



**MERGED AGENDA  
GOVERNANCE AND PRIORITIES COMMITTEE MEETING**

Monday, April 26, 2021, 1:00 P.M.

SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE  
80 COMMERCIAL STREET, NANAIMO, BC

SCHEDULED RECESS AT 3:00 P.M

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Pages

**1. CALL THE MEETING TO ORDER:**

[Note: This meeting will be live streamed and video recorded for the public.]

**2. INTRODUCTION OF LATE ITEMS:**

**3. APPROVAL OF THE AGENDA:**

**4. ADOPTION OF THE MINUTES:**

a. Minutes

5 - 14

Minutes of the Special Governance and Priorities Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC on Monday, 2021-APR-12, at 1:00 p.m.

**5. AGENDA PLANNING:**

a. Governance and Priorities Committee Agenda Planning

15 - 21

To be introduced by Sheila Gurrie, Director, Legislative Services.

**6. REPORTS:**

a. ENVIRONMENTAL RESPONSIBILITY:

b. ECONOMIC HEALTH:

c. COMMUNITY WELLNESS/LIVABILITY:

1. Affordable Housing Strategy - Annual Implementation Update

22 - 43

To be introduced by Dale Lindsay, General Manager, Development

Services.

*Purpose: To provide the Governance and Priorities Committee with the second annual update on the implementation of Nanaimo's Affordable Housing Strategy.*

Presentation:

1. Karin Kronstal, Social Planner.

2. Zoning Bylaw 'Schedule D' - Affordable Housing Amendments 44 - 68

To be introduced by Dale Lindsay, General Manager, Development Services.

*Purpose: To amend Schedule D of the "City of Nanaimo Zoning Bylaw 2011 No. 4500" to provide density bonusing points for rental and affordable housing developments.*

Presentation:

1. Caleb Horn, Planner

Recommendation: That the Governance and Priorities Committee recommend that Council pass two readings to "Zoning Amendment Bylaw 2021 No. 4500.180" (To amend Schedule D of the Zoning Bylaw to provide density bonusing points for rental and affordable housing developments).

3. Neighbourhood Association Organizational Capacity Review, Support and Engagement 69 - 146

To be introduced by Dale Lindsay, General Manager, Development Services.

*Purpose: To provide the Governance and Priorities Committee with options for City recognition, support, and engagement of neighbourhood associations, and propose a new way in which the City can better incorporate community-identified investment priorities into its community development processes, with a renewed focus on implementation.*

Presentation:

1. Chris Sholberg, Community Heritage Planner.

Recommendation: That the Governance and Priorities Committee recommend that Council direct Staff to:

1. formally support neighbourhood associations that meet and maintain the following organizational criteria:

- a. Have an elected executive that meets on a regular basis;
  - b. Have a membership structure (not necessarily fee paying);
  - c. Hold an annual general meeting (AGM);
  - d. Keep minutes for executive and general membership meetings;
  - e. Engage with its neighbourhood for input prior to responding to City development referrals such as rezoning, Official Community Plan amendment, and development permits;
  - f. Provide periodic updates to members related to the activities of the group; and
2. develop a detailed Partners in Community program and annual budget for consideration.

1.	<i>Add Delegation Tim McGrath</i>	147
2.	<i>Add Delegation Barry Lyseng</i>	148
3.	<i>Add Delegation Sharon L. Kofoed</i>	149
4.	<i>Add Delegation Robyn Winkler</i>	150
5.	<i>Add Delegation Nancy Mitchell</i>	151

d. GOVERNANCE AND MANAGEMENT EXCELLENCE:

1.	2021 Council Alignment Update	152
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To be introduced by Jake Rudolph, Chief Administrative Officer.

## 7. OTHER BUSINESS

a. Councillor Maartman re: Recreational Vehicle Permanent Accommodation

The following motion was deferred from the 2021-APR-19 Council Meeting for further discussion:

"That Council direct Staff to prepare a report on the options available to support permanent recreation vehicle accommodation."

1.	<i>Add Presentation from Jeremy Holm, Director, Development Approvals and Lainya Rowett, Manager, Current Planning.</i>	153 - 157
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**8. PROCEDURAL MOTION:**

That the meeting be closed to the public in order to deal with agenda items under the *Community Charter*:

(e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the municipality;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the municipality if they were held in public;

(n) the consideration of whether a Council meeting should be closed under a provision of this subsection or subsection (2); and,

*Community Charter* Section 90(2):

(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

**9. ADJOURNMENT:**



**MINUTES**  
SPECIAL GOVERNANCE AND PRIORITIES COMMITTEE MEETING  
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE,  
80 COMMERCIAL STREET, NANAIMO, BC  
MONDAY, 2021-APR-12, AT 1:00 P.M.

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Present: Mayor L. Krog, Chair  
Councillor S. D. Armstrong (joined electronically)  
Councillor D. Bonner  
Councillor T. Brown  
Councillor B. Geselbracht  
Councillor E. Hemmens  
Councillor Z. Maartman  
Councillor I. W. Thorpe  
Councillor J. Turley

Staff: J. Rudolph, Chief Administrative Officer (joined electronically)  
R. Harding, General Manager, Parks, Recreation and Culture  
S. Legin, General Manager, Corporate Services  
D. Lindsay, General Manager, Development Services  
B. Sims, General Manager, Engineering and Public Works  
T Doyle, Fire Chief (joined electronically)  
Supt. L. Fletcher, A/OIC, RCMP, Nanaimo Detachment  
B. Corsan, Director, Community Development  
D. LaBerge, Manager Bylaw Services  
J. Rose, Manager, Transportation  
A. Bandurka, Real Estate Clerk  
S. Gurrie, Director, Legislative Services  
K. Gerard, Recording Secretary

1. CALL THE SPECIAL GOVERNANCE AND PRIORITIES COMMITTEE MEETING TO ORDER:

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The Special Governance and Priorities Committee Meeting was called to order at 1:00 p.m.

2. INTRODUCTION OF LATE ITEMS:

- (a) Agenda Item 7(a)(1)(2) – Downtown Active Transportation – Add PowerPoint presentation titled “Downtown Mobility Hub”.
- (b) Agenda Item 7(a)(1)(3) – Safety and Security – Add PowerPoint presentation titled “Social Issues (Safety and Security)”.
- (c) Agenda Item 8 – Procedural Motion – Add *Community Charter* Sections 90(1):
  - (d) the security of property of the municipality; and,
  - (f) law enforcement, if the Council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment.

3. APPROVAL OF THE AGENDA:

It was moved and seconded that the Agenda, as amended, be adopted. The motion carried unanimously.

4. ADOPTION OF THE MINUTES:

It was moved and seconded that the Minutes of the Governance and Priorities Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2021-MAR-22, at 1:00 p.m. be adopted as circulated. The motion carried unanimously.

5. REIMAGINE NANAIMO:

a. REIMAGINE Nanaimo Update

Introduced by Dale Lindsay, General Manager, Development Services.

Presentation:

1. Lisa Bhopalsingh, Manager, Community Planning, provided Council with an update regarding REIMAGINE Nanaimo. Highlights included:
  - Five draft goals have been identified through public engagement
    1. Healthy – support well-being for all
    2. Connected – build a more sustainable community
    3. Enabled – promote a thriving economy
    4. Empowered – encourage social enrichment
    5. Ecological – protect and enhance our environment
  - 22 draft indicators were chosen under the five draft goals
  - Reviewed the top indicators for each of the five draft goals including:
    - Healthy – chronic/episodic homelessness, housing affordability, vacancy rates and mix of housing types in neighbourhoods
    - Connected – transportation by mode, access to daily needs, land use mix in nodes/corridors and public waterfront access
    - Empowered – traffic injury rate, inclusion and diversity, investment in arts, culture and heritage and participation in Parks and Recreation programs and services
    - Enabled – working age population, non-residential building permits and business growth
    - Ecological – greenhouse gas emissions, surface water quality, collected waste and water consumption
  - Each indicator will fall within an aspect of the doughnut model and will help us move toward a primary goal
  - The draft indicator set will help develop scenarios and options to meet the objectives and primary goals
  - Upcoming workshop, proposed for 2021-MAY-20, with the Committee, consultants and Staff to review the options developed and receive feedback before Phase 2 public engagement

- Anticipating challenges with population growth, economic development and climate change

Committee discussion took place. Highlights included:

- Where and how crime rate statistics fit in the doughnut model and REIMAGINE Nanaimo process
- Land use mix in nodes and corridors and how zoning limitations can be used to allow or disallow certain development in certain nodes
- Committee and Task Force input on the draft indicators and goals
- Business growth and traffic injury rates

Lisa Bhopalsingh, Manager, Community Planning, advised the Committee that Committees and Task Forces' would be consulted after the 2021-MAY-20 workshop. Business growth measures the total number of businesses and the number of people employed.

Dale Lindsay, General Manager, Development Services, advised the Committee that Official Community Plan (OCP) and the Zoning Bylaw could be used to restrict certain types of developments in areas.

Supt. Lisa Fletcher, A/OIC, RCMP, Nanaimo Detachment, advised the Committee that measuring traffic injury rates can assist in the growth strategies and show where improvements need to be made.

Committee discussion continued. Highlights included:

- Measurements in inclusion and diversity
- Increase in employment may not reflect an increase in well-being of the community
- Revising the business licence application to acquire more specific information for data collection
- Using the City of Vancouver system to measure food security
- Interconnecting the goals and indicators of the doughnut model to show where plans can succeed in all aspects of the model

Lisa Bhopalsingh, Manager, Community Planning, continued her presentation. Highlights included:

- Inclusion and diversity are hard to measure as they do not contain hard facts or statistics and Staff are working on ideas to be able to measure these more accurately
- Consultants are currently reviewing the indicators and looking at ones that require less or more resources and will come back to the Committee with their findings

Committee discussion continued. Highlights included:

- Ensuring that we are listening to and making decisions based on community feedback

6. AGENDA PLANNING:

1. Governance and Priorities Committee Agenda Planning Matrix

Sheila Gurrie, Director, Legislative Services, advised that the 2021-APR-26 Agenda Planning document should include the Affordable Housing Strategy - Annual Implementation Update and Schedule D – Affordable Housing.

Committee discussion took place. Highlights included:

- Communication regarding the 2021-APR-26 Meeting on Neighbourhood Associations sent to the various neighbourhood associations in Nanaimo and options for how they can participate
- Add Westwood Lake as a recreational facility regarding land use, multi-use trails, parking issues and others to the list of upcoming agenda items for a future Governance and Priorities Committee (GPC) meeting

Dale Lindsay, General Manager, Development Services, advised the Committee that regular contact with the neighbourhood associations is occurring and communication regarding the 2021-APR-26 GPC Meeting will take place with options for associations to form delegation groups and speak to the Committee.

7. REPORTS:

a. COMMUNITY WELLNESS/LIVABILITY:

(a) Downtown

Introduced by Dale Lindsay, General Manager, Development Services.

Bill Corsan, Director, Community Development, provided the Committee with an introduction to the Downtown presentations. Highlights included:

- Discussion topics include five key areas:
  1. Public Realm Improvements
  2. Downtown Mobility
  3. Social Issues (Safety and Security)
  4. Key Site Redevelopment
  5. 1 Port Drive
- Reviewed past, current and future public investments in the downtown area including additional mobility improvements, bike lanes, Telus rental project, Front Street improvements and the Gordon Street hotel
- Goals for today's meeting are to provide the Committee with an update on work completed and seek clarification on next steps
- Staff to return to the Committee in the summer of 2021 to showcase work underway and future investments

1. Public Realm Improvements and Beautification

Presentation:

1. Bill Corsan, Director, Community Development, provided the Committee with a PowerPoint presentation. Highlights included:
  - In October of 2019 a list of downtown projects was brought forward to Council with some projects being accelerated for completion in 2020
  - Completed quick wins include clean up of Robson Street, refresh of crosswalks, temporary art locations, Phase 1 of Maffeo Sutton Park and the patio program
  - Projects underway include improving the wayfinding signage, 3D Nanaimo Sign, Tideline Park clean up and Diana Krall Plaza redevelopment plan
  - Staff have proposed a list of short term improvements and request the Committee's feedback on which projects are a priority
  - Once feedback is tallied Staff will come back with a business case to bring the top picks forward in the next budget cycle
  - The Committee can also bring forward ideas and Staff will research these as well

Committee discussion took place. Highlights included:

- Colour of the 3D Nanaimo sign
- Consistent branding of Nanaimo and it's signage
- Additional rainbow crosswalks
- Cost of additional washrooms
- Addition of basketball courts or a skate park in the downtown area such as 1 Port Drive
- Hosting more public events downtown post-pandemic
- Closure of Commercial Street and lifting the street to meet the sidewalk so it is level
- Outdoor art shows, more colour using banners, flower boxes and artistic crosswalks
- Ensuring that all businesses in the downtown core are consulted if closure of Commercial Street is officially proposed
- Increasing the budget for public art

Bill Corsan, Director, Community Development, advised the Committee that a study could be conducted on the closure of Commercial Street and potential for installation of recreational facilities and events at 1 Port Drive.

Richard Harding, General Manager, Parks, Recreation and Culture, advised the Committee that the budget for public art is \$50,000/year and Staff will come back to the Committee in June of 2021 to discuss events post-pandemic.

The Governance and Priorities Committee Meeting recessed at 2:38 p.m.  
The Governance and Priorities Committee Meeting reconvened at 2:52 p.m.

2. Downtown Active Transportation

Presentation:

1. Jamie Rose, Manager, Transportation, provided the Committee with a PowerPoint presentation. Highlights included:
  - In 2019 Staff conducted a downtown mobility update which showed areas in need of improvements and accessibility options
  - Staff reached out to the community and received feedback on items of priority including the intersection at Wallace/Commercial and Albert Street
  - COVID-19 has affected the priorities and changed some projects to be accelerated or held back
  - Cycling upgrades to Front Street, Albert Street, Pearson Bridge (planned for 2025) and Wallace Street (planned for 2028)
  - Reviewed intersection upgrades under construction or in design including Front Street and Church Street and Terminal Avenue and Commercial Street
  - Front Street improvements have enhanced pedestrian mobility as well which allowed for a co-funding agreement with the Insurance Corporation of BC (ICBC)
  - The intersection of Bastion Street and Commercial Street improvements include a raised crosswalk and repurpose of road space to increase the sidewalk space

Committee discussion took place. Highlights included:

- Increasing parking in the area south of Esplanade
- Cycling connections from Townsite Road, Vancouver Island University and downtown waterfront
- Lighting improvements at Stewart Avenue

Jamie Rose, Manager, Transportation, continued his presentation. Highlight included:

- Staff have discussed parking along and after Esplanade Street with the Province and the Province will not allow parking in that area
- Improvement to Comox Road and the Pearson Bridge are scheduled for 2025
- Three locations were considered for the new transit exchange with priorities noted as central location, safety, accessibility and connectivity

- The proposed transit location is the Terminal Avenue and Commercial Street location
- Further engagement is required for parking downtown and Staff would like to have a fulsome discussion regarding parking with the Committee or Council
- Public feedback gathered shows that parking is not expensive and there is sufficient supply
- Staff will look into better communication methods to show where the public parking is located in the downtown area

Committee discussion continued. Highlights included:

- Security lockers and bike locks to enhance safety and storage downtown for cyclists and pedestrians
- Ability to connect to an app through the parking meters to show where available parking is located
- Lack of parking especially during major downtown events and the data collected that shows there is sufficient parking downtown

### 3. Safety and Security

#### Presentation:

1. Dave LaBerge, Manager, Bylaw Services, provided Council with a PowerPoint presentation. Highlights included:
  - Review of situations, resources and gaps in safety and security with recommendations coming from the Safety and Security Working Group to a future GPC Meeting
  - There are more homeless in the downtown area which is creating challenges in cleanliness and public use of the area
  - RCMP bike patrol and Bylaw Enforcement Officers (BEO's) operate during daytime hours so there is little security at nighttime to deter crime and improve safety
  - Health based responses are needed for disorder calls which creates a gap in services as RCMP are not supposed to deal with calls not crime related
  - There are 6 full-time BEO's designated to the downtown area and they spend most of their time dealing with cleanliness issues
  - Community Connect Program has three security officers and the Victoria Neighbourhood Association has self funded security
  - City funded security areas include the Old City Quarter, Pauline Haarer Elementary School, City Hall and the downtown parkades
  - Service providers can make a huge impact on safety and security in downtown by providing day spaces

- Gaps in service include parking facilities, Diana Krall Plaza, park wardens/caretakers and coordinated response to homelessness, addiction and mental health
- People coming downtown to events, to dine and socialize can naturally mitigate some safety and security concerns
- Preliminary recommendations include:
  - Permanent full-time sanitation staff
  - Volunteer warden or park ambassadors to encourage use of downtown parks and plazas
  - Investment in security and access control features such as parkade gates and updated security cameras
  - Implement a Graffiti Response Team
  - Strategy or checklist to mitigate outdoor fires and educate on alternative heat sources
  - Support and adequately fund RCMP and create opportunity for new positions
  - Shopping cart policies including abandonment storage and recovery costs; City Staff collected 527 carts in public spaces in 2020
  - Implement a community connect program for all resources to work together and mitigate issues before they arise
  - Join the Community Municipal Network in Crime Prevention program

Bill Corsan, Director, Community Development, advised the Committee regarding budget implications. Highlights included:

- Recommendations will be coming forward to Council with budget implications at a future meeting
- Additional security to entire downtown area with three permanent night patrollers
- Business cases for the preliminary recommendations will come to Council or the Committee for the 2022 budget discussions
- Staff will return to a future GPC for a more in-depth discussion regarding safety and security

Committee discussion took place. Highlights included:

- Dealing with the symptoms of homelessness and addressing petty crime and vandalism
- Best use of \$1.5 million over the next three years for private security or a better use of these funds
- Impacts on the business community and residents
- Lack of resources for linking homeless people to get help and housing
- Amount of funding and security costs 10 years ago compared to present day



Dave LaBerge, Manager, Bylaw Services, advised the Committee that 10 years ago there were two full-time, daytime security patrols and more than two on the streets overnight.

Lisa Fletcher, A/OIC, RCMP, Nanaimo Detachment, advised the Committee that RCMP are responding to an average of 400 mental health calls per month, lack of resources make it very challenging to find people the help they need and there are significant public safety concerns.

Committee discussion continued. Highlights included:

- BEO's handling mental health type situations and cleanliness
- Resources to help lessen the workload on the RCMP and BEO's
- Use funding for security to hire more BEO's
- Creating a task force for six months to assist in safety and security issues and make recommendations to Council
- Stronger advocating to the province for resources for mental health and addiction support
- Immediate solutions to help businesses and the community feel safe as less and less people are going downtown
- Short term and long-term care solutions as some may need permanent, complex care housing

8. PROCEDURAL MOTION TO PROCEED IN CAMERA:

It was moved and seconded that the meeting be closed to the public in order to deal with agenda items under the *Community Charter*:

- (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- (d) the security of property of the municipality;
- (f) law enforcement, if the Council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment.
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the municipality if they were held in public;

*Community Charter* Section 90(2):

- (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

The motion carried unanimously.

The Governance and Priorities Committee Meeting moved “In Camera” at 4:13 p.m.  
The Governance and Priorities Committee Meeting moved out of “In Camera” at 5:26 p.m.

9. ADJOURNMENT:

It was moved and seconded at 5:26 p.m. that the meeting terminate. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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CORPORATE OFFICER

## Upcoming GPC/Special Council Topics

### **May 10**

1. Transit Redevelopment Strategy
2. Relmagine – Transportation Policy
3. Safer Systems – Pedestrian  
Safety/Crosswalk – Vision Zero



Timeline	Topic	Overall Ranking	Background	Format	Invitees	Desired Outcomes	Status
April	Neighbourhood Associations (Session 2 of 2)	1	Identified as a priority topic at the GPC meeting held 2020-Jan-20 (Session 1 of 2)	Invite chairs of some associations to attend and be available for the discussion. Identify what resources are available. Presentation on how neighbourhood associations work in the City and what expectations they have of Council (i.e.: how do they want to be engaged?)	Neighbourhood Association Representatives	Formalized process for recognizing neighbourhood associations and the City's role in this process. Create a new policy and criteria for neighbourhood associations moving forward including how they can be officially recognized. Defer any financial implications to Finance and Audit Committee	
May	Crosswalk Safety	3	Identified as a priority topic at the GPC meeting held 2020-FEB-10	Crosswalks: report about flashing lights at crosswalks (are they beneficial, etc.). Education and information around increasing pedestrian safety at crosswalks. Costs around the lighting at crosswalks. Information Report re: Raised crosswalks at high accident intersections, Crosswalk design modelling on the new 3 D style being introduced, email had been sent to Mr. Rose Reflective tape such as is used in Ladysmith, Controlled crosswalks and the various styles Costs associated with all	At one of the multiple meetings (could be a multi-step approach): -RCMP traffic reconstructionist who can provide information. -ICBC Safety Coordinator. -Open to delegations	Could come as a next step: Professional best practice on what should be at crosswalks and what works best and why, etc.  Outcome: a report that outlines all of the pros and cons of crosswalk lighting and pedestrian safety. Options/costs  All crosswalks will have the latest safety features available.	
Q2	1 Port Drive	7		Update from Staff on this project and next steps.		Next steps identified.	
Q2	Capital Planning Process	2		Included in the next budget cycle. List of projects of a strategic nature. Broad list of anticipated projects.		Workshop format with projects of a strategic nature identified. During budget process 5 to 10 year capital plan projects reviewed.	
April	Safety/Security	4		Discussion on safety as a whole, resources available and streamlining or finding solutions to help all.	Business owners and residents that are impacted by the homelessness crisis. Bylaw, Police, Security, Fire	Solutions, education, and streamline resources.	In progress
Q2	Waterfront Walkway	5		Update from staff on this project and the next steps.		Next steps identified - borrowing and method.	
September	Election Signage	10		Staff report with background, updates required, policy, etc.		Election signage clarity - bylaw, policy, location, limits, time-frame, etc.	
Q4	Street Entertainers Bylaw	11		Review of current bylaw and other related bylaws (e.g. Noise Bylaw) to ensure consistencies. Update if necessary.		Consistent bylaws. Improvements if necessary.	
Q2	Vancouver Island Conference Centre	6		Information session on history; state of the union. Discussion around all uses identified and utilization of space.	Conference Centre staff	Best uses/practices determined. Utilization of space and uses identified.	
June	Sports Venues and Tourism Strategies	8		Multi-step process - venues and projects around Sport Venues will be grouped together when possible for a discussion and decision on advancing. Tourism - update from staff and next steps.		Sports tourism strategy and sports venues	

Timeline	Topic	Overall Ranking	Background	Format	Invitees	Desired Outcomes	Status
Q3	Committee Structure	9	Examining the current Committee Structure	Discussion re: suggested changes: Does Council want to re-establish committees such as Arts and Culture Parks Recreation Community Safety Would it be a forum for interested residents to learn the basics of good governance and procedures - training ground for future candidates		Council decision on moving forward with more committees, or a different committee structure.	
March	Leaders Table		The Mayor's Leaders' Table is one of the key recommendations for recovery coming from the Mayor's Task Force on Recovery and Resilience.	Discussion re: Establishing a Leaders' Table Appointment of members Establishing terms of reference Governance structure and schedule		To establish the Mayor's Leaders' Table as recommended by the Mayor's Task Force.	Complete
March	Build Nanaimo - 100,000 Voices		Nanaimo BUILDS is one of the key recommendations for recovery coming from the Mayor's Task Force on Recovery and Resilience.	Discussion re: establishing a citizen-directed campaign to generate enthusiasm for the rebuilding of all sectors of Nanaimo's community Review proposed logo concept.		To begin developing the 100,000 Voices Campaign Concept including marketing and communications plan, and a budget.	Complete
March	Art in Public Spaces - Deaccession 2021		The Community Plan for Public Art, identifies the process to ensure the ongoing care of the City's Public Art Collection, including periodic evaluation of artworks for de-accession. Three	Staff report with background and recommendations.		Deaccession of three artworks from the City of Nanaimo's Public Art Collection.	Complete
March	Strengthening Communities' Service Grant Opportunity		Funding is available through UBCM on behalf of the Province and Government of Canada to assist local governments and Treaty First Nations to improve health and safety of unsheltered homeless people, and reduce community concerns about public health and safety in neighbourhoods with unsheltered homeless people seeking shelter.	Presentation and discussion		Apply for grant through UBCM.	Complete
March	Art in Public Spaces Working Group - Draft Guidelines and Process		During the 2020-OCT-05 Governance and Priorities Committee Meeting, Council endorsed the creation of an Art in Public Spaces Working Group with the purpose of providing strategic and technical advice, and expertise to Staff to advance the City's public art programs.	Discussion re: Establishing an Art in Public Spaces Working Group and Guidelines for their work.		Establishing guidelines for an Art in Public Spaces Working Group and proceeding with a call for applications.	Complete
March	Building Permit Review		Nielson Strategies Inc. was engaged in October 2020 to assist in an independent Building Permit Function Review. The consultant has provided seven recommended changes.	Review and discuss draft report from Neilson Strategies Inc.	Allan Neilson, Neilson Strategies	Referring the proposed additional Staff positions to the Finance and Audit Committee for consideration in the 2021-2025 Financial Plan; Implement remaining six recommended changes outlined in report.	Complete
April	Council Realignment						
April	Schedule D - Affordable Housing						

Timeline	Topic	Overall Ranking	Background	Format	Invitees	Desired Outcomes	Status
April	Affordable Housing Strategy - Annual Implementation Update						
May	Transit Redevelopment Strategy						
May	ReImagine - Transportation Policy						
May	Safer Systems - Pedestrian Safety/Crosswalk - Vision Zero		Council ranked #1 GPC topic - 2nd report on crosswalk safety				
March	REIMAGINE NANAIMO			Charrette			Complete
April	REIMAGINE NANAIMO			GPC Council options on Charrette Approval of Plan Framework			Complete
May	REIMAGINE NANAIMO		ReImagine - Transportation Policy	Updates on Engagement and Activities Committee Feedback			
June	REIMAGINE NANAIMO			Committees Feedback and Continued Engagement Updates - DRAFTING PLANS			
July	REIMAGINE NANAIMO			Phase 2 engagement numbers Phase 2 Engagement Summary Presented Draft Plans - internal staff review			
August	REIMAGINE NANAIMO			No meetings - Preparation of key plan directions and rationale			
September	REIMAGINE NANAIMO			Committees Feedback External Agency Referrals Refining Plans			

## Governance and Priorities Committee Agenda Planning

2021 GPC Dates											
Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
11	8	8	12	10	14	12	-	27	25	8	13
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### JANUARY

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\*January 25 – Meeting Cancelled

### FEBRUARY

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### MARCH

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### APRIL

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\*April 12 – Special GPC

### MAY

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### JUNE

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### OCTOBER





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### NOVEMBER

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### DECEMBER

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27	28	29	30	31		

 Governance and Priorities Committee Meeting  
 Statutory Holiday  
 FCM Annual Conference (Toronto)  
 Council Meeting

 UBCM Convention (Vancouver)  
 AVICC Convention (Nanaimo)  
 Public Hearing (Special Council Meeting)

# Governance and Priorities Committee Agenda Planning

## Deferred to Finance and Audit Committee

- Fees and Charges

## Previous Topics Covered 2021

- Active Transportation
- Public Engagement report for the Animal Responsibility Bylaw
- SFN and SD68 Truth and Reconciliation -Joan Brown and Scott Saywell Presentation
- Health and Housing Task Force Final Report
- Community Amenity Contribution Policy
- Building Permit Review
- Mayor's Task Force on Recovery and Resilience
- Safety and Security

## Previous Topics Covered 2019 - 2020

- Review of "Council Procedure Bylaw 2018 No. 7272"
- Neighbourhood Associations – Part 1
- Effective Advocacy Strategies
- Coordinated Strategic Policy Review 2020-2021
- Single Use Checkout Bags
- Civic Facilities – conditions, issues, plans and objectives
- Energy and Emissions Management Program
- Advocacy – Part 2
- Coordinated Strategic Policy Review 2020-2021 – Public Engagement Strategy
- Manual of Engineering Standards and Specifications Revision Update
- REIMAGINE NANAIMO Demographics and Land Inventory/Capacity Analysis Summary
- Climate Change Resilience Strategy
- Reallocation of Street Space
- Governance: Question Period/Correspondence/Proclamations/Other
- Council Resolution Update
- Reopening Strategy/Plan
- Roadway Reallocation Options
- Social Procurement
- Sustainable Procurement
- Capital Projects
- Sports Venues
- Proposed Amendments to the MoESS
- Arts & Culture
- Short Term Rental/AirBnB regulations



## **Governance and Priorities Committee Agenda Planning**

- REIMAGINE NANAIMO “Water”
- Sanitation Review
- Animal Responsibility Bylaw
- Councillor Brown and Councillor Geselbracht re: Doughnut Economic Framework Model
- Health and Housing Task Force Update
- Environment Committee Recommendations
- Emergency Food and Nutrition Security Strateg

DATE OF MEETING April 26, 2021

AUTHORED BY KARIN KRONSTAL, SOCIAL PLANNER

**SUBJECT AFFORDABLE HOUSING STRATEGY – ANNUAL IMPLEMENTATION UPDATE**

## **OVERVIEW**

### **Purpose of Report:**

To provide the Governance and Priorities Committee with the second annual update on the implementation of Nanaimo's Affordable Housing Strategy.

