

Our City, Our Voices.

LAND CAPACITY

Do we have enough land to meet our needs for the coming 25 years? Is the land we have suitable for the land uses we'll need most? Land Inventory and Capacity analysis looks at how growth could affect land use needs and allows us to make adjustments to support our future success.

WHAT DID THE LAND INVENTORY & CAPACITY ANALYSIS FIND?



more residents are projected to be living in Nanaimo by 2046

Based on the anticipated population growth:

- Residential land capacity will depend on the types of housing developed
- There is enough commercial land in Nanaimo to last beyond 2041
- Nanaimo's supply of industrial land will likely be consumed by 2029
- Space for schools and health will need to be carefully considered

NOTES:

Data is summarized from the City of Nanaimo Land Inventory and Capacity Analysis prepared by Colliers International Consulting, June 2020.

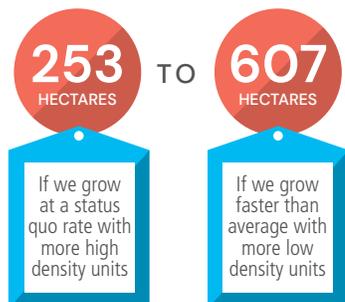
Projections are based on data generated prior to the emergence of the COVID-19 pandemic. For the purposes of the analysis, the pandemic is assumed to cause a temporary, severe downturn followed by a recovery and resumption of pre-pandemic trends. However, the pandemic may create fundamental changes which could affect projections.



RESIDENTIAL CAPACITY

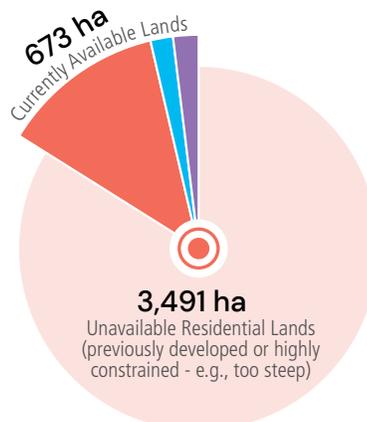
How much land will we need for new homes?

Growth projections suggest we'll need between 15,000 to 21,000 new homes by 2046. How much land we need for new homes depends on the types of units that are developed.



How much land is available for new homes?

- 520 ha** ■ Vacant & Developable
- 72 ha** ■ Developable Portion of Constrained Lands
- 81 ha** ■ Vacant Lands with Existing Permits (likely to be developed in next 5 years)



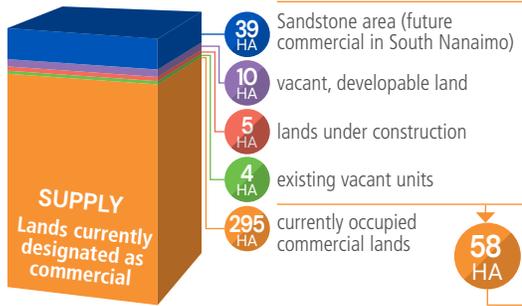
Key conclusions

- There is likely enough vacant land to support residential growth to 2046 if housing forms are higher density (per current trends); however, if the City grows quickly with low density housing forms, land may become scarce
- The largest opportunities for new residential are in the south end of the City
- New development is shifting from mainly single-family to multi-family developments



COMMERCIAL CAPACITY

How much commercial land do we have?



How much land will we need for new businesses?



Key conclusions

There is more than enough commercially-designated land to last to 2041 and beyond

Small-scale convenience nodes in neighbourhoods are a missing format of commercial

New lands for commercial, are not recommended, rather focus should be on promoting infill of existing commercial areas to create critical mass and a strong mix of offerings



INDUSTRIAL CAPACITY

Industrial supply vs projected demands



Key conclusions

WE ARE IN DEMAND

Nanaimo's location and key transportation infrastructure including the port and airport makes Nanaimo attractive to industry.

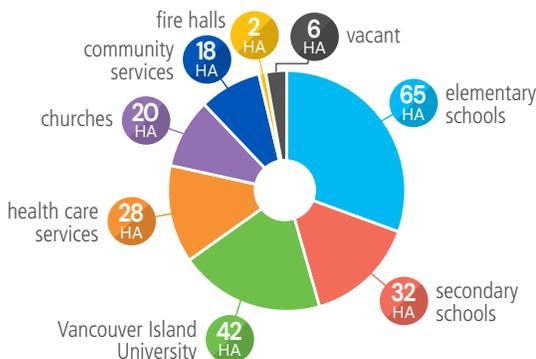
BUT LIMITED LAND SUPPLY IS AN ISSUE

Without new industrial land supply, new industry may choose to locate to other cities.



INSTITUTIONAL CAPACITY

What are Nanaimo's current institutional uses?



Key trends and conclusions

- Moderate school enrollment growth is expected over the short term, stabilizing in the longer term due to an aging population
- Our aging population will lead to growth in demand for healthcare services, seniors housing, and seniors support workers
- Institutional uses may be permitted in some mixed-use areas such as corridor, commercial centre, and neighbourhood areas
- Most of Nanaimo's institutional uses are fixed and there will be a need to use the existing land base efficiently for the future