



AGENDA GOVERNANCE AND PRIORITIES COMMITTEE MEETING

Monday, March 24, 2025, 1:00 p.m.
Shaw Auditorium, Vancouver Island Conference Centre
80 Commercial Street, Nanaimo, BC

SCHEDULED RECESS AT 3:00 P.M.

		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. <u>Minutes</u> Minutes of the Governance and Priorities Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2024-DEC-09, at 1:00 p.m.	3 - 8
5.	AGENDA PLANNING:	
	a. <u>Upcoming Topics and Initiatives</u>	9 - 11
6.	REPORTS:	
	a. <u>City Plan</u>	
	1. City Plan Monitoring Engagement	12 - 15
	To be introduced by Ting Pan, Manager, Sustainability.	
	<i>Purpose: To propose a City Plan monitoring process to engage with Staff, stakeholders, partners and the public.</i>	
	Recommendation: That the Governance and Priorities Committee recommend that Council endorse in principle the proposed City Plan	

monitoring process as outlined in the Staff Report dated 2025-MAR-24.

b. Prosperous Nanaimo:

1. Woodgrove Area Plan

16 - 23

To be introduced by Lisa Brinkman, Manager, Community Planning.

Purpose: To provide an update on the Woodgrove Area Plan project, and to present the Phase One Baseline Assessment Report.

Presentation:

1. Kasia Biegun, Planner.

7. QUESTION PERIOD:

8. ADJOURNMENT:



MINUTES

GOVERNANCE AND PRIORITIES COMMITTEE MEETING

Monday, December 9, 2024, 1:00 P.M.
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE
80 COMMERCIAL STREET, NANAIMO, BC

Members: Councillor J. Perrino, Chair
Mayor L. Krog
Councillor S. Armstrong
Councillor H. Eastmure*
Councillor B. Geselbracht
Councillor E. Hemmens
Councillor P. Manly*
Councillor I. Thorpe

Absent: Councillor T. Brown

Staff: D. Lindsay, Chief Administrative Officer
L. Mercer, General Manager, Corporate Services
B. Sims, General Manager, Engineering and Public Works
S. Gurrie, Director, Legislative Services
J. Holm, Director, Planning and Development
J. Rose, Manager, Transportation
L. Rowett, Manager, Current Planning
N. Sponaugle, Communications Advisor
A. Chanakos, Recording Secretary

1. CALL THE MEETING TO ORDER:

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

* Denotes electronic meeting participation as authorized by "Council Procedure Bylaw 2018 No. 7272"

2. INTRODUCTION OF LATE ITEMS:

- (a) Agenda Item 6(a)(1) Nanaimo Parking Review and Bylaw Update – Parking Conditions Report – Remove presenter Caroline Dunaux, Transportation Planner, Urban Systems.
- (b) Agenda Item 6(a)(2) Updating Off-Street Parking Requirements Downtown – Add delegation from Darren Moss.

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, 2024-NOV-25, at 1:01 p.m. be adopted. The motion carried unanimously.

5. AGENDA PLANNING:

(a) Upcoming Topics and Initiatives

Sheila Gurrie, Director, Legislative Services, spoke regarding topics and initiatives scheduled for upcoming Governance and Priorities Committee (GPC) meetings.

It was moved and seconded that the Governance and Priorities Committee recommend that Council direct Staff to include a topic to consider the phasing and timing of Design Commercial, including the work fronting Diana Krall Plaza, at a future Governance and Priorities Committee meeting during the first quarter of 2025. The motion carried unanimously.

Committee and Staff discussion took place regarding possible future legislation regarding demolition practices, the time frame and Staff capacity to produce a report on the topic, and consequential effects on permit timelines.

