

Housing Incentives

Housing providers (both non-profit and market based) are an integral part of delivering and managing affordable housing options in the region.

Read about incentives and support to encourage building and maintaining affordable housing.



VIU Carpentry Program students volunteering at a Nanaimo Habitat Duplex Site

Federal and Provincial Funding for Affordable Housing

Find financial assistance to encourage private and non-profit housing providers to create and maintain affordable housing.

BC Housing Funding

1-844-365-4727

CMHC Affordable Housing Funding

1-800-309-3388/604-737-4139

Local Government Incentives for the Creation of Affordable Housing

Development Cost Charge Exemptions for Affordable Housing

The Regional District of Nanaimo and municipalities charge Development Cost Charges (DCCs) on all new development to help cover the capital costs of providing services such as sewer, water, roads and parkland. Under certain situations listed below these charges may be reduced or waived for affordable housing as well as for green or sustainability initiatives.

The Provincial Government through Bill 27 - *The Local Government (Green Communities) Statutes Amendment Act* - amended the *Local Government Act* in 2008 to give local and regional governments the ability to waive or reduce DCCs for affordable housing as well as other green communities and sustainability initiatives. This legislation enables each municipality or regional district to determine what constitutes an 'eligible development' and to also choose the amount of the reduction to be granted and the conditions under which a reduction would be given.

Small Unit DCC Exemptions

Where a municipal or regional government charges DCCs, Bill 27 automatically allows the exemption of all DCCs for the construction, alteration or extension of self-contained dwelling units no larger in area than 29 m² provided that unit is only used for residential purposes. Part of the rationale for this exemption is that smaller dwelling units make more efficient use of existing infrastructure, are more energy efficient and are generally more affordable. Please contact the regional district or relevant municipality for more information.

Regional District of Nanaimo Town of Qualicum Beach

Regional and Community
Utilities
6300 Hammond Bay Road
Nanaimo, BC V9T 6N2
Tel: 250-390-6560
District 69: 250-954-3792
Toll Free: 1-877-607-4111
Email: rcu@rdn.bc.ca

Planning Department
#201-660 Primrose Street
Qualicum Beach, BC V9K 1S7
Tel: 250-752-6921

City of Nanaimo

Community Development
Section 411 Dunsmuir
Street Nanaimo, BC
Telephone: 250-755-4429

City of Parksville

Planning Department
100 East Jensen Avenue
PO Box 1390
Parksville, BC V9P 2H3
Phone: 250-248-6144

District of Lantzville

Box 100, 7192 Lantzville Road
Lantzville, BC V0R 2H0
Telephone: 250-390-4006

RDN Incentives for the Creation of Affordable Housing

RDN Sewer DCC Reductions for Not-for-Profit Rental Housing

Bill 27 allowed the RDN Board to adopt Bylaw No. 1577 to “Reduce Sewer Development Cost Charges for Not-For-Profit Rental Housing”. This Bylaw is consistent with RDN priorities to support and encourage the development of affordable housing in the region.

Applicable Sewer Service Areas and DCC Reduction Amounts

Eligible developments in the following Sewer Service Areas can have DCC’s reduced by 50-100 per cent:

1. Northern Community Sewer Service Area – 100 per cent DCC reduction for eligible developments
2. Southern Community Sewer Service Area – 50 per cent DCC reduction for eligible developments
3. Duke Point Sewer Service Area – 50 per cent DCC reduction for eligible developments
4. Fairwinds (Nanoose) Wastewater Treatment – 50 per cent DCC reduction for eligible developments

Eligible Developments for Sewer DCC Reductions are not-for-profit rental housing, including supportive housing that meets all of the following:

- a) At least 50% per cent of the fair market value of the real property is owned by an eligible owner (defined as the Government of British Columbia, the Government of Canada, a local government, a Public Housing Authority or a not-for-profit incorporated under the British Columbia *Society Act* or Part II of the *Canadian Corporations Act*).
- b) The applicant has demonstrated to the reasonable satisfaction of the Regional District of Nanaimo that the development is eligible for a housing subsidy (either rent or capital) from the Government of British Columbia, the Government of Canada, or a Public Housing Authority.

