



STAKEHOLDER DISCUSSION TOPICS



RENTAL HOUSING INCREASE THE SUPPLY OF RENTAL HOUSING

Addressing the current local rental housing shortfall and meeting the anticipated rental demand in the future.



DEVELOP A SECURED MARKET RENTAL HOUSING POLICY

Policy to include a package of incentives for developers of rental housing (which is secured by a housing agreement that is registered on title). Incentives could include including additional density, parking relaxations, reduction of DCCs, concurrent processing, and payment of legal fees.

[SEE EXAMPLE](#)



FACILITATE INCREASED RENTAL HOUSING IN LOWER DENSITY AREAS

Increase the number of dwelling units permitted on a single detached lot. For example, allowing both a secondary suite and a coach house on a standard lot. Consideration of stratification of housing should be allowed. If housing for families or rental only is deemed to be the priority.

LOWER THE REQUIREMENTS FOR NON-MARKET RENTAL HOUSING

Reduce the parking and/or bicycle space requirements for non-market housing, particularly along transit corridors or in neighbourhood centres.



CONSIDER ADDING POLICY RESTRICTING SHORT-TERM RENTALS

Continue to monitor the need for short-term rental controls in the City. A policy can be introduced to restrict short-term rentals to those who are listing their primary residence. Additional restrictions could include the requirement of a business licence fee, although this would have to be applied to all types of short-term rentals, including bed and breakfast operators and other types of lodging.

EXAMPLE: SECURED MARKET RENTAL HOUSING POLICY IN NEW WESTMINSTER

This policy provides incentives to the private sector to encourage the development of secured market rental housing projects. Rental units created under this policy are secured by Housing Agreements and no-separate sales (no stratification) covenants. The program is voluntary for private developers if they wish to pursue the incentives.



SINGLE DETACHED NEIGHBOURHOODS

SUPPORT INFILL AND INTENSIFICATION IN SINGLE DETACHED NEIGHBOURHOODS

Policies and action that encourage and support increased housing supply in existing neighbourhoods through smaller houses and a higher number of dwellings on each lot.



SUPPORT INFILL AND INTENSIFICATION OF PROPERTIES IN SINGLE DETACHED NEIGHBOURHOODS

Allow up to three units to be built on an existing standard size lot or higher densities for assemblies of 2 or 3 lots. This may be tested in pilot neighbourhoods to start.



FACILITATE THE DEVELOPMENT OF COACH HOUSES AND OTHER INFILL HOUSING ON SINGLE DETACHED LOTS

Develop a specific policy and guidelines to support the development of infill housing and coach houses. Consider the development of a number of designs for coach homes. If the homeowner selects one of these, the length of the development approval process will be greatly reduced.



INCENTIVIZE THE DEVELOPMENT OF SMALLER HOUSES

Consider assessing development cost charges (DCCs) for detached housing from a parcel size to a gross floor area basis, which could incentivize developers to build smaller, more affordable housing.



UNDERTAKE RESEARCH REGARDING THE IMPLEMENTATION OF TINY HOMES

Review local bylaws and regulations and identify ways to reduce the barriers to alternative and moveable housing forms such as tiny homes. Consider supporting a local demonstration project.

SUPPORT INNOVATIVE SOLUTIONS TO INTENSIFICATION THAT MAINTAIN NEIGHBOURHOOD CHARACTER AND SCALE

Study the viability of relocating typical bungalow/small character homes on large lots to the rear of the property and repurpose as a coach house. Consider the use of Heritage Revitalization Agreements to implement.



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MULTI-UNIT HOUSING

INCREASE + DIVERSIFY THE SUPPLY OF MULTI-UNIT HOUSING

Increasing the diversity of multi-unit housing in order to meet the needs of various household types and income levels.



ALLOW SUITES IN DUPLEXES AND TOWNHOUSES

Consider introducing land use revisions that permit suites to be included in newly built duplexes and townhouses. Suites could be used by family or for rental housing. **SEE EXAMPLE**



ENCOURAGE THE DEVELOPMENT OF FEE SIMPLE TOWNHOUSES

Make information available to builders/developers such as templates of legal agreements for fee simple townhouse projects. Partner with a local developer and design team to support the development of a demonstration project in Nanaimo.



