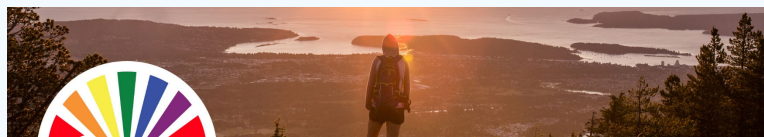


2021 Achievements

- REIMAGINE Nanaimo Phase 2
- Departure Bay Waterfront Walkway
- Acquisitions for the 500 block of Terminal Avenue land
- Steps taken to establish the Nanaimo Prosperity Corporation
- Implementation of the Health and Housing Action Plan
- Work to establish the Systems Planning Organization
- Finalize the Civic Precinct Study
- Acquisitions for the Mid-Town Gateway Project
- Working towards the rezoning for 1 Port Drive
- Implementation of BC Housing Memorandum of Understanding:
 - 702 Nicol Street
 - 285 Prideaux Street
 - 250 Terminal Avenue
 - 355 Nicol Street
- Finalized new Animal Control contract
- Creation of the Downtown Security Plan

Community Development

REIMAGINE NANAIMO



reimagine
NANAIMO

Our City, Our Choices.

Community Development


Departure Bay Waterfront Walkway

Community Development

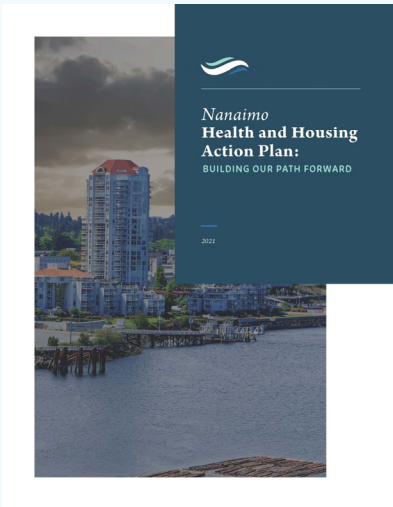
Nanaimo Prosperity Corporation

ECONOMIC DEVELOPMENT STRATEGY
City of Nanaimo



Community Development




Health and Housing Action Plan




Community Development



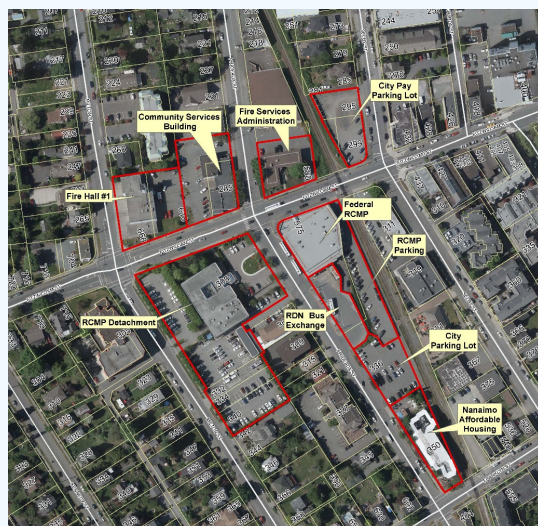
Systems Planning Organization



Community Development



Civic Precinct Study



Community Development

Mid-Town Gateway Project



Legend

- 2230 BOXWOOD RD - CITY LANDS
- 2221 BOWEN RD - CHURCH LANDS
- CITY LANDS TO CHURCH
- CITY LANDS TO DEVELOPER - PARCEL
- CHURCH LANDS TO CITY - COMPLETION OF LAND EXCHANGE - TO BE TRANSFERRED TO DEVELOPER

