



reimagine
NANAIMO

2022-FEB-28

REIMAGINED

**City Plan
Document**

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TABLE OF CONTENTS

Territorial / Land Acknowledgment

part 1 welcome	2	part 2 foundations	34
01 OUR CITY, OUR FUTURE	4	01 FRAMEWORK	36
A1.1 Purpose of City Plan	5	B1 The Nanaimo Doughnut	37
A1.2 Legislation	9	B1.2 Global Context	38
A1.3 Regional Context Statement	10	02 GOALS	40
A1.4 Creating City Plan	19	B2.1 Five City Goals	41
02 PAST, PRESENT, FUTURE	22		
A2.1 Our Recent Past: The Last 25 Years	23		
A2.2 Our Present: Current Trends	24		
A2.3 Our Future: Projections & Land Inventory	26		
03 AT A GLANCE	30		
A3.1 Using City Plan	31		
A3.2 Fitting Our Plans Together	32		

part 4 policies 42

01 A GREEN NANAIMO: RESILIENT & REGENERATIVE ECOSYSTEMS	46	04 AN EMPOWERED NANAIMO: RECONCILIATION, REPRESENTATION, & INCLUSION	110
C1 Greenhouse Gas Emissions Reduction	52	C4.1 Truth & Reconciliation	116
C1.2 Climate Adaptation & Hazard Management	57	C4.2 Equity & Inclusivity	119
C1.3 Urban Tree Canopy, Natural Areas & Greenways	59	C4.3 Political Voice & Engagement	121
C1.4 Healthy Watersheds	62	C4.4 Access for All	123
C1.5 Water, Sewer, & Stormwater Services	64	C4.5 Culture	126
C1.6 Solid Waste Management	67	C4.6 Archaeological & Heritage	129
C1.7 Brownfield Sites	69	C4.7 Public Art Projects & Programs	132
C1.8 Artificial Lighting & Dark Skies	70	C4.8 Community Events, Tournaments & Gatherings	134
02 A CONNECTED NANAIMO: EQUITABLE ACCESS & MOBILITY	72	C4.9 Parkland & Park Amenity Management	136
C2.1 Complete Communities	73	C4.10 Waterfront Use & Protection	140
C2.2 Integrated Walk, Roll, Cycle, & Transit Network	80	05 A PROSPEROUS NANAIMO: THRIVING & RESILIENT ECONOMY	144
C2.3 Recreational Trails	83	C5.1 Economic Capital	150
C2.4 Safe Mobility (Vision Zero)	85	C5.2 Human, Social, & Environmental Capital	151
C2.5 Complete Streets	86	C5.3 Business Development	152
03 A HEALTHY NANAIMO: COMMUNITY WELLBEING & LIVABILITY	88	C5.4 Innovation & Technology	153
C3.1 Affordable Housing	94	C5.5 Place Making & Investment Attraction	154
C3.2 Intergenerational Living	97	C5.6 Tourism	156
C3.3 Food Security	99		
C3.4 Community Safety & Wellbeing	101		
C3.5 Emergency Management	103		
C3.6 Recreation, Culture & Wellness	105		

