

Our City, Our Voices.

reimagine  
NANAIMO

# HOW WE LIVE

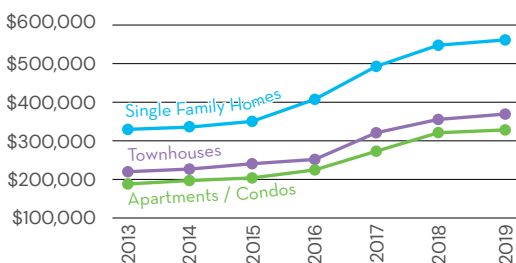
The places we call home, how they look, and how they are located, affect the experience of our City. Demand for housing in Nanaimo is high. For many, rising costs have made home ownership and rental more challenging. More housing options, in a diversity of types and levels of affordability, are needed as Nanaimo evolves from a more suburban to a more urban community, providing options for all people looking to call Nanaimo home.



## Housing costs have risen quickly

From 2013 to 2019 prices for single family homes rose by 72%, townhouses by 74%, and apartments / condos by 61%.<sup>1</sup>

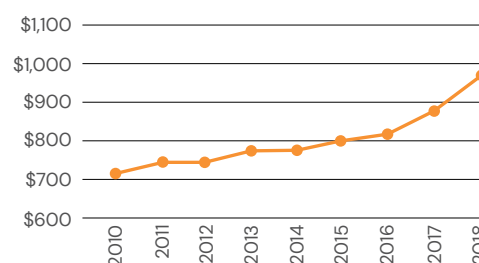
### HOME SALES PRICES<sup>1</sup>



## Renting can be a challenge

In 2019, over half of housing construction starts were rental units, but average rent still increased 8% to \$1,039 and rental vacancy dropped to 2.4%.<sup>1</sup>

### AVERAGE MONTHLY RENT COSTS<sup>1</sup>



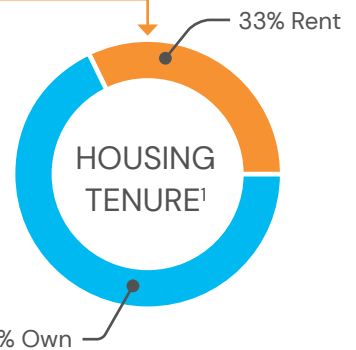
## How we plan affects cost of infrastructure

Infrastructure for low-density sprawl costs a lot because pipes and roads travel long distances to serve only a few. Compact development shares costs between many.



## 2/3 own and 1/3 rent our homes

In 2019, 67% of Nanaimo residents owned their home while 33% rented.<sup>2</sup> This is a shift from 2011 when 72% owned and 28% rented.<sup>3</sup>



## New housing types are shifting

Over the last 3 years there has been more multi-residential development than single family, increasing housing diversity.

References:

<sup>1</sup> Land Inventory and Capacity Analysis, 2020

<sup>2</sup> State of the Nanaimo Economy, 2020

<sup>3</sup> Nanaimo Affordable Housing Discussion Paper, 2018

# WHAT DO OUR PLANS SAY NOW?

- ▶ Protect rural and environmentally-sensitive lands by focusing new growth within our urban containment boundary.
- ▶ Create mixed use urban nodes and corridors in key locations that bring together homes and services in a pleasant, livable, and walkable environment.
- ▶ Make it easier for people to walk and cycle from their neighbourhoods to nodes that have services, employment, and transit connections.
- ▶ Plan neighbourhoods outside Urban Nodes and corridors that provide a mix of housing types including single family homes and ground-oriented multiple family units.
- ▶ Recognize infill and redevelopment in existing neighbourhoods is needed, but changes should be sensitive to neighbourhood character.

## OPPORTUNITIES

- ▶ The City has enough land to accommodate predicted residential demand until 2046, assuming this growth is a mix of housing types.
- ▶ Development opportunities exist around identified nodes and corridors that would continue to add varied housing choices and mixed uses.
- ▶ The City has invested in the Port Drive Waterfront and mixed-use redevelopment of this key waterfront area is anticipated within the next 20 years.
- ▶ Zoning updates have supported more housing options on single-family lots such as secondary suites, carriage homes, and small lot residential.
- ▶ A large amount of developable land remains in South Nanaimo – much of it with long-term plans for residential, mixed-use, resort and light industrial.
- ▶ Nanaimo and Snuneymuxw First Nation are collaborating with School District 68 and BC Housing on the Te'tuxwtun project to create an innovative, mixed-use housing, education, and recreation development in Harewood.



Housing affordability is a growing challenge in Nanaimo, similar to many British Columbia communities.

## CHALLENGES

- ▶ Fast growth creates high demand for housing which in turn impacts affordability.
- ▶ An aging population has different housing needs, affecting housing supply, types of housing needed, and availability.
- ▶ Some neighbourhoods are mostly single-family homes, which typically have the highest costs for ownership and rental and can be a limitation for accommodating a broad cross-section of residents.
- ▶ While recent investments have improved the walking and cycling network, gaps remain, making it more difficult to reside in some locations without a car.
- ▶ The number of people experiencing homelessness in Nanaimo is rising and is an ongoing challenge.
- ▶ Recent rental housing development has been happening at Woodgrove and Downtown and the recently announced Te'tuxwtun project will add new units; however, more will be needed.

**Recent development of more rental units** in nodes and corridors supports current OCP goals, providing more housing options close to transit, schools, shopping, and neighbourhood services.