LETTER OF INTENT
CITY OF NANAIMO AND
ISLAND WEST COAST DEVELOPMENTS

N

Community Development

1 Port Drive Rezoning



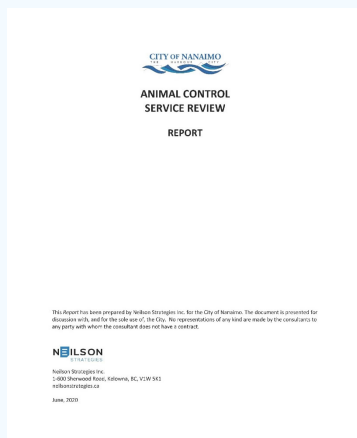
Community Development

BC Housing Memorandum of Understanding



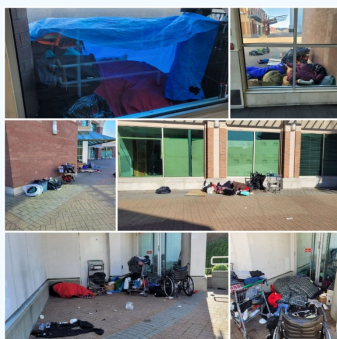
Community Development

Finalized Animal Control Contract



Community Development

Downtown Security Action Plan



Community Development



2022 Considerations & Opportunities

- **REIMAGINE** Nanaimo Phase 3
- Revitalization of Downtown
- Addressing needs of city's vulnerable population
- Snuneymuxw First Nation Reconciliation
- Implementation of Strategic Plan priorities
- Continued work on the Waterfront Walkway and Port Drive plans
- Downtown (Safety, Security and Revitalization)
- Continued implementation of the Economic Development Strategy
- Sandstone Master Plan
- Woodgrove Green Thumb Master Plan

Community Development




2022 Key Initiatives

- Waterfront Walkway
- Vancouver Passenger Ferry
- Marriott Hotel Opening
- Downtown Commercial Street Revitalization
- **REIMAGINE** Phase 3 (Adoption of new City plan)
- Formation of the Systems Planning Organization
- Nanaimo Prosperity Corporation – Year 1
- 1 Port Drive – Next Steps
- Additional Memorandum of Understanding with BC Housing and Island Health

Community Development





Business Cases Considered

Not developed due to financial constraints

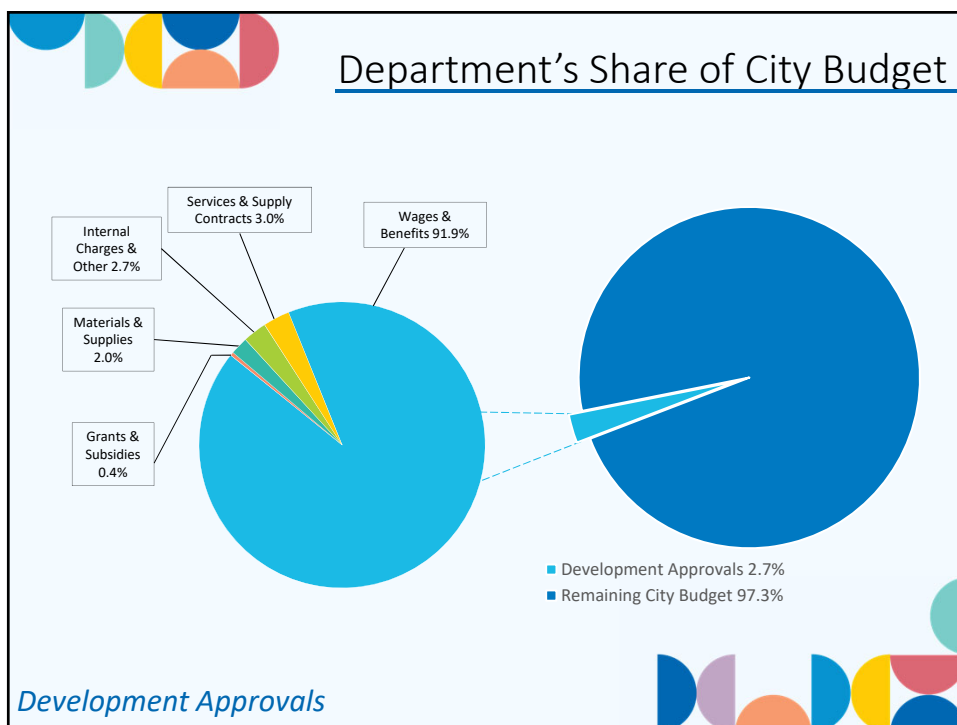
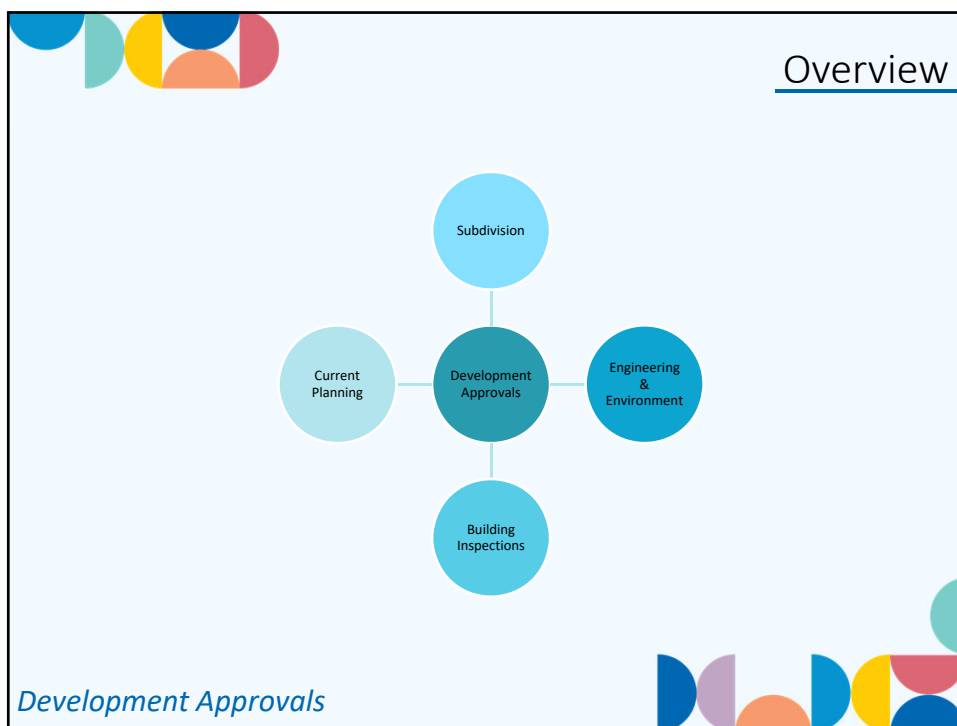
- Development Service Clerk
 - To support the growth of the Economic Development and Sustainability sections