part 6 city structure 158 part 7 taking action 256

01 AN INTEGRATED STRUCTURE	160	01 AREA & NEIGHBOURHOOD PLANNING	258
D1.1 Conceptual City Structure	161	E1.1 Area Plans	260
D1.2 Integration Examples	164	E1.2 Neighbourhood Engagement	261
02 GROWTH MANAGEMENT	172	02 BYLAWS & PERMITS	264
D2.1 Urban Containment Boundary	173	E2.1 Temporary Use Permits	265
03 BLUE & GREEN NETWORK	176	E2.2 Development Approval Information	266
D3.1 About the Blue & Green Network	177	03 DEVELOPMENT PERMIT & HERITAGE CONSERVATION AREAS	268
04 LAND USE PLAN	182	04 FINANCIAL MECHANISMS	284
D4.1 Our Land Use Plan	183	E4.1 Development Cost Charges	286
D4.2 Land Use Designation Table	186	E4.2 Community Amenity Contributions	287
D4.3 Centres	190	05 RELATIONSHIPS	288
D4.4 Corridors	200	06 IMPLEMENTATION	290
D4.5 Neighbourhoods	204	E6.1 Implementing City Plan	291
D4.6 Industrial Lands	212	E6.2 Monitoring & Reviewing City Plan	292
D4.7 Waterfront	218	E6.3 Amending City Plan	294
D4.8 Green Spaces	222	05 MOBILITY NETWORK	226
05 MOBILITY NETWORK	226	D5.1 About the Mobility Network	227
D5.1 About the Mobility Network	227	D5.2 Mobility Framework	228
D5.2 Mobility Framework	228	D5.3 Mobility Targets	229
D5.3 Mobility Targets	229	D5.4 Planning Streets for People	231
D5.4 Planning Streets for People	231	D5.5 Active Mobility & Primary Transit Network	232
D5.5 Active Mobility & Primary Transit Network	232	D5.6 Major Road Network	234
D5.6 Major Road Network	234	06 PARKS, RECREATION, CULTURE, & WELLNESS	236
06 PARKS, RECREATION, CULTURE, & WELLNESS	236	D6.1 About Parks, Recreation, Culture & Wellness	237
D6.1 About Parks, Recreation, Culture & Wellness	237		

City Plan Document

figures

Figure 1: City of Nanaimo Boundaries	9	Figure 26: Land Use Plan	194
Figure 2: City of Nanaimo within the RDN	10	Figure 27: Locations of Centre	190
Figure 3: REIMAGINE NANAIMO Process 2020-2022	19	Figure 28: Types of Centres	191
Figure 4: Nanaimo Population Growth (1996 to 2021)	23	Figure 29: Types of Corridors	200
Figure 5: Housing Stock by Dwelling Type in Nanaimo (1997 to 2021)	25	Figure 30: Types of Neighbourhoods	205
Figure 6: Population Projections to 2046	26	Figure 31: Residential Land Use Overview	210
Figure 7: Employment Projections to 2046	27	Figure 32: Types of Industrial Lands	213
Figure 8: Land Capacity Projections to 2046	28	Figure 33: Types of Waterfront Lands	218
Figure 9: City Plan Guide	31	Figure 34: Nanaimo Waterfront Segments	218
Figure 10: City Planning Structure	32	Figure 35: Types of Green Spaces	222
Figure 11: The Nanaimo Doughnut	37	Figure 36: Hierarchy of Mobility Modes and Land Use Priority	228
Figure 12: Relationship between the Nanaimo Doughnut and Five City Goals	41	Figure 37: Target Transportation Modal Split (2041)	229
Figure 13: Sources of Emissions in Nanaimo	52	Figure 38: Target Sustainable Trips Per Day	230
Figure 14: 2020 Modeling of Nanaimo GHG Emissions Reduction	53	Figure 39: Reduction in Distance Driven	230
Figure 15: Emissions Reductions Strategies	54	Figure 40: Travel Times for Different Modes	231
Figure 16: Exploring the Relative Impact of Strategies to Reduce GHG Emissions in Nanaimo	55	Figure 41: Street Layout Patterns and Ease of Navigation	231
Figure 17: Conceptual City Structure Layers	161	Figure 42: Active Mobility & Primary Transit Network	232
Figure 18: Conceptual City Structure	162	Figure 43: Major Road Network	234
Figure 19: Integrated Urban Centre Section	164	Figure 44: Park & Open Space Areas 2005 and 2022	243
Figure 20: Integrated Urban Centre Sketch	165	Figure 45: Percent of City Land that is Parks & Open Space (2022)	243
Figure 21: Integrated Neighbourhood Sketch & Typical Land Uses	168	Figure 46: Existing Parks & Trails	243
Figure 22: City Boundary & Urban Containment Boundary	174	Figure 47: Walking Distance to Existing Parks & Open Space	245
Figure 23: The Impact of Climate Change in Nanaimo	179	Figure 48: Existing Recreation Facilities & Culture Facilities	249
Figure 24: Blue & Green Network	180	Figure 49: Parks, Recreation, Culture, & Wellness	254
Figure 25: Land Use Categories at a Glance	183	Figure 50: Nanaimo Neighbourhoods	262