Please contact RDN Wastewater Services for more information if you believe your project is eligible for a RDN sewer DCC reduction:

Wastewater Services

Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, BC V9T 6N2
Tel: 250-390-6560
District 69: 250-954-3792
Toll Free: 1-877-607-4111
Email: rcu@rdn.bc.ca

RDN Sewer DCC Reductions for Secondary Suites

In order to encourage the creation of affordable housing units, the RDN's DCC Bylaw No. 1442 for the Northern Communities Sewer Service Area (served by the French Creek Pollution Control Centre) exempts dwelling units that meet the BC Building Code definition of a secondary suite (attached to a house and less than 90 m² in size) from paying DCCs.

Wastewater Services

Regional District of Nanaimo

6300 Hammond Bay Road
Nanaimo, BC V9T 6N2
Tel: 250-390-6560
District 69: 250-954-3792
Toll Free: 1-877-607-4111
Email: rcu@rdn.bc.ca

RDN Water Services DCC Reductions for Affordable Housing

In areas where the RDN provides water services there may be the opportunity to waive DCCs to encourage the development of affordable housing. For further information please contact:

Water Services

Regional District of Nanaimo

6300 Hammond Bay Road
Nanaimo, BC V9T 6N2
Phone (250) 390-6560
District 69: 250-954-3792
Toll Free: 1-877-607-4111
Email: rcu@rdn.bc.ca

City of Nanaimo Incentives for the Creation of Affordable Housing

City of Nanaimo DCC Exemptions

The City of Nanaimo has thresholds for DCCs based on the value of construction and in Nanaimo's Old City Neighbourhood, DCCs are not charged. Please check with the City of Nanaimo for more information.

City of Nanaimo

Community Development
411 Dunsmuir Street
Nanaimo, BC
Telephone: 250-755-4429

City of Parksville Incentives for the Creation of Affordable Housing

City of Parksville Affordable Housing Initiative

The City of Parksville waives the Development Cost Charges for developments which are not for profit rental housing and for affordable housing. In instances where a portion of the number of suites are affordable, the DCCs will be waived for those units or portion of the building providing the owners enter into a housing agreement with the City keeping the units affordable for 15 years.

The City has also exempted affordable housing complexes owned by non-profit agencies from municipal property taxes. The 2013 OCP offers density bonuses in exchange for the provision of affordable housing units in multi-family and strata developments, and considers affordable housing units as a community amenity that may be provided as part of rezoning applications. The City has also introduced a new Small Lot Residential zone with lots of 300 m² to accommodate more affordable single family residential housing. All single family residential zoned properties in the city are allowed to have a maximum 90 m² secondary suite or carriage house on their property subject to compliance with bylaws for setbacks and lot coverage.

Please check with the City of Parksville Planning Department for more information.

City of Parksville

Planning Department
100 East Jensen Avenue
PO Box 1390
Parksville, BC V9P 2H3
Phone: 250-248-6144

Town of Qualicum Beach Incentives for the Creation of Affordable Housing

Town of Qualicum Beach DCC Reduction for Affordable Housing

The Town of Qualicum Beach may reduce Development Cost Charges where development within a specified area of downtown Qualicum Beach is designed to result in low environmental impact or is an eligible affordable housing project. Please check with the Town of Qualicum Beach for more information.

Town of Qualicum Beach

Planning Department
#201-660 Primrose Street
Qualicum Beach, BC V9K 1S7
Phone: 250-752-6921

Learn about and connect with other housing providers

BC Non Profit Housing Association	1-800-494-8859
Canadian Housing Renewal Association	1-613-594-3007
Co-op Housing Federation of BC	1-866-879-5111
Corporation for Supportive Housing	1-212-986-2966
Rooftops Canada	1-416-366-1445