SUPPORT THE DEVELOPMENT OF STACKED TOWNHOUSES

Consider revising the zoning bylaw to provide a new zone that permits stacked townhouses.

SUPPORT INNOVATIVE SOLUTIONS TO INTENSIFICATION THAT MAINTAIN NEIGHBOURHOOD CHARACTER AND SCALE

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DEVELOP A POLICY ON FAMILY FRIENDLY HOUSING

Create a specific policy that encourages the development of apartment condominiums and secured market rental housing with three or more bedrooms, and encourage the development of a percentage of units that are two or more bedrooms. To support the family-friendly housing, additional incentives will be needed.

INTRODUCE REDUCED PARKING REQUIREMENTS FOR MULTI-UNIT RESIDENTIAL DEVELOPMENT IN CLOSE PROXIMITY TO FREQUENT TRANSIT SERVICE

Amend the Parking Bylaw to reduce the required parking for new multi-unit residential development in areas in close proximity to frequent transit service. A parking bylaw amendment is currently underway.

EXAMPLE: VERGO AFFORDABLE FAMILY TOWNHOUSES IN SAANICH

The Capital Regional Housing Corporation's 18 unit affordable townhouse project was built on the former Mount View School site. Vergo provides 14 units for families with moderate income plus four one-bedroom accessible secondary suites.



STAKEHOLDER DISCUSSION TOPICS



LOW INCOME + SPECIAL NEEDS HOUSING

CONTINUE TO SUPPORT THE DEVELOPMENT OF LOW INCOME + SPECIAL NEEDS HOUSING

Support for low-income households and those with unique needs to access affordable, accessible, and suitable housing.



CONTINUE TO ACQUIRE LAND THAT MAY BE SUITABLE FOR AFFORDABLE HOUSING

Continue to look for real estate acquisitions that would be suitable for future affordable housing.

CONTINUE TO SUPPORT THE DEVELOPMENT OF NON-MARKET HOUSING

Formalize the City’s approach to non-market housing development by introducing a policy or guide that outlines the areas of practice in place. This would provide clarity to non-profit housing operators as they complete their financial proformas and encourage funders to support new projects in Nanaimo. New non-market housing development is typically supported with a reduction in application fees, planning assistance, and property tax exemptions post completion. When possible, discounted land lease arrangements will be made available.



REVISIT AND ENHANCE COMMUNITY AMENITY CONTRIBUTION POLICY

Enhance current policy and practice of community amenity contribution with the objective of increasing the supply and integration of non-market housing.



UPDATE THE POLICY ON THE USE OF THE HOUSING LEGACY RESERVE FUND

Continue to allocate Housing Legacy Reserve fund monies to affordable housing projects based on clearly articulated and communicated policies. Criteria for eligibility to be reviewed and updated.



INTRODUCE AN ADAPTABLE HOUSING POLICY

Develop a policy that requires a minimum percentage of units in a new development (as part of a rezoning or other conditional approval process) to be either accessible or adaptable. **SEE EXAMPLE**

EXAMPLE:

THE ADAPTABLE HOUSING POLICY IN SAANICH

The City of Saanich has instituted a Basic Adaptable Housing bylaw that requires basic adaptable housing features in all newly constructed buildings that are serviced by an elevator and contain apartment or congregate housing uses.

The design features are meant to improve housing for people as they age or experience reduced physical mobility. These include barrier-free access to all suites, wider doorways, reinforcement of bathroom walls, accessible door handles and switches among other features.



STAKEHOLDER DISCUSSION TOPICS



PARTNERSHIPS

STRENGTHEN GOVERNMENT AND COMMUNITY PARTNERSHIPS

Building partnerships with senior levels of government and the capacity of non-profit organizations and community partners to respond to housing issues.



CONSIDER ESTABLISHING A LOCAL OR REGIONAL RENT BANK PROGRAM

Consider facilitating the start-up of a Rent Bank program, whereby the City or a non-profit society manages a fund that offers short-term loans to rental households. Typically, rent banks are operated on behalf of lenders (e.g., United Way, VanCity, credit unions).