It was moved and seconded that the Governance and Priorities Committee recommend that Council direct Staff, in accordance with Integrated Action Plan item C.1.6.12, to:

- Add the topic of “Demolition and Deconstruction Bylaw” (to increase the diversion of recyclable and re-usable material from landfill) to an upcoming Governance and Priorities Committee agenda before the end of the second quarter of 2025; and,

- Prepare a report regarding existing deconstruction bylaws, key elements of a draft demolition and deconstruction bylaw, challenges and opportunities for regulating deconstruction in Nanaimo, and options for Council to consider prior to proceeding with drafting a "Demolition and Deconstruction Bylaw".

The motion carried.

Opposed: *Councillors Armstrong, Perrino and Thorpe*

6. REPORTS:

(a) Connected Nanaimo:

(1) Nanaimo Parking Review and Bylaw Update - Parking Conditions Report

Introduced by Bill Sims, General Manager, Engineering and Public Works.

Presentation:

1. Dan Casey, Transportation Consultant, Urban Systems, provided a PowerPoint presentation. Highlights included:
 - Targeted outcomes of the parking review include updates to the City's regulatory bylaws around parking, traffic and crossing control
 - Areas of the City Plan that could see the most meaningful impact from parking regulation include sustainable transportation and green mobility, affordable housing and complete streets
 - Within the last year, important legislative changes around housing have occurred at the provincial level, which ultimately affects parking
 - The City's approach to minimum parking requirements is a tiered approach, with more dense, urban areas having lower parking requirements than other areas
 - The City's cash-in-lieu option within the "Off-Street Parking Regulations Bylaw 2018 No. 7266" has not been heavily utilized by the development industry in recent years

Committee discussion took place regarding geographic constraints limiting where the cash-in-lieu option can be utilized.

Dan Casey, Transportation Consultant, Urban Systems, continued the presentation and noted the need to consider the impacts that policy changes may have regarding on-street and public parking.

Committee discussion took place regarding inadequate parking supply in new developments, and the factors in play that limit the amount of surface parking that can be provided.

Dan Casey, Transportation Consultant, Urban Systems, continued the presentation. Highlights included:

- Consideration for reduced parking in other areas of the City outside of Transit Oriented Areas (TOAs)
- Transportation alternatives need to be considered in areas of reduced parking
- Opportunities to provide end-point cycling facilities such as bike lockers and changing facilities
- Reviewed alternatives for public curb space, including green space, travel lanes and delivery access

Committee discussion took place regarding the need for parking management policies to ensure adequate parking provisions are in place throughout the city.

(2) Updating Off-Street Parking Requirements Downtown

Introduced by Bill Sims, General Manager, Engineering and Public Works.

Jamie Rose, Manager, Transportation, noted the following:

- Land use and mobility need to coincide with each other
- The City is trying to encourage less trips with the use of personal vehicles
- Consideration for eliminating parking requirements in primary urban centres
- Consideration for an option that eliminates all parking requirements within the 400m buffer surrounding TOAs

Lainya Rowett, Manager, Current Planning, spoke regarding the new legislation implemented by the Province to reduce parking minimums, and the possible resulting effects.

Jeremy Holm, Director, Planning and Development, spoke regarding servicing considerations related to transportation that are not considered in the new TOA legislation.

Delegations:

1. Michael Bassili, Strong Towns Nanaimo, spoke in support of eliminating parking requirements in the downtown core to better delegate land use, and was in favor of either full-scale elimination of parking or the expansion of TOAs in corridors.
2. Julian West spoke, via Zoom, regarding the car-free housing model, and noted that requiring parking for residential developments forces residents to invest in one mode of transportation, and disincentivizes all other modes of transportation.

Committee discussion took place regarding the cost savings derived from eliminating parking being transferred to the purchaser in the car-free housing model, and the value of more greenspace compared to traditional housing developments.

3. Scott Ebbett spoke, via Zoom, regarding parking changes in New Zealand, including the removal of parking requirements in medium and high-density residential zones and business zones, and the resulting increased density and reduced housing costs.