## **BACKGROUND**

On 2018-SEP-17, Council approved the Affordable Housing Strategy (the "Strategy"), the City's first comprehensive study of affordability across the housing continuum, which includes social, non-market, and market housing. The Strategy establishes the City's role and priorities with regard to promoting affordable, appropriate, and accessible housing in Nanaimo for the 2018-2028 period. The five objectives of the Strategy include:

1. Increase the supply of rental housing
2. Support infill and intensification in existing neighbourhoods
3. Diversify housing forms in all neighbourhoods
4. Continue to support low-income and special needs housing
5. Strengthen partnerships and connection

Following the first 2019-DEC-19 annual update received by Council, this report provides the second annual update on housing trends and progress made in 2020 towards achieving Strategy objectives (see Attachment A - Housing Targets).

The Strategy's implementation framework divides the policy directions into immediate/short-term (1-2 years), medium-term (3-5 years), and long-term (5-10 years) priorities. While this report focusses on progress towards short-term priorities, there are some medium- and long-term priorities that have also been achieved, such as establishing Nanaimo's first Rent Bank. The report also provides an overview of ongoing and future implementation actions for 2021-2022 (see Attachment B - Affordable Housing Strategy Implementation Table).

## **DISCUSSION**

Several factors impacted the Strategy implementation in 2020. The most significant being the ongoing COVID-19 pandemic, which changed the timeline of several projects with a public engagement component. Significant Staff resources also went towards supporting the work of the Health and Housing Task Force, and the rollout of the Memorandum of Understanding (MOU) with BC Housing, as well as other projects to address homelessness. At the same time,

these initiatives contributed directly to progress on Objective 4, “Continue to Support Low Income and Special Needs Housing,” and Objective 5, “Strengthen Partnerships and Connections”.

It should also be noted that the Strategy, while specifically focussed on the City’s direct influence on housing affordability, will continue to be implemented while complementing the broader Health and Housing Action Plan (HHAP) endorsed by Council on 2021-FEB-22.

## 2020 Progress Measures Summary

The Strategy identifies targets for measuring implementation progress. Below is a summary of City progress towards these targets (see Attachment A) as measured using key performance indicators sourced from 2020 Canadian Mortgage and Housing Corporation (CMHC) and City of Nanaimo data:

- **On track** to meet target of 50% of new housing as purpose-built rental with 40% of new housing starts as purpose-built rental.
- **On track** to meet 70% target of new residential housing starts in multi-unit dwellings with 58% of intended starts in multi-unit dwellings.
- **Exceeding** target of 50% of new housing construction starts in apartments with 55% of new starts as apartments.
- **Exceeding** target of 20% of rental as two- to three-bedroom units. However, more rental units with three or more bedrooms are especially needed (44.9% of existing rentals are two- or three+-bedroom apartments, but only 4.1% are three+ bedrooms).
- **On track** to meet supportive and below-market rentals target within a three- to five-year time frame.

Despite record levels of new rental housing, Nanaimo’s Canada Mortgage and Housing Corporation (CMHC) vacancy rate remains persistently below the 3% threshold commonly believed to indicate a balanced rental market. The vacancy rate was 1% as of October 2020, dropping from 2% in 2019. It has been below the 3% threshold since 2015.

It is also worth noting that the CMHC vacancy rate does not include the secondary rental market (e.g., homes that are rented out or secondary suites) that fill a key gap in Nanaimo’s rental housing market. In 2019, 70% of new single-family dwellings were built with secondary suites, adding 145 secondary suites. Comparatively, in 2020, 60% of new single-family dwellings were built with suites, adding 129 secondary suites to the existing housing stock.

## 2020-2021 Project Implementation Progress

Over the past year, Staff have substantially completed a number of projects that address housing affordability and accessibility, including: the density bonus review, Community Amenity Contribution Policy update, the Rent Bank launch, and short-term rental regulations. There has also been progress through partnerships with the Province and other Health and Housing Task Force members. This includes the BC Housing MOU announced in 2020 to provide additional

supportive and affordable housing units, and a Provincial commitment for a navigation centre to house, stabilize, and transition homeless individuals into other forms of housing. Due to these initiatives, the City is on track to meet our affordable housing as well as supportive housing targets. Details are included in Attachment B.

Highlights for the 2021 Strategy implementation work plan include several projects that will be considered through the **REIMAGINE** NANAIMO process, including rental-only zoning and developing a land acquisition policy for affordable housing. Other projects, such as the Family-Friendly Housing Policy and the update of the Housing Legacy Reserve Fund Policy, will build on work done in 2020 through the Child Care Needs Assessment and the Health and Housing Action Plan.

## **CONCLUSION**

Staff continue to work on implementing the Strategy to improve access to affordable, appropriate housing and accessible options across the housing continuum. The additional direction provided by the Health and Housing Action Plan and the opportunities presented by **REIMAGINE** NANAIMO will also inform key projects and priorities in 2021.

### **SUMMARY POINTS**

- Overall, the City is on track or meeting several key targets established in the Affordable Housing Strategy, including those related to new purpose-built rental, secondary suite, and multi-family construction.
- However, despite a strong purpose-built rental construction market, Nanaimo's vacancy rate for purpose-built rental is persistently low at 1%.
- Staff have worked on a number of Strategy implementation initiatives over the past year, including the Density Bonus review, Community Amenity Contribution Policy update, the launch of a new Rent Bank, and short-term rental regulations.
- Highlights for the 2021 Strategy implementation work plan include consideration of rental-only zoning, a land acquisition policy, a family-friendly housing policy and the update of the Housing Legacy Reserve Fund Policy.

## **ATTACHMENTS**

ATTACHMENT A: Housing Targets

ATTACHMENT B: 2020-2021 Affordable Housing Strategy Implementation Table

### **Submitted by:**

Lisa Bhopalsingh  
Manager, Community Planning

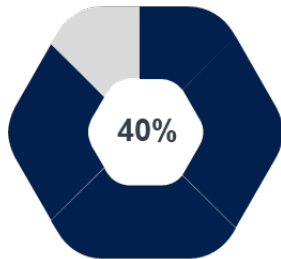
### **Concurrence by:**

Bill Corsan  
Director, Community Development

Dale Lindsay  
General Manager, Development Services

# HOUSING TARGETS UPDATE

## Housing Starts as Rental



Target: 50%  
Approaching Target

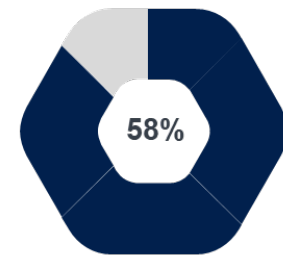
## Rental Housing Units Secured



165 Student  
Units /  
6 Market Rental  
Units

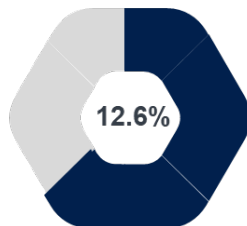
Target: Increase Supply  
Exceeding Target

## Multi-Family Dwelling Units Created



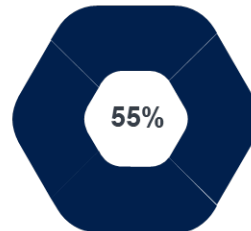
Target: 70%  
Approaching Target

## New Starts as Ground-Oriented Units



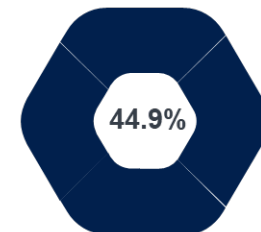
Target: 20%  
Not Meeting Target

## New Starts as Apartments



Target: 50%  
Exceeding Target

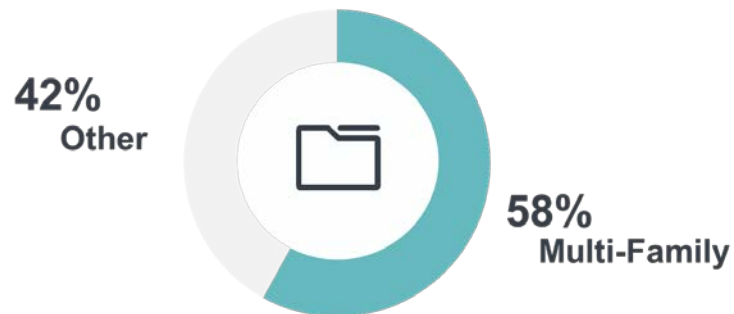
## 2 & 3 Bedroom Apartments



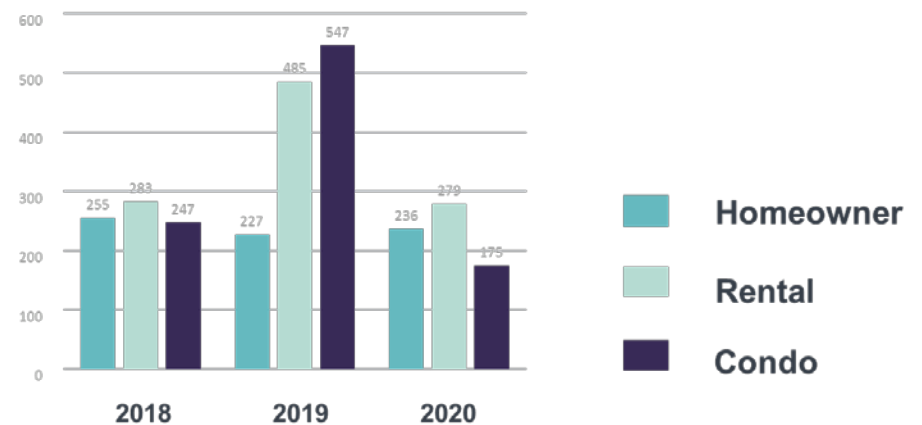
Target: 20%  
Exceeding Target

# HOUSING TARGETS Continued

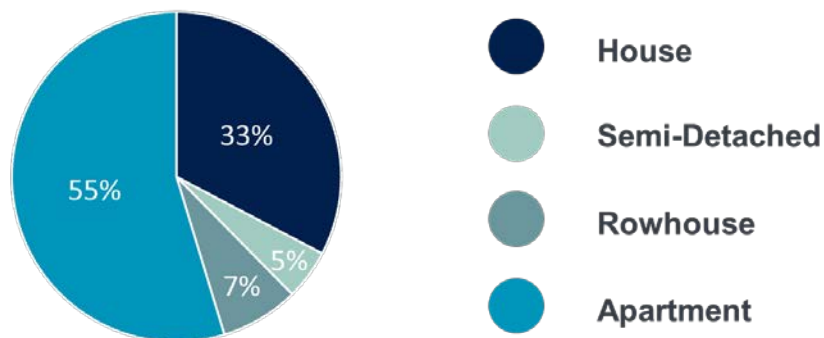
**% of New Units by Building Permit (2020)**



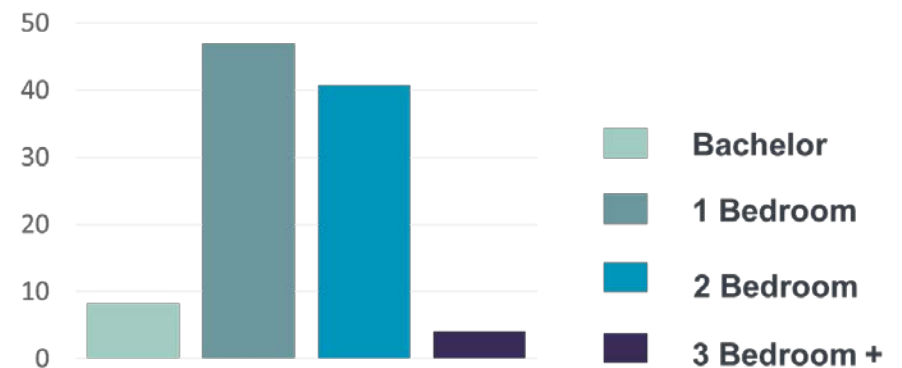
**Housing Starts (2018-2020)**



**Starts by % Housing Type**



**% of Rental by # Bedrooms**



# HOUSING TARGETS Continued



**171 Secured  
Rental Units**



**60% of New Homes  
have Suites**

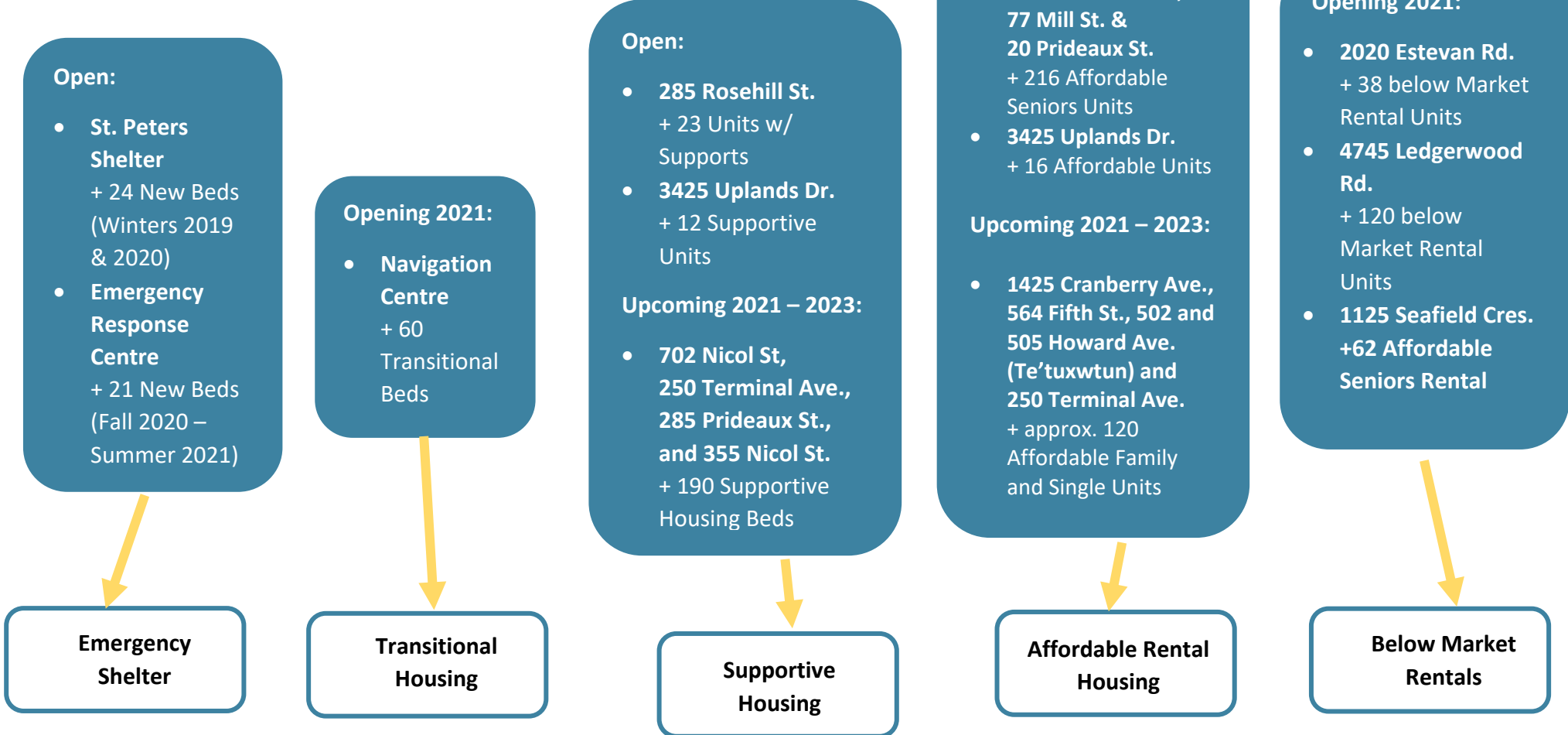
## Private Apartment Vacancy Rates (%)

	October 2017	October 2018	October 2019	October 2020
Bachelor	4.5	5.0	0.7	0.0
1 Bedroom	1.5	2.3	1.6	1.4
2 Bedroom	1.2	2.0	2.2	0.8
3 Bedroom +	**	2.6	5.8	0.0
<b>Total Vacancy Rate</b>	<b>1.9</b>	<b>2.4</b>	<b>1.9</b>	<b>1.0</b>

**2020 Average Vacancy Rate**

**1.0 %**

# Additions to Non-Market Housing Continuum since Affordable Housing Strategy Adoption (2018)





# ATTACHMENT B

Affordable Housing Strategy Implementation Projects 2020 – 2021				
	AHS Objective	AHS Policy Direction	Project	Anticipated Date of Completion
A.	Increase the supply of rental housing	Develop a secured market rental housing policy	Zoning Bylaw Update allowing modular housing	<b>Complete.</b> On 2019-DEC-02, Council adopted “Zoning Amendment Bylaw 2019 No. 4500.158,” which included an amendment to separate the definitions of ‘mobile home’ and ‘modular home’. The restriction on “no secondary suites in mobile homes” remains, but secondary suites are now permitted in modular homes. Modular construction can now also be used to develop a suite as a detached accessory building, which can achieve significant cost savings over traditional construction.
B.	Strengthen partnerships & connections	Support the development of a local rent bank program	Nanaimo Rent Bank	<b>Complete.</b> On 2020-JUL-27, Council allocated \$90,603 from the Housing Legacy Reserve of funds received through the Online Accommodation Tax to the Nanaimo Region John Howard Society in order to operate a local rent bank as a temporary pilot project. \$43,000 and in-kind support was also awarded from BC Rent Bank for a region-wide project. The rent bank launched on 2021-JAN-18. Since the Rent Bank was established, the Nanaimo Homeless Coalition has allocated an additional \$100,000 from the Government of Canada’s Reaching Home: Canada’s Homelessness Strategy distributed by United Way Central & Northern Vancouver Island.
C.	Strengthen partnerships & connections	N/A	Health and Housing Task Force & Action Plan	<b>Complete.</b> Endorsed by Council on 2020-FEB-22, with direction to work with a transition team on implementation and return to Council with a report within three months.
D.	Continue to support low income & special needs housing & Increase the supply of rental housing	Update approach to density bonusing	Density Bonus policy review (Schedule D)	<b>Draft complete.</b> An amendment to “Schedule D” of the Zoning Bylaw will be introduced at the GPC meeting on 2020-APR-26 that will provide for bonus density incentives for different levels of affordable housing (affordable ownership, affordable rental, and non-market housing) and aligns with the directives of the Strategy. The amendments will also include additional points for purpose-built rental housing secured in perpetuity.
E.	Continue to support low income & special needs housing	Update the community amenity contribution policy	Community Amenity Contribution Policy	<b>Draft complete.</b> A new Community Amenity Contribution (CAC) Policy was presented at the 2020-MAR-08 Governance and Priorities Committee meeting. The proposed CAC Policy includes guidelines for both in-kind amenities and monetary contributions to the City. Also, the CAC Policy contains considerations for supporting affordable housing initiatives, including proposing an increase to the amount of funds directed to the Housing Legacy Reserve Fund.
F.	Increase the supply of rental housing	Restrict short term rentals	Short-term rental regulations	<b>Ongoing.</b> At the Governance and Priorities Committee (GPC) meeting held 2020-OCT-26, Staff presented a number of options regarding the regulation of Short Term Rentals. Staff are continuing consultation as directed by Council and a community survey is currently underway until 2021-MAY-10. Staff anticipate bringing a report to Council following the conclusion of community engagement.
G.	Continue to support low income & special needs housing	N/A	Increase the availability of rent supplements.	<b>Ongoing.</b> The Strategy provides a target of adding 100-120 new rent supplements for low-income individuals and families to access market housing. BC Housing currently provides 148 ongoing rent supplements to homeless/at-risk individuals through partnerships with non-profit organizations in our community, which is nearly double what was provided three years ago when the AHS was completed. On 2020-NOV-18, the Finance and Audit Committee recommended that Council direct Staff to provide \$35,000 in funding from the Housing Legacy Reserve to the Nanaimo Region John Howard Society in order to continue to fund the Housing First Rent Supplement Program for 2021. The amount of rental supplement varies based on a person’s income, with an upper limit of \$300 per monthly supplement. The approved funds will support at least ten rent supplements for the year.

Affordable Housing Strategy Implementation Projects 2020 – 2021				
	AHS Objective	AHS Policy Direction	Project	Anticipated Date of Completion
H.	Continue to support low income & special needs housing	Continue to support non-market housing development	Continue to support the non-profit sector by assigning a staff person as a primary liaison to field questions and shepherd projects through the approval process.	<b>Ongoing.</b> There are a significant number of new affordable rental housing projects in development, which Staff anticipate will be secured as affordable rental with housing agreements in exchange for a 50% reduction in development cost charges (DCCs). Staff have had a number of pre-application meetings and anticipate that the affordable rental projects already in stream will enable the City to meet the AHS target of 400-600 additional below-market rentals by 2023.
I.	Continue to support low income & special needs housing	Continue to support non-market housing development	MOU with BC Housing	<b>Ongoing.</b> The MOU agreement includes new developments proposed on six (6) sites around the city: three (3) affordable rental housing developments with approximately 120 homes for people with low to moderate incomes; and, four (4) supportive housing developments with approximately 190 homes for people experiencing or at risk of homelessness in the community. All projects anticipated to be completed by the end of 2022. Additionally, the City is partnering with BC Housing on a new, 60-bed navigation centre that will provide transitional housing with wraparound supports anticipated to be open during 2021.
J.	Continue to support low income & special needs housing	Continue to support non-market housing development	MOU with BC Housing, SD68 and Snuneymuxw First Nation for the Te'tuxwtun project	<b>Ongoing.</b> Work is currently underway on the Te'tuxwtun Master Plan that is anticipated to have new affordable housing units in addition to those committed to through the above noted BC Housing MOU. The completion of the Master Plan is anticipated in late 2021/early 2022 and this will be followed by implementation to construct the new housing.
K.	Increase the supply of rental housing	Develop a secured market rental housing policy	Rental Zoning	<b>2021 Project.</b> Rental Zoning is an element of Secure Market Rental Housing Policy, which will be considered through the REIMAGINE NANAIMO process as a potential policy tool to facilitate more rental housing in specified areas of the city.
L.	Continue to support low income & special needs housing	Develop a land acquisition strategy	Land acquisition policy	<b>2021 Project.</b> This project is being considered as part of the REIMAGINE NANAIMO Coordinated Strategic Plan Review. It is anticipated that a draft Land Acquisition Strategy will be brought forward for Council's consideration in late 2021.
M.	Continue to support low income & special needs housing	Update housing legacy reserve fund policy	Housing Legacy Reserve Policy	<b>2021 Project.</b> This project was deferred until the Health and Housing Action Plan was endorsed. Recommendations on any changes to the Housing Legacy Reserve Policy will be drafted in alignment with the Health and Housing Action Plan and will be brought forward for Council consideration.
N.	Diversify housing form in all neighbourhoods	Develop a policy on family friendly housing	Family-friendly housing policy	<b>2021 Project.</b> This project was scheduled for 2020, but was delayed when Staff resources were diverted to undertake the Provincially-funded, regional Child Care Needs Assessment. This study is now near completion, and data from the study will be used to inform the Family-Friendly Housing Policy, now anticipated to be completed in 2021. This project will also be informed by the findings of the RDN Social Needs Assessment (anticipated to be complete in Fall 2021).

# Affordable Housing Strategy 2020 Annual Update



Information Report  
Governance and  
Priorities Committee  
2021-APR-26



## Objectives

1. Increase the supply of rental housing
2. Support infill and intensification in existing neighbourhoods
3. Diversify housing form in all neighbourhoods
4. Continue to support low-income and special needs housing
5. Strengthen partnerships and connections



## Vacancy Rates

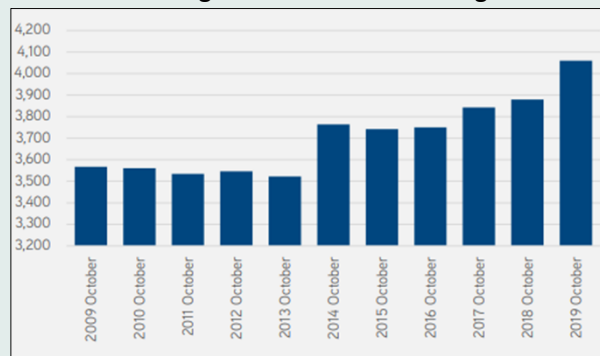
Private Apartment Vacancy Rate	October 2018	October 2019	October 2020
Bachelor	5.0	0.7	0.0
1 Bedroom	2.3	1.6	1.4
2 Bedroom	2.0	2.2	0.8
3 Bedroom +	2.6	5.8	0.0
<b>Total Vacancy Rate</b>	<b>2.4</b>	<b>1.9</b>	<b>1.0</b>



## Increase in Rental Pricing



Increase in Average Price of Rental Housing



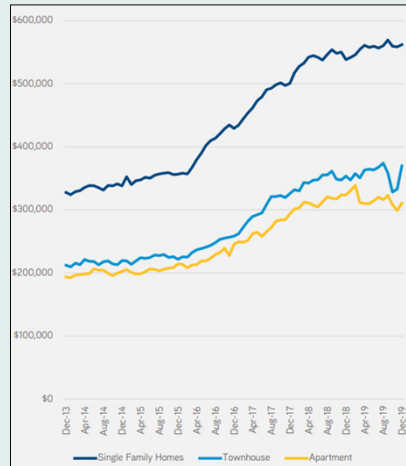


## Increase in House Prices

8.8%



Average Home Sale Price  
Increase 2019 - 2020



## Key Targets + Measurements

- **On track** to meet target of 50% of new housing as purpose-built rental
- **On track** to meet 70% multi-family dwelling units created
- **Exceeding** target of 20% of rental as two- to three-bedroom units, but more 3+ bedroom units needed
- **On track** to meet supportive and below-market rentals target within three- to five-year time frame





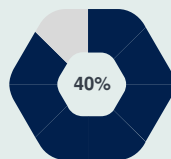






## Housing Targets: Increase Supply of Rental Housing

### Housing Starts as Rental



Target: 50%  
Approaching Target

### Rental Housing Units Secured



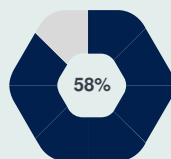
165 Student Units /  
6 Market Rental Units

Target: Increase Supply  
Exceeding Target



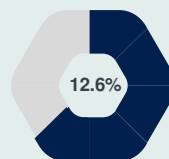
## Housing Targets: Support Infill & Diverse Housing Forms