Community Development



Development Approvals

2022 Business Plan



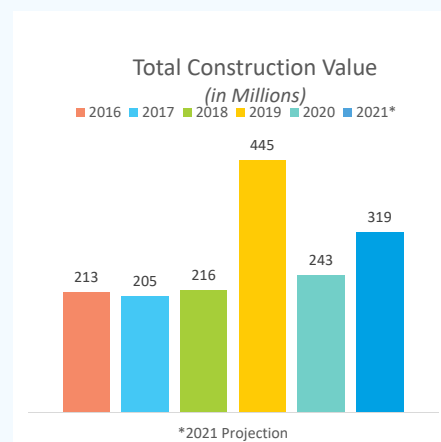
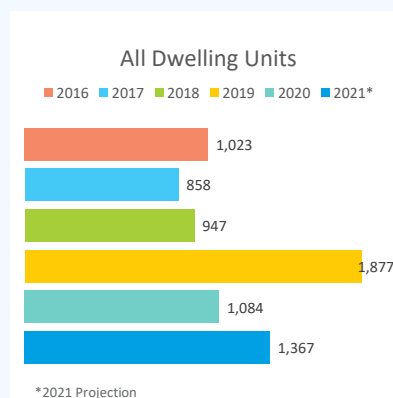
2021 Achievements

- Development Activity
- Building Permit Function Review
- Community Amenity Contribution Policy Review
- BC Energy Step Code Implementation
- Zoning Bylaw Amendments - Schedule D