Committee discussion took place regarding the importance of strong parking management to minimize the effects of eliminating parking minimums, including costs and time limits for curbside parking.

4. Darren Moss spoke in support of eliminating parking requirements downtown, and the importance of ensuring proper transportation alternatives are in place. They also spoke regarding the opportunity to allow more flexible developments to enter the market in response to changes in parking requirements.

Committee discussion took place regarding parking considerations when there are changes in use of a building, and opportunities for creative reduced-parking developments downtown.

Committee and Staff discussion took place:

- Amendments to “Off-Street Parking Regulations Bylaw 2018 No. 7266” would not affect existing commercial buildings, unless there was a change in use that had different parking requirements
- Potentially including an exception to provide minimum parking for buildings that will cater to seniors
- Concern regarding reducing parking; however, support for a trial of the concept downtown
- Potential increased demand for on-street parking following the elimination of parking minimums
- A Public Hearing would be required prior to any amendments to “Off-Street Parking Regulations Bylaw 2018 No. 7266”

It was moved and seconded that the Governance and Priorities Committee recommend that Council direct Staff to amend the “Off-Street Parking Regulations Bylaw 2018 No. 7266” to eliminate all minimum parking requirements for all uses within the Downtown Urban Centre. The motion carried.

Opposed: *Councillor Thorpe*

7. QUESTION PERIOD:

The Committee received no questions from the public regarding agenda items.

8. ADJOURNMENT:

It was moved and seconded at 2:44 p.m. that the meeting adjourn. The motion carried unanimously.

CERTIFIED CORRECT:

CHAIR

CORPORATE OFFICER

Upcoming GPC Topics and Initiatives

March 24, 2025 – GPC Meeting		
1pm	City Plan Monitoring Engagement	<ul style="list-style-type: none"> Report on City Plan monitoring engagement, including follow-up regarding the 2023-MAY-01 Council motion re: City Plan Monitoring Committee(s)
	Woodgrove Area Plan (IAP Priority Action #196)	<ul style="list-style-type: none"> Connect with Council on baseline scenarios prior to launching the public engagement process for the Woodgrove Area Plan project
April 14, 2025 – GPC Meeting		
1 pm	Development Permit (DP) Guidelines Project (IAP Priority Action #202)	<ul style="list-style-type: none"> Presenting the draft DP form and character guidelines for discussion and consideration of Council endorsement
May 12, 2025 – GPC Meeting		
1 pm	Social Issues Initiatives	<ul style="list-style-type: none"> Provide update on heating, cooling and feeding centres and shelter spaces. Invite representatives from Island Health, Vancouver Island Regional Library and the Nanaimo Systems Planning Organization to participate in discussion. Note: to be a stand-alone GPC topic (2024-NOV-4 Council & 2024-NOV-25 GPC motion)
June 23, 2025 – GPC Meeting		
1 pm	Parking Review and Bylaw Update (Several IAP Priority Actions Items)	<ul style="list-style-type: none"> Coordinated project between Current Planning and Transportation (to include presentation by consultant) (2024-DEC-16 Council motion)
	Urban Tree Canopy Management Strategy (IAP Priority Action #16)	<ul style="list-style-type: none"> Provide an update to Council on the strategy (2024-JUL-8 Council motion)
	Development Cost Charge and Amenity Cost Charge Bylaw Review (IAP Priority Action #203)	<ul style="list-style-type: none"> Discussion took place at the 2024-NOV-25 GPC regarding DCC and ACC Programs. Staff noted that a draft bylaw with updated DCC rates would be brought forward in 2025 Note: staff are required to conduct public consultation and seek minister’s approval of the bylaw
July 14, 2025 – GPC Meeting		
1 pm	Zoning Bylaw Review (IAP Priority Action #195)	<ul style="list-style-type: none"> Review options and themes for updating the City’s Zoning Bylaw
	Officer Designation and Delegation of Authority Bylaw Update (IAP Priority Action #70)	<ul style="list-style-type: none"> Includes review conducted of the Development Approval Process Review (endorsed through 2024-JUL-22 Council motion)