### Multi-Family Dwelling Units Created

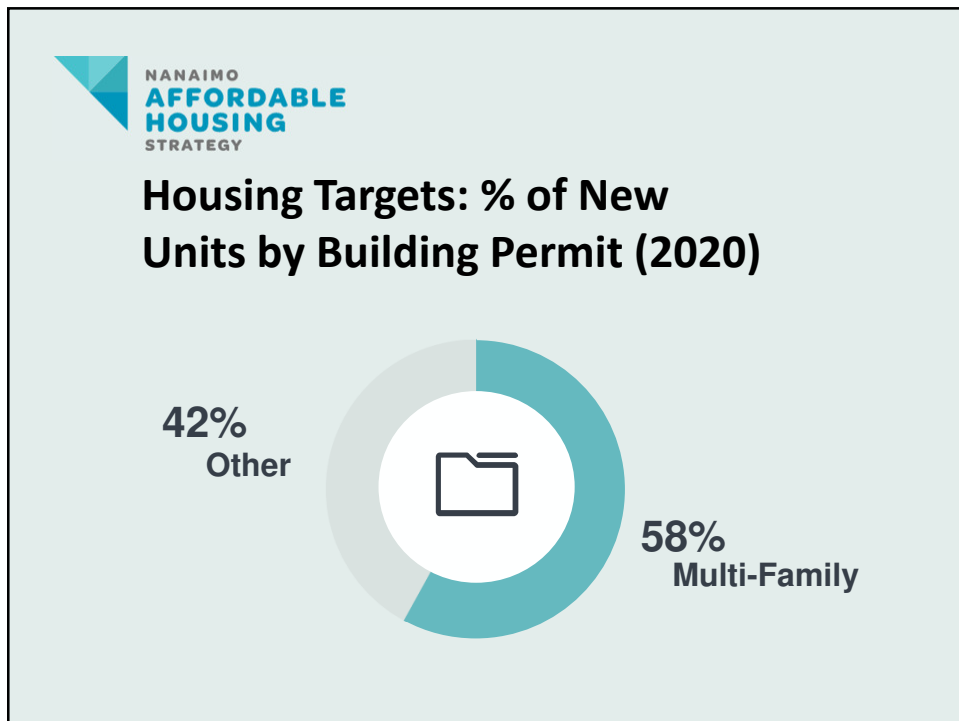


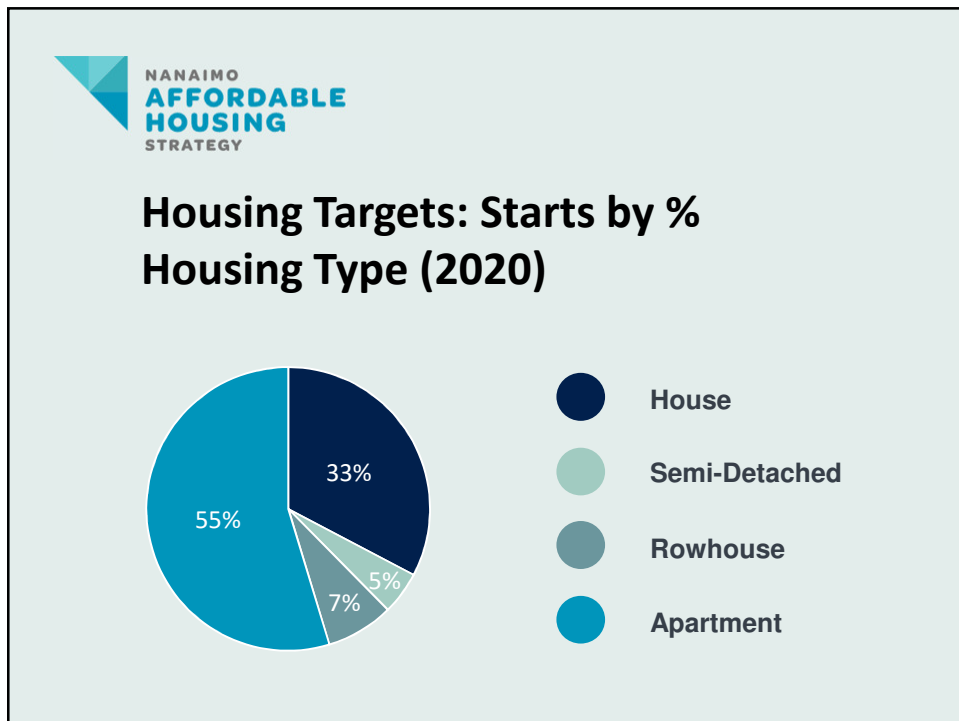
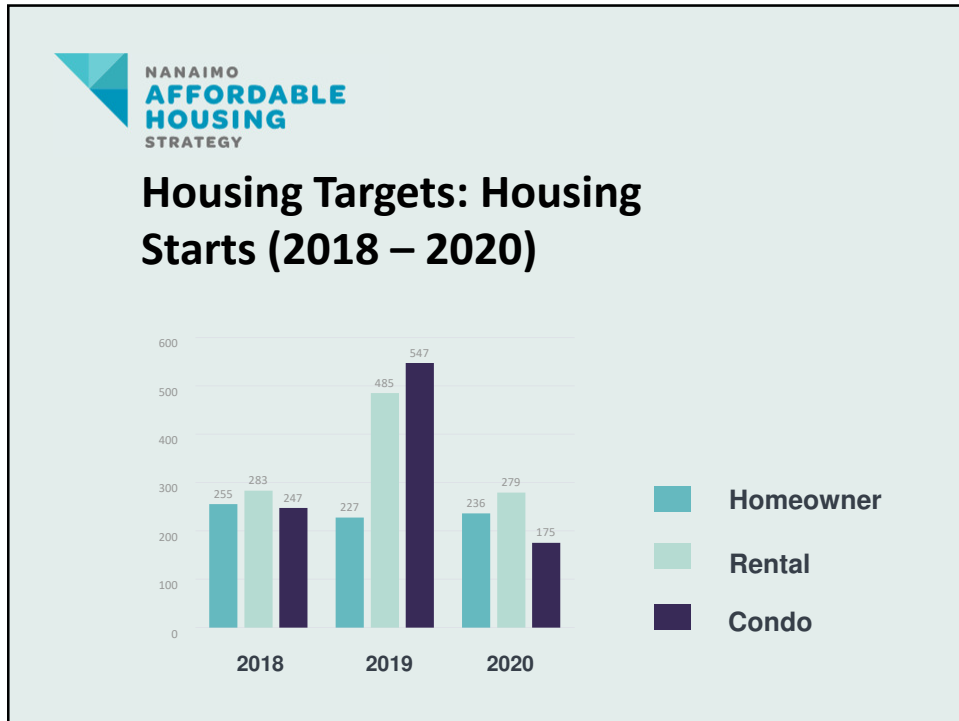
Target: 70%  
Approaching Target

### New Starts as Ground-Oriented Units



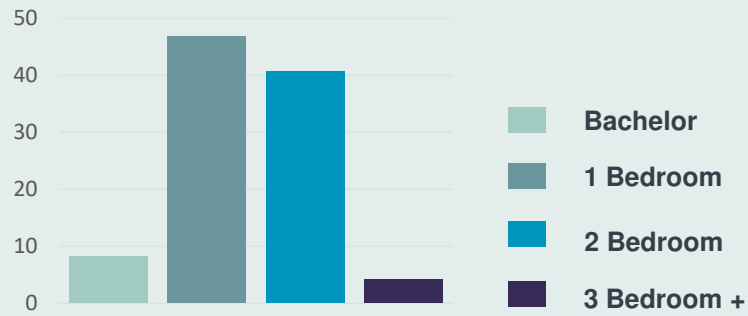
Target: 20%  
Not Meeting Target







## Housing Targets: % of Rentals By # Bedrooms



## Housing Targets



**171 Secured  
Rental Units**



**60% of New Homes  
Have Suites**



## **Affordable Housing Strategy 2020 Projects**

- Zoning Bylaw Update allowing modular housing ☒
- Community Amenity Contribution Policy ☒
- Density Bonus Policy review (Schedule D) ☒
- Health and Housing Task Force and Action Plan ☒



## **Affordable Housing Strategy 2020 Projects cont.**

- Rent Bank Established (January 2021 Launch) ☒
- Short-term rental regulations (ongoing)
- MOU with BC Housing
- MOU with BCH, SD68, and Snuneymuxw First Nation



## **Projects Planned for 2021**

- Rental Zoning (REIMAGINE)
- Land Acquisition Policy (REIMAGINE)
- Update Housing Legacy Reserve Policy



## **Projects Planned for 2021**

- Family-Friendly Housing Policy
- Continue work to deliver on MOUs with BC Housing
- Implementation of the Health and Housing Action Plan



**Thank you**

DATE OF MEETING | April 26, 2021 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

SUBJECT | **ZONING BYLAW 'SCHEDULE D' – AFFORDABLE HOUSING AMENDMENTS** |

## **OVERVIEW**

### **Purpose of Report**

To amend Schedule D of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” to provide density bonusing points for rental and affordable housing developments. |

### **Recommendation**

That the Governance and Priorities Committee recommend that Council pass two readings to “Zoning Amendment Bylaw 2021 No. 4500.180” (To amend Schedule D of the Zoning Bylaw to provide density bonusing points for rental and affordable housing developments). |

## **BACKGROUND**

The City of Nanaimo Affordable Housing Strategy (AHS) was adopted by Council at its meeting held on 2018-SEP-17. The AHS provides a framework to facilitate the development of affordable housing in Nanaimo and includes a number of policy objectives and action items. The AHS considers a range of affordable housing levels broadly categorized as affordable homeownership, affordable rental housing, and non-market housing.

The City of Nanaimo currently provides opportunity for density bonusing through Schedule D of “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”). The density bonus schedule currently contains seven different categories and two tiers. Each category contains a list of desirable amenities, with a weighted point value and a minimum amount of points needed to achieve each category.

Objective 1.1 of the AHS is to develop a secured market rental housing policy and Action Item 1.1(b) of this objective is to:

*Develop a package of incentives that includes density bonus for 100% rental housing; reduction/waiving of community amenity contributions; parking relaxations in transit nodes and corridors; financial incentives; and concurrent processing.*

Objective 4.3 of the AHS is to review the practice of density bonusing to increase the supply and integration of non-market housing and Action Item 4.3(a) is to:

*Revise Schedule D in the Zoning Bylaw to specifically include affordable housing (including non-market housing, affordable rental, and affordable ownership) as an amenity that can result in additional density in a new development.*



Objective 1.1 is identified as a short-term (1-2 year) priority in the AHS. Objective 4.3 is identified as a medium-term (3-5 year) priority in the AHS, and Action Item 4.3(a), to revise Schedule D to specifically include affordable housing, is the first of four suggested action items.

The proposed “Zoning Amendment Bylaw 2021 No. 4500.180” (the “Amendment Bylaw”) is consistent with Action Items 1.1(b) and 4.3(a).

## **DISCUSSION**

### **Proposed Amendments**

The proposed Amendment Bylaw, if adopted, will amend current Category 7 – Social Sustainability of Schedule D and create a new Category 8 – Affordable Housing. Existing Category 7 is shown in Attachment A, and the proposed Schedule D changes are highlighted in Attachment B.

#### *Rental Housing*

Amendments are proposed to existing Category 7 to align with AHS Action Item 1.1(b) for rental housing. Existing Category 7, Amenity C, provides 3 points where at least 50% of the residential dwelling units are secured for rental for at least ten years. The proposed Amendment Bylaw will include the following amendments:

- Revise Amenity C based on stakeholder feedback to increase the percentage of units from 50% to 100%, to allow stratification where independent sales are prohibited for ten years through a Housing Agreement, and to increase the amenity points from 3 to 4;
- Provide a new Amenity D to incentivize purpose-built rental housing without the opportunity for independent sale after ten years; and
- Recalculate the number of amenity points for Category 7 after the addition of a new rental housing item and after the affordable ownership item is moved to Category 8.

By providing two separate rental housing incentive options in Category 7, property owners and developers will be offered flexibility to choose how long they wish to commit to securing rental housing. The ten-year option (Amenity C) aligns with the commitment timeframe for funding offered by CMHC and is consistent with what is currently offered by Schedule D.

#### *Affordable Housing*

In addition to the proposed amendments to Category 7, a new category is proposed to specifically include affordable housing and align with the AHS Action Item 4.3(a). As per the AHS recommendation, Category 8 will provide density bonusing points for three levels of affordable housing: affordable ownership, affordable rental, and non-market housing. Existing Category 7, Amenity D, provides points for affordable ownership and will be revised to become Category 8, Amenity A. There are currently no Schedule D amenity points for affordable rental and non-market housing, and proposed Category 8 Amenities B & C will incentivize both forms of affordable housing, respectively. Each level of affordable housing will offer incremental points based on the number of dwelling units to help encourage integrated forms of affordable housing in line with the AHS objective.

The proposed Category 8 will award points for the following amenities:

- A. *Affordable Ownership.* This amenity item is a revised version of existing Category 7, Amenity D. Based on feedback from stakeholders in the development community, the amenity was revised to incentivize dwelling units sold at least 10% less than the median sale price of the current year as determined by the Vancouver Island Real Estate Board (VIREB). Presently, Schedule D only incentivizes dwelling units sold at least 20% less than the median sale price. Based on stakeholder feedback and observed application of Schedule D amenities, the existing Schedule D amenity is not typically sought by property owners. This is due to the fact that the median sale price takes into account not only new dwelling units, but older units that have depreciated in value over time. By setting the benchmark at 10% less than the median sale price for all sales, the amenity will better reflect achievable affordable ownership targets for new developments that are seeking additional density through Schedule D. A maximum of 10 amenity points will be available for this item (1 point per 10% increment of total dwelling units).
- B. *Affordable Rental.* This amenity will incentivize affordable rental dwelling units that are rented at less than the average rent level for Nanaimo as determined by Canada Mortgage and Housing Corporation (CMHC). A maximum of 20 amenity points will be available for this item (2 points per 10% increment of total dwelling units).
- C. *Non-market Housing.* This amenity will incentivize non-market housing, as well as supportive housing where 12 months' rent for dwelling units does not exceed 30% of the Housing Income Limit for Nanaimo as determined by BC Housing. This target aligns with the definition of non-market affordable housing provided in the AHS, and is consistent with the types of affordable housing projects offered Development Cost Charge reductions in the "City of Nanaimo Development Cost Charge Bylaw 2017 No. 7252". A maximum of 30 amenity points will be available for this item (3 points per 10% increment of total dwelling units).

The proposed amendments will address the first component of AHS Action Item 1.1(b) as it relates to density bonusing, and the other components of the action item will be explored through future development of an incentive program as envisioned by the AHS.

### **Policy Context**

The proposed Schedule D amendments are directly related to the City's Affordable Housing Strategy goals and implementation strategy. The proposed amendments are further supported by the Regional District of Nanaimo's Regional Growth Strategy Goal 4.1(6), "To support and facilitate the provision of appropriate, adequate, affordable, attainable, and adaptable housing"; as well as the City of Nanaimo's Official Community Plan Policy 3.2(5), "Use incentives to encourage developers to provide affordable housing units".

Based on current best practices for density bonusing and feedback received from stakeholders, it is anticipated the proposed amendments will support the provision of amenities in exchange for density, reinforce Council's strategy priority to support affordable housing, and further incentivize affordable housing developments in the city of Nanaimo.

**SUMMARY POINTS**

- The City of Nanaimo currently provides opportunity for density bonusing through Schedule D of the Zoning Bylaw.
- The City's Affordable Housing Strategy, adopted in 2018, includes action items to revise Schedule D in the Zoning Bylaw to specifically include affordable housing (including non-market housing, affordable rental, and affordable ownership) and 100% purpose-built rental housing as amenities that can result in additional density for a new development.
- If adopted, the proposed Amendment Bylaw will amend Schedule D of the Zoning Bylaw to provide density bonusing points for rental and affordable housing developments.

**ATTACHMENTS**

ATTACHMENT A: Existing Schedule D – Category 7

ATTACHMENT B: Proposed Schedule D – Categories 7 and 8  
"Zoning Amendment Bylaw 2021 No. 4500.180"

**Submitted by:**

Lainya Rowett  
Manager, Current Planning

**Concurrence by:**

Jeremy Holm  
Director, Development Approvals

Dale Lindsay  
General Manager, Development Services

# ATTACHMENT A

## EXISTING SCHEDULE D - CATEGORY 7

Category 7: Social and Cultural Sustainability (10 points required)

Amenity		Points
A	At least 10% of the residential dwelling units within a building are no greater than 29m <sup>2</sup> in area.	1
B	At least 10% of the residential dwelling units meet all the accessibility requirements within the <i>British Columbia Building Code 2012 (BCBC)</i> or any subsequent Act or Acts which may be enacted in substitution therefore.	3
C	The developer agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that at least 50% of all residential units shall not be stratified or sold independently for at least ten years after the building receives final occupancy.	3
D	The developer enters into a Housing Agreement with the City of Nanaimo to ensure that at least 10% of residential units sold will be sold for at least 20% less than the medium sell price for condos (apartment), as provided by the Vancouver Island Real Estate Board for the current year, and cannot be sold for greater than the original sale price for a period of ten years. The Gross Floor Area of the units provided for within the Housing Agreement must be greater than 29m <sup>2</sup> in area.	4
E	The developer enters into a Housing Agreement with the City of Nanaimo to ensure that where the residential units are subdivided under the <i>Strata Property Act</i> or otherwise sold separately, the strata corporation will not place restrictions which prevent the rental of individual residential units.	2
F	A permanent public art feature is included on the site in accordance with the City's Community Plan for Public Art.	2
G	A children's play area is provided.	1
H	A dedicated garden space is provided to building residents and/or members of the community in which users are given the opportunity to garden.	1
I	The development site includes permanent heritage interpretive signage or heritage building elements where relevant.	1
J	The development protects and rehabilitates heritage buildings or structures, archaeological resources and cultural landscapes considered to have historical value by the City.	3
Total		21

165 points total

**[4500.154; 2019-NOV-04]**

**ATTACHMENT B**  
**PROPOSED SCHEDULE D - CATEGORIES 7 AND 8**

Category 7: Social and Cultural Sustainability (8 points required)

Amenity		Points
A	At least 10% of the residential dwelling units within a building are no greater than 29m <sup>2</sup> in area.	1
B	At least 10% of the residential dwelling units meet all the accessibility requirements within the <i>British Columbia Building Code 2012 (BCBC)</i> or any subsequent Act or Acts which may be enacted in substitution therefore.	3
C	The <b>property owner</b> agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that <del>at least 50% of</del> all residential dwelling units shall not be <del>stratified or</del> sold independently for at least ten years after the building receives final occupancy.*	4*
D	<b>The property owner agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that all residential dwelling units shall not be sold independently.*</b>	7*
E	The <b>property owner</b> agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that where residential dwelling units are subdivided under the <i>Strata Property Act</i> or otherwise sold separately, the strata corporation will not place restrictions which prevent the rental of individual residential units.*	2*
F	A permanent public art feature is included on the site in accordance with the City's Community Plan for Public Art.	2
G	A children's play area is provided.	1
H	A dedicated garden space is provided to building residents and/or members of the community in which users are given the opportunity to garden.	1
I	The development site includes permanent heritage interpretive signage or heritage building elements where relevant.	1
J	The development protects and rehabilitates heritage buildings or structures, archaeological resources and cultural landscapes considered to have historical value by the City.	3
Total		19

\*Points will be awarded for only one of C, D, or E.

Category 8: Affordable Housing (10 points required)

Amenity		Points
A	The property owner enters into a Housing Agreement with the City of Nanaimo to ensure that at a portion of the residential dwelling units will be sold for at least 10% less than the median sale price for comparable units (unit type and number of bedrooms), as provided by the Vancouver Island Real Estate Board for the current year, and cannot be sold for greater than the original sale price for a period of ten years. The Gross Floor Area of the dwelling units provided for within the Housing Agreement must be greater than 29m <sup>2</sup> in area.	1 point per 10% increment of total residential dwelling units, up to a maximum of 10 points
B	The property owner enters into a Housing Agreement with the City of Nanaimo to ensure that a portion of the residential dwelling units will be rented at less than average rent levels as determined by the CMHC. The Gross Floor Area of the dwelling units provided for within the Housing Agreement must be greater than 29m <sup>2</sup> in area.	2 points per 10% increment of total residential dwelling units, up to a maximum of 20 points
C	The property owner enters into a Housing Agreement with the City of Nanaimo to ensure that 12 months' rent for a portion of the residential dwelling units does not exceed 30% of the Housing Income Limit for Nanaimo, as determined by BC Housing.	3 points per 10% increment of total residential dwelling units, up to a maximum of 30 points
Total		30

168 points total

CITY OF NANAIMO

BYLAW NO. 4500.180

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 2011 NO. 4500"

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WHEREAS the Council may zone land, by bylaw, pursuant to Sections 464, 465, 469, 477, 479, 480, 481, 482, and 548 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "ZONING AMENDMENT BYLAW 2021 NO. 4500.180".
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

By deleting "Schedule D - Amenity Requirements for Additional Density" and replacing it with the Schedule '1' attached to this Bylaw.

PASSED FIRST READING: \_\_\_\_\_

PASSED SECOND READING: \_\_\_\_\_

PUBLIC HEARING HELD \_\_\_\_\_

PASSED THIRD READING \_\_\_\_\_

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE \_\_\_\_\_

ADOPTED \_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

File: ZA1-23  
Address: N/A

# Schedule 1

## **Schedule D**

### **Amenity Requirements for Additional Density**

In order for a development to include the additional Tier 1 density provided for within this Bylaw, the proposed development must achieve sufficient minimum points required in at least three of the categories set out in the following table which allocates points for amenities, affordable housing and the location of the development.

In order for a development to include the additional Tier 2 density provided for within this Bylaw, the proposed development must achieve at total of 65 or more points set out in the following table which allocates points for amenities, affordable housing and the location of the development.

#### Category 1: Site Selection (10 points required)

Amenity		Points
A	The proposed development is located on a brownfield site.	5
B	The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks.	3
C	The proposed development is located within 200m of a park or trail network.	1
D	The proposed development is located within 400m of any of the following: <ul style="list-style-type: none"> <li>• retail store;</li> <li>• daycare facility;</li> <li>• Nanaimo Regional District transit bus stop;</li> <li>• any PRC (Parks, Recreation and Culture) Zoned property; and / or</li> <li>• a CS-1 (Community Service One) zoned property.</li> </ul>	1 point each
E	The proposed development will add any of the following amenities on the site, or immediately adjacent to the site, as part of the proposed development: <ul style="list-style-type: none"> <li>• retail store or public market;</li> <li>• daycare facility;</li> <li>• Nanaimo Regional District transit bus stop;</li> <li>• any PRC (Parks, Recreation and Culture) Zoned property;</li> <li>• a CS-1 (Community Service One) zoned property; and / or</li> <li>• public art.</li> </ul>	1 point each
Total		20



## Category 2: Retention and Restoration of Natural Features (8 points required)

Amenity		Points
A	The proposed development includes an Environmentally Sensitive Area (ESA), as identified on Map 2 of the City's Official Community Plan and includes at least a 15m natural area buffer around the ESA.	2
B	The property includes the retention of natural vegetation, trees, shrubs, and under storey for a contiguous area that is equal to or greater than 15% of the property area, exclusive of the required watercourse leavestrip or environmentally sensitive area buffer.	3
C	The proposed development includes at least 50% retention of natural soils.	1
D	The subject property includes at least one significant tree and the proposed development will not result in the loss of any trees included on the list of significant trees within the City of Nanaimo's Management and Protection of Trees Bylaw.	2
E	The proposed development includes street trees.	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm.	1
G	Post development, the total amount of trees on the property, or adjacent road right-of-way or public space is at least 20% more than the number of trees on the property before development.	2
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces.	3
I	The development includes permanent educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site.	1
Total		16

Category 3: Parking and Sustainable Transportation (10 points required)

Amenity		Points
A	Long term protected bicycle storage is provided and shower and change room facilities are provided to accommodate building employees where applicable.	3
B	At least one parking space is clearly marked and designated for the exclusive use of a vehicle belonging to a car share or car co-op.	1
C	The developer purchases a new car and gifts the car to a recognized car share provider for the inclusion of a car share space on the subject property.	4
D	The parking area within the proposed development includes at least one electric vehicle charging station.	1
E	A minimum of 80% of the total parking area is located underground or in a parking structure incorporated into the design of the building.	4
F	The proposed development includes covered and designated parking spaces for a motorized scooter or plug-in for an electronic bicycle or electric scooter, or a designated motorcycle parking space to accommodate the following number of spaces: a) multiple family residential developments: 1 motorized scooter or motorcycle space per 15 dwelling units; and b) non-residential uses: 1 motorized scooter or motorcycle space per 600m <sup>2</sup> of Gross Floor Area for the first 5000m <sup>2</sup> plus one space per 1500m <sup>2</sup> of additional Gross Floor Area.; and a) a minimum of one electronic plug-in is provided to accommodate at least one electric scooter or electronic bicycle.	2
G	A pedestrian network is included in the proposed development that connects the buildings on the site with the public road right-of-way and, the pedestrian network from the adjacent site to which there is access by perpetual easement or right-of-way, provided the City agrees to accept the right-of-way.	2
H	Parking does not exceed minimum parking requirements within the City's Development Parking Regulations Bylaw.	2
I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area.	1
Total		20

Category 4: Building Materials (8 points required)

Amenity		Points
A	Wood is the primary building material.	1
B	The proposed development uses salvaged, refurbished or reused materials; the sum of which constitutes at least 10% of the total value of materials on the project.	2
C	At least 50% of all wood products used in construction are certified by the Forest Stewardship Council (FSC), the Sustainable Forestry Initiative (SFI), the Canadian Standards Association – Sustainable Forest Management Standard (CSA-SFM), or recognized equivalent.	3
D	The proposed development uses materials with recycled content such that the sum of the postconsumer recycled material constitutes at least 25%, based on costs, of the total value of the materials in the project.	2
E	The project developer has submitted a construction and waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted onsite or comingled.	2
F	At least 75% of the materials used in construction are renewable resources.	2
G	The property includes an existing building and at least 75% of existing building structure or shell is retained.	3
H	The development includes permanent educational signage or display(s) regarding the sustainable use of building materials used during construction of the project.	1
Total		16

Category 5: Energy Management (11 points required)

Amenity		Points
A	The proposed development meets at least the requirements of Step 2 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by one step.*	10*
B	The proposed development meets at least the requirements of Step 3 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by two steps.*	15*
C	The proposed development is considered a Part 3 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 (Net Zero Ready) within the BC Energy Step Code; or The proposed development is considered a Part 9 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 or 5 within the BC Energy Step Code.*	30*
D	The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite.	1
Total		31

\* Points will be awarded for only one of A, B, or C.

Category 6: Water Management (8 points required)

Amenity		Points
A	At least 50% of the property is covered with a permeable surface area which may include a green roof.	2
B	The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard.	2
C	A green roof is installed to a minimum 30% of the roof area.	3
D	A living wall is installed to cover at least 10% of the total available wall area for the proposed project.	2
E	A non-potable irrigation system is installed and used for all on-site irrigation.	3
F	A water efficient irrigation system (such as drip) is installed.	1
G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property.	2
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site.	1
Total		16

## Category 7: Social and Cultural Sustainability (8 points required)

Amenity		Points
A	At least 10% of the residential dwelling units within a building are no greater than 29m <sup>2</sup> in area.	1
B	At least 10% of the residential dwelling units meet all the accessibility requirements within the <i>British Columbia Building Code 2012 (BCBC)</i> or any subsequent Act or Acts which may be enacted in substitution therefore.	3
C	The property owner agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that all residential dwelling units shall not be sold independently for at least ten years after the building receives final occupancy.*	4*
D	The property owner agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that all residential dwelling units shall not be sold independently.*	7*
E	The property owner agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that where residential dwelling units are subdivided under the <i>Strata Property Act</i> or otherwise sold separately, the strata corporation will not place restrictions which prevent the rental of individual residential units.*	2*
F	A permanent public art feature is included on the site in accordance with the City's Community Plan for Public Art.	2
G	A children's play area is provided.	1
H	A dedicated garden space is provided to building residents and/or members of the community in which users are given the opportunity to garden.	1
I	The development site includes permanent heritage interpretive signage or heritage building elements where relevant.	1
J	The development protects and rehabilitates heritage buildings or structures, archaeological resources and cultural landscapes considered to have historical value by the City.	3
Total		19

\*Points will be awarded for only one of C, D, or E.

Category 8: Affordable Housing (10 points required)

Amenity		Points
A	The property owner enters into a Housing Agreement with the City of Nanaimo to ensure that at a portion of the residential dwelling units will be sold for at least 10% less than the median sale price for comparable units (unit type and number of bedrooms), as provided by the Vancouver Island Real Estate Board for the current year, and cannot be sold for greater than the original sale price for a period of ten years. The Gross Floor Area of the dwelling units provided for within the Housing Agreement must be greater than 29m <sup>2</sup> in area.	1 point per 10% increment of total residential dwelling units, up to a maximum of 10 points
B	The property owner enters into a Housing Agreement with the City of Nanaimo to ensure that a portion of the residential dwelling units will be rented at less than average rent levels as determined by the CMHC. The Gross Floor Area of the dwelling units provided for within the Housing Agreement must be greater than 29m <sup>2</sup> in area.	2 points per 10% increment of total residential dwelling units, up to a maximum of 20 points
C	The property owner enters into a Housing Agreement with the City of Nanaimo to ensure that 12 months' rent for a portion of the residential dwelling units does not exceed 30% of the Housing Income Limit for Nanaimo, as determined by BC Housing.	3 points per 10% increment of total residential dwelling units, up to a maximum of 30 points
Total		30

168 points total

## Definitions

**BC Energy Step Code:** means a voluntary provincial standard enacted in April 2017 that provides an incremental and consistent approach to achieving more energy-efficient buildings that go beyond the requirements of the base BC Building Code.

**Brownfield Site:** means a previously commercial or industrial property which is an abandoned, idled, or underused where expansion or redevelopment is complicated by environmental contamination.


**Carpool Parking Space:** means a parking space clearly marked and designated for the exclusive use of a vehicle used to carry two or more people commuting to the same location.

**Electric Vehicle Charging Station:** means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

**Non-potable Irrigation System:** means a system used for providing water to plants which uses water that has not been examined, properly treated, and not approved by appropriate authorities as being safe for consumption.

**Pedestrian Network:** means a pedestrian trail or series of pedestrian trails that connect a developed property with an adjacent property.

**Permeable Surface Area:** means any surface consisting of a material that can provide for storm water infiltration.



# Zoning Bylaw Schedule D – Affordable Housing Amendments

2021-APR-26  
City of Nanaimo Governance and Priorities  
Committee  
Caleb Horn, Planner, Current Planning Section



## Affordable Housing Strategy Objectives


1. To increase the supply of rental housing;
2. To support infill and intensification in existing neighbourhoods;
3. To diversify housing form in all neighbourhoods;
4. To continue to support low-income and special needs housing; and
5. To strengthen partnerships and connections.






## Affordable Housing Strategy Objectives

- 1. To increase the supply of rental housing;**
2. To support infill and intensification in existing neighbourhoods;
3. To diversify housing form in all neighbourhoods;
- 4. To continue to support low-income and special needs housing; and**
5. To strengthen partnerships and connections.



