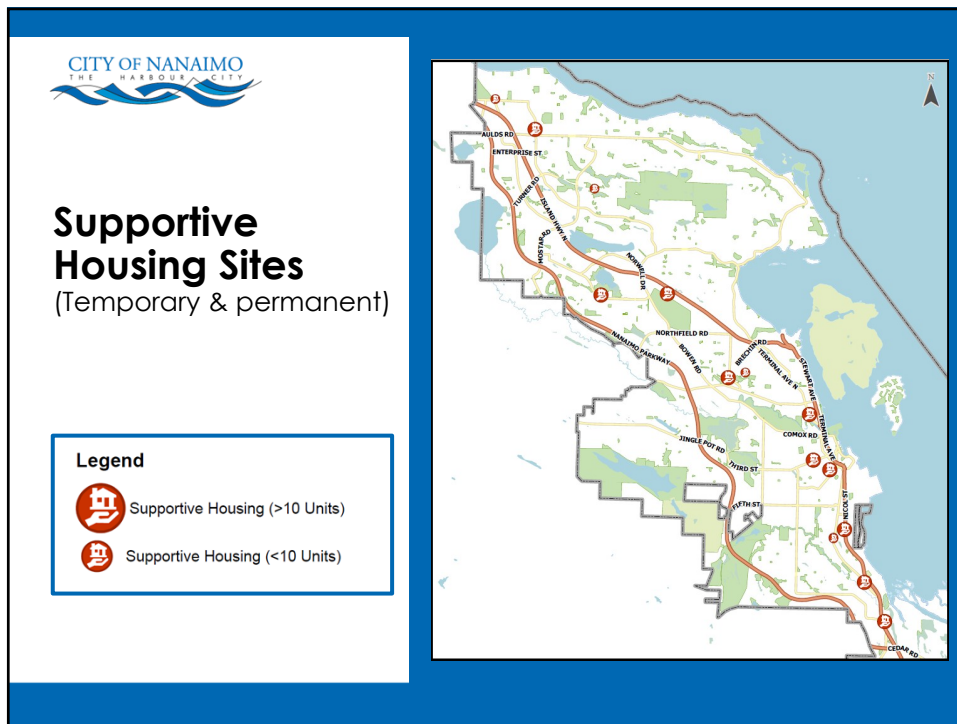
~1,452
Social Housing
Units

~338
Supportive
Housing Units

~259
Temporary
Housing Beds



12



13



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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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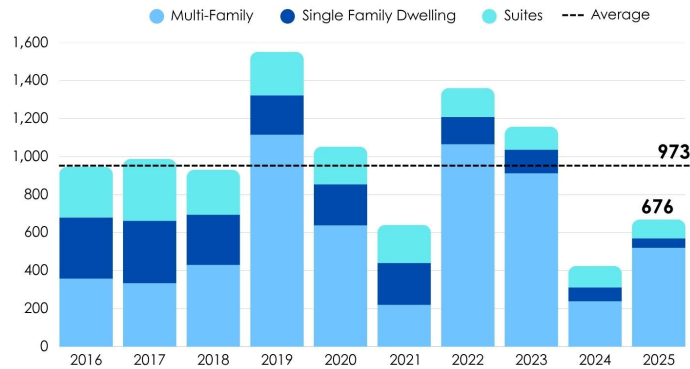
Housing Units 2016-2025 (Building Permits Issued)

2025

526 Multi-Family

51 Single Family Dwelling

99 Suites



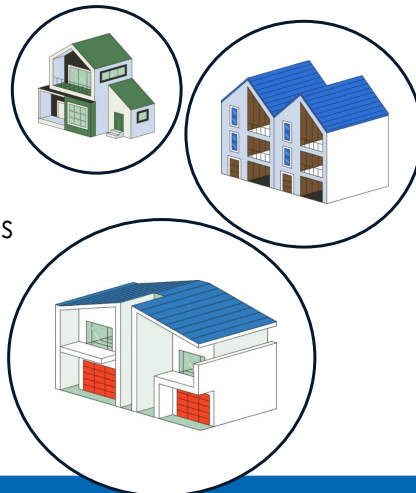
17

Small Scale Multi-Unit Housing (2025)

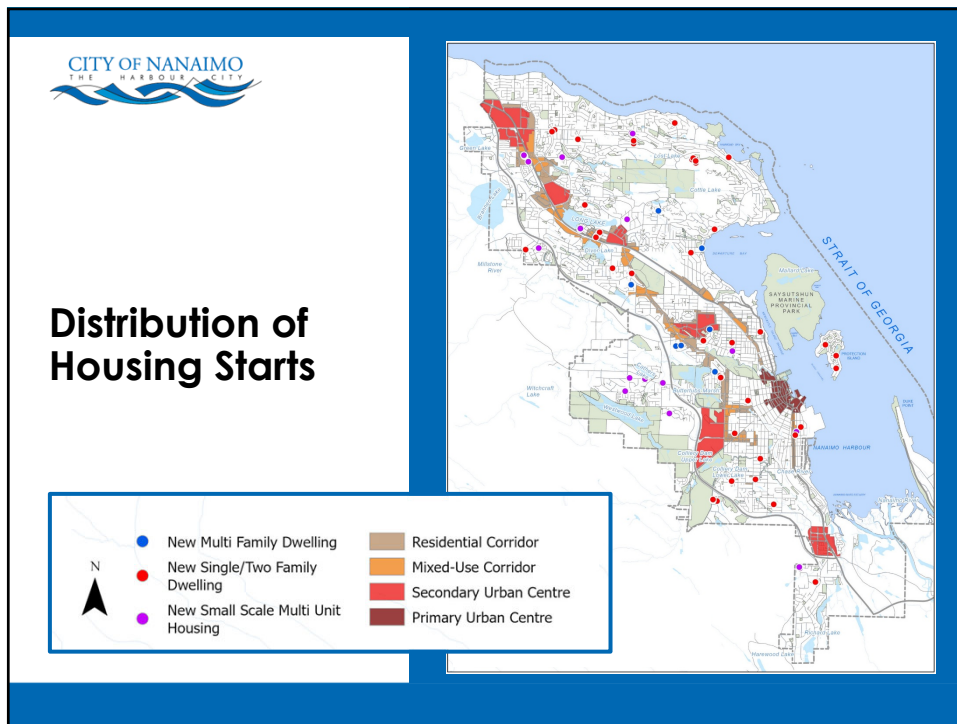
129 Total SSMUH Units

→ **78** Units In Progress

→ **51** Units Issued
Occupancy



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19



20

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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