	<p>Demolition and Deconstruction Bylaw (IAP Priority Action #33)</p>	<ul style="list-style-type: none"> • Report on existing deconstruction bylaws, key elements of a draft bylaw and the challenges and opportunities for regulating deconstruction in Nanaimo. • Report to include options for Council to consider for proceeding with drafting a bylaw • Presentation by industry representatives • Note: To be brought forward before the end of the second quarter of 2025 (2024-DEC-09 GPC motion)
October 27, 2025 – GPC Meeting		
1 pm	<p>Controlling Sale of Invasive Species</p>	<ul style="list-style-type: none"> • Report on options to prohibit the sale and spread of invasive species and options for the recovery of the cost abatement of such species (2025-MAR-3 Council motion)
	<p>Incentives that support City Plan</p>	<ul style="list-style-type: none"> • (2024-NOV-4 Council motion)
	<p>Tenant Relocation Protection Project (IAP Priority Action #73)</p>	<ul style="list-style-type: none"> • Creation of a policy to support tenants impacted by redevelopment and displacement

Tentative GPC Topics

<p>City Plan Review Project (proposed date 2025-JUL-14)</p>	<ul style="list-style-type: none"> • Presenting the status of the project. There may be decision points for Council to consider • Note: it is a Provincial requirement that the City review and amend its OCP by 2025-DEC-31 to address housing needed. Bylaw readings and public hearing is required
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Legend	
	Council/GPC requested topics
	Staff initiatives
	Integrated Action Plan (IAP) program

2025 GPC Dates

FEBRUARY	MARCH	APRIL
1	1	1 2 3 4 5
2 3 4 5 6 7 8	2 3 4 5 6 7 8	6 7 8 9 10 11 12
9 10 11 12 13 14 15	9 10 11 12 13 14 15	13 14 15 16 17 18 19
16 17 18 19 20 21 22	16 17 18 19 20 21 22	20 21 22 23 24 25 26
23 24 25 26 27 28	23 24 25 26 27 28 29	27 28 29 30
	30 31	

MAY	JUNE	JULY
1 2 3	1 2 3 4 5 6 7	1 2 3 4 5
4 5 6 7 8 9 10	8 9 10 11 12 13 14	6 7 8 9 10 11 12
11 12 13 14 15 16 17	15 16 17 18 19 20 21	13 14 15 16 17 18 19
18 19 20 21 22 23 24	22 23 24 25 26 27 28	20 21 22 23 24 25 26
25 26 27 28 29 30 31	29 30	27 28 29 30 31

No GPC meetings scheduled for August/September

OCTOBER	NOVEMBER	DECEMBER
1 2 3 4	1	1 2 3 4 5 6
5 6 7 8 9 10 11	2 3 4 5 6 7 8	7 8 9 10 11 12 13
12 13 14 15 16 17 18	9 10 11 12 13 14 15	14 15 16 17 18 19 20
19 20 21 22 23 24 25	16 17 18 19 20 21 22	21 22 23 24 25 26 27
26 27 28 29 30 31	23 24 25 26 27 28 29	28 29 30 31
	30	

DATE OF MEETING March 24, 2025
AUTHORED BY TING PAN, MANAGER, SUSTAINABILITY
SUBJECT CITY PLAN MONITORING ENGAGEMENT

OVERVIEW

Purpose of Report

To propose a City Plan monitoring process to engage with Staff, stakeholders, partners and the public.

Recommendation

That the Governance and Priorities Committee recommend that Council endorse in principle the proposed *City Plan* monitoring process as outlined in the Staff Report dated 2025-MAR-24.

BACKGROUND

On 2024-APR-29, Staff provided the Governance and Priorities Committee (GPC) a draft Monitoring Strategy to support the implementation of *City Plan: Nanaimo ReImagined*. One of the proposed next steps was to follow up with a report to the GPC with recommendations for monitoring progress and engagement.