## 1. Increase the supply of rental housing


- 1.1 Develop a secured market rental housing policy.
- 1.2 Expand secondary suite policy.



# 1. Increase the supply of rental housing

## 1.1 **Develop a secured market rental housing policy.**

## 1.2 Expand secondary suite policy.




### 1.1 **DEVELOP A SECURED MARKET RENTAL HOUSING POLICY**

The City can facilitate the development of market rental housing by developing a secured market rental housing policy that is based on access to a number of incentives. Different levels of incentive could be made available to the development community depending on the level of affordability and how long the units are secured as rental.

#### Actions

- a. Conduct public consultation with development community and non-profit housing providers on proposed incentive program.
- b.** Develop a package of incentives that includes density bonus for 100% rental housing; reduction/waiving of community amenity contributions; parking relaxations in transit nodes and corridors; financial incentives; and concurrent processing.



#### 4. Continue to support low-income and special needs housing

- 4.1 Develop a strategy to guide land use acquisition decisions made by the City.
- 4.2 Continue to support development of non-market housing.
- 4.3 Update the practice of density bonusing.
- 4.4 Update the existing Community Amenity Contribution Policy.
- 4.5 Update the Housing Legacy Reserve Fund Policy.



#### 4. Continue to support low-income and special needs housing

- 4.1 Develop a strategy to guide land use acquisition decisions made by the City.
- 4.2 Continue to support development of non-market housing.
- 4.3 Update the practice of density bonusing.**
- 4.4 Update the existing Community Amenity Contribution Policy.
- 4.5 Update the Housing Legacy Reserve Fund Policy.

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**4.3 UPDATE THE EXISTING PRACTICE OF DENSITY BONUSING**

The City of Nanaimo will review its current policy and practice of density bonusing with the objective of increasing the supply and integration of non-market housing.

**Actions**

**a.** Revise Schedule D in the Zoning Bylaw to specifically include affordable housing (including non-market housing, affordable rental and affordable ownership) as an amenity that can result in additional density in a new development.

**What is Density Bonusing?**

The density bonus mechanism creates an opportunity for a voluntary exchange of affordable housing or community amenities. By allowing the density on a site to exceed that which is generally permitted in a given zone, the municipality is able to request a contribution in the form of affordable housing or other community amenity in exchange. This situation would only occur if there is market demand for the additional density and the developer is willing to include affordable housing in the development.

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## Zoning Bylaw 2011 No. 4500 – “Schedule D”

- Opportunity for property owners and developers to secure additional density for new developments by providing amenities as described by Schedule D of the Zoning Bylaw.
- Additional Floor Area Ratio (FAR) of between 0.1 and 0.6 can be secured in many residential, corridor, commercial centre, and downtown zones in Nanaimo.
- Section 482 of the B.C. *Local Government Act* allows for the provision of amenities for additional density and specifically speaks to the use of Housing Agreements for affordable housing conditions.

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*Above:* Rainwater collection tank, 91 Chapel Street

*Right:* Public art, 1608 Bowen Road

*Above:* Decorative bench and raingarden, 2835 Departure Bay Road

*Right:* Educational signage and sustainable building technology, 285 Rosehill Street

## Example “Schedule D” Amenities

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## Proposed Rental Housing Amendments (Schedule D – Category 7)

- **4 points** to provide 100% rental housing for a ten-year period.
  - Similar to existing Schedule D amenity, but increases percentage of units from 50% to 100%.
  - Ten-year period aligns with CMHC funding opportunity.
- **7 points** to provide 100% rental housing without reverting to independent sales in the future.
  - Incentive for purpose-built rental developments.



## Proposed Affordable Housing Amendments (Schedule D – Category 8)

**1 point** per 10% increment of total dwelling units secured for *affordable homeownership*.

- Defined as dwelling units sold at least 10% less than the median sale price as determined by VIREB.

**2 points** per 10% increment of total dwelling units secured for *affordable rental*.

- Defined as dwelling units rented at less than average rent levels as determined by CMHC.



## Proposed Affordable Housing Amendments (Schedule D – Category 8) (continued)

**3 points** per 10% increment of total dwelling units secured for *non-market or supportive housing*.

- Defined as dwelling units where 12 months' rent does not exceed 30% of the Housing Income Limit for Nanaimo as determined by BC Housing.

## Affordable Homeownership

To qualify in December 2020:

- An apartment unit would be no more than **\$303,120**.
- A townhouse unit would be no more than **\$348,750**.

MLS® Home Price Index

Click here to learn more

HPI or Benchmark Price  
☐ HPI  
☒ Benchmark Price

Value or percent change  
☒ Value  
☐ Percent change

1. Area Group  
Vancouver Island (+ areas)

2. Property Type  
Apartment

3. Area/Property Type Selection  
All

	December 2020	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Vancouver Island - Apartment	\$312,000	\$310,200	\$309,400	\$312,600	\$299,500	\$252,700	\$171,200
Zone 1 - Campbell River - Apartment	\$262,800	\$267,900	\$266,500	\$272,700	\$260,600	\$216,500	\$137,500
Zone 2 - Comox Valley - Apartment	\$332,400	\$323,100	\$336,000	\$325,600	\$312,600	\$260,800	\$169,300
Zone 3 - Duncan - Apartment	\$236,900	\$236,800	\$221,400	\$234,300	\$231,100	\$178,100	\$121,300
Zone 4 - Nanaimo - Apartment	\$336,800	\$337,500	\$332,300	\$329,100	\$309,700	\$276,500	\$194,100
Zone 5 - Parksville / Qualicum - Apartment	\$339,700	\$349,100	\$337,000	\$361,800	\$353,600	\$306,100	\$215,400
Zone 6 - Port Alberni - Apartment	\$288,800	\$283,300	\$284,600	\$304,700	\$292,700	\$229,400	\$148,700

Source:  
www.vireb.com

## Affordable Rental

To qualify in October 2020:

- A one-bedroom unit would rent for no more than **\$1,009/mo.**
- A two-bedroom unit would rent for no more than **\$1,263/mo.**

	BACHELOR	1 BEDROOM	2 BEDROOM	3 BEDROOM +	TOTAL
Centre	1,035 a	1,030 a	1,215 a	1,330 b	1,102 a
South	785 a	931 a	1,314 b	1,345 a	1,047 a
North & Periphery	**	1,061 a	1,282 a	1,357 c	1,200 a
Nanaimo	912 a	1,009 a	1,263 a	1,344 a	1,114 a

Source:  
www.cmhc-schl.gc.ca/en/data-and-research/publications-and-reports

## Non-Market and Supportive Housing

To qualify in 2020:

- A one-bedroom unit would rent for no more than **\$925/mo.**
- A two-bedroom unit would rent for no more than **\$1,188/mo.**

Planning Area Vancouver Island	1 Bdrm or Less	2 Bdrm	3 Bdrm	4+ Bdrm
Campbell River	\$37,000	\$42,500	\$62,500	\$75,000
Courtenay-Comox	\$34,500	\$45,500	\$58,000	\$65,000
Duncan-N. Cowichan	\$32,000	\$40,000	\$62,000	\$68,000
Nanaimo	\$37,000	\$47,500	\$56,000	\$71,000
Parksville-Qualicum	\$34,500	\$40,500	\$51,500	\$64,000
Port Alberni	\$33,000	\$37,500	\$48,500	\$54,000
Port Hardy	\$25,000	\$33,500	\$37,600	\$51,000
Victoria	\$44,500	\$59,500	\$78,500	\$84,500
Non-Market Areas	\$56,000	\$65,500	\$75,000	\$80,500

Source:  
[www.bchousing.org](http://www.bchousing.org)

## Conclusion

- Proposed Schedule D amendments will incentivize different types of rental and affordable housing.
- Incremental points will allow for flexibility and the development of a mix of housing types.
- Amendments align with and are recommended by the Nanaimo Affordable Housing Strategy action items 1.1(b) and 4.3(a).



DATE OF MEETING April 26, 2021

AUTHORED BY CHRIS SHOLBERG, COMMUNITY HERITAGE PLANNER  
KIRSTY MACDONALD, PARKS AND OPEN SPACE PLANNER

SUBJECT **NEIGHBOURHOOD ASSOCIATION ORGANIZATIONAL CAPACITY  
REVIEW, SUPPORT AND ENGAGEMENT**

## **OVERVIEW**

### **Purpose of Report**

To provide the Governance and Priorities Committee with options for City recognition, support, and engagement of neighbourhood associations, and propose a new way in which the City can better incorporate community-identified investment priorities into its community development processes, with a renewed focus on implementation.

### **Recommendation**

That the Governance and Priorities Committee recommend that Council direct Staff to:

1. formally support neighbourhood associations that meet and maintain the following organizational criteria:
  - a) Have an elected executive that meets on a regular basis;
  - b) Have a membership structure (not necessarily fee paying);
  - c) Hold an annual general meeting (AGM);
  - d) Keep minutes for executive and general membership meetings;
  - e) Engage with its neighbourhood for input prior to responding to City development referrals such as rezoning, Official Community Plan amendment, and development permits;
  - f) Provide periodic updates to members related to the activities of the group; and
2. develop a detailed Partners in Community program and annual budget for consideration.

## **BACKGROUND**

At its regular meeting held 2020-FEB-10, the Governance and Priorities Committee (GPC) received an information report from Staff on the status of neighbourhood associations ("Associations") in Nanaimo and the nature of the City's relationship and engagement with these groups. An updated version of this information is provided in Attachment A.

Over the past year, and in particular through the REIMAGINE Nanaimo Phase 1 engagement process, the City's neighbourhood associations were invited to provide input on priorities for the neighbourhoods they represent. Broad community input on neighbourhood priorities was also received through REIMAGINE Nanaimo's online surveys and a statistically valid mail-out survey. This input was intended to build upon neighbourhood priority input provided as part of an Empowering Neighbourhoods Event hosted by the Community Engagement Task Force in 2018, and in response to the Task Force's key recommendations for strengthening community engagement.

## **DISCUSSION**

In response to the discussion at the 2020-FEB-10 GPC meeting, Staff invited 20 active neighbourhood associations to respond to a questionnaire to gather their perspectives on:

- organizational capacity;
- most positive neighbourhood change(s) observed over the last ten years;
- top priorities for change within their neighbourhood;
- role they think they should play for their neighbourhood; and
- what organizational criteria (if any) should be used by the City in order to formally recognize and support a neighbourhood association.

Summary highlights of responses to this questionnaire are provided as Attachment B.

### **A New Approach to Neighbourhood Engagement, Support, and Priority Implementation**

Since the Imagine Nanaimo visioning process in 1992, the City has considered neighbourhoods the vital building blocks of the community and valued the role of community participation in planning decisions to guide change. The City's existing Official Community Plan ("OCP", planNanaimo) includes objectives to support neighbourhood and area planning, and as part of this, includes a specific policy to "promote the establishment of neighbourhood associations to support neighbourhood planning initiatives".

Through the REIMAGINE Nanaimo strategic review, there is opportunity to evaluate and reconsider the City's relationship with neighbourhoods and consider new ideas for supporting more inclusive participation in neighbourhood groups recognized by the City, and for addressing neighbourhood priorities. This is particularly relevant given the comprehensive advances in on-line communication and idea sharing that have occurred since the adoption of the existing OCP in 2008.

The City has been using neighbourhood associations as representative groups to engage with their broader neighbourhoods for over three decades. While this relationship has generally functioned well, there have been instances where questions have arisen regarding the representative value and community accountability of a group. Most often, this has arisen where external pressures, such as social issues or new development proposals, have impacted a neighbourhood, and has led to conflict amongst residents and between residents and City Staff. This sort of conflict was instrumental in initiating Council's review of the City's relationship with neighbourhood associations and their organizational capacity. Reviewing this relationship fits directly with the REIMAGINE Nanaimo strategic planning process, given the key role community engagement has played, and continues to play in shaping policies that impact how neighbourhoods evolve.

Based on the feedback from neighbourhood associations and Staff review/research, it is recommended the City establish clear organizational criteria for associations that wish to be formally engaged on community planning and development matters (e.g., development referrals, funding opportunities) on behalf of their neighbourhoods. These criteria would include:

- a) Have an elected executive that meets on a regular basis;
- b) Have an inclusive membership structure (not necessarily fee paying);
- c) Hold an annual general meeting (AGM);

- d) Keep minutes for executive and general membership meetings;
- e) Engage with its neighbourhood for input prior to responding to City development referrals such as rezoning, Official Community Plan amendment, and development permits; and
- f) Provide periodic updates to members related to the activities of the group.

Neighbourhood groups that do not satisfy the above organizational criteria will still receive informational updates and support, but will not be provided the same level of support or recognized as providing representative viewpoints of their neighbourhoods until such time as they can meet the organizational criteria.

In addition, for any groups (including formally recognized neighbourhood associations) that wish to undertake specific projects in their neighbourhood, Staff also recommend the following program expansion to support participation in community well-being projects and activities in their neighbourhoods.

### **Proposed Expansion of the Partners in Parks Program into a Partners in Community Program**

#### *Background*

Since its inception, the Nanaimo parks system has been built with assistance from many community groups, service clubs, and volunteers. In 1982, Nanaimo City Council built upon this success by initiating a Partners in Parks Program (PIP). This program was created to provide funding assistance for neighbourhood-based groups to create or improve local neighbourhood parks and public spaces in a way that is meaningful to residents and neighbourhoods as they evolve. Over the last 40 years, many neighbourhood-driven improvements have occurred on municipal parkland and underutilized City-owned property.

PIP projects are typically initiated by residents and facilitated by City Staff. Residents within a five-minute walk of a site are typically invited to site meetings and are invited to collaborate in improvement planning and implementation.

These projects are sometimes, but not always, consistent with the priorities of neighbourhood associations, and in many cases, projects occur where there are no existing neighbourhood associations. The projects are important to nearby residents, as demonstrated by fundraising and volunteer efforts. Where they exist and where appropriate, neighbourhood associations have been invited to be part of relevant PIP processes; however, to date, they have not participated in most projects. In many instances, informal and neighbourhood groups have developed as a result of the PIP process and remained active on social media as neighbourhood teams but not as formal neighbourhood associations.

#### *Volunteer Areas*

The PIP program has evolved over the past 40 years to meet community needs. Currently, the PIP funds and facilitates the following:

- Neighbourhood park improvements, planning and playground installation
- Community public art
- Edible landscapes and food-forest development

- Park maintenance
- Park ambassadors
- Adopt a park
- Litter, stream, and shoreline cleanups
- Park naturalist walks
- Park and street parties
- Gate-keepers
- Recreational amenities

More information about each of these volunteer areas can be found in Attachment C.

### *REIMAGINE Nanaimo and Current Partners in Parks Projects*

Through the REIMAGINE Nanaimo Phase 1 process, many PIP volunteers expressed a desire for greater networking so that volunteers across the city are connected and can share knowledge and resources. Also expressed, was a desire for a revised PIP process in some program areas, processes that match the current Council committee structure, as well as increased funding options to implement local-level projects. Volunteers also requested more direction from the City on focus areas and goals, especially in the area of natural park management and stewardship.

The pandemic has increased the value of local open spaces and requests for further amenities in neighbourhood parks. There is currently a long list of projects and groups waiting to begin the PIP process and access funds (see Attachment D). This is partly due to the limitations of the pandemic for community engagement and participation, partly due to staffing capacity, and also due to the growing popularity of the program and desire for more local public space amenities. This list may grow once pandemic restrictions are lifted and the community once again wants to be more involved in shaping community spaces.

### *Other Supports from Council*

At their meeting on 2020-07-20, Council supported the creation of a neighbourhood grant program to facilitate neighbourhood-led active transportation projects. This support was part of discussions around roadway space re-allocations. A neighbourhood grant looking at public spaces in streets could fit perfectly into a revised neighbourhood grant program focussing on partnerships with communities.

### *Program Evolution*

As the PIP program continues to evolve to meet community demand, Staff recommend expanding the program into a Partners in Community (PIC) program. Growing the program, redefining processes, increasing Staff participation and direction, and increasing networking, could help more community groups to access funds in ways that are more meaningful to residents. The grass-roots nature of the PIP program could be maintained with increased participation, prioritization, asset management planning, equitable geographic distribution, and continued collaboration through the formal neighbourhood associations (where they exist).

PIP requests often involve numerous departments in their approvals and touch upon many corporate areas and priorities. In some cases, they also mirror local-level improvement priorities of neighbourhood associations. The new program could involve a more integrated and

coordinated approach with Staff from Community Planning, Parks Recreation and Culture, Transportation Planning, Public Works and Park Operations.

The scope of an expanded program could include streams of community-focused investment including:

- Wellness and play
- Beautification and food production
- Neighbourhood improvement
- Street and mobility improvement
- Environmental and open space stewardship
- Community safety

The PIP program currently has an annual capital budget of \$100,000, as well as a small operational fund. Typically, in order to reflect current community desires, funding and Staff resources for the PIP program have been delivered on a first-come, first-served basis rather than strategically or geographically. Council and Committees of Council (previously the Parks Recreation and Culture Commission) have approved PIP projects and funding allocation.

In addition to a new PIC program, Staff also recommend considering a change to the City's approach to neighbourhood planning by foregoing future detailed neighbourhood plans in favour of neighbourhood priority-based planning and implementation. This new approach could be used to determine neighbourhood priorities every 2-3 years and implement improvement priorities identified by recognized neighbourhood associations and supported by wider neighbourhood engagement. This could involve a review of priorities in existing neighbourhood plans that are not otherwise captured by other City funding or capital projects.

An example of such a priorities list can be found in Attachment E. This list includes top priorities derived from the following:

- Neighbourhood Association Organizational Capacity Questionnaire Response Summary
- REIMAGINE Nanaimo Stakeholder Discussions
- Community Engagement Task Force Empowering Neighbourhoods Session held on 2018-NOV-21
- Neighbourhood Plans (where adopted)

In addition, a further list of top priorities by Planning Area can be found in Attachment F – Top Five Challenges and Priorities By Planning Area Based on the REIMAGINE Nanaimo Statistically Valid Survey.

In lieu of creating new neighbourhood plans or updating existing neighbourhood plans, these priority lists could be reviewed with recognized neighbourhood associations on a regular basis and updated every two years to ensure the priorities are still relevant, consistent with other City strategies and projects, and allow for the addition of any new priorities that may be identified.

If this concept is acceptable in principle to Council, Staff will develop a detailed PIC program and annual capital and operating budget for Council's consideration. PIP projects already approved or underway will not be affected by the program expansion or any new procedures. Staff would engage with the neighbourhood associations and PIP volunteers to ensure their

support. Wider community engagement with respect to the PIC program could also take place through Phases 2 and 3 of the REIMAGINE Nanaimo process.

### *Further Engagement with Neighbourhood Associations*

On 2021-APR-15, Staff provided the neighbourhood associations with an opportunity to respond to the proposed Governance Options and concept. Several associations who attended were in favour of having formalized organizational criteria, noting that they are already meeting the proposed criteria for being recognized. However, clarity was requested on what their role would be in giving feedback to Council on development applications and other processes where they would represent their neighbourhoods. A few neighbourhoods with less structure, did not see the need for criteria in order to be recognized.

Comments about outstanding neighbourhood plan development and updating and implementing existing neighbourhood plans were also shared. Possible public realm improvements and neighbourhood plan implementation projects were briefly discussed under a potential Partners in Community framework. Staff also noted that there will be continued engagement with neighbourhood associations through the REIMAGINE Nanaimo Phase 2 and 3 process and that neighbourhood associations and other stakeholders will review the draft PIC program as details are developed.

Feedback received from the meeting and subsequent submissions are attached as Attachment G – Neighbourhood Association Feedback on Proposed Criteria for Recognition and Expansion of Partners in Parks Program.

## **OPTIONS**

1. That the Governance and Priorities Committee recommend that Council direct Staff to:
  1. formally recognize and support neighbourhood associations that meet and maintain the following organizational criteria:
    - a) Have an elected executive that meets on a regular basis;
    - b) Have a membership structure (not necessarily fee paying);
    - c) Hold an annual general meeting (AGM);
    - d) Keep minutes for executive and general membership meetings;
    - e) Engage with its neighbourhood for input prior to responding to City development referrals such as rezoning, Official Community Plan (OCP) amendment and development permits;
    - f) Provide periodic updates to members related to the activities of the group; and
  2. Develop a detailed Partners in Community program and annual budget for consideration.
- Advantages: The existing neighbourhood association engagement protocol will be retained fundamentally intact; however, it will also ensure that those groups who wish to receive formal development referrals on behalf of their neighbourhoods have a reasonable organizational structure that is responsive to the neighbourhood in which it is located. Broadening the scope of the existing PIP program to support a wider range of neighbourhood prioritized investment will focus resources strategically into many different forms of community-based



improvements. Will better address community improvement priorities identified by neighbourhood groups on a periodic basis.

- Disadvantages: Six neighbourhood associations will no longer be formally recognized by the City until such time as they demonstrate that the minimum organizational criteria are met. This may encourage the groups to revise their organizational structure, disband, or simply continue to function regardless of the City's requirements. The PIC program could raise community improvement expectations that cannot be resolved through the program based on budget limits and scope. With the switch to neighbourhood priority planning and project implementation under the PIC Program, no new neighbourhood plans would be created or existing neighbourhood plans updated.
- Financial Implications: Staff time would be required for ongoing engagement and implementation related to ensuring that associations that wish to be recognized provide details to support that. At this time, there are no cost implications involved in directing Staff to develop further details and a budget for the proposed PIC program. However, should Council consider pursuing this at a later date, it is anticipated the PIC program may require greater investment to make an impact and may require redirection and coordination of capital funding from other City infrastructure budgets. This would result in a shift of focus from comprehensive local area planning to a focus on neighbourhood priority identification and implementation.

2. That the Governance and Priorities Committee provide alternative direction.]

### **SUMMARY POINTS**

- Since the Imagine Nanaimo visioning process in 1992, the City has considered neighbourhoods vital building blocks of the community and valued the role of community participation in planning decisions to guide change.
- Through the REIMAGINE Nanaimo strategic review, there is opportunity to evaluate and reconsider the City's relationship with neighbourhoods and consider new ideas for supporting more inclusive participation in neighbourhood groups recognized by the City, and for addressing neighbourhood priorities.
- Based on the feedback from neighbourhood associations through the neighbourhood association organizational capacity questionnaire process and Staff review, it is recommended the City establish clear organizational criteria for associations that wish to be formally engaged on community planning and development matters (e.g., development referrals, funding opportunities) on behalf of their neighbourhoods.
- Since its inception, the Nanaimo parks system has been built with assistance from many community groups, service clubs, and volunteers. In 1982, Nanaimo City Council built upon this success by initiating a Partners in Parks Program (PIP). This program was created to provide funding assistance for neighbourhood-based groups to create or improve local neighbourhood parks and public spaces in a way that is meaningful to residents and neighbourhoods as they evolve.
- As the Partners in PIP program continues to evolve to meet community demand, Staff recommend expanding the program into a Partners in Community (PIC) program to

include a wider array of community projects. Growing the program, redefining processes, increasing Staff participation and direction, and increasing networking, could help more community groups to access funds in ways that are more meaningful to residents.

- In addition to a new PIC program, Staff also recommend considering a change to the City's approach to neighbourhood planning by foregoing future detailed neighbourhood plans in favour of neighbourhood priority implementation. This approach could be used to implement improvement priorities identified by recognized neighbourhood associations, as well as in existing neighbourhood plans that are not otherwise captured by other City funding or capital projects.

### **ATTACHMENTS:**

- ATTACHMENT A: History of City Support and Engagement with Neighbourhood Associations  
ATTACHMENT B: Neighbourhood Association Organizational Capacity Questionnaire Response Summary – Highlights (2021-FEB-18)  
ATTACHMENT C: Partners in Parks (PIP) Volunteer Areas  
ATTACHMENT D: Partners in Parks (PIP) Project List  
ATTACHMENT E: Neighbourhood Association Priorities Summary (2021-FEB-24)  
ATTACHMENT F: Top Five Challenges and Priorities by Planning Area Based on REIMAGINE NANAIMO Statistically Valid Surveys  
ATTACHMENT G: Neighbourhood Association Feedback on Proposed Criteria for Recognition and Expansion of Partners in Parks Program

#### **Submitted by:**

Lisa Bhopalsingh  
Manager, Community Planning

#### **Concurrence by:**

Bill Corsan  
Director, Community Development

Richard Harding  
General Manager, Parks, Recreation and Culture

Dale Lindsay  
General Manager, Development Services



# ATTACHMENT A

## History of City Support and Engagement with Neighbourhood Associations

### 1. Policy Background

The City has maintained a supportive relationship with local neighbourhood associations over the past three decades. The underpinning of this relationship was first expressed in policy through the adoption of a vision statement for community building in 1992 as part of the Imagine Nanaimo process. Within this vision, it was stated that the community should hold neighbourhoods as the vital building blocks of the city. The foundation of this idea was later made concrete through the adoption of Plan Nanaimo in 1994 and the subsequent development of various neighbourhood and area plans appended to the City's Official Community Plan (OCP) over the ensuing years (see summary list below). For organizational purposes, the city was divided into fifteen planning areas based on census tract boundaries established by Census Canada.

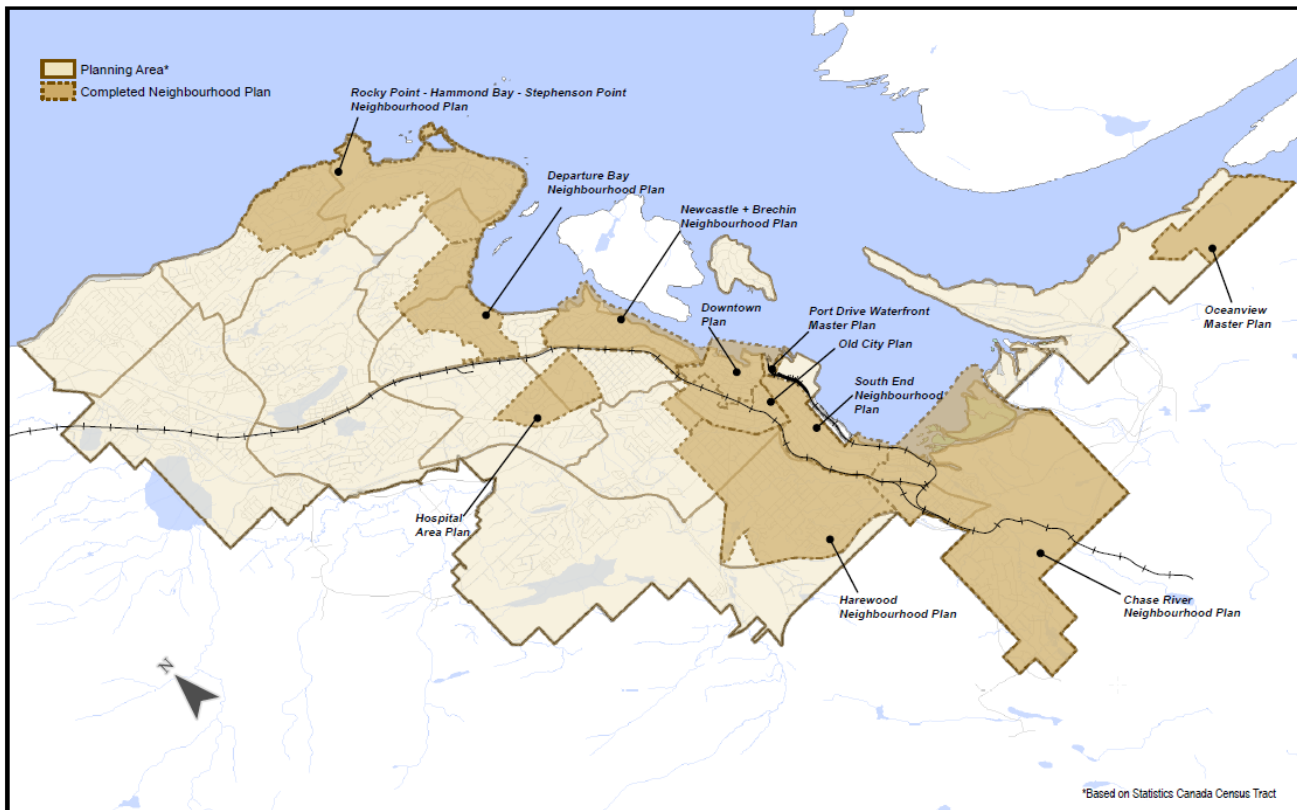
Intended to address the needs and desires of neighbourhoods within the city in the context of the OCP, "neighbourhood and area plans are designed to incorporate land use strategies (and other policies) that respond to the broader issues of the city in a way that contributes to creating more livable neighbourhoods." Underscoring this engagement commitment, the following policy can now be found in the OCP's Neighbourhood and Area Planning policy section:

"The City will promote the establishment of neighbourhood associations to support neighbourhood planning initiatives."

This key policy and other neighbourhood engagement-oriented policy contained in the OCP has guided the City's engagement and relationship building efforts with neighbourhood associations to the present day.