tables

Table 1: Relationship between Regional Growth Strategy Goals and City Plan	12
Table 2: Land Use Designation Table	186
Table 3: Overview of Active Mobility Routes	233
Table 4: Overview of Major Road Types	235
Table 5: Community Satisfaction with Number & Quality of Existing Parks Facilities	244
Table 6: Community Satisfaction with Number & Quality of Existing Recreation & Culture Facilities	249
Table 7: Overview of Plan Types	259
Table 8: Development Permit / Heritage Conservation Areas	270
Table 9: Schedule of Buildings for Heritage Conservation Area 1	282

schedules

Schedule 1: City Boundary & Urban Containment Boundary
Schedule 2: Land Use Plan
Schedule 3: Active Mobility & Primary Transit Network
Schedule 4: Major Road Network
Schedule 5: Parks, Recreation, Culture, & Wellness
Schedule 6: DPA 1 Environmentally Sensitive Areas
Schedule 7: DPA 2 Hazardous Slopes
Schedule 8: DPA 3 Sea Level Rise
Schedule 9: DPA 4 Abandoned Mine Workings Hazards
Schedule 10: DPA 5 Wildfire Hazard
Schedule 11: DPA 6 Steep Slope Development
Schedule 12: DPA 7 Nanaimo Parkway Design
Schedule 13: DPA 8 Form and Character
Schedule 14: HCA 11 Heritage Conservation Area

City Plan Document



01

OUR CITY, OUR FUTURE



Great cities aren't created by accident. They are created through thoughtful plans and a desire by the many who live there to make great choices.

A1.1 PURPOSE OF CITY PLAN

Nanaimo can be described in many ways: a stunning waterfront city on the Salish Sea; a city of hard-working, resourceful, and distinctive people; a city of historic sprawl and outward growth; a city that's finding its place on the world stage; a city that is the hub and heart of Vancouver Island; a city with potential for greatness; a city with opportunities to grow in harmony with First Nations on whose Traditional Territories the city is located.

Nanaimo is a city in transition as it continues to evolve from a small, suburban city to a thriving, mid-sized urban community. A beautiful waterfront, nature at our fingertips, and access to urban jobs and living have made Nanaimo a place that existing residents cherish and one that attracts new people seeking a place to call home. Nanaimo is also a city learning the truth about Canada's past, relations with Indigenous peoples and navigating a journey of reconciliation with First Nations whose Traditional Territories the city is in.

These changes come with both opportunity and responsibility. Embracing our role as the major city within our region means planning to accommodate new residents in a way that maintains what makes Nanaimo special while leveraging growth and change to increase the livability of our city. Growing our city responsibly by focusing rather than sprawling means we help to protect our greater region's valued forests, watersheds, and agricultural fields while building our resiliency to prepare for a changing climate.

The Nanaimo we know today has been shaped by generations of people before us, starting with the ancestors of First Nations. Guided by the notion of working together, it's now our responsibility to plan our future and envision a community that is as unique as these lands.

We are starting from a solid foundation. Our 2008 Official Community Plan and all our supporting plans set important groundwork for a resilient, beautiful, and equitable Nanaimo. By using these past efforts and harnessing the knowledge of today, we can accelerate progress towards our desired future.

Nanaimo City Plan (the "Plan") is our guide for how we will get to our future city – a city that has the benefits we enjoy today combined with new opportunities. City Plan is about our spaces and places and how we move around the city. It is about our people, our community, and what we need to do together to grow, adapt, and succeed.

As our city continues to move beyond the 100,000 population mark we need to look forward. We need to be ambitious and clearly articulate our vision for what Nanaimo will be at 140,000 people strong. City Plan maps out strategic actions to help us reach our fullest potential and allow everyone in our city to thrive.

Integrated

Cities are interconnected and complex. They work best when interdependent systems like land use, transportation, environment, economy, and social factors are considered together. Shifting one aspect of our city can significantly affect others, so we must think holistically.

The integrated approach to City Plan is setting us up to tackle complexity and evaluate choices in the framework of the Nanaimo Doughnut. Integration recognizes that each choice we make shifts the dial on many aspects of our city, for better or for worse.

City Plan is our integrated plan to guide how we support thoughtful growth in our city, while protecting our natural and physical assets and supporting fluid and efficient mobility. It provides strategic directions on land use, Truth and Reconciliation, climate adaptation, health and wellness, diversity, accessibility and inclusion, economic prosperity, sustainable living, and much more.