DISCUSSION

The monitoring process is about how we plan to share the data and develop insights within the organization and with our community through meaningful engagement, and how the monitoring findings and engagement results will inform decisions.

Objectives

Staff developed the monitoring process with the following objectives in mind:

- Strengthen integration and collaboration – Monitoring results should be viewed and understood both in the context of their relevant goal areas and together as a whole. This will continue to enforce the strength of integration of the *City Plan*, *Integrated Action Plan* (IAP), and *Monitoring Strategy* and foster collaboration across the organization and between the City of Nanaimo and its partners.
- Be flexible and practical – Monitoring is a discovery process. The process should allow for nimble actions when insights could be applied and also for course correction through regular, systematic reviews.

- Create shared space for diverse voices and perspectives – The process should provide opportunities for deep reflection from various perspectives, through brainstorming, dialogues, and discussions, to create shared understanding based on monitoring results.
- Efficient use of resources – The monitoring process should be well integrated into the City's operation and respect the capacity of Staff, community members, and partner organizations. Establish a predictable rhythm and sequence monitoring activities, and IAP updates in consideration of existing processes and planning cycles to help all those involved, plan and prepare accordingly.

Based on the above considerations, Staff propose the following engagement approach:

Internal Engagement

Create a Data Management and Interpretation Working Group composed of five to seven staff members that represent the areas of all Five City Goals, plus a staff representative from Information Technology and the GIS Department. The internal working group will meet regularly to improve data management practices and analytical capacity to support decisions.

The Working Group members will have the responsibility of liaising with other staff members, partner organizations, and community members on monitoring indicators and data. They could also invite other staff members or subject matter experts to participate in insight development and problem solving as needed.

External Engagement

1. Ongoing topical engagement
Staff will identify appropriate opportunities and engage community members, groups, and partner organizations to share relevant monitoring indicators, tools, and data. The *City Plan* Monitoring website is being updated regularly and offers information and tools for interested citizens and organizations to learn and engage in monitoring on an ongoing basis.
2. Annual check-in with key stakeholders and partners
Once a year in Q4, an annual event will be organized to check-in with key stakeholders and partners after IAP progress review and monitoring data updates have been completed. Staff will identify key stakeholders and partners to ensure they are representatives of our community's interests and include diverse perspectives (e.g., representatives from System Planning Organization, Nanaimo Prosperity Corporation, Advisory Committee on Accessibility and Inclusiveness, Public Safety Committee, Nanaimo-Ladysmith Public Schools, Snuneymuxw First Nation, Vancouver Island University, Tourism Nanaimo, Vancouver Island Health Authority, environmental and social organizations, and Neighbourhood Associations).

The purpose of the annual check-in is two folds: 1) to collectively learn from data and reviewing IAP for gaps and improvements and 2) to evaluate proposed adjustments and prioritize them. The result of the annual check-in and staff recommendation will then be brought to a GPC in time to be considered during the financial planning process in Q1 of the following year.

3. Broad public engagement every four years

A broad public engagement will be organized every four years in tandem with a full IAP review and a comprehensive monitoring report, and align with Council's strategic planning cycle, starting 2027. See Attachment A for a draft schedule. |

OPTIONS

1. |That the Governance and Priorities Committee recommend that Council endorse in principle the proposed *City Plan* monitoring process as outlined in the Staff Report dated 2025-MAR-24.

- The advantages of this option: The proposed approach meets the stated objectives and can be immediately integrated into the City's operation with the first annual check-in being held later in 2025, with no additional resource required.
- The disadvantages of this option: *City Plan* monitoring indicator development and data collection is an ongoing effort and has not been completed. The scope of the monitoring review and engagement in 2025 would be limited to the indicators and data available in Q4 2025.
- Financial Implications: Anticipated cost for public engagement every 4 years has been included in the 2025-2029 Financial Plan. There are currently no other financial implications.