## Adopted Neighbourhood and Area Plans

1. Old City Neighbourhood Plan (1992)
2. Chase River Neighbourhood Plan (1999)
3. Rocky Point/Hammond Bay/Stephenson Point Neighbourhood Plan (2001)
4. Downtown Nanaimo Plan (2002)
5. Departure Bay Neighbourhood Plan (2006)
6. Sandstone Master Plan (2009)
7. Oceanview Master Plan (2009)
8. South End Neighbourhood Plan (2010)
9. Newcastle + Brechin Neighbourhood Plan (2011)
10. Harewood Neighbourhood Plan (2013)
11. Hospital Area Plan (2018)
12. Port Drive Waterfront Master Plan (2018)



## **2. Nanaimo's Neighbourhood Associations and their Organizational Structure**

The City of Nanaimo currently recognizes 20 active neighbourhood associations (see listing of associations below). Some of these associations have been in existence for more than 20 years, while others have formed more recently. The associations are spread throughout the city, with the oldest and most organized tending to be located within the city's older, more established neighbourhoods in its central and southern areas. The boundaries of each neighbourhood association area are self-defined by the association, and for this reason, do not generally align with the City's Planning Area boundaries. Over the years, the City has collected and monitored these boundaries to produce a Neighbourhood Association Map which effectively acts as a radar for where associations are currently active or have historically existed (see map below).

The organizational capacity of each group varies widely on a spectrum. Some are registered non-profits, such as the South End Community Association, Protection Island Neighbourhood Association, and Departure Bay Neighbourhood Association, while others have more informal organizational structures such as the Western Neighbourhood Association, Bradley Street Neighbourhood Association, and Cilaire Community Association. The organizational status of each group based on the recently completed Neighbourhood Association Organizational Capacity Questionnaire Response Summary can be found in the chart entitled "Neighbourhood Association Organizational Status" below.

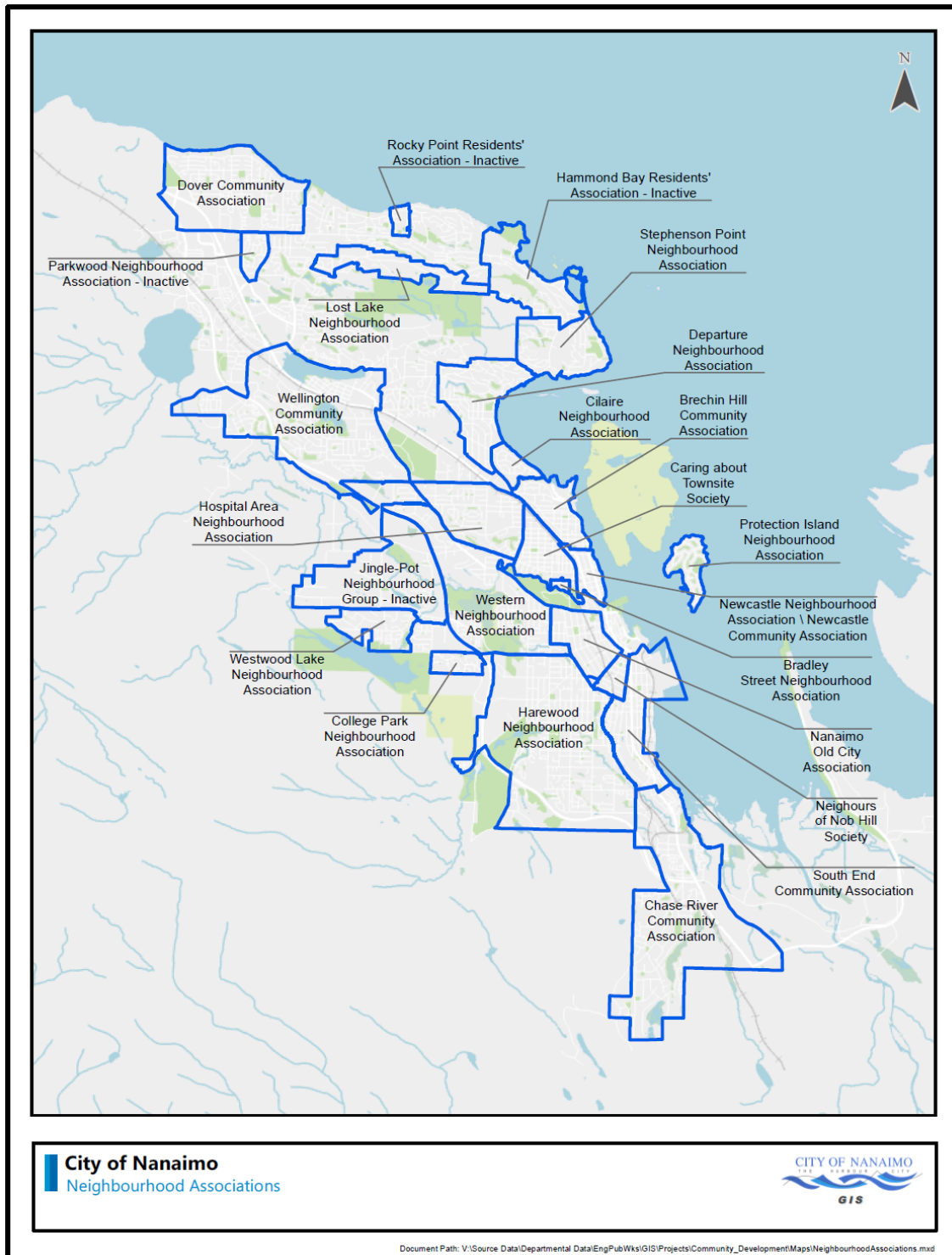
In the past, the City has encouraged capacity building amongst the various associations, and in particular, greater organization of the associations themselves. A specific discussion was held with the associations in this regard in the late 2000s; however, it was argued by the associations that decisions to formally organize (such as through registration as a non-profit society) should be at the discretion of the neighbourhood association and not imposed by the City through mandatory recognition criteria. A key concern expressed by the associations was the likelihood that about two-thirds of the existing associations would no longer be recognized by the City if such criteria were put in place. The strength of this response was recognized and the City did not press this matter further.

Historically speaking, the neighbourhood associations have maintained a collaborative relationship with each other under a common theme of community building. Occasionally, there have been issues that have occurred over boundaries or representation (e.g., who speaks for the neighbourhood), but in general, conflict within or between associations is a rarity. The most problematic issues that have occurred in recent years have been in the Nob Hill area, and more recently, in the Newcastle neighbourhood area. In both cases, the problems within an association stemmed from disagreements amongst neighbours around different values for proposed land uses causing divisions and the establishment of a competing second group.

## **Nanaimo's Neighbourhood Associations**

1. Bradley Street Neighbourhood Association
2. Brechin Hill Community Association
3. Chase River Community Association
4. Cilaire Neighbourhood Association
5. College Park Neighbourhood Association
6. Dover Community Association
7. Departure Bay Neighbourhood Association
8. Harewood Neighbourhood Association
9. Hospital Area Neighbourhood Association
10. Lost Lake Neighbourhood Association
11. Nanaimo Old City Association
12. Neighbours of Nob Hill Society
13. Newcastle Community Association
14. Newcastle Neighbourhood Association
15. Protection Island Neighbourhood Association
16. South End Community Association
17. Stephenson Point Neighbourhood Association
18. Wellington Community Association
19. Western Neighbourhood Association
20. Westwood Lake Neighbourhood Association/  
Friends of Westwood Lake

## Neighbourhood Associations Map



## Neighbourhood Association Organizational Status

<b>Groups which are formally organized as registered non-profits</b>	<ul style="list-style-type: none"> <li>Departure Bay Neighbourhood Association</li> <li>Harewood Neighbourhood Association</li> <li>Neighbours of Nob Hill Society</li> <li>Protection Island Neighbourhood Association</li> <li>South End Community Association</li> <li>Wellington Community Association/Wellington Action Committee</li> </ul>
<b>Groups which are not formally organized as registered non-profits but have an executive, regular meetings and a membership structure</b>	<ul style="list-style-type: none"> <li>Brechin Hill Community Association</li> <li>Chase River Community Association</li> <li>Hospital Area Neighbourhood Association</li> <li>Lost Lake Neighbourhood Association</li> <li>Nanaimo Old City Association</li> <li>Newcastle Community Association</li> <li>Newcastle Neighbourhood Association</li> <li>Stephenson Point Neighbourhood Association</li> </ul>
<b>Groups which are not formally organized as registered non-profits and are loosely organized with no executive, regular meetings or membership structure</b>	<ul style="list-style-type: none"> <li>Bradley Street Neighbourhood Association</li> <li>Cilaire Neighbourhood Association</li> <li>College Park Neighbourhood Association</li> <li>Dover Community Association</li> <li>Western Neighbourhood Association</li> <li>Westwood Lake Neighbourhood Association/Friends of Westwood Lake</li> </ul>
<b>Groups which are inactive but did exist in the past</b>	<ul style="list-style-type: none"> <li>Beaufort Commons Residents' Association</li> <li>Caring About Townsite Society</li> <li>East Wellington Concerned Citizens</li> <li>Hammond Bay Residents' Association</li> <li>Jinglepot Neighbourhood Group</li> <li>Parkwood Neighbourhood Association</li> <li>Rocky Point Residents Association</li> </ul>

### **3. How the City Engages with Neighbourhood Associations**

City staff currently maintain a responsive communication and liaison role with the various neighbourhood associations. In general, this engagement occurs directly through a number of City Departments (Parks, Recreation and Culture, Community Development, Engineering and Public Works being the most common). Within the Community Development Department, this role is shared between the four planners currently located within the Community Planning Section. The purpose of this liaison is to provide a point of contact for any issues or concerns the representatives of the associations may wish to discuss or need guidance on. An important part of the planner's role in this regard is to ensure that associations have accurate information or are directed to those persons that can be of service to them within the City organization. This includes periodically attending association meetings to provide information of interest to the group or to respond to any questions or concerns they may have. This role also helps to build trust and familiarity with the City as an organization.

City staff support the resolution of issues within and between neighbourhood associations but because of their independent status, generally avoid direct intervention in organizational issues and prefer to see the associations resolve these issues themselves.

As specified through policy in the OCP, neighbourhood associations are notified of any rezoning, OCP amendment, and development permit applications affecting lands in their neighbourhood area. Development applicants are also encouraged to engage directly with associations to share information on their projects and to address any concerns the neighbourhood may have before an application proceeds to Council.

#### **4. Community Engagement Task Force**

More recently, in 2018, Staff worked with the Community Engagement Task Force (initiated by community champions and supported by the City) to provide four community-focused engagement projects. In particular, Staff assisted the community team in holding an “Empowering Neighbourhoods Event” on 2018-NOV-21. The event was a good example of how to successfully engage and seek input from citizens (including many of the neighbourhood associations) interested in working to improve their neighbourhoods. A final report for the Public Engagement Pilot Program was received by Council for information on 2019-JAN-28. The Task Force report contained six key recommendations for strengthening community engagement including the following specifically related to neighbourhoods:

- Council should begin a process of strengthening and empowering neighbourhoods to better ensure that programs and projects are actually meeting community needs.
- City programs and projects function better when neighbourhood associations and other community and stakeholder groups (such as businesses, environmental groups, arts groups, etc.) are involved in engagement efforts.
- Neighbourhood associations can provide advice about neighbourhood priorities for engagement to City staff and Council and be engaged in developing systems for gathering public input on these engagement priorities.
- Neighbourhood associations need to be consulted about how to manage difficult land use issues such as the placement of supportive housing before projects are initiated, not when they are ready to be implemented.
- Councillors can represent their constituents by staying in touch and working with citizens to determine top priorities for engagement. Staying in touch could include at least two regular annual community engagement sessions similar to our micro town hall “meet your councillors” and the empowering neighbourhood sessions.
- Neighbourhood associations need to take responsibility for their credibility and ensure that they are representative of all interests. Council should require that associations have annual meetings and election of officers.
- Community engagement also only works when promises are honoured. Developing a neighbourhood plan becomes a contract between the city and its residents with the hope that some of it might be implemented – a promise that is not very often kept. ]



## **5. What is the Nanaimo Neighbourhood Network (NNN) and How is it Supported by the City**

The City encouraged and supported the creation of the Nanaimo Neighbourhood Network (NNN) in 2003 as an independent body. Due to its independent status, the NNN does not receive operational funding from the City and sets its own agenda. A previous version of the Network was active in the mid to late 1990s, but was discontinued due to member burnout.

The purpose of the NNN since 2003 has been to facilitate the ongoing development of effective neighbourhood associations through shared information, consultation and decision making between the associations, the City of Nanaimo and other organizations (see NNN Mandate below). For many years, until the onset of the pandemic, the NNN met three times a year in February, June, and October for a two-hour meeting to exchange information on issues, challenges, and successes in each respective neighbourhood.

Pre-COVID-19, City staff supported the NNN through the booking of the SARC Board Room for meetings and by having one staff member from the Community Planning Section attend to act as an information resource should the network members need it. On occasion, select City staff attended the NNN meetings to provide information on specific initiatives of relevance to the neighbourhood associations, or at the request of the NNN. In all cases, the key focus was on the sharing of information between the associations, and between the associations and City representatives.

## Nanaimo Neighbourhood Network (NNN) Mandate



The purpose of the Network is to facilitate the ongoing development of effective neighbourhood associations through shared information, consultation and decision-making between neighbourhood associations, municipal government and other organizations.

The Network has the following three objectives:

### 1) Developing Strong Neighbourhoods

- to encourage the establishment of identifiable neighbourhood associations throughout Nanaimo and support them through leadership training and development programs;
- to provide guidance and assistance to the community in the formation and development of neighbourhood associations that operate beyond the crisis issue of the moment;
- to encourage neighbourhoods to engage in activities that develop a spirit of pride and cooperation among residents;
- to encourage citizens to participate in their association; to be involved in citywide issues directly as well as via participation in the Network.

### 2) Catalyst/Co-ordination

- to encourage co-operation and to promote the development of neighbourhood plans;
- to ensure that neighbourhood-based meeting space, such as schools, is available for use by the local community;
- to establish and encourage dialogue and interaction between neighbourhood associations, municipal government and other organizations.

### 3) Advice, Information and Education

- to act as a clearinghouse for information and to facilitate communication among and between neighbourhoods;
- to facilitate educational opportunities for neighbourhood associations/leaders.

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## **6. How Do Other Communities Support and Engage Neighbourhood Associations**

Many cities across Canada recognize the value of neighbourhood associations and choose to support and collaborate with these groups.

While no funding is directly provided to the NNN or its member neighbourhood associations, there has been an interest shown in the past by some of the associations for the City to create a small, dedicated “Neighbourhood Grant Program”. The hope is this program would focus on providing operational grants to increase association organizational capacity and provide a source of money for small scale, neighbourhood-based, capital improvement projects.

Such programs have been in place for years in a number of communities across Canada and the USA. Regional examples include the District of Saanich, City of Victoria, City of Vancouver, City of Surrey, and City of Seattle (Department of Neighbourhoods). Some of these programs include stricter eligibility and organizational criteria (e.g., City of Victoria), while others are fairly flexible with respect to which community-based groups they provide grant funding to (e.g., City of Seattle).

There are many approaches that municipalities use to support and engage with neighbourhood associations and other community-based groups within their boundaries. The key objective of most approaches is to promote the flow of information between the municipality and the associations, and build a participatory framework and dialogue for citizen involvement in the creation of complete, livable neighbourhoods.

For reference purposes, the following chart “Comparison of Neighbourhood Support and Engagement in Other Municipalities” briefly summarizes how a few select local municipalities engage with and support neighbourhood associations within their communities.

### Comparison of Neighbourhood Support and Engagement in Other Municipalities

<b>SUPPORT/ ENGAGEMENT</b>	<b>District of Saanich</b>	<b>City of Victoria</b>	<b>City of Surrey</b>
<b>Does a Funding Program Exist?</b>	Yes ○ Saanich Community Grants Program	Yes ○ Great Neighbourhood Grant Program	Yes ○ Neighbourhood Enhancement Grant Program
<b>City Staff Liaison Provided?</b>	Yes	Yes ○ A Councillor is assigned to each recognized association as well. ○ Also provide “Neighbourhood Walkshops” as opportunity for residents to share ideas about needed community improvements with City staff. ○ Each association has a Community Association Land Use Committee (CALUC) which facilitates dialogue between development applications and the neighbourhood.	No
<b>Registered Non-Profit Status Required or Encouraged?</b>	Yes ○ For recognition and grant funding	Yes ○ For recognition and grant funding	Yes ○ For recognition and grant funding
<b>Has an Independent Neighbourhood Network?</b>	Yes	No	No
<b>Meeting Room Provided for Network?</b>	Yes ○ Saanich Police Department	No	No
<b>Capacity Building Training?</b>	No	Is looking to introduce training opportunities	No
<b>Maintains a Map of Neighbourhood Association Areas?</b>	Yes	Yes	Yes

# ATTACHMENT B

## Neighbourhood Association Organizational Capacity Questionnaire Response Summary - Highlights (2021-FEB-18)

The following key observations are based on the responses provided by the 14 Neighbourhood Associations who completed the questionnaire together with the City's awareness of the remaining 6 that did not participate in the survey process:

### 1) Organizational Capacity:

Responses confirmed that there is a wide range of organizational capacity among 20 active Neighbourhood Associations with the majority (14/20) having some form of organized structure. Specifically, six (6) are registered non-profits, eight (8) are not formally organized as registered non-profits but do have an executive, regular meetings, and a membership structure, and the remaining six (6) are loosely organized with no executive, regular meetings or membership structure.

Of the 14 questionnaire responses, the majority of Associations undertake the following activities:

- engage with their neighbourhoods prior to responding to City development referrals such as rezoning, OCP amendment, and development permits (12/14);
- send a representative to attend Neighbourhood Network meetings (13/14);
- have an elected executive and keep minutes for executive and general membership meetings (11/14);
- hold an annual general meeting (12/14);
- maintain a webpage or Facebook page (10/14), and
- send out a newsletter or other periodic updates related to the activities of the group (12/14).

### 2) Most Positive Change Over Last Ten Years Per Neighbourhood:

The responses ranged from specific neighbourhood improvements to general feelings of increased community involvement for members, increased participation in community activities, and increased neighbourhood pride. Generally speaking, the changes identified also mirror the general inputs provided through the REIMAGINE NANAIMO process with respect to how quality of life has changed in the last ten years.

3) Top Priorities for Change Per Neighbourhood Moving Forward:

A wide range of priorities were provided in response to this question, and in many cases groups provided more priorities than the requested three. From a staff perspective, this input is particularly useful in understanding where neighbourhood focus and needs lie.

4) What Role Should a Neighbourhood Association Play:

Respondents felt that Association should fulfill a number of roles. Community Builder and Community Advocate were at the top of the list for all (14/14), followed by Community Networker, Development Referral Coordinator and Liaison to the City of Nanaimo (13/14), Neighbourhood Plan Progress Monitor (12/14), and Social Organizer (10/14).

5) Under What Organizational Criteria Should a Neighbourhood Association Be Recognized:

Just over half of the responding Associations (8/14) felt that the City should formally recognize and support neighbourhood associations based on a set of clear organizational criteria (e.g., registered as a non-profit society, regular meetings, an elected executive, a membership structure, etc.). However, this response was frequently tempered with a caution that this structure could be achieved short of requiring registered non-profit society status. As noted by one group, *"associations need to be credible both in the eyes of their residents as well as the City. While they do not necessarily have to register as a non-profit society, there should be minimum standards imposed on their organization such as a membership structure, an annual general meeting which elects an executive, and a means for regularly updating residents."*

One group noted that if society status is required, this will likely result in neighbourhood groups either disbanding or simply not taking this action: *"Neighbourhood associations exist for the benefit of neighbourhoods and their residents, not for the City government. We are not creatures of the City government."*

Less than half of the responding Associations (5/14), felt that the City should recognize and support neighbourhood associations regardless of their organizational capacity. As noted by one group, *"Not all neighbourhood associations are large enough to warrant the forming of a non-profit society. Neighbourhood associations provide valuable firsthand information and suggestions from our citizens which may not have been identified by the City."*

While there are a variety of perspectives on the need for organizational structure, just over half (8/14) of the Associations who completed the questionnaire felt that organizational structure is important (such as registration as a non-profit society, regular meetings, an elected executive and a membership structure). Of these, five also noted that this structure could be achieved without society status.

## Neighbourhood Groups Who Participated

- 1) Bradley Street Neighbourhood Association
- 2) Brechin Hill Community Association
- 3) Chase River Community Association
- 4) Cilaire Community Association
- 5) Departure Bay Neighbourhood Association
- 6) Hospital Area Neighbourhood Association
- 7) Lost Lake Neighbourhood Association
- 8) Nanaimo Old City Association
- 9) Neighbours of Nob Hill Society
- 10) Newcastle Community Association
- 11) South End Community Association
- 12) Stephenson Point Neighbourhood Association
- 13) Protection Island Neighbourhood Association
- 14) Wellington Community Association

Responses from Neighbourhood Associations	YES	NO
Is your neighbourhood association a registered non-profit society?	5	9
Does your association have an elected executive?	11	3
Does your executive meet on a regular basis?	11	3
How many active members are there in your association?	Membership ranges from 10 to 428	
Does the association have an annual or lifetime membership fee?	8	6
	Fee ranges from \$5 to \$10	
Does the general membership meet on a regular basis?	10	4
	Frequency ranges from monthly to yearly	
Are minutes kept for executive and general membership meetings?	11	3
Does the association hold an annual general meeting (AGM)?	12	2
Does the association maintain a webpage or Facebook page?	10	4
Does the association send out a newsletter or other periodic updates related to the activities of the group?	12	2
Does the association host community-based social events (i.e. picnics, fairs, block parties, etc.)?	9	5
Does the association engage with its neighbourhood for input prior to responding to City development referrals such as rezoning, OCP amendment, and development permits)?	12	2
Does a representative of your association attend Nanaimo Network meetings?	13	1



What role do you feel a neighbourhood association should play in your area (choose all that apply)?	Number of organizations
Community Builder	14
Community Advocate	14
Community Networker	13
Development Referral Coordinator	13
Social Organizer	10
Liaison to the City of Nanaimo	13
Monitor Progress of Neighbourhood Plan	12
Which statement do you agree with?	Number of organizations
<p>STATEMENT A:</p> <p>The City should formally recognize and support neighbourhood associations based on a set of clear organizational criteria (e.g. registered as a non-profit society, regular meetings, an elected executive, a membership structure, etc.).</p>	<p>8</p> <p>Many noted minimum organizational criteria needed but not necessarily registered non-profit status.</p>
<p>STATEMENT B:</p> <p>The City should recognize and support neighbourhood associations regardless of their organizational capacity.</p>	5
<p>AMBIVALENT:</p>	1

# ATTACHMENT C

## Partners in Parks (PIP) - Volunteer Areas

The Partners in Parks program has evolved over the past forty years to meet community needs. Currently, the PIP funds and facilitates the following:

- **Neighbourhood park improvement planning and playground installation--** 15 collaborative park improvement plans, about 40 neighbourhood playgrounds, and several sport courts and trails, have been planned, designed and installed through the PIP process and/or with PIP funding. All neighbourhood parks in new subdivisions over the past 30 years have developed through this process to ensure that the local space meets the needs and demographics of immediate residents and to help develop community pride. Most playgrounds have been installed on parkland, but some are also located on road right of way and other public property.
- **Community Art in public places—**Many neighbourhood groups have designed, painted and installed their own public art installations including works at Deverill Square Park, Pawson Park and Forest Drive Gyro Park. Most installations have been part of a bigger park improvement plan and have involved residents of all ages in their creation. These help to animate the public spaces, build local ownership and pride, and involve local residents in place-making efforts.
- **Edible Landscapes and food-forest development –** Growing food on City owned land (both park and road right of way) is an emerging trend. Six community gardens and two food forests have developed through a collaborative PIP process. Two additional food forests would like to expand in a similar collaborative fashion. Some neighbourhood associations hold maintenance agreements with the City for these edible areas such as the Nanaimo Old City Association (in process) and South End Neighbourhood Association.
- **Park maintenance—**Currently six neighbourhoods and one service club (Protection Island Lions) maintain neighbourhood parks to a desired standard that is higher than the City otherwise provides. Some neighbourhoods receive operational funding for this work. Maintained amenities include: trails, grassy areas, irrigation systems, trees, and ornamental flower beds. The City still inspects any playgrounds and trails for safety.
- **Beautification and boulevard tree planting—**Some neighbourhoods regularly plant and maintain flower beds, boulevards and traffic circles to a higher level of service than the City was providing. Currently, three ornamental flower beds, one traffic circle and the Bowen rhododendron garden are maintained by volunteers. These are over and above the neighbourhood park maintenance discussed above. Some neighbourhoods have also planted and maintained boulevard trees together including planting events with the Nanaimo Old City Association and South End Neighbourhood Association.

- **Park Ambassadors**— In 2019 and 2020, 25 people actively served as PIP ambassadors in parks. These ambassadors wear PIP vests, regularly walk the sites, interact with park visitors and assist with reporting park maintenance issues and local stewardship.
- **Adopt a Park**—Currently 15 groups have adopted specific parks and carry out regular park clean-ups and stewardship projects including school groups and service clubs.
- **Invasive plant removal and environmental restoration**—The City annually provides support to many community groups who remove invasive plants from City owned land. The City provides tools, training and removes/disposes of the invasive plant debris. Often native plants are installed following the removal work to help restore the natural ecosystem. In 2019 and 2020, over 5000 plants and trees were planted by volunteers and participation has ranged between 200 and 700 people. Some neighbourhood associations, as well as a variety of community and school groups, have been particularly active in removing invasive plants.
- **Litter, stream and shoreline cleanups**—The City currently provides support to community groups who remove litter from City owned land (parks and streets) as well as local beaches. The City provides tools and safety training and removes/disposes of the debris.
- **Park naturalist walks**—Expert volunteers can share their knowledge on a variety of subjects. Walks are typically advertised at a local level and/or in the PRC activity guide.
- **Park and street parties**—The City can provide equipment, games and space for neighbourhood events in public spaces and block parties to build community pride.
- **Gate-keepers**—in past years, neighbours of parks adjacent to parking lots have opened and closed gates to limit nuisance public access at night. An example of a past site is Blueback Park. Most gates are currently opened and closed by contracted security services.
- **Recreational amenities**—PIP funding and other capital partnership funds have also been used to augment budgets for various recreational amenities including development of a disc golf course and development of covered batting cages at Serauxman Sport Fields. Other times, the City partners with various service clubs and neighbourhood associations to build amenities and share costs such as: the Harewood Neighbourhood Association to build the Harewood Water Park and Harewood Youth Park; Rotary Clubs of Nanaimo to build the Maffeo Sutton Centennial Garden, and the Lions Club to build the Maffeo Sutton Lion's Pavilion; and numerous other projects.

# ATTACHMENT D

## Partners in Parks Project List

Includes projects on hold or at various stages.