By providing integrated direction, City Plan serves to unify traditionally separate policy documents. As such, City Plan serves as our:

- ▶ Official Community Plan (OCP) addressing future land use
- ▶ Parks, Recreation, Culture, & Wellness Plan
- ▶ Active Mobility Plan
- ▶ Transportation Plan
- ▶ Climate Action & Resiliency Plan
- ▶ Accessibility & Inclusion Plan

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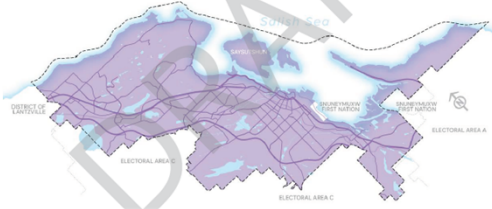


A1.2 LEGISLATION

In British Columbia, the legal authority for local governments to adopt an Official Community Plan is derived from the Local Government Act (LGA). The LGA outlines required content for community plans, primarily focused on the location, type, and form of land uses. The Act further specifies that an OCP must include policies respecting affordable, rental, and special needs housing and targets, policies, and actions to reduce GHG emissions. It also allows for the inclusion of policies relating to social needs and community wellbeing, as well as the preservation, restoration, and enhancement of the natural environment. City Plan applies to all lands within the boundaries and jurisdiction of the City of Nanaimo.

Provincial legislation establishes adoption procedures. City Plan has been prepared in compliance with relevant provincial legislation. To become an "official" community plan, City Plan must be adopted by City Council as a bylaw. While a Council is not obligated to undertake specific actions or projects in City Plan, all future land use decisions must be consistent with the plan.

Figure 1. City of Nanaimo Boundaries
Source: City of Nanaimo
Map is for illustrative purposes only.



OUR GEOGRAPHY

The City of Nanaimo occupies a land mass of just under 91 km² on the east coast of Central Vancouver Island. The Salish Sea to the east, and mountains and forests to the west, form Nanaimo's natural boundaries and define the long linear shape of our city. Nanaimo is only 5 km wide but stretches over 20 km from the Nanaimo River estuary in the south to the District of Lantzville border in the north.

Table 1: Relationship between Regional Growth Strategy Goals and City Plan

RGS GOAL	RELATED CITY PLAN CONTENT SECTIONS / POLICY DIRECTIONS
GOAL 1 Prepare for Climate Change and Reduce Energy Consumption	<ul style="list-style-type: none"> C11 Greenhouse Gas Emissions Reduction <ul style="list-style-type: none"> • Sets target for 100% renewable energy by 2050 • Supports shift to zero-carbon and energy efficient buildings and zero-carbon transportation by 2050
Reduce GHG emissions and energy consumption and promote adaptive measures to prepare for climate change impacts.	<ul style="list-style-type: none"> C12 Climate Adaptation & Hazard Management <ul style="list-style-type: none"> • Applies a climate change resilience lens to land use, infrastructure, and acquisition planning and policy • Prioritizes communication and capacity building to help residents prepare for climate change impacts
	<ul style="list-style-type: none"> C14 Healthy Watersheds <ul style="list-style-type: none"> • Supports regular review and updates to standards and regulations for stormwater and rainwater management
	<ul style="list-style-type: none"> C15 Floodplain & Stormwater Services <ul style="list-style-type: none"> • Applies climate science in infrastructure life cycle planning • Acknowledges that overland flooding from heavy rainfall may increase and supports planning for overland flood paths to reduce potential impacts
	<ul style="list-style-type: none"> C16 Solid Waste Management <ul style="list-style-type: none"> • Supports elimination of organic matter sent to the regional landfill by 2030
	<ul style="list-style-type: none"> C21 Complete Communities <ul style="list-style-type: none"> • Encourages alignment of land use and mobility networks • Seeks to manage transportation demand to reduce vehicle emissions
	<ul style="list-style-type: none"> C22 Integrated Walk, Roll, Cycle and Transit Network <ul style="list-style-type: none"> • Prioritizes walking, rolling, cycling, and transit routes • Supports addition of rapid and frequent transit routes • Seeks to make walking, rolling, cycling, and transit more efficient and attractive to be competitive with driving
	<ul style="list-style-type: none"> C35 Emergency Management <ul style="list-style-type: none"> • Prepares the City to manage known hazards and emerging threats, including natural hazards • Supports regular updates to the City's Emergency Plan