2. That the Governance and Priorities Committee recommend that Council provide alternate direction. |

SUMMARY POINTS

- Staff is proposing a *City Plan* monitoring process to engage with stakeholders, partners, and the public. The intention is to outline how we plan to share the data and develop insights within the organization and with our community through meaningful engagement, and how the monitoring findings and engagement results will inform decisions.
- The monitoring process includes establishing an internal Data Management and Interpretation Workshop Group and carrying out ongoing topical engagement with the community, annual check-in events with key stakeholders and partners, and a broad public engagement every four years.

ATTACHMENTS:

ATTACHMENT A: City Plan Implementation Draft Schedule |

Submitted by:

Ting Pan
Manager, Sustainability |

Concurrence by:

Jeremy Holm
Director, Planning & Development

Sheila Gurrie
Director, Legislative Services and Communications

ATTACHMENT A City Plan Implementation Draft Schedule

Year	2022*	2023	2024	2025	2026*	2027	2028	2029	2030*
City Plan	Adopted			Minor housing update					Full review
Integrated Action Plan		Endorsed	Progress review	Progress review	Progress review	Full update	Progress review	Progress review	Progress review
Monitoring Strategy			Endorsed	<ul style="list-style-type: none"> • Data update • Stakeholder Check in 	<ul style="list-style-type: none"> • Data update • Stakeholder Check in 	<ul style="list-style-type: none"> • Monitoring report • Broad public engagement 	<ul style="list-style-type: none"> • Data update • Stakeholder Check in 	<ul style="list-style-type: none"> • Data update • Stakeholder Check in 	<ul style="list-style-type: none"> • Data update • Stakeholder Check in

* Election Years

DATE OF MEETING March 24, 2025
AUTHORED BY KASIA BIEGUN, PLANNER, COMMUNITY PLANNING
SUBJECT WOODGROVE AREA PLAN

OVERVIEW

Purpose of Report:

To provide an update on the Woodgrove Area Plan project, and to present the Phase One Baseline Assessment Report.

BACKGROUND

The objectives for the Woodgrove Area Plan project are to:

- Build on *City Plan*: Nanaimo Reimagined desired outcomes, policies, and public input for the Woodgrove Secondary Urban Centre;
- Refine the vision and desired outcomes for the Woodgrove Secondary Urban Centre, to guide the development of the area over the next 25 years, within the context of the new Provincial Housing Legislation;
- Develop a future growth concept and development policies for where and how new development can be integrated into the Woodgrove area over time;
- Identify implementation actions and monitoring to determine what infrastructure and public amenity investments are needed to create a complete community; and,
- Produce a Woodgrove Area Plan document that represents the community visions for growth for the area and acts as a tool for the development community in realizing that vision.

The phases to complete the Woodgrove Area Plan project are:

Phase 1A – A Baseline Assessment Report (March 2025) has been completed which identifies the current state of the Woodgrove Secondary Urban Centre as it relates to the supply of housing, daily needs, retail, capacity of the transportation and transit network, and capacity of sewer and water infrastructure.

Phase 1B – Community engagement is underway from 2025-MAR-21 to 2025-APR-07. Next, a needs assessment report will be completed, using information from the engagement process and baseline assessment.

Phase 2 – In phase two, future potential scenarios will be tested in relation to housing, transportation, infrastructure, and access to daily needs. Testing will involve assessing options, impacts, feasibility, costs, and implementation logistics to create a complete community in the Woodgrove area.

A second round of community engagement will include seeking feedback on the ‘future case’ scenarios.

Phase 3 – In phase three, a preferred scenario will be developed, with supporting policies, guidelines, actions, and implementation framework. This information will be formulated into the technical document, the ‘Woodgrove Urban Centre Assessment Report’, to meet the requirements of the ‘Complete Communities’ grant.