### Collaborative park improvement plans and playground installation:

Park	Neighbourhood Planning Area	Details	Present on Neighbourhood Association Priority Summary (Y/N/NA)
Linley Point Gyro Park	Linley Valley	Fundraising for phase 2-3 zip line and bike rack. Some private donations on file to still spend. Council approvals are in place	NA  Lost Lake association boundaries do not extend this far.
Trumpeter Park	Chase River	Proposal drafted and waiting to go to Council for approval. Fundraising in process but no fund received in private contribution accounts. Site plan exists with new playground, trail, wetland viewing area, interpretive signage and site furnishings. Fundraising progress is ideal prior to go to Council for approvals. PIP funding request is likely to be about \$40,000 over two phases.	NA  Chase River association boundaries do not extend this far.
Barney Moriez Park	Newcastle/Brechin	Project has started with site meetings. Residents are working on a proposal but no site design of Council approvals are in place. Park improvement plan likely include playground and trail updates.	Y  Mentioned by the association.
McKinnon Park	Stephenson Point /HB	Project has started with neighbourhood site meetings and a site improvement plan/designs in place. The neighbourhood is working on fundraising to expand the scope of the city playground replacement project. Residents would have liked the playground to go to Planta Park instead but no consensus could be reached in the neighbourhood for a new playground location.	N  Not mentioned by the Stephenson Point Association.
Loudon Park	Wellington/Diver Lake	Residents have expressed an interest in updated playground equipment with a natural focus. Staff have discussed the PIP process with them and would like to install a new playground with a collaborative process once the rowing/washroom facility	N  Not mentioned by the Wellington Association but did come up in

		upgrades are complete. Capital funds may be available.	Reimagine Interview.
Durham Place Park	City Centre	Looking for a site in the area that is not near an ESA for a playground installation. No site meetings or proposal yet.	N  Not mentioned by Harewood Association
Ranchview Park	Chase River	Playground equipment replacement desired with a focus under 5 year olds. No site meetings or planning completed yet	N  Not mentioned by the Chase River Association but did come up in Reimagine Interview.
John Weeks Park	Chase River	Playground replacement with partnering from the Boys and Girls Club.	N  Not mentioned by the Chase River Association.
Glen Oaks/Crestline	Stephenson Point	Neighbourhood desire expressed for equipment and site furnishings. PIP process has been shared but no process has started.	N  Not mentioned by the Stephenson Point Association.
Pirates Park	Protection Island	Desire from the Protection Island Lions Club and some other residents expressed for additional playground equipment and exercise equipment for adults. Proposal development has been discussed.	N  Not mentioned by the Protection Association.
Railway Ave Park	Harewood/Five Acres	Additional playground equipment desired. PIP process has been shared but no process has started.	N  Not mentioned by the South End Association
Hawk Point Park	Lost Lake-Linley Valley	Park development and playground equipment desired. PIP process has been shared but no process has started.	N  Not mentioned by the Lost Lake Association but did come up in

			Reimagine Interview.
Fern Park	Northfield	Approved by Council but no known fundraising activity by group. Pip funding and deferred revenue available but currently not allocated. Can be reallocated once fundraising occurs.	NA
Royal Oak Park	Westwood-Jingle Pot	Approved by Council and currently working on fundraising. Pip funding and deferred revenue available but currently not allocated. Can be reallocated once fundraising occurs.	NA
Cottle Creek Park	Stephenson Point	Approved in Principal by Council for a phase 2 sport court, however, no funding is allocated. Phase 1 is complete. Neighbourhood is fundraising for phase 2 is underway and will make progress before approaching Council (likely a \$20,000 PIP funding request when it goes forward).	N Not mentioned by the Stephenson Point Association.
Bob-o-link Park	Northfield-Hospital	Additional playground equipment desired. PIP process has been shared but no process has started	N Not mentioned by the Hospital association
Noye Park	Pleasant Valley	Approved in principal for a phase 2 for the installation of swings and shade trees. Some funding exists in deferred revenue for this work.	NA

**Community Gardens, Boulevard gardens, and Food Forests:**

Park/public space	Neighbourhood Planning Area	Details	Present on Neighbourhood Priority List (Y/N/NA)
Needham Street-Princess-Columbia Neighbourhood Food Forest	South End	Interested in developing a collaborative community plan for a food forest on City Boulevard, unbuilt road, and city park properties. Planting is occurring during the	N Not mentioned by the South

		pandemic outside of any completed plan. Group is also keen to develop a maintenance agreement. Some neighbourhood partnership funds are in place. Neighbourhood is drafting a proposal and budget but wants to still complete community engagement and a collaborative design process and potentially access PIP funds.	end Association.
Beaufort Park Food Forest	Northfield-Hospital	Installation of an irrigation system is desired to support growing activities. Rainwater barrels are not capturing the necessary quantity of water. Costs may be covered out of park operations this year or through PIP request.	N  Not mentioned by the Hospital Association
Departure Bay Food forest	Departure Bay	Interest expressed in establishing a local food forest and PIP process has been shared. Specific park location not stated, just general concept.	N  Not mentioned by the Departure Bay Association.
Beban Urban Gardens (BUGS) VIEX	Northfield	Desire to increase bed heights for universally accessibility as well as construct more growing beds. Gardens have a long waitlist. Proposal writing and budgeting has been discussed.	NA
Loudon Walkway/Norwell Park	Diver Lake-Wellington	Interest expressed in establishing a local food forest and PIP process has been shared.	N  Not mentioned by the Wellington association. But did come up at Reimagine Interview.
Nanaimo Foodshare	Harewood-Five Acres	Desire to install a greenhouse for edible growing on City property. Nanaimo Foodshare has partial funds for the project and requesting additional funds through PIP has been discussed. But no proposal has been received	N  Not mentioned by the Harewood Association

### Recreation and Public Space Improvement projects:

Park/public space	Neighbourhood Planning Area	Details	Present on Neighbourhood Priority List (Y/N/NA)
Tideline Park (legally road right of way)	Downtown-City Centre	Old Spar Tree/spindle whorl location on Victoria Crescent. Community request for \$125,000 plus recycled paver donation. Staff report drafted and waiting to go to Council. Intersection upgrades for the vicinity and need finalization before improvements can be finalized.	N/NA (also borders Nob Hill and Noca associations.
Harewood Centennial Park	Harewood-Five Acres	Staff and Lions Club working on inclusive playground improvements	N
Maffeo Sutton Park	Downtown	Various ongoing partnership projects including Phase 2 of the inclusive playground, public art, Lions Club, special events and many others.	NA
Loudon Park	Diver Lake-Wellington	Rotary North and Flatwater Society working towards improved paddling and washroom facilities.	N
Bowen Park	City centre	Bowen Disc Golf Course expansion/improvements with the Nanaimo Disc Golf Club. Partners are drafting a proposal with hopes of 2021 implementation. (\$30,000 range for a potential PIP request)	NA  But park borders several neighbourhood associations
Northfield Marsh	Northfield-Diver Lake	Nanaimo Area Land Trust (NALT) and Coal Tyee School Northfield Marsh Outdoor Classroom/viewing area. Partners are drafting a proposal and some environmental review is underway (\$20,000 range for a potential PIP request).	N
May Bennet Park	Dover	May Bennet dog off-leash park fence along Dickinson Road—Community fundraising and proposal writing in process. \$20,000 range for a potential PIP fund request.	N



Smugglers Park	Protection Island	Request for a cover over the court improvements that area planned in the Parks Capital Plans for 2021	N.  But court improvements are mentioned.
Elaine Hamilton or other appropriate location	Chase River	Nanaimo Cricket Club has expressed interest in developing facilities as part of the Reimagine Nanaimo Phase 1 process. Partnership under the PIP program may be a fit for this.	NA
Third Street Corridor	City Centre	Sand volleyball players have expressed interest in additional courts along the Third Street corridor through the Reimagine Nanaimo process. Partnership under the PIP program may be a fit for this.	NA
Linley Valley Park	Linley Valley  Park touches on the edges of several associations and neighbourhoods	Mid-Island Climbers Society---Would like to be involved in establishment of legal climbing routes and the restoration of historic climbing routes in Linley Valley Park once the park plan is developed/adopted.	NA
Wardropper Park	Departure Bay	Departure Bay Eco-school has requested development of an outdoor classroom at Wardropper Park for school and public use (probably a request of \$25,000 in PIP funding)	N
Neck Point Park	Hammond Bay-Stephenson PT	L'Ecole Hammond Bay has requested development of an outdoor classroom at Neck Point Park for school and public use (probably a request of \$25,000 in PIP funding)	N
Rock City Park	Departure Bay	Rock City school has requested development of an outdoor classroom on an adjacent piece of undeveloped parkland under PIP.	N
Holland Park	Jingle Pot	Nanaimo Christian school has requested development of an outdoor classroom on an adjacent piece of undeveloped parkland under PIP.	N
Altrusa Park (Beban)	Northfield	Altrusa Club is interested in development of an outdoor classroom and children's literacy-focus area at Altrusa Park adjacent to the playground	NA

		(which they partnered in it's original development).	
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### Stewardship Projects

Linley Valley Park	Linley Valley  Park touches on the edges of several associations and neighbourhoods	Save Linley's Hidden Ridge" would like to be involved in restoration projects within Linley Valley under the PIP program once the Park plan is developed and adopted.	NA
East Wellington Park	Westwood- Jingle Pot	Several community groups have expressed interest in planting along an enhanced Millstone River riparian strip under the PIP program as the park plan is adopted	N
Marine Way	Stephenson Point-HB	Interest in removing invasive plants along this right of way. Stephenson Point is very active locally removing invasives in many public spaces and parks.	N  But association has brought it up with staff.
Cottle Creek Park	Stephenson Point-HB	Riparian enhancement along Cottle Creek as park of the overall park improvement initiative	N
Beach Estates Park	Departure Bay-Cilaire	Interest in removing invasive plants and replanting to help with environmental restoration and bank stabilization under PIP	N  Not brought up by either association.
Colliery Dam Park	Harewood	Invasive plant removal and restoration planting and monitoring by plots by the NDSS students and Colliery Dam Preservation Society. Work is highlighted in collaborative park action plan.	N
Third Street Park	City Centre	Invasive plant removal and restoration planting and monitoring by plots by the NDSS students/programs.	NA
Hawthorne Park	City Centre	Invasive plant removal and restoration planting by VIU Parks Canada Club (focus on canary reed	NA

		grass and willow stakes). Removal is highlighted in collaborative park improvement plan.	
Buttertubs Marsh  (not city park but city co-manages with other partners and maintains trails)	City Centre	Restoration planting with Departure Bay Boy Scouts	NA
Pipers Lagoon	Stephenson Pt/HB	Invasive removal and restoration planting with many volunteer groups (especially for blackberry and ivy)	N
Loudon Walkway	Wellington/Diver Lake	Invasive plant removal with volunteers. Also interested in stewarded and enhanced beach accesses.	N  But beaches did come up in Reimagine Interview
Broombuster partnerships at various sites	various	Invasive plant removal with volunteers. City provides tools, helps with training, promotion and sites, and removes debris.	NA
Chase River	Harewood-Five Acres and South End	Volunteers would like to clean up the river in various sections	N

# ATTACHMENT E

## Neighbourhood Association Priorities Summary (2021-Feb-24)

### Top Priorities for Change in Neighbourhoods

- **Derived from:**
  - Neighbourhood Association Organizational Capacity Questionnaire Response Summary
  - REIMAGINE NANAIMO Stakeholder Discussions
  - Community Engagement Task Force Empowering Neighbourhoods session held on 2018-Nov-21
  - Neighbourhood Plans (where adopted)

<b>Bradley Street Neighbourhood Association</b>	<ol style="list-style-type: none"><li>1. Traffic Issues.</li><li>2. Safety Concerns due to increased crime in the area and poor street lighting.</li><li>3. Lack of adequate sidewalks.</li></ol>
<b>Brechin Hill Community Association</b>	<ol style="list-style-type: none"><li>1. Reducing crime and creating a safer neighbourhood.</li><li>2. Barney Moriez Park improvements – broken and malfunctioning equipment</li><li>3. Strengthening active transportation infrastructure, residential density and mixed-use amenities to make the neighbourhood safe, self-sufficient and inviting for all ages.</li></ol> <p><u>Key Priorities Identified Under Neighbourhood Plan (2011):</u></p> <ol style="list-style-type: none"><li>1. The neighbourhood is committed to preserving and enhancing its community, ensuring a long term balance between social, economic and environmental factors.</li><li>2. A lively and interactive local community is supported by residents of the neighbourhood. This is encouraged through public enjoyment of amenities, local events, and arts and culture.</li><li>3. The neighbourhood is committed to preserving the heritage of the area, encouraging opportunities to enhance heritage sites while still allowing for suitable infill.</li><li>4. The neighbourhood supports a community that emphasizes a strong sense of place, providing for an attractive, vibrant community through mixed uses, pedestrian enhancements, economic opportunities, and environmental quality.</li></ol>

<b>Brechin Hill Community Association (continued)</b>	<ol style="list-style-type: none"> <li>5. Through appropriate planning, ensure an extensive system of walkable and bike friendly trails and roads throughout the neighbourhood, connecting residents to each other and to the surrounding community.</li> <li>6. The neighbourhood strongly supports maintaining the views that make this neighbourhood unique to the City, including views to the waterfront and to Mount Benson.</li> <li>7. The neighbourhood encourages development that reflects the natural assets and character of the area, ensuring quality of design, provision of amenities and scale of built form.</li> <li>8. Providing employment opportunities for local residents to live and work in the area in an important aspect of the community.</li> <li>9. The neighbourhood is committed to proactively addressing environmental factors within the community, encouraging the health and expansion of our natural areas.</li> <li>10. The neighbourhood supports the development of a mix of housing types to accommodate residents of all ages and incomes.</li> <li>11. The neighbourhood encourages the efficient use of public transit within the community, balanced with a safe road network, bike routes and pedestrian access.</li> <li>12. The community is envisioned as a safe and healthy place to live, work and play. Opportunities for active recreation, along with the promotion of healthy eating, local markets, and community gardens, are encouraged.</li> </ol>
<b>Chase River Community Association</b>	<ol style="list-style-type: none"> <li>1. Traffic concerns are the most frequent concern that residents bring up at our community meetings. There needs to be another reliable access out of the Cinnabar Valley area and residents want this access to be built soon.</li> <li>2. The Sandstone Development if it occurs as planned will bring a significant change to our area. It will bring new opportunities for the area (along with new population).</li> <li>3. New development in the area needs to be supported by amenities suitable for the demographic (e.g. infrastructure, parks, community space).</li> <li>4. Transportation and transit routing updates would support better connections and encourage people to rely less on personal vehicles.</li> <li>5. Traffic/speeding challenges exist and traffic calming will be needed to support viable active transportation.</li> <li>6. Desire for a new community centre.</li> </ol>

**Chase River Community  
Association (continued)**

7. Preservation of tributaries of Chase River.

Key Priorities Identified Under Neighbourhood Plan (1999):

8. One common vision of area residents is to retain the “rural character” of Chase River, while welcoming new people and businesses to their neighbourhood by focusing higher density development to the “Town Centre”. The large residential lots and farms that exist in the area in part create the “rural character” of Chase River. As well, the three creeks run through Chase River to the estuary, providing habitat for wildlife and enjoyment for residents add significantly to the “rural” atmosphere.
9. Area residents are committed to the idea of focusing growth to a “Town Centre”. The “Town Centre” will build on the established commercial node at the intersection of Tenth Street and Lawlor Road. The Town Centre has been designed to accommodate approximately 2500 new residential units, and 100,000 square feet of new commercial floor space.
10. Chase River has an abundance of environmentally sensitive habitat. The Neighbourhood Plan attempts to balance the demands of growth with the protection of these features. Towards that end the Plan includes policies promoting: cluster development; density bonusing for environmentally sensitive development; the acquisition of such land for Park; and the development of a “greenway” along the area’s most significant waterway.
11. The plan clearly states that alterations to the current Urban Containment Boundary are not supported.
12. The most significant contribution the Neighbourhood Plan makes to improving mobility and servicing efficiency is directing growth to the Neighbourhood’s Town Centre. The Plan further supports this objective by promoting the delivery of basic commercial services within Neighbourhood (see Local Service Centres), and by supporting the development of alternative mobility options through the expansion of the bicycle and pedestrian network.
13. To ensure the ongoing management of the Neighbourhood Plan involves significant input from area residents, policies were adopted requiring residents’ involvement in all amendment applications. In addition, public input is required as part of pre-development discussion as part of proposed rezoning.

<b>Cilaire Community Association</b>	<ol style="list-style-type: none"> <li>1. Physical clean up.</li> </ol>
<b>College Park Neighbourhood Association</b>	<ol style="list-style-type: none"> <li>1. College Drive throughway and speed issues.</li> <li>2. Lack of buses in College Heights.</li> </ol>
<b>Departure Bay Neighbourhood Association</b>	<ol style="list-style-type: none"> <li>1. Improvements to pedestrian and cyclist safety (i.e. crosswalks on Departure Bay Road at top of Woodstream Park stairs, speeding slowing measures on both Departure Bay Road and Bay Street.</li> <li>2. Parking at Departure Bay/traffic congestion.</li> <li>3. Continued salmon health improvements on Departure Creek.</li> <li>4. Public transportation does not go into neighbourhoods like Departure Bay, which is also on a hill.</li> </ol> <p><u>Key Priorities Identified Under Neighbourhood Plan (2006):</u></p> <ol style="list-style-type: none"> <li>5. Support a safe and healthy environment for wildlife within the neighbourhood.</li> <li>6. Maintain and enhance the ecological health of parks and creeks in the neighbourhood, including Wardropper and Woodstream Park.</li> <li>7. Maintain and enhance the ecology of the Departure Bay waterfront as habitat for local and migrating wildlife, while providing long-term benefits to residents and other beach users.</li> <li>8. Provide adequate parking for beach users while maintaining and enhancing the quality of open space available for recreation.</li> <li>9. Maintain and improving existing parking in the area while balancing the parking needs of residents and visitors.</li> <li>10. Ensure maximum pedestrian accessibility and safety while balancing the need to ensure traffic flow through Departure Bay.</li> <li>11. Promote and enhance alternative transportation options, including cycling and transit.</li> <li>12. Preserve and enhance the character of Departure Bay through sustainable development, design guidelines, and view protection.</li> <li>13. Support a local commercial centre that maintains the neighbourhood character.</li> <li>14. Manage future residential development in the plan area surrounding the Departure Bay Village Core.</li> </ol>

<b>Departure Bay Neighbourhood Association (continued)</b>	<ol style="list-style-type: none"> <li>15. Maintain, enhance, and improve the Departure Bay beach area for recreational activities.</li> <li>16. Improve walking opportunities in Departure Bay and ensure safe and pleasant pedestrian use of recreational areas.</li> <li>17. Enhance Departure Bay's recreational areas through landscaping and design in order to create a more positive aesthetic experience for users and passers-by.</li> <li>18. Ensure the Departure Bay beach, parks, and indoor facilities continue to accommodate a variety of recreational activities.</li> <li>19. Improve and enhance the recreational opportunities for youth in Departure Bay.</li> <li>20. Provide sufficient amenities and monitoring in park areas to ensure safe and enjoyable use by all.</li> </ol>
<b>Harewood Neighbourhood Association</b>	<ol style="list-style-type: none"> <li>1. Fast growing which affects services, infrastructure, transportation.</li> <li>2. Concerns for loss of rural character and environmental areas.</li> <li>3. Increasing numbers of families, therefore more need for playgrounds and potentially schools.</li> <li>4. Growth has increase traffic, leading to safety concerns and challenging walkability. Ever expanding VIU increases traffic flow/parking issues.</li> <li>5. Perception that a social divide is increasing and vulnerable populations need more support.</li> <li>6. Commercial development has been an asset and has helped keep local businesses; however, health services and community recreation facilities remain a gap.</li> <li>7. Active transportation projects (e.g. Bruce bike lanes) are an asset ad can be built upon.</li> <li>8. Greens spaces are a positive asset, but need regular upkeep.</li> <li>9. Preservation of the Cat Stream.</li> <li>10. Unknown future of Department of National Defense lands.</li> </ol> <p><u>Key Priorities Identified Under Neighbourhood Plan (2013):</u></p> <ol style="list-style-type: none"> <li>1. An older, well established neighbourhood, Harewood residents are committed to building a vibrant community that balances social, economic and environmental factors. Sustainability will be archived through best practices in transportation choices, building</li> </ol>



<b>Harewood Neighbourhood Association (continued)</b>	<p>design and energy conservation techniques, densification, green infrastructure and open space.</p> <ol style="list-style-type: none"> <li>2. The Harewood neighbourhood is one of strong community ties, and is committed to preserving and enhancing its distinct sense of place. Development activities are encouraged that improve neighbourhood vitality, promote a sense of community pride and of feeling at home, embrace multiculturalism, and encourage public enjoyment of local amenities and events.</li> <li>3. Harewood will strive to build upon its unique sense of place as one of Nanaimo's oldest neighbourhoods, with its distinctive topography, proximity to downtown and nearby public institutions, and its historical rural and agricultural character, and contribution toward the community's coal mining history. Character should be reflected through quality building design, scale of built form, and community improvements.</li> <li>4. Harewood is a vibrant neighbourhood that encourages a mix of uses for living, working, shopping and playing within the area. It strives for self-reliance while providing support and amenities to its residents, the University, and the greater community. Mixed use developments are particularly encouraged within the Corridor area of the neighbourhood.</li> <li>5. With a well established road network and high volume of pedestrian and cyclist activity, Harewood will continue to expand its transportation choices through reinforcement and expansion of its grid pattern, sidewalks and laneways, dedicated network of pedestrian and cyclist routes, and increased use of local transit that connects throughout the neighbourhood and other parts of the community.</li> <li>6. Harewood is home to residents of differing ages, incomes and ethnic backgrounds. A mix of attractive, affordable housing choices must be provided throughout the neighbourhood that meets the needs of all residents, and provides opportunities for students, families, and aging in place.</li> <li>7. A vibrant economy that supports and enhances the neighbourhood is highly encouraged. Local business and employment opportunities should contribute to produces and services satisfying the needs of the neighbourhood, while encouraging innovation and adaptability. Commercial activity and community services are encouraged to locate within Corridor areas and local service centres to better serve the community.</li> <li>8. A healthy lifestyle is an integral part of a successful community. The Harewood neighbourhood supports the continued provision of quality parks and recreational</li> </ol>
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<b>Harewood Neighbourhood Association (continued)</b>	<p>opportunities, and the development of a sustainable food system that promotes food self-sufficiency through education, engagement and land use activities.</p> <ol style="list-style-type: none"> <li>9. The Harewood neighbourhood strongly supports maintaining key views found within the area, and particularly those views to Mount Benson and the waterfront.</li> <li>10. Harewood is a unique neighbourhood with watercourses, open spaces, hillsides and valleys. The neighbourhood is committed to improving its open space and environmental quality through expansion and connectivity of its parks and trails network, enhanced biodiversity and ecological improvements, and development of a green street program that enhances the ecological function of the streetscape.</li> <li>11. The Harewood neighbourhood supports additional meeting places throughout the neighbourhood that encourage community gathering and enrich the lives of local residents and visitors. Meeting places are identified as both outdoor and indoor venues that can be used for community meetings and activities, or as public places found along the streets for informal neighbourhood gatherings.</li> <li>12. The Harewood neighbourhood places great importance on crime prevention, public safety, and decreasing undesirable activities. Intensified efforts to create a safer community through neighbourhood involvement, crime prevention, maintenance and clean up activities, and enhanced public spaces, are encouraged.</li> </ol>
<b>Hospital Area Neighbourhood Association</b>	<ol style="list-style-type: none"> <li>1. Increased traffic/congestion in Hospital Area.</li> <li>2. Hospital bus routes not well thought out.</li> </ol> <p><u>Key Urban Design Principles Identified Under Area Plan (2018):</u></p> <ol style="list-style-type: none"> <li>1. Focus streetscape and public realm enhancements on the streets adjacent to and near the Nanaimo Regional General Hospital.</li> <li>2. Define a Core District that will be the focus of the most intense urban design and streetscape enhancements.</li> <li>3. Recognize the intersection of Dufferin Crescent and Boundary Avenue/Boundary Crescent as the Hospital Area's Core Intersection and principal transportation node. Develop the Core Intersection with a focus on urban design and streetscape enhancements.</li> </ol>

<b>Hospital Area Neighbourhood Association (continued)</b>	<ol style="list-style-type: none"> <li>4. Recognize Dufferin Crescent and Boundary Avenue/Boundary Crescent as the principal streets in the Hospital Area. The Urban Design Framework should develop around these corridors.</li> <li>5. Establish a Main Street in the Hospital Area over that portion of Dufferin Crescent near and through the Core Intersection. Develop the Main Street with an intensified mix of land uses, and amenities servicing both the Nanaimo Regional General Hospital and the surrounding community.</li> <li>6. Identify and celebrate the key Gateways or principle entrances into the Hospital District.</li> <li>7. Celebrate the original Seafield Heights Plan (c. 1913) for this area as a key part of the Hospital Area's heritage. Examine opportunities to re-incorporate elements of the Seafield Heights Plan into the area as it redevelops.</li> <li>8. Improve and enhance access to, visibility of, and connectivity between existing public parks. Identify, and extend existing public pedestrian rights-of-way to public parks, including existing unused routes.</li> <li>9. Define a hierarchy of future streetscape treatments: 1. Main Street (Dufferin Crescent and Boundary Avenue/Boundary Crescent through the core intersection and along Dufferin Crescent to its (eastern) intersection with Seafield Crescent). 2. Collector Street (Dufferin Crescent and Boundary Avenue/Boundary Crescent outside Main Street). 3. Pedestrian Greenway Street (Crescent View Drive). 4. Wellness Loop streetscape (the streets surrounding the Nanaimo Regional General Hospital).</li> <li>10. Explore opportunities to introduce a finer-grained network of walkways through the area, supporting a more pedestrian-friendly community. Work with the Nanaimo Regional General Hospital to identify walkways across the Hospital site.</li> <li>11. Optimize universal access throughout the area. Design the public realm for the safe and easy movement of people, including those with disabilities.</li> </ol>
<b>Lost Lake Neighbourhood Association</b>	<ol style="list-style-type: none"> <li>1. Road/pedestrian safety. Traffic increases and limited sidewalks has led to concerns about safety, especially for children and elderly.</li> <li>2. Development.</li> <li>3. Property crime/security.</li> <li>4. Public transit is difficult to access.</li> <li>5. Need to increase active transportation connections, especially safe routes to school.</li> </ol>

<b>Nanaimo Old City Association</b>	<ol style="list-style-type: none"> <li>1. More affordable housing options.</li> <li>2. Expansion of a thriving local business community.</li> <li>3. More active transportation infrastructure (increased numbers of cyclists and pedestrians and decreased numbers of vehicles) with the goal of addressing the climate crisis.</li> <li>4. Concerns about loss of identity and character of Old City.</li> <li>5. Concerns about derelict properties.</li> <li>6. Support for changes that effectively reduce emissions (building code, vehicles).</li> <li>7. Desire for more green space and agriculture/food security in the Old City.</li> <li>8. Concerns about increase opioid use and persons experiencing homelessness.</li> <li>9. There area opportunities for affordable housing, partnerships, retrofits, non-market housing in the area that should be leveraged.</li> </ol> <p><u>Key Priorities Identified Under Neighbourhood Plan (1992):</u></p> <ol style="list-style-type: none"> <li>10. The importance of providing a full range of housing forms and ensuring that new design is sensitive to the scale and character of the neighbourhood are principles that guide the residential component of the Plan.</li> <li>11. Established areas of single family residential development are preserved and the plan works to preserve architecturally and/or historically significant older homes by encouraging the legal conversion of older homes to a maximum fourplex. Adaptive re-use of some areas of older homes is also encouraged for small scale business and/or professional offices.</li> <li>12. Small scale (maximum density: fourplex) multi-family development is proposed in an area of the neighbourhood which already has many suites, a sign the area is under increasing pressure to become a multi-family area.</li> <li>13. Higher density multi-family uses are provided for in this plan in locations which minimize impacts on view corridors, and are located adjacent to major roads.</li> <li>14. The mixed multi-family/commercial area in the centre of the neighbourhood provides opportunities for a viable commercial centre to develop within the neighbourhood, with a full range of office, retail and service commercial land use permitted at street level and complemented by second and third storey multiple family development.</li> <li>15. This plan recognizes the difference between full scale industrial land use and the existing service commercial and warehousing land use which is predominant along the</li> </ol>
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	<p>E&amp;N Railway line, and provides for the maintenance of a continued service commercial component in the neighbourhood while phasing out industrial uses.</p> <p>16. Limiting height to a maximum of three storeys for future development in the commercial core of the neighbourhood will preserve public ocean views in the neighbourhood and design guidelines for multiple family and commercial uses in this area will provide more security for land owners regarding adjacent developments and ensure that new uses are compatible with the pedestrian orientation and scale of the neighbourhood.</p>
<b>Neighbours of Nob Hill</b>	<p>1. Top priority is for the City of Nanaimo to utilize existing tools to create a safe and healthy environment for Nob Hill residents through utilization of bylaws and RCMP. This neighbourhood is impacted by a large number of social service providers and the fallout from these services include street-level sex trade traffic, discarded drug/sex trade paraphernalia (condoms, needles, garbage, clothes), open air drug dealing and using, smoking and injecting, and increased vehicle traffic looking for drugs and sex. This decreases residents' feeling of safety and security, as well as lost sense of place and pride in our community.</p>
<b>Newcastle Community Association</b>	<p>1. Community building and neighbourhood involvement to reduce transient and criminal activity.</p> <p>2. Traffic calming on Stewart Avenue – crosswalks with flashing lights. Also issues with speed on Terminal Avenue and Townsite Road. Implement recommendations in the 2011 Newcastle+Brechin Neighbourhood Plan related to traffic calming Stewart Avenue.</p> <p>3. B.C. Housing at 250 Terminal Avenue – ATCO trailers removed and a new complex or development built on existing site designed and managed in a way that considers ALL neighbours.</p> <p>4. Mitigate social issues surrounding 250 Terminal Avenue and adjacent motels being used for short-term housing.</p> <p>5. Ensure the establishment of a neighbourhood association that is responsive to the community.</p> <p>6. Keep contacting Provincial and City officials and advocating for our neighbourhood.</p>