Development Approvals

Development Activity



Development Approvals

Development Activity

Development Approvals

Building Permit Function Review

Development Approvals

Community Amenity Contribution Policy

Community Amenity Contribution (CAC) Rate Discussion

	CAC Rate 2010 to present	Proposed CAC Rate presented to GPC March 8, 2021	Current Proposed CAC Rate starting January 1, 2022	Current Proposed CAC Rate starting January 1, 2023	Current Proposed CAC Rate starting January 1, 2024
Single Residential Dwelling	\$1,000 per unit	\$2,500 per unit	\$3,000 per unit	\$5,500 per unit	\$8,000 per unit
Townhouse Residential Dwelling <small>A dwelling that shares one or more walls with another unit, with no unit above, and has a ground level entrance.</small>	\$1,000 per unit	\$30 per m ² of gross floor area	\$2,500 per unit <small>(\$30 per m² of gross floor area)</small>	\$5,000 per unit <small>(\$36 per m² of gross floor area)</small>	\$7,500 per unit <small>(\$54 per m² of gross floor area)</small>
Multiple Family Dwelling <small>(other than Townhouse)</small>	\$1,000 per unit	\$30 per m ² of gross floor area	\$2,000 per unit <small>(\$34 per m² of gross floor area)</small>	\$3,500 per unit <small>(\$39 per m² of gross floor area)</small>	\$5,000 per unit <small>(\$55 per m² of gross floor area)</small>
Commercial and Industrial	\$34 per m ² of gross floor area	\$34 per m ² of gross floor area	\$34 per m ² of gross floor area	\$34 per m ² of gross floor area	\$34 per m ² of gross floor area
Cannabis and Liquor Retail Store	\$10,000 per store	\$10,000 per store	\$10,000 per store	\$10,000 per store	\$10,000 per store
Student Housing	\$1,000 per bed	\$1,000 per bed	\$1,000 per bed	\$1,000 per bed	\$1,000 per bed

ROLLO ASSOCIATES
Prepared For: City of Nanaimo
July 2020
Nanaimo Community Amenity Contribution Study

Development Approvals

BC Energy Step Code Implementation


Rezoning Policy: Compliance Pathways

Part 9 Building Type	Energy Step Code Paths for Rezoning Applications		
	2021 <small>(three months after adoption)</small>	2022	2027
Single-family dwelling, duplex, row housing, small-scale multi-unit residential buildings.	Step 3	Step 4	Step 5
	Step 2 with a Low Carbon Energy System	Step 3 with a Low Carbon Energy System	Step 4 with a Low Carbon Energy System

Part 3 Building Type	2021 <small>(three months after adoption)</small>	2022	2027
Multi-Residential Buildings			
Commercial / Hotel			

Low-Carbon Energy Systems

- Low-Carbon Energy System: A professionally operated and maintained mechanical system that supplies space heating and cooling and domestic hot water to a building from renewable, low-carbon energy sources.
- BC Energy Step Code does not specifically require carbon emissions performance in meeting energy efficiency requirements.
- Offering an alternative path to meeting a higher Step Code requirement gives developers and builders another option while meeting the City's Climate Emergency declaration.



2017

5

4

3

2

STEP 1

BC BUILDING CODE

2032

NET ZERO READY
New construction

40% MORE EFFICIENT

20% MORE EFFICIENT

10% MORE EFFICIENT

IMPROVED


ENHANCED COMPLIANCE

ENERGY EFFICIENCY

BC Energy Step Code Rezoning Policy

Policy
Rezoning applications that lead to an increase in density or a change of use will require minimum building energy efficiency standards to be secured through the application process and applied at the time of construction.

The minimum building energy standard will be one step above the required BC Energy Step Code standard.



Development Approvals

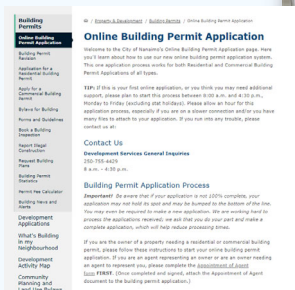
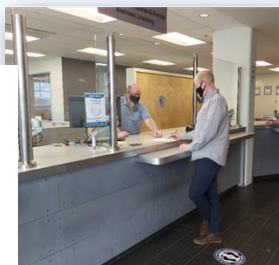
Zoning Bylaw Amendments - Schedule D




Development Approvals

2022 Considerations & Opportunities

- Staffing
- Building on pandemic response actions
- Change management

Development Approvals



Business Cases Considered

Not developed due to financial constraints

- Planner – Current Planning
 - To assist in meeting development approval timelines



Development Approvals