EXPAND THE AFFORDABLE HOMEOWNERSHIP PROGRAM IN PARTNERSHIP WITH HABITAT FOR HUMANITY OR OTHER LOCAL AGENCY

The City has a partnership in place with Habitat for Humanity to facilitate the development of affordable homeownership for eligible families. Consider ways to further this partnership by introducing additional incentives including higher density, reduction of development cost charges, parking relaxations, or other types of relaxations. There may also be a way to further support this initiative by way of the Housing Legacy Reserve Fund.



EXPLORE OPPORTUNITIES TO CO-LOCATE AFFORDABLE HOUSING WITH COMMUNITY ASSETS

There are examples of new non-market housing projects being co-located with civic facilities (new and existing). Partnerships can be developed with non-profit housing providers to facilitate the development of new housing as part of municipal halls, community centres, fire halls, libraries or other civic facilities.



PREPARE A COMMUNITY ENGAGEMENT AND EDUCATION PROGRAM

Support the development of new non-market housing by implementing community awareness and other educational activities. This could include training or workshops for Council and members of the public, additional engagement requirements as part of the approval process, and the identification of a local champion.



SUPPORT RENTAL HOUSING AND RELATED PROGRAMS FOR VANCOUVER ISLAND UNIVERSITY STUDENTS

Explore partnership between VIU and other partners to facilitate more rental for students (e.g., setting up linkage program with seniors).



FACILITATE POTENTIAL PARTNERSHIPS BETWEEN DEVELOPERS AND NON-PROFIT HOUSING PROVIDERS

As a community amenity contribution, developers may be required to build a percentage of ownership units to be made available at a discount to prospective buyers or rented at low end of market rent levels. In these cases, the non-profit would operate the units that are integrated as part of the larger development. The partnerships between developers and non-profit housing providers could be facilitated at the pre-application and rezoning stages.

EXAMPLE:
KAMLOOPS RENT BANK

The Kamloops Rent Bank started in 2013 for low-income wage earners, providing emergency funds for people who have nowhere else to turn. The Kamloops and District Elizabeth Fry Society administers the program. The maximum loan is \$1,000 with an interest rate of 5% to be paid in full over a maximum of 2 years. Funds are paid directly to the landlord or utility company.



CONNECTING

PROVIDE EDUCATION AND SUPPORT - CONNECTING PEOPLE TO HOUSING AND PROGRAMS

Coordination, support and information for tenants, landlords and homebuyers to access the assistance they need in finding affordable, appropriate housing.

PROMOTE RENT SUPPLEMENT PROGRAMS

Make information available regarding available programs, the Rental Assistance Program (RAP) and the Shelter Aid for Elderly Renters (SAFER) and consider expanding the City’s rent supplement program.

CONTINUE TO SUPPORT A LOCAL AGENCY TO ESTABLISH A RENTER READINESS PROGRAM

Support the efforts of the Nanaimo John Howard Society in the implementation of the Ready to Rent BC, a Renter Readiness program, in BC.

DEVELOP A TENANT RELOCATION POLICY

Consider preparing a tenant relocation policy for redevelopment projects (both rental housing and manufactured home parks) as well as for existing residential buildings that undergo significant improvements, that result in displacement of tenants.

SEE EXAMPLE

PROMOTE BC OWNER MORTGAGE AND EQUITY PARTNERSHIP (BC HOME PARTNERSHIP)

The BC Home Partnership program is a repayable downpayment assistance loan available to eligible first time home buyers.

PROMOTE THE PROVINCE’S TWO PROPERTY TAX DEFERMENT PROGRAMS

BC’s low-interest loan program helps BC homeowners, (seniors and families with children) to pay their annual property taxes.

PROMOTE HOME ADAPTATIONS FOR INDEPENDENCE (HAFI)

The HAFI program provides financial assistance for home modifications to assist households with mobility or health issues to continue to live in their homes. The City can promote this program to local residents by way of the City website and other avenues.

EXAMPLE:
MOBILE HOME PARK REDEVELOPMENT TENANT ASSISTANCE POLICY AT THE CITY OF COQUITLAM

This policy addresses the displacement of tenants that occurs with the rezoning and redevelopment of mobile home parks. It provides tenants with the opportunity for greater notification and relocation assistance by development proponents.