<b>Newcastle Community Association (continued)</b>	<ol style="list-style-type: none"> <li>7. Work at keeping properties attractive and well maintained to show that we care about where we live.</li> <li>8. Be involved in the activities that will protect and improve the neighbourhood.</li> <li>9. Restoring a healthy, sustainable balance of residential/commercial life in our seaside community.</li> <li>10. Desire for more neighbourhood recreation/community space.</li> <li>11. Views are important and should be key consideration for all future development.</li> <li>12. Concerns about business closures.</li> <li>13. Parking for community events at Maffeo-Sutton Park leave no room for residents to park.</li> <li>14. Newcastle/Brechin Neighbourhood Plan not being implemented.</li> </ol> <p><u>Key Priorities Identified Under Neighbourhood Plan (2011):</u></p> <ol style="list-style-type: none"> <li>15. The neighbourhood is committed to preserving and enhancing its community, ensuring a long term balance between social, economic and environmental factors.</li> <li>16. A lively and interactive local community is supported by residents of the neighbourhood. This is encouraged through public enjoyment of amenities, local events, and arts and culture.</li> <li>17. The neighbourhood is committed to preserving the heritage of the area, encouraging opportunities to enhance heritage sites while still allowing for suitable infill.</li> <li>18. The neighbourhood supports a community that emphasizes a strong sense of place, providing for an attractive, vibrant community through mixed uses, pedestrian enhancements, economic opportunities, and environmental quality.</li> <li>19. Through appropriate planning, ensure an extensive system of walkable and bike friendly trails and roads throughout the neighbourhood, connecting residents to each other and to the surrounding community.</li> <li>20. The neighbourhood strongly supports maintaining the views that make this neighbourhood unique to the City, including views to the waterfront and to Mount Benson.</li> <li>21. The neighbourhood encourages development that reflects the natural assets and character of the area, ensuring quality of design, provision of amenities and scale of built form.</li> </ol>
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<b>Newcastle Community Association (continued)</b>	<ul style="list-style-type: none"> <li>22. Providing employment opportunities for local residents to live and work in the area in an important aspect of the community.</li> <li>23. The neighbourhood is committed to proactively addressing environmental factors within the community, encouraging the health and expansion of our natural areas.</li> <li>24. The neighbourhood supports the development of a mix of housing types to accommodate residents of all ages and incomes.</li> <li>25. The neighbourhood encourages the efficient use of public transit within the community, balanced with a safe road network, bike routes and pedestrian access.</li> <li>26. The community is envisioned as a safe and healthy place to live, work and play. Opportunities for active recreation, along with the promotion of healthy eating, local markets, and community gardens, are encouraged.</li> </ul>
<b>Parkwood Neighbourhood Association</b>	<ul style="list-style-type: none"> <li>1. Traffic through Parkwood neighbourhood to Superstore; speeding and more of it.</li> </ul>
<b>Protection Island Neighbourhood Association</b>	<ul style="list-style-type: none"> <li>1. Management Plan for our island “forests” (parks) and trees.</li> <li>2. Keep working to establish guaranteed public access to and from Protection Island and City of Nanaimo – currently, access is through privately owned ferry or privately controlled marinas. We need the City to assume responsibility for guaranteed rights of access to this unique Nanaimo neighbourhood.</li> <li>3. Improved dust suppression on island roads due to longer dry periods.</li> <li>4. Repair to tennis court surface (B-ball, Pickle Ball, Hockey increased) and possibly add another court for recreational demand.</li> <li>5. Additional community garden space.</li> <li>6. Limitations for protected deep-water moorage.</li> <li>7. Consideration needed for aging in place.</li> </ul>
<b>South End Community Association</b>	<ul style="list-style-type: none"> <li>1. Need to advance changes identified in the Teminal-Nicol Street ReImagined report to address impacts form this busy corridor.</li> <li>2. Community Centre/Neighbourhood House. Need for accessible meeting/gathering space.</li> <li>3. Pedestrian transportation – bus shelters, sidewalks, signs, benches. Minor improvements would be small, yet beneficial.</li> </ul>

<b>South End Community Association (continued)</b>	<ol style="list-style-type: none"> <li>4. Pedestrian infrastructure is not supporting the large number of pedestrians in the area.</li> <li>5. Concern about proposed supportive housing and number of units – looking for more information and discussion.</li> <li>6. Desire to maintain character of the neighbourhood.</li> <li>7. Interest in more waterfront access/park space.</li> <li>8. Need to update neighbourhood plan and continue to implement actions.</li> </ol> <p><u>Key Priorities Identified Under Neighbourhood Plan (2010):</u></p> <ol style="list-style-type: none"> <li>1. The South End neighbourhood strongly supports initiatives that improve both the physical and social fabric of the community, and promotes a strong sense of community identity and stability through community interaction and mutual aid.</li> <li>2. The neighbourhood considers increased residential density and a greater variety of commercial uses located in the neighbourhood to serve its residents a priority. A complete, compact community that achieves the sustainability goals of the City's Official Community Plan is supported.</li> <li>3. Improved connectivity between existing parks and open spaces is encouraged by the neighbourhood, particularly in a manner that would better connect the eastern and western areas of the neighbourhood that are currently bisected by Nicol Street. Connection to the waterfront is also a key consideration.</li> <li>4. The neighbourhood supports the efficient use of public transit within the community, balanced with a safe road network, and the creation of greenways that give increased priority to cyclists and pedestrians.</li> <li>5. The preservation and enhancement of the neighbourhood's remaining natural areas and waterfront is valued, along with the need to "green" existing parks and urban areas, and promote the use of sustainable building technologies and alternative energy sources.</li> <li>6. Preference was shown for development that integrates well within the neighbourhood's existing built form and that reflects historic design characteristic found in the community.</li> <li>7. The neighbourhood supported the preservation of the areas built heritage, both for its tangible connection to the area's mining history and also for its cultural tourism value.</li> <li>8. The neighbourhood exists on a slope which faces toward the Nanaimo Harbour to the east as well as Harewood to the west, and is therefore supportive of the maintenance of</li> </ol>
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<b>South End Community Association (continued)</b>	<p>these views, particularly at natural view points and along the alignment of the community's road network.</p> <ol style="list-style-type: none"> <li>9. The creation of housing choice and affordability is supported within the neighbourhood through the creation of residential development that supports a variety of income levels, ages and tenure.</li> <li>10. The neighbourhood supports a diverse, vibrant local economy that provides increased commercial activity, local job and business opportunities. The neighbourhood also sees investment in local business and development as a key economic driver in the area's revitalization.</li> </ol>
<b>Stephenson Point Neighbourhood Association</b>	<ol style="list-style-type: none"> <li>1. Road safety.</li> <li>2. Road safety.</li> <li>3. Road safety.</li> </ol> <p>This includes:</p> <ol style="list-style-type: none"> <li>1. Hammond Bay Road, which everyone shares.</li> <li>2. Roads around Cottle Creek and McKinnon playgrounds.</li> <li>3. Aspirations for Stephenson Point Road, first identified in the Rocky Pont, Hammond Bay, Stephenson Point Neighbourhood Plan of 2001.</li> </ol> <p><u>Key Priorities Identified Under Neighbourhood Plan (2001):</u></p> <ol style="list-style-type: none"> <li>4. Amenity negotiations as part of rezoning applications will focus on the acquisition of parkland and open space.</li> <li>5. After parkland and open space acquisition, amenity negotiations as part of rezoning applications will focus on restoration and the establishment of walking trails and cycle networks appropriate for such lands.</li> <li>6. The City is encouraged to pursue the extension of a public pedestrian trail between McGuffie Road and Neck Point Park.</li> <li>7. The continued use and expansion of the Pacific Biological Station is strongly supported.</li> <li>8. Development of sites identified in Figure 1 – Heritage Map, will not be supported unless the specific social and/or physical aspect is preserved and on-site interpretive signage installed.</li> </ol>

<b>Stephenson Point Neighbourhood Association (continued)</b>	<ol style="list-style-type: none"> <li>9. The City is strongly encouraged to provide a community centre preferably in conjunction with, or in the vicinity of, Hammond Bay Elementary School, and/or Frank Ney Elementary School.</li> <li>10. Additional leave strip areas will be sought along Walley Creek and Cottle Creek as opportunities arise as part of future development projects or as part of Council's parkland acquisition program.</li> <li>11. The City will pursue the acquisition of the remaining portion of Crown Land DL 56 that lies inside the Urban Containment Boundary.</li> <li>12. City work and/or land acquisition within the Neighbourhood Planning Area will focus on completing the sidewalks and trail networks outlined in OCP Map 2 Mobility.</li> <li>13. Where the developer agrees and Staff believe pedestrian and vehicular safety will not be compromised, narrower sidewalks, lower cost surfacing of sidewalks and/or sidewalks on one side of the street only, will be supported.</li> <li>14. Priority should be given to the development of left hand turning lanes and bus pullouts, as opposed to four-laning the road, to alleviate future vehicle congestion along Hammond Bay Road.</li> <li>15. The existing ambience of Laguna Way, McGuffie Road, Morningside Drive, Sundown Drive, Place Road, Lagoon Road, Polaris Drive, Linley Road, Stephenson Point Road and Nottingham Drive should be maintained. The upgrading of these streets beyond their existing condition will not be done without consulting local residents AND that future development accessing such streets would not be supported if it resulted in excessive vehicular traffic being added to the street.</li> </ol>
<b>Wellington Community Association/Wellington Action Committee</b>	<ol style="list-style-type: none"> <li>1. Loudon Park – over utilization by private interest groups; poor vehicle circulation and lack of parking; safety concerns including access to lakeside trail, poor lighting and security.</li> <li>2. Island Highway/Norwell Drive/Jingle Pot intersection – evaluate safety and design of intersection, possible advance green and/or left hand turning lane, possible addition of sidewalks and bike lane.</li> <li>3. Concerns about loss of green space in neighbourhood/limited park dedication.</li> <li>4. Increased use and security concerns at Loudon Park.</li> <li>5. Diver Lake Trail conditions area often an issue.</li> <li>6. Need more sidewalks in the neighbourhood.</li> <li>7. Potential for beautification, tree planting, street aesthetic enhancements.</li> </ol>

<b>Wellington Community Association/Wellington Action Committee (continued)</b>	<ol style="list-style-type: none"> <li>8. Desire to preserve and increase public access to the water at Long Lake and Diver Lake parks.</li> <li>9. Motor vehicle/traffic on Long Lake/nuisance activities in and around lake.</li> <li>10. Not enough commercial zoning and too much industrial zoning around Diver and Long Lakes.</li> </ol>
<b>Westwood Lake Neighbourhood Association</b>	<ol style="list-style-type: none"> <li>1. Natural area is vital and park planning should be undertaken for the area.</li> <li>2. Neighbourhood is changing – some impacts like loss of dark skies, traffic, development impacts on park/natural areas, and parking.</li> <li>3. Area lacks access to services like shopping or medical care.</li> <li>4. Desire to enlarge and protect Westwood Lake Park. Concerns about growing use and user conflicts.</li> </ol>
<b>General Inputs</b>	<ol style="list-style-type: none"> <li>1. Consider re-establishment of Plan Nanaimo Advisory Committee (or similar) that supported neighbourhood representation during OCP amendments.</li> <li>2. Interest in understanding how neighbourhood plans will fit within the updated OCP and be implemented.</li> <li>3. Desire for neighbourhood design character to be respected in the development approvals process.</li> <li>4. Homelessness, theft, vandalism, garbage in alleys, littering, needles, over saturation of social services.</li> <li>5. Lack of residential density, diversity of residential land use, lack of affordable housing and low-income housing.</li> <li>6. Lack of community public spaces, benches, sidewalks, pedestrian crossings, better walkability and road safety for pedestrians/bicyclists. Lack of continuous bike paths.</li> <li>7. Need more services like local grocery stores and dry cleaners.</li> <li>8. Improve busing – insufficient buses at peak times to VIU and schools, does not go into the neighbourhoods.</li> <li>9. Threatened wildlife corridors, deer on Hammond Bay Road, cleaning up after pets.</li> <li>10. Revitalization of downtown.</li> <li>11. No year-round farmer's markets.</li> <li>12. Service quality is not matching City's growth (i.e. policing and bylaw enforcement).</li> <li>13. More consultation (more frequently) from City Council with residents needed.</li> </ol>

<b>General Inputs (continued)</b>	<p>14. Need to respect local First Nation cultures.</p> <p>15. Consider creating City funding program to support neighbourhood associations, and establish closer connection between City (Council and staff) and associations.</p> <p>16. Where neighbourhood plans completed, need to meet periodically with neighbourhood association to evaluate progress of the plan.</p>
<b>OCP Neighbourhood Plan Policy Implementation Actions Still Pending</b>	<p>1. Develop Neighbourhood and Area Plans for:</p> <ul style="list-style-type: none"> <li>• Jingle Pot area;</li> <li>• Linley Valley area.</li> </ul>

### **What is the most positive change you have seen over the last ten years in your neighbourhood?**

<b>Bradley Street Neighbourhood Association</b>	More community involvement.
<b>Brechin Hill Community Association</b>	The development of the Newcastle-Brechin Neighbourhood Plan (2011) which halted potential construction of 28 storey towers along Newcastle Channel, which would have changed the character of the community, and blocked public access to the channel.
<b>Chase River Community Association</b>	More people are becoming involved in their City. My goal has been to enlighten and engage residents to ensure they know what is happening in their area, community and City. To ensure that they are aware they have a voice during Council, public hearing, development meetings and many more opportunities. Allowing residents to voice their opinion or concerns about developments or projects within the City. Also trying to get residents to understand and become engaged in the OCP review for this year. We have also brought in guest speakers regarding crime, forest fires, conservation officers and other topic areas brought forward by residents. This again enlightens residents by giving them more information for their area.
<b>Cilaire Community Association</b>	The replacement of the dilapidated planter on Montrose Avenue.

<b>Departure Bay Neighbourhood Association</b>	More neighbourhood enhancing commercial businesses (Drip, Kebaps, Heavy D's Barber Shop).
<b>Hospital Area Neighbourhood Association</b>	No response.
<b>Lost Lake Neighbourhood Association</b>	We haven't been here 10 years, but since moving in and starting the association, we've noticed more people know each other, people take part in community activities.
<b>Nanaimo Old City Association</b>	Pride in ownership. The Old City is seen as a very desirable area in which to live.
<b>Neighbours of Nob Hill</b>	40% decrease in problematic boarding houses. Increased interest in the Nob Hill area. Proposed traffic calming measures, new streetscapes and 7-11 closing.
<b>Newcastle Community Association</b>	<p>Several answers from various executive members:</p> <ol style="list-style-type: none"> <li>1. Forming an active Community Association and Block Watch.</li> <li>2. Getting to know neighbours.</li> <li>3. Working towards developing a strong sense of community belonging and pride.</li> <li>4. Interests from residents and developers to relocate to, renovate, invest or build in the area.</li> <li>5. This is an old and established neighbourhood. It is probably the most dense neighbourhood in the City in terms of units per hectare and infill development that fits with the intent of the neighbourhood plan and the character of the neighbourhood is certainly welcoming. The lack of significant change (other than the introduction of 250 Terminal) is probably its most redeeming positive feature.</li> <li>6. Ironically, the most positive change has actually been in response to negative government action. When the Province decided to buy property without consultation at 250 Terminal to erect Newcastle Place, the community came alive and organized to protect and defend itself. A healthy segment of the community now feels empowered and able to promote the best interests of the community at a time when Newcastle is on the verge of being overrun.</li> </ol>

<b>Protection Island Neighbourhood Association</b>	<ol style="list-style-type: none"> <li>1. Prevented privatization of Downtown Marina (Boat Basin).</li> <li>2. Improved relationship with Port of Nanaimo, and City of Nanaimo.</li> <li>3. Road work and dust suppression (annual).</li> <li>4. New stairs for Pirates Park.</li> <li>5. New playground equipment at Pirates Park.</li> <li>6. New Fire Engine at Station #7.</li> <li>7. Recent approval for Gallows Point dock and ramp repairs.</li> </ol>
<b>South End Community Association</b>	<ol style="list-style-type: none"> <li>1. Deverill Square Park improvements.</li> <li>2. Haliburton Street Food Forest.</li> <li>3. Community meeting space at new Coastland Mill office.</li> </ol>
<b>Stephenson Point Neighbourhood Association</b>	The most positive change seen in the last ten years is a growing sense of connection between sub-areas of the neighbourhood. SPNA's experience is that residents' sense of connectivity grows organically out of urgent share issues confronting Stephenson Point, rather than from an executive driven initiative.
<b>Wellington Community Association</b>	<ol style="list-style-type: none"> <li>1. Improvements to Highway 19A between Bowen Road and Mostar Road that include better drainage, bus stops and a wider path between the highway and Long Lake so that pedestrians and bicyclists can walk safely along the lakeside between Norwell Drive and Wills Road.</li> <li>2. Improvements to the path down to Long Lake adjacent to the Memory Care buildings to make it wheel chair accessible and connected to Lakeview Park.</li> <li>3. Improvements to parts of Lakeview Park between Wills Road and the Long Lake Heights subdivision.</li> <li>4. Installation of a table and two chairs near the entrance to Loudon Park, funded by the City Builders Committee's Community Vitality Grant.</li> </ol>

# ATTACHMENT F

## Top Five Challenges and Priorities By Planning Area Based on REIMAGINE NANAIMO Statistically Valid Surveys

PLANNING AREA	Top Five Challenges (from highest to lowest)
Chase River	<ol style="list-style-type: none"> <li>1. Social challenges such as public drug use and crime</li> <li>2. Homelessness</li> <li>3. Affordability of Housing and daily needs</li> <li>4. Not enough housing for family types, incomes, ages</li> <li>5. Traffic congestion from more people living in the region</li> </ol>
City Centre (Downtown and Old City)	<ol style="list-style-type: none"> <li>1. Homelessness</li> <li>2. Not enough housing for all family types, incomes, ages</li> <li>3. Social challenges such as public drug use and crime</li> <li>4. Provide safe and efficient routes – encourage people to walk, cycle</li> <li>5. Affordability of housing and daily needs</li> </ol>
Departure Bay	<ol style="list-style-type: none"> <li>1. Homelessness</li> <li>2. Social challenges such as public drug use and crime</li> <li>3. Provide safe and efficient routes – encourage people to walk, cycle</li> <li>4. Attracting more tourism</li> <li>5. Aging population and need to accommodate more seniors in community</li> </ol>
Diver Lake	<ol style="list-style-type: none"> <li>1. Homelessness</li> <li>2. Social challenges such as public drug use and crime</li> <li>3. Affordability of housing and daily needs</li> <li>4. Aging population and need to accommodate more seniors in community</li> <li>5. Provide safe and efficient routes – encourage people to walk, cycle</li> </ol>
Dover	<ol style="list-style-type: none"> <li>1. Homelessness</li> <li>2. Social challenges such as public drug use and crime</li> <li>3. Affordability of housing and daily needs</li> <li>4. Attracting more tourism</li> <li>5. Not enough housing for all family types, incomes, ages</li> </ol>
Duke Point	<ol style="list-style-type: none"> <li>1. Homelessness</li> <li>2. Social challenges such as public drug use and crime</li> <li>3. Affordability of housing and daily needs</li> <li>4. Attracting more tourism</li> <li>5. Not enough housing for all family types, incomes, ages</li> <li>6. Aging population and need to accommodate more seniors in community</li> <li>7. Public transit is not convenient enough</li> <li>8. Extreme weather, climate change, storms, fire, sea-level rise</li> </ol>
Hammond Bay	<ol style="list-style-type: none"> <li>1. Homelessness</li> <li>2. Social challenges such as public drug use and crime</li> <li>3. Public transit is not convenient enough</li> <li>4. Affordability of housing and daily needs</li> <li>5. Loss of natural areas from development, intense use, pollution</li> </ol>

PLANNING AREA	Top Five Challenges (from highest to lowest) - continued
Harewood	<ol style="list-style-type: none"> <li>1. Homelessness</li> <li>2. Social challenges such as public drug use and crime</li> <li>3. Affordability of housing and daily needs</li> <li>4. Not enough housing for all family types, incomes, ages</li> <li>5. Provide safe and efficient routes – encourage people to walk, cycle</li> </ol>
Linley Valley	<ol style="list-style-type: none"> <li>1. Homelessness</li> <li>2. Social challenges such as public drug use and crime</li> <li>3. Affordability of housing and daily needs</li> <li>4. Aging population and need to accommodate more seniors in community</li> <li>5. Traffic congestion from more people living in the region</li> </ol>
Long Lake	<ol style="list-style-type: none"> <li>1. Homelessness</li> <li>2. Social challenges such as public drug use and crime</li> <li>3. Affordability of housing and daily needs</li> <li>4. Not enough housing all family types, incomes, ages</li> <li>5. Aging population and need to accommodate more seniors in community</li> </ol>
Newcastle	<ol style="list-style-type: none"> <li>1. Social challenges such as public drug use and crime</li> <li>2. Homelessness</li> <li>3. Not enough housing for all family types, incomes, ages</li> <li>4. Provide safe and efficient routes – encourage people to walk, cycle</li> <li>5. Health issues like COVID changes how we live, work, interact</li> </ol>
Northfield	<ol style="list-style-type: none"> <li>1. Social challenges such as public drug use and crime</li> <li>2. Affordability of housing and daily needs</li> <li>3. Homelessness</li> <li>4. Public transit is not convenient enough</li> <li>5. Aging population and need to accommodate more seniors in community</li> </ol>
North Slope	<ol style="list-style-type: none"> <li>1. Homelessness</li> <li>2. Social challenges such as public drug use and crime</li> <li>3. Traffic congestion from more people living in the region</li> <li>4. Not enough housing for all family types, incomes, ages</li> <li>5. Aging population and need to accommodate more seniors in community</li> </ol>
Rutherford/Pleasant Valley	<ol style="list-style-type: none"> <li>1. Homelessness</li> <li>2. Social challenges such as public drug use and crime</li> <li>3. Affordability of housing and daily needs</li> <li>4. Provide safe and efficient routes – encourage people to walk, cycle</li> <li>5. Loss of natural areas from development, intense use, pollution</li> </ol>



<b>PLANNING AREA</b>	<b>Top Five Challenges (from highest to lowest) - continued</b>
Protection Island	<ol style="list-style-type: none"> <li>1. Affordability of housing and daily needs</li> <li>2. Barriers to accessibility, inclusiveness</li> <li>3. Homelessness</li> <li>4. Social challenges such as public drug use and crime</li> <li>5. Aging population and need to accommodate more seniors in community</li> </ol>
South End	<ol style="list-style-type: none"> <li>1. Social challenges such as public drug use and crime</li> <li>2. Homelessness</li> <li>3. Affordability of housing and daily needs</li> <li>4. Not enough housing for family types, incomes, ages</li> <li>5. Aging population and need to accommodate more seniors in community</li> </ol>
Townsite	<ol style="list-style-type: none"> <li>1. Homelessness</li> <li>2. Affordability of housing and daily needs</li> <li>3. Social challenges such as public drug use and crime</li> <li>4. Not enough housing for family types, incomes, ages</li> <li>5. Public transit is not convenient enough</li> </ol>
Vancouver Island University	<ol style="list-style-type: none"> <li>1. Homelessness</li> <li>2. Social challenges such as public drug use and crime</li> <li>3. Provide safe and efficient routes – encourage people to walk, cycle</li> <li>4. Loss of natural areas from development, intense use, pollution</li> <li>5. Gaps or missing links in parks, trails and open spaces system</li> </ol>
Westwood	<ol style="list-style-type: none"> <li>6. Social challenges such as public drug use and crime</li> <li>7. Homelessness</li> <li>8. Affordability of housing and daily needs</li> <li>9. Not enough housing for all family types, incomes, ages</li> <li>10. Attracting more tourism</li> </ol>

PLANNING AREA	Top Five Priorities for Neighbourhoods (from highest to lowest)
Chase River	<ol style="list-style-type: none"> <li>1. Feels safe</li> <li>2. Is a good place for walking</li> <li>3. Has parks and trails accessible within an easy walk from home</li> <li>4. Has routes for children to easily, safely walk to school(s)</li> <li>5. Has lots of trees and vegetation</li> </ol>
City Centre (Downtown and Old City)	<ol style="list-style-type: none"> <li>1. Feels safe</li> <li>2. Is a good place for walking</li> <li>3. Has lots of trees and vegetation</li> <li>4. Stores for daily needs within a 10-15 min. walk from home</li> <li>5. Is an affordable place to live within our City</li> </ol>
Departure Bay	<ol style="list-style-type: none"> <li>1. Feels safe</li> <li>2. Is a good place for walking</li> <li>3. Has parks and trails accessible within an easy walk from home</li> <li>4. Stores for daily needs within a 10-15 min. walk from home</li> <li>5. Has routes for children to easily, safely walk to school(s)</li> </ol>
Diver Lake	<ol style="list-style-type: none"> <li>1. Is a good place for walking</li> <li>2. Has parks and trails accessible within an easy walk from home</li> <li>3. Feels safe</li> <li>4. Has lots of trees and vegetation</li> <li>5. Is an affordable place to live within our City</li> </ol>
Dover	<ol style="list-style-type: none"> <li>1. Feels safe</li> <li>2. Has parks and trails accessible within an easy walk from home</li> <li>3. Has routes for children to easily, safely walk to school(s)</li> <li>4. Is a good place for riding a bicycle</li> <li>5. Has lots of trees and vegetation</li> </ol>
Duke Point	<ol style="list-style-type: none"> <li>1. Is a good place for walking</li> <li>2. Is an affordable place to live within our City</li> <li>3. Is a good place for riding a bicycle</li> <li>4. Mix of opportunities for people to own, rent their homes</li> <li>5. Feels safe</li> <li>6. Has lots of trees and vegetation</li> </ol>
Hammond Bay	<ol style="list-style-type: none"> <li>1. Feels safe</li> <li>2. Is a good place for walking</li> <li>3. Has parks and trails accessible within an easy walk from home</li> <li>4. Has lots of trees and vegetation</li> <li>5. Is attractive and well built</li> </ol>

PLANNING AREA	Top Five Priorities for Neighbourhoods (from highest to lowest) - continued
Harewood	<ol style="list-style-type: none"> <li>1. Feels safe</li> <li>2. Has parks and trails accessible within an easy walk from home</li> <li>3. Has lots of trees and vegetation</li> <li>4. Stores for daily needs within a 10-15 min. walk from home</li> <li>5. Is attractive and well built</li> </ol>
Linley Valley	<ol style="list-style-type: none"> <li>1. Feels safe</li> <li>2. Has parks and trails accessible within an easy walk from home</li> <li>3. Is a good place for walking</li> <li>4. Has routes for children to easily, safely walk to school(s)</li> <li>5. Is a good place for riding a bicycle</li> </ol>
Long Lake	<ol style="list-style-type: none"> <li>1. Has parks and trails accessible within an easy walk from home</li> <li>2. Feels safe</li> <li>3. Is a good place for walking</li> <li>4. Has lots of trees and vegetation</li> <li>5. Stores for daily needs within a 10-15 min. walk from home</li> </ol>
Newcastle	<ol style="list-style-type: none"> <li>1. Feels safe</li> <li>2. Is a good place for walking</li> <li>3. Has parks and trails accessible within an easy walk from home</li> <li>4. Stores for daily needs within a 10-15 min. walk from home</li> <li>5. Has lots of trees and vegetation</li> </ol>
Northfield	<ol style="list-style-type: none"> <li>1. Has parks and trails accessible within an easy walk from home</li> <li>2. Is a good place for walking</li> <li>3. Is an affordable place to live within our City</li> <li>4. Feels safe</li> <li>5. Variety of homes and families of different ages, sizes and income</li> </ol>
North Slope	<ol style="list-style-type: none"> <li>1. Has parks and trails accessible within an easy walk from home</li> <li>2. Feels safe</li> <li>3. Recreation centre(s) programs easily accessible from home</li> <li>4. Is a good place for walking</li> <li>5. Has routes for children to easily, safely walk to school(s)</li> </ol>
Rutherford/Pleasant Valley	<ol style="list-style-type: none"> <li>1. Feels safe</li> <li>2. Is a good place for walking</li> <li>3. Has parks and trails accessible within an easy walk from home</li> <li>4. Has a lot of trees and vegetation</li> <li>5. Stores for daily needs within a 10-15 min. walk from home</li> </ol>

PLANNING AREA	Top Five Priorities for Neighbourhoods (from highest to lowest) - continued
Protection Island	<ol style="list-style-type: none"> <li>1. Feels safe</li> <li>2. Is a good place for walking</li> <li>3. Has a lot of trees and vegetation</li> <li>4. Has a strong character</li> <li>5. Variety of homes and families of different ages, sizes and income</li> </ol>
South End	<ol style="list-style-type: none"> <li>1. Has parks and trails accessible within an easy walk from home</li> <li>2. Feels safe</li> <li>3. Has lots of trees and vegetation</li> <li>4. Stores for daily needs within a 10-15 min. walk from home</li> <li>5. Variety of homes and families of different ages, sizes and income</li> <li>6. Mix of opportunities for people to own, rent their homes</li> </ol>
Townsite	<ol style="list-style-type: none"> <li>1. Has parks and trails accessible within an easy walk from home</li> <li>2. Feels safe</li> <li>3. Stores for daily needs within a 10-15 min. walk from home</li> <li>4. Has lots of trees and vegetation</li> <li>5. Is a good place for walking</li> </ol>
Vancouver Island University	<ol style="list-style-type: none"> <li>1. Feels safe</li> <li>2. Stores for daily needs within a 10-15 min. walk from home</li> <li>3. Has parks and trails accessible within an easy walk from home</li> <li>4. Has lots of trees and vegetation</li> <li>5. Is a good place for walking</li> </ol>
Westwood	<ol style="list-style-type: none"> <li>1. Feels safe</li> <li>2. Has parks and trails accessible within an easy walk from home</li> <li>3. Is a good place for walking</li> <li>4. Is a good place for riding a bicycle</li> <li>5. Variety of homes and families of different ages, sizes and income</li> </ol>

## ATTACHMENT G

# NEIGHBOURHOOD ASSOCIATIONS MEETING

Thursday April 15 at 7:00 pm VIA Zoom

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Attendees: Brenda Grice, Cilaire Neighbourhood Association  
Pauline Vegt, Lost Lake Neighbourhood Association  
Horst Backé, Lost Lake Neighbourhood Association  
Lucienne Siedlecki, Lost Lake Neighbourhood Association  
Barbara, Lost Lake Neighbourhood Association  
Lawrence Winkler, Friends of Westwood Lake  
Sharon Kofoed, Friends of Westwood Lake  
June Bogle, Departure Bay Neighbourhood Association  
Jean Playton, Bradley Street Neighbourhood Association  
Nancy Mitchell, Newcastle Community Association  
Karen Kuwica, Newcastle Community Association  
Sydney Robertson, South End Community Association  
Mayta Ryn, Nanaimo Old City Association  
Brodie Tapp, Harewood Neighbourhood Association  
Tim McGrath, Harewood Neighbourhood Association  
Tereza Bajar, Neighbours of Nob Hill Society  
Barry Lyseng, Stephenson Point Neighbourhood Association  
Bill Manners, Dover Community Association  
Nelson Allen, College Parks Neighbourhood Association  
Douglas Naylor, Protection Island Neighbourhood Association

Staff: Chris Sholberg, Community/Heritage Planner  
Lisa Bhopalsingh, Manager of Community Planning  
Kirsty MacDonald, Parks and Open Space Planner  
Richard Harding, General Manager of Parks, Recreation and Culture

## 1. Introductions

## 2. PowerPoint

- Chris and Kirsty provided a short presentation outlining the two key recommendations that will be considered at the April 26, 2021 GPC Meeting.
- Introduction to the Neighbourhood Association Organizational Capacity Review survey results and neighbourhood analysis, and new criteria.
- Intro to potential Partners in Community (PIC) program and snapshot of the Partners in Parks (PIP) program over 40 years.