The final round of community engagement will seek input on the preferred scenario including policies, guidelines, actions, and an implementation framework. The feedback will be used to inform the final document, the Woodgrove Area Plan.

Phase 4 – In phase four a Woodgrove Area Plan will be finalized, that provides detailed land use, policy guidance, infrastructure planning, and daily needs to create a complete community and dynamic secondary urban centre. |

DISCUSSION

Staff are pleased to present the results of Phase 1A, the Baseline Assessment Report (see link in Attachment A). Key findings from the report are:

- There are currently approximately 568 housing units in the Woodgrove Secondary Urban Centre area, and there is significant potential for more housing.
- Currently 92% of the housing units are in apartment style buildings that are five storeys in height or less.
- 57% of the apartment style housing units are rental units.
- 92% of the total housing units are one and two-bedroom units.
- The City is aware of interest from the development community to build approximately 3,685 housing units in the area in the coming years (including the proposed Bowers District development).
- The Woodgrove area generally has good access to public transit, with potential improvements identified, particularly for cyclists and pedestrians.
- All intersections within the Woodgrove area are performing within typical thresholds, indicating sufficient capacity to handle existing traffic volumes during peak periods.
- While the Woodgrove area has much service commercial retail space, the low vacancy rate (3.7%) of the existing retail units demonstrates that there is potential for more retail development in the area.
- The retail landscape in the Woodgrove area is predominantly characterized by chain retailers, which hold 56.8% of all business licenses, followed by local retailers (30.5%) and vacant units (12.7%).
- There is a need for parks, recreation and culture facilities, as well as other services to ensure access to daily needs for residents of the area.
- The sanitary sewer and water systems serving the Woodgrove area are at or close to capacity. Additional population will require substantial investment to expand underground infrastructure, and current DCC revenue is insufficient to cover this.

The Baseline Assessment Report offers a spatial analysis of housing, transportation, daily needs, and infrastructure that is currently in the Woodgrove Urban Centre, and this information will inform the next phases of the Woodgrove Area Plan project. |

NEXT STEPS

The Phase One public engagement process has started with a survey available on the Woodgrove Area Plan Get Involved webpage from 2025-MAR-21 to 2025-APR-07. Stakeholder meetings are also being held between 2025-MAR-21 and 2025-APR-07, and the input received from the community and stakeholders will inform the next phases of the project. |

SUMMARY POINTS

- The first step in the Woodgrove Area Plan project, the Baseline Assessment Report, is complete, and the information will inform the next phase of the project.
- The phase one engagement process has started with a survey available on the Woodgrove Area Plan Get Involved webpage, and stakeholder meetings being held between 2025-MAR-21 and 2025-APR-07.

ATTACHMENTS

ATTACHMENT A: Link to “Woodgrove Area Plan Baseline Assessment Report (March 2025)” |

Submitted by:

Lisa Brinkman
A/Director, Planning & Development |

Concurrence by:


Darcie Osborne
Director, Parks, Recreation & Culture

Bill Sims
General Manager, Engineering & Public Works |

ATTACHMENT A

Link to “Woodgrove Area Plan Baseline Assessment Report (March 2025)”:

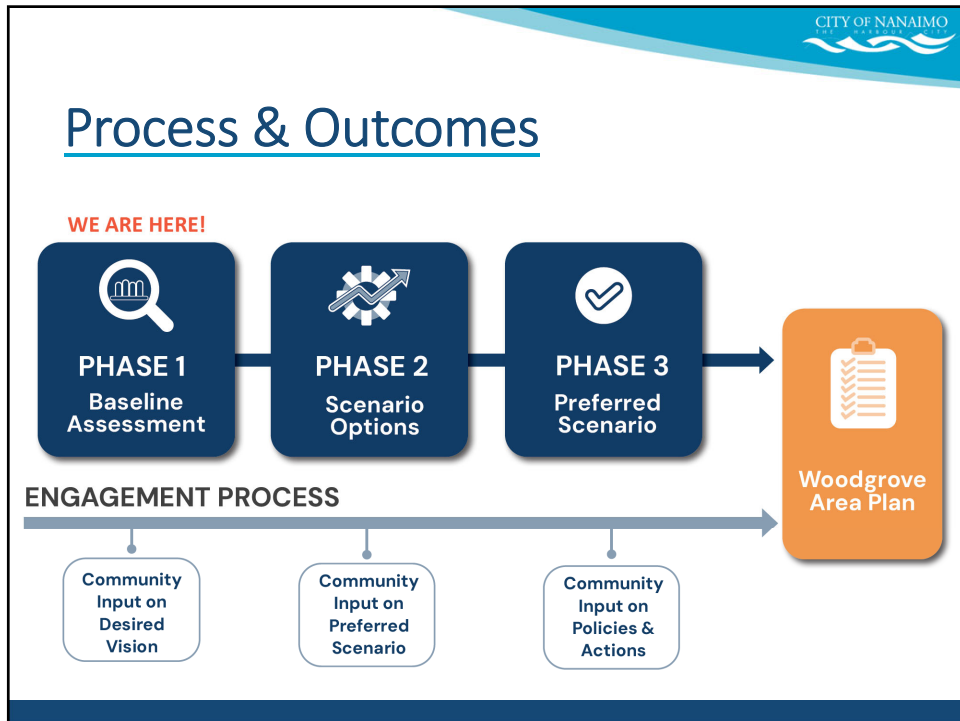
<https://www.nanaimo.ca/docs/projects/woodgrove-area-plan/2025-03-17-woodgrove-area-plan--baseline-report.pdf>



Woodgrove Area Plan Phase 1 | Baseline Assessment

2025-MAR-24

1



2



Indicators Tested



Housing



Transportation



Daily Needs



Retail



Infrastructure

3

Housing Baseline Findings



- 1 ▶ Mix of Housing Types
- 2 ▶ Housing Density (unit/ha)
- 3 ▶ Housing Tenure Mix:
Rental vs. Ownership
- 4 ▶ Housing Affordability
- 5 ▶ Bedroom Mix

4

Transportation Baseline Findings



- 1 ▶ Mode Split
- 2 ▶ Walk/Bike & Wait to Transit
- 3 ▶ Intersection Level of Service

5

Access to Daily Needs & Retail's Baseline Findings



ACCESS TO DAILY NEEDS

- 1 ▶ Walk & Cycle Distance to Daily Need Destinations

RETAILERS

- 1 ▶ Proportion of Retailers
- 2 ▶ Retail Vacancy Rate
- 3 ▶ Local vs. Chain Retailers

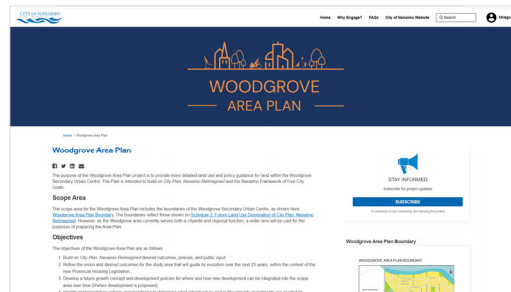
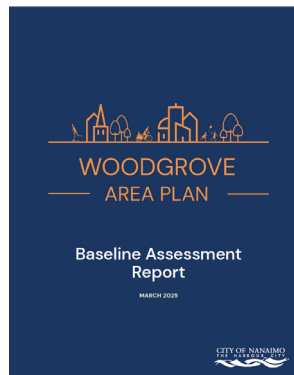
6

Infrastructure Baseline Findings



- 1 ► Sewer Infrastructure
- 2 ► Water Infrastructure
- 3 ► Stormwater Infrastructure

7



<https://www.getinvolvednanaimo.ca/woodgrove>

SURVEY
Friday, March 21 to Monday, April 7

8