## 3. Discussion

### **General Discussion**

- In the past, sometimes more than one group have claimed to represent a neighbourhood.
- General discussion about the democratic process and neighbourhood representation.
- Discussion that Council needs to be asked why they do not listen to neighbourhood opinions on development applications and why they do not respond to feedback.
- Neighbourhood plans can take up to 2 years to complete and can be out of date by the time they are complete. Staff capacity limitations mean that they can not get completed. Consideration of focussing on a few strategic priorities instead of individual plans.
- Reimagine Nanaimo engagement will be coming back to neighbourhoods soon with scenario reviews and this is an opportunity to change the way the City does things and be more integrated.
- What roles do neighbourhoods play in governance?
- PIC program will take time to develop if Council gives direction to proceed. Drafts of the program would be brought back to the neighbourhoods for feedback in the future.
- Report and presentation to go to Council on April 26<sup>th</sup>. Chris will send link when available and all can register as delegations if they wish.
- Groups can also send feedback to be attached to the report.
- Chris will also send out the community engagement task force final report (2018) and instructions to be a delegation.

## Specific Comments/Questions:

**(Newcastle Community Association)**—what’s in it for neighbourhoods? Will council give greater credence to neighbourhood association input? What review has been done for how other municipalities engage with neighbourhood groups? Likes the basic criteria, would like to see resources provided to support recognized neighbourhood associations. Wants development applications to require neighbourhood input—especially in council reports as a standard—not just the zoning requirement but all applications. Newcastle a lesson on the need for minimum organizational criteria. Also, with respect to community engagement task force, need yearly meeting between Council and Neighbourhood Association. Need to communicate directly more regularly.

**(Nanaimo Old City Association)** —likes the criteria as proposed. Thinks informal groups are ok too, and it’s ok for associations to come and go. Desires a communication portal and as much info as possible for neighbourhood associations. There is a Neighbourhood Network Facebook page, but not everyone has Facebook. At first, the Old City neighborhood was not listened to regarding redevelopment of the old hospital site on Machleary Street. The neighbourhood voices need to be considered in Council reports related to development approval.

**(Lost Lake Neighbourhood Association)**—thinks criteria is important and likes what you have. Would like to see resources available to associations like a meeting space, zoom platform and printing (to cover or off set costs to neighbourhood groups). Finding a way to store information between neighbourhood associations might be very helpful. A portal on the city website?

**(Friends of Westwood Lake)**—questions why this new route? How will it be enforced? Have staff looked at what Vancouver does? They recognize everyone. Groups choose whether they want to be formal or not. Not everyone has neighbourhood plans and wants them. In the past, six month blitz plans were created but still not all were completed or followed. Feels these measures are a distraction. Supports looser measures.

**(Dover Community Association)** —what weight will council put on the opinions of neighbourhood associations? How much will Council give to a full neighbourhood organized response to an OCP amendment or other topic they were asked to respond to?

**(Neighbours of Nob Hill Society)** —likes the design guidelines for their area and feels they have not been followed. Frustrated that feedback about local development applications has not be addressed/listened to. After a while, the group asks why bother providing input if it's not seriously considered.

**(Harewood Neighbourhood Association)** —who monitors the groups and polices them? How do groups get invited to the neighbourhood network? How do neighbourhood associations interact with development applications/council? Concerns about Bruce and 5<sup>th</sup> not listened to/addressed. Avoid being like Business Improvement Areas (BIAS). Who determines study and association boundaries? Don't like what was decided for Harewood neighbourhood plan regarding plan boundary. Neighbourhood plans become staff's interpretation, and neighbourhood plan comments in Council reports are staff's interpretation—not the neighbourhood's. In favour of more structure for neighbourhood associations.

**(Stephenson Point Neighbourhood Association)** —Transportation is top 3 priority areas and are they buying in to collaborative process at the City. Why is no one from transportation in attendance? How will transportation be addressed going forward under new program? What is meant by “meeting on a regular basis” in proposed criteria? Can we ensure that there is at least one stream in the PIC Program that is simple, strategic, cost effective and quick?

**(Cilaire Neighbourhood Association)** —PIC Program-Wellness + Safety Stream. How does this relate to transportation? Is there overlap?



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# Neighbourhood Association Organizational Capacity Questionnaire Response Summary Highlights

- Organizational Capacity;
- Most Positive Change Over Last Ten Years Per Neighbourhood;
- Top priorities for Change Per Neighbourhood Moving Forward;
- What Role Should a Neighbourhood Association Play;
- Under What Organizational Criteria Should a Neighbourhood Association Be Recognized.

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Zoom interface elements visible: Top bar shows 'You are viewing Chris Shephard's screen' and 'View Options'. Bottom bar shows icons for chat, gallery view, and reactions. A vertical sidebar on the right shows a grid of participants: Lisa Shephard, Donna Allen, Errol, Maria, and Barry.

- 
- # Revised Recognition Criteria for Neighbourhood Associations
- Proposed Criteria:
- Have an elected executive that meets on a regular basis;
  - Have a membership structure (not necessarily fee paying);
  - Hold an annual general meeting (AGM);
  - Keep minutes for executive and general membership meetings;
  - Engage with its neighbourhood for input prior to responding to City development referrals such as rezoning, OCP amendment, and development permits;
  - Provide periodic updates to members related to the activities of the group.
- reimagine  
NANAIMO

## **Supplementary Input Provided by Newcastle Community Association after the 2021-April-15 Meeting:**

NEWCASTLE COMMUNITY ASSOCIATION: Comments on the Presentation by staff, April 15, 2021.

### **1. Criteria proposal**

The Newcastle Community Association supports the following basic criteria for neighbourhood associations to adhere to.

- Membership based (fee or no fee)
- Annual General Meeting
- Election of executive
- Regular updates to members

We believe that these criteria would strengthen neighbourhood associations and encourage more citizen representation in the engagement process.

We do not support requiring neighbourhood associations to be registered as non-profit societies.

### **2. Partners in Community Program**

The Newcastle Community Association (NCA) welcomes any initiative on the part of the City of Nanaimo to assist in enhancing and making improvements to neighbourhoods. Staff and City Council benefit from being continuously aware of the issues and challenges being faced within each neighbourhood and we strongly recommend that the workshop initiative undertaken by the Community Engagement Task Force in 2018 to empower neighbourhoods be instituted as annual event to ensure that programs and projects are actually meeting community needs.

For example, NCA has been waiting for more than a year for the City to install Block Watch Signs in the neighbourhood that were paid for by the community.

In the development of this program, we would want to know:

- The amount of funding available to this program on an annual basis;
- Will neighbourhood associations be able to access other city grants for different projects at the same time;
- The criteria to be applied to applications and how these are weighted; and
- How projects requesting funding would be evaluated and by whom.

### 3. Expectations that neighbourhood associations have of City Council

NCA is in favour of an additional slide being added to staff's presentation outlining the expectations that neighbourhood associations have of City Council. From our perspective, these expectations include making changes to the current development approval process.

Involving Associations early and often in a project's development process provides Developers with early insight into the dynamics and gives valuable insights into the needs of the neighbourhood. When proposals are "workshopped" at the staff level for months before they are made public without similar consultation with neighbourhoods an opportunity is lost which can cause avoidable delays and expenses.

Our goal is for "neighbourhood workshopping" outcomes to formulate part of the Staff report to council requiring that all development related reports going to City Council have a section containing comments from the neighbourhood association. It is not sufficient for staff to merely refer to a neighbourhood plan (if there is one) and indicate that the "project meets the requirements of the plan". In many instances, the city and the community do not always agree on the interpretation of the guidelines in a neighbourhood plan and council should hear from both parties. Many neighbourhood plans did not consider the kinds of issues many Nanaimo neighbourhoods are currently facing rendering them on some topics outdated in their current form. Thus, reinforcing the critical value of real time consultation with the neighbourhood early on in the development process.

The current flaws in the Development Permit Application process which encourages a developer to push ahead with a project without, as a statutory requirement, having to meet with the neighbourhood to obtain its perspective on the requirements of its neighbourhood plan. It's not a great process when a developer spends two years putting a proposal together and going through all the hoops at the city and then Council turns it down in the face of opposition by the neighbourhood. That creates inflated risk for the Developer.

We, meaning staff and the neighbourhood, should be working together so that we can be supportive and in favour of a development. We do not enjoy having to go to City Council to speak against a proposal.

In the redevelopment at 250 Terminal, NCA in all our meetings has tried to be clear as to the kind of framework against which the community would be assessing the province's plans for that site. We have shared these requirements with the city and BC Housing so that we could work together and be supportive of a development which meets the needs of all concerned. We now sense, however, that final and critical discussions on 250 Terminal are currently taking place without the association being included. This was NOT what we were assured of when we entered into the process in good faith.

Finally, the Newcastle Brechin Neighbourhood Plan, adopted in 2011 requires (page 135) that the plan be "monitored by the City with the progress of the Neighbourhood Plan reviewed annually with the neighbourhood association." We are still waiting for our annual review.



## Neighbourhood Association Organizational Capacity Review, Support and Engagement



### Key Focus Areas:

1. Neighbourhood Association Organizational Capacity Review and Revised Recognition Criteria;
2. Expansion of the Partners in Parks (PIP) Program into a Partners in Community (PIC) Program.



## Neighbourhood Policy Background

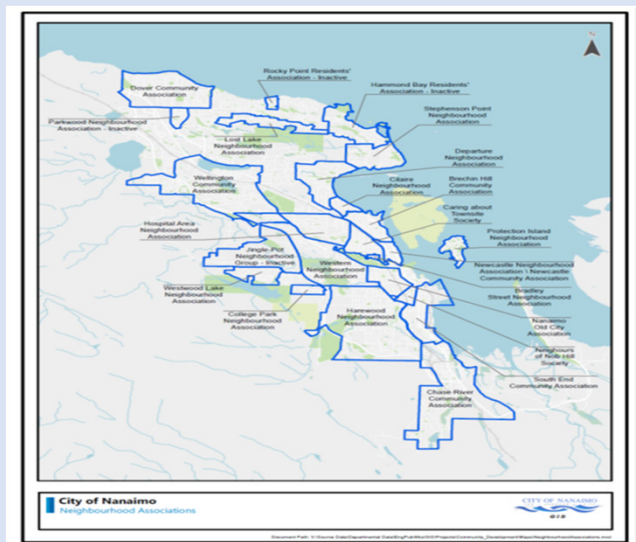
- Imagine Nanaimo (1992) – Support for Neighbourhoods as “Vital Building Blocks” in Vision Statement.
- Plan Nanaimo (1994) and Ensuing Neighbourhood Plans Reinforce this Vision.
- “The City will promote the establishment of neighbourhood associations to support neighbourhood planning initiatives”.



## Nanaimo’s Neighbourhood Associations and Their Organizational Structure

- 20 Active Neighbourhood Associations;
- Various ages (some 20+ years);
- Spread throughout the community;
- Boundaries self-defined;
- Organizational capacity varies;
- Generally collaborative relationship, with some occasional exceptions.





<b>Groups which are formally organized as registered non-profits</b>	<ul style="list-style-type: none"> <li>• Departure Bay Neighbourhood Association</li> <li>• Harewood Neighbourhood Association</li> <li>• Neighbours of Nob Hill Society</li> <li>• Protection Island Neighbourhood Association</li> <li>• South End Community Association</li> <li>• Wellington Community Association/Wellington Action Committee</li> </ul>
<b>Groups which are not formally organized as registered non-profits but have an executive, regular meetings and a membership structure</b>	<ul style="list-style-type: none"> <li>• Brechin Hill Community Association</li> <li>• Chase River Community Association</li> <li>• Hospital Area Neighbourhood Association</li> <li>• Lost Lake Neighbourhood Association</li> <li>• Nanaimo Old City Association</li> <li>• Newcastle Community Association</li> <li>• Newcastle Neighbourhood Association</li> <li>• Stephenson Point Neighbourhood Association</li> </ul>
<b>Groups which are not formally organized as registered non-profits and are loosely organized with no executive, regular meetings or membership structure</b>	<ul style="list-style-type: none"> <li>• Bradley Street Neighbourhood Association</li> <li>• Cilaire Neighbourhood Association</li> <li>• College Park Neighbourhood Association</li> <li>• Dover Community Association</li> <li>• Western Neighbourhood Association</li> <li>• Westwood Lake Neighbourhood Association/Friends of Westwood Lake</li> </ul>
<b>Groups which are inactive but did exist in the past</b>	<ul style="list-style-type: none"> <li>• Beaufort Commons Residents' Association</li> <li>• Caring About Townsite Society</li> <li>• East Wellington Concerned Citizens</li> <li>• Hammond Bay Residents' Association</li> <li>• Jinglepot Neighbourhood Group</li> <li>• Parkwood Neighbourhood Association</li> <li>• Rocky Point Residents Association</li> </ul>



## Neighbourhood Association Organizational Capacity Questionnaire Response Summary Highlights

- Organizational Capacity;
- Most Positive Change Over Last Ten Years Per Neighbourhood;
- Top priorities for Change Per Neighbourhood Moving Forward;
- What Role Should a Neighbourhood Association Play;
- Under What Organizational Criteria Should a Neighbourhood Association Be Recognized.



## Revised Recognition Criteria for Neighbourhood Associations

### Proposed Criteria:

- Have an elected executive that meets on a regular basis;
- Have a membership structure (not necessarily fee paying);
- Hold an annual general meeting (AGM);
- Keep minutes for executive and general membership meetings;
- Engage with its neighbourhood for input prior to responding to City development referrals, such as rezoning, OCP amendment, and development permits; and
- Provide periodic updates to members related to the activities of the group.



Questions/Comments



A New Approach to Neighbourhood  
Engagement, Support, and Priority  
Implementation





## Expansion of the Partners in Parks (PIP) Program into a Partners in Community (PIC) Program



## Heritage of Volunteerism in Nanaimo

Sunday, April 19 1953 -First work party  
Rotary club sponsored the start of  
Bowen Park development.



Volunteers  
at Bowen Park



## Heritage of Volunteerism in Nanaimo



## 1982 Policy

*"1982 Council direction was that no new neighbourhood parks would be developed unless through Volunteers and created with the VIP program"*



## Intro to the Partners in Parks Program



## Intro to the Partners in Parks Program



## Partners in Parks Collaborative Projects with Neighbourhood Associations



Stephenson Point



## Expansion of the Partners in Parks (PIP) Program into a Partners in Community (PIC) Program

**Focus:** Neighbourhood-based priority implementation versus long-range neighbourhood planning.

### **Improvement Areas:**

Wellness & play	Neighbourhood
Street & mobility	Beautification and food production
Community Safety	Environment and open space stewardship

### **Neighbourhood Priority Identification:**

Various sources: Capacity Questionnaire, REIMAGINE Nanaimo stakeholder discussions, Community Engagement Task Force Empowering Neighbourhoods session, and Neighbourhood Plans (where adopted).





## Potential Benefits and Implications of a PIC program



### Benefits:

- Combine financial and interdepartmental Staff and resources;
- Gets people active and involved in improving Nanaimo's neighbourhoods and public spaces;
- Community development of the truest sense—often people who don't know each other work together for a cause;
- Builds sense of place;
- Work gets done that otherwise would not occur;
- Prioritize projects that are important to neighbourhoods;
- Help implement actions at the neighbourhood level.

### Implications:

- New processes and budgets to be worked out;
- Long wait and project list;
- Could impact operations and maintenance long term;
- Projects already in motion will continue on the old system.



## Proposed Next Steps

- Develop a detailed PIC Program and annual capital and operating budget.
- Staff will engage with the neighbourhood associations and PIP volunteers.
- Community engagement on the PIC Program will also take place through Phases 2 and 3 of the REIMAGINE Nanaimo process.



Questions/Comments



## Delegation Request

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### **Delegation's Information:**

Tim McGrath has requested an appearance before Council.

City: Nanaimo

Province: BC

### **Delegation Details:**

The requested date is April 26, 2021.

The requested meeting is:  
GPC

Bringing a presentation: No

Details of the Presentation: Report to be sent back to staff for further consultation and hold an in-person workshop after COVID before the next report to council.

## Delegation Request

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### **Delegation's Information:**

Clayton 'Barry' Lyseng - Chair, Stephenson Point Neighbourhood Association (SPNA) has requested an appearance before Council.

City: Nanaimo

Province: BC

### **Delegation Details:**

The requested date is April 26, 2021.

The requested meeting is:  
GPC

Bringing a presentation: No

Details of the Presentation: - Request for Report to be referred back to Staff for refinement. - Conditional support of criteria as it regards SPNA; need clarifications, do not support criteria being placed on all NA's. - Conditional support for proposed PIC. Request for details. - Request for factual errors about SPNA/SP be corrected so, now or later, it does appear that SPNA has been unresponsive to residents.



## Delegation Request

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### **Delegation's Information:**

Sharon L. Kofoed has requested an appearance before Council.

City: Nanaimo

Province: BC

### **Delegation Details:**

The requested date is April 26, 2021.

The requested meeting is:  
GPC

Bringing a presentation: No

Details of the Presentation: Bringing forth information about this. Rethink out this report and withdraw the recommendations. Leave the status quo

## Delegation Request

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### **Delegation's Information:**

Robyn Winkler has requested an appearance before Council.

City: Nanaimo

Province: BC

### **Delegation Details:**

The requested date is April 26, 2021.

The requested meeting is:  
GPC

Bringing a presentation: No

Details of the Presentation: Discriminatory nature of proposed formalization of neighbourhood associations.

## Delegation Request

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### **Delegation's Information:**

Nancy Mitchell, Newcastle Community Association, has requested an appearance before Council.

City: Nanaimo

Province: BC

### **Delegation Details:**

The requested date is April 26, 2021.

The requested meeting is:  
GPC

Bringing a presentation: No

Details of the Presentation: Comments on report

# STRATEGIC DASHBOARD 04.20.2021

<b>COMMUNITY RESILIENCE &amp; LIVABILITY through COLLABORATION</b>	
<b>COUNCIL PRIORITIES (Council/CAO)</b>	
<b>NOW</b> <ol style="list-style-type: none"> <li>1. <b>RE-IMAGINE NANAIMO:</b> Phase II Engagement</li> <li>2. <b>SFN:</b> Protocol Agreement Working Group (PAWG)</li> <li>3. <b>PUBLIC SAFETY:</b> Strategy</li> <li>4. <b>HEALTH &amp; HOUSING:</b> Transition Plan</li> <li>5. <b>NANAIMO PROSPERITY AGENCY:</b> Implementation</li> </ol>	<b>ADVOCACY/PARTNERSHIPS</b> <ul style="list-style-type: none"> <li>• Mayor's Task Force</li> <li>• BC Housing</li> <li>• Snuneymuxw First Nation (SFN)</li> <li>• Vancouver Island University (VIU)</li> <li>• Nanaimo Port Authority (NPA)</li> <li>• School District 68</li> </ul>
<b>NEXT</b> <ul style="list-style-type: none"> <li>• 2022 BUDGET</li> <li>• MAJOR FACILITIES: Direction</li> <li>• WATERFRONT WALKWAY</li> </ul>	
<b>ORGANIZATIONAL EXCELLENCE (cross cutting most Departments)</b>	
<ol style="list-style-type: none"> <li>1. RE-IMAGINE NANAIMO: Integration of Plans &amp; Studies</li> <li>2. COVID: Recovery and Service/Workplace Adjustment</li> <li>3. EDRMS: Pilot</li> <li>4. CAMS: Implementation</li> <li>5. VICC Technology Upgrade</li> <li>6. 2022 Business Plans</li> <li>7. Policies/Bylaw Review</li> </ol>	
<b>OPERATIONAL STRATEGIES (CAO/Staff)</b>	
<b>CHIEF ADMINISTRATIVE OFFICER (Jake)</b> <ol style="list-style-type: none"> <li>1. <b>SFN: PAWG</b> - Ongoing</li> <li>2. <b>TASK FORCE IMPLEMENTATION</b> -MTF, HHTF, Ec Dev</li> <li>3. <b>PUBLIC SAFETY: Strategy - April</b> <ul style="list-style-type: none"> <li>• MAJOR FACILITY: Direction</li> </ul> </li> </ol>	<b>CAO OFFICE (LEG. SERVICES/COMMS/HR)</b> (Sheila/John) <ol style="list-style-type: none"> <li>1. EDRMS: Pilot Completion– May</li> <li>2. Bylaws/Policies: Phase II - June</li> <li>3. Annual Report: Finalize - June <ul style="list-style-type: none"> <li>• MAJOR FACILITY: Public Campaign</li> <li>• Corporate Communication Strategy</li> </ul> </li> </ol>
<b>ENGINEERING &amp; PUBLIC WORKS (Bill)</b> <ol style="list-style-type: none"> <li>1. <b>MF- NOC: Business Case</b> – Aug</li> <li>2. Asset Management Plan: Cost Update - Sept</li> <li>3. Facilities Master Plan: Proposal - Sept <ul style="list-style-type: none"> <li>• Storm Utility Strategy</li> <li>• CAMS : Implementation Kick-off</li> </ul> </li> </ol>	<b>FIRE RESCUE (Tim)</b> <ol style="list-style-type: none"> <li>1. Master Plan: Priorities and Approval - Aug</li> <li>2. Dispatch: Implementation – July</li> <li>3. Fire Station #1 Status: Update - Oct <ul style="list-style-type: none"> <li>• Collective Bargaining</li> <li>• Integrating New Positions</li> </ul> </li> </ol>
<b>CORPORATE SERVICES (Shelley)</b> <ol style="list-style-type: none"> <li>1. Intelligent City Strategy: Scope - May</li> <li>2. CAMS: RFP - July</li> <li>3. <b>MF - RCMP Detachment: Business Case</b> – July <ul style="list-style-type: none"> <li>• Mayor's Leaders' Table: Structure and Convene</li> <li>• 2022 Capital Matrix</li> </ul> </li> </ol>	<b>PARKS, RECREATION &amp; CULTURE (Richard)</b> <ol style="list-style-type: none"> <li>1. PRC Master Plan Report - June</li> <li>2. COVID Operational Impacts: Options – Sept</li> <li>3. DOWNTOWN EVENTS: Program <ul style="list-style-type: none"> <li>• LEAP Program: Review</li> <li>• COVID Adaptation: Reopening Plan</li> </ul> </li> </ol>
<b>RCMP (Lisa)</b> <ol style="list-style-type: none"> <li>1. <b>MF RCMP Facility: Location/Cost Analysis</b> - July</li> <li>2. Situation Table: Training - June</li> <li>3. Community Response Unit: Implementation - June <ul style="list-style-type: none"> <li>• Community Safety Initiative: Awaiting Results</li> <li>• Targeted Traffic Enforcement CRU/CSI: Pending</li> </ul> </li> </ol>	<b>PLANNING &amp; DEVELOPMENT (Dale)</b> <ol style="list-style-type: none"> <li>1. <b>REIMAGINE NANAIMO: Phase II</b> – [date]</li> <li>2. <b>HEALTH + HOUSING ACTION PLAN:</b> MOU - May</li> <li>3. <b>WATERFRONT WALKWAY:</b> Engagement – May <ul style="list-style-type: none"> <li>• Doughnut Economy Model</li> <li>• Nanaimo Prosperity Agency</li> </ul> </li> </ol>

# Accommodation in Recreational Vehicles *Zoning Regulations*

2021-APR-26

City of Nanaimo Governance and Priorities Committee

Jeremy Holm, Director of Development Approvals

Lainya Rowett, Manager, Current Planning

## Temporary Accommodation in RVs

1. Allowed during construction of a single dwelling with an active building permit; no renting or letting of RVs (6.7.7).
2. Allowed for non-paying guests of the owner or occupant of a single dwelling on the lot (maximum 42 days in a calendar year); no renting or letting of RVs (6.7.8).



## Temporary Accommodation in Campgrounds

- Allowed in a *campground* on properties zoned Agricultural Rural Residential (AR1) up to 90 days in a calendar year (8.2.1).

**CAMPGROUND** - means a site intended for the temporary accommodation of travellers for vacation or recreational purposes in recreational vehicles or tents which are not occupied as principal residences and *excludes a mobile home or recreational vehicle park*, but may include one or more of the following as accessory uses limited to the occupants of the campground, laundry facility, washroom, and shower facilities, convenience store, restaurant, office and recreational facilities.

## Temporary or Permanent Accommodation in Recreational Vehicle Parks

- Allowed in a *recreational vehicle park* on properties zoned Recreational Vehicle Park (R11):

**RECREATIONAL VEHICLE PARK** - means a site intended for the **temporary or permanent** accommodation of persons in *recreational vehicles* or *park model trailers*, and excludes a mobile home park or campground, but may include an accessory laundry facility, washroom and shower facility, convenience store, office, storage area, and recreational facilities provided such uses are limited to the occupants of the recreational vehicle park.



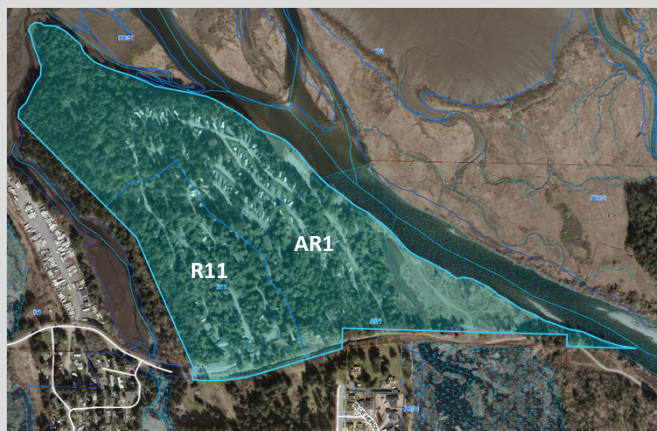
## Temporary or Permanent Accommodation in Recreational Vehicle Parks

**RECREATIONAL VEHICLE** - means any camper, travel trailer, fifth wheel or motor home with a maximum width of 2.6m in transit mode which can be used to provide sleeping accommodation and which is capable of being licensed for highway use pursuant to the Motor Vehicle Act or any subsequent Act or Acts which may be enacted in substitution therefore.

**PARK MODEL TRAILER** - means a recreational unit that conforms to the CAN/CSA Z-241 series of standards for park model trailers at the time of manufacture, with a width greater than 2.6m in transit mode and a maximum gross floor area of 50m<sup>2</sup> when in the setup mode.



## Existing Recreational Vehicle Parks within the City



Living Forest Campground, 6 Maki Road

## Existing Recreational Vehicle Parks within the city



Resort on the Lake  
1142 Woss Lake Drive




Westwood Lake RV  
380 Westwood Road

## Permanent Accommodation in RVs

- Not permitted outside Recreational Vehicle Park zone (R11).
- Challenges:
  - RVs designed for recreational use; don't meet the same health and safety standards, site servicing requirements as dwelling units.
  - RVs are not permitted to connect to City services; they can't provide required pressure to maintain servicing flows. RV Parks are designed to accommodate RV sewer and water hookup.
- Other considerations:
  - Fire protection, neighbourhood impacts, etc.





## Affordable Housing Strategy

- AHS recommended action (2.3.d) to explore ways to incentivize smaller units and diversify housing:

*2.3.d. Consider approaches to allow accommodation in recreational vehicles in mobile home parks and possibly in other residential areas.*