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A1.4 CREATING CITY PLAN

CONTINUING A TRADITION OF PLANNING FOR OUR FUTURE

Starting with Imagine Nanaimo (1992), through Plan Nanaimo (1996), then planNanaimo (2008), and now City Plan (2022) created through the REIMAGINE NANAIMO process, we are in the fourth of a series of processes that continue to shape growth and manage change in our city. Imagine Nanaimo recognized that planning for future growth and development is in the long-term interest of the City. Each subsequent plan has built upon the vision, goals, and policies of previous plans, continuing a tradition of maintaining what is working while integrating new knowledge and community voices to extend our aspirations a little further each time.

Figure 3: REIMAGINE NANAIMO Process 2020-2022



7,868* surveys completed

120+* meetings with stakeholders and local organizations

248* participants in facilitated workshops

78* pop-up events around the city

**Phase 1 & 7 participation numbers. To be updated after conclusion of Phase 3.*

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A2.3 OUR FUTURE: PROJECTIONS & LAND INVENTORY

As an initial step to REIMAGINE NANAIMO, the City prepared population and housing projections to better understand key drivers of change in Nanaimo and completed a land capacity analysis to gain knowledge of the capacity of existing lands to accommodate these changes.

LIVING

POPULATION PROJECTIONS
 2021 CENSUS: 99,863
 2 PROJECTION SCENARIOS FOR 2046:
 MEDIUM: 125,370
 HIGH: 141,339

HOUSING UNIT PROJECTIONS
 Total housing units in 2046 are projected to be between 23,000 and 23,000 units from 2016.
 Apartments will be the fastest growing type of housing, likely doubling in number. Other ground-oriented units, such as townhomes or duplexes, will also see strong growth, following an explosion towards higher-density forms.

AGING POPULATION
 An aging population affects the types of housing we will need, employment options, transportation needs, health services, and more.

FOR PLANNING PURPOSES, CITY PLAN PREPARES FOR THE HIGH GROWTH SCENARIO, PLANNING FOR A POPULATION OF 140,000 BY 2046.

CAPACITY

RESIDENTIAL CAPACITY
 How much land will we need for new homes?
 How much land is available for new homes (per the current OCP)?

COMMERCIAL CAPACITY
 How much commercial land do we have (per the current OCP)?
 How much land will we need for new businesses?

Key conclusions:
 • There is likely enough vacant land to support residential growth to 2046 if housing forms are higher density as we've been seeing...
 • The largest opportunities for new low-density residential are in the southern parts of the city...
 • New development is shifting from newly-proposed townhomes to multi-unit housing forms.

INDUSTRIAL CAPACITY

INDUSTRIAL CAPACITY
 Industrial supply (per the current OCP) vs projected demands

Key conclusions:
 • WE ARE IN DEMAND: Nanaimo's location and key transportation infrastructure like 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 locations.

INSTITUTIONAL CAPACITY
 What are Nanaimo's current institutional uses?
 Key trends and conclusions

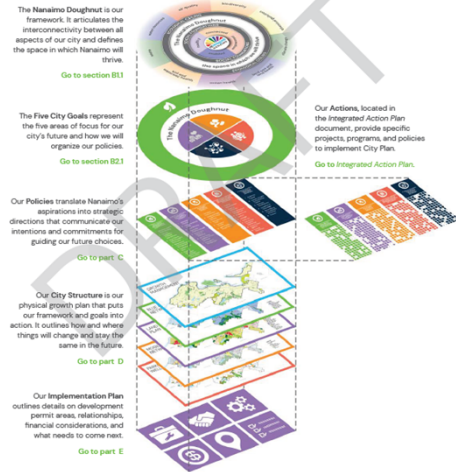
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A3.1 USING CITY PLAN

City Plan is an invitation to everyone to join in creating Nanaimo's future. Follow this guide to find the information you need to navigate the plan.

Figure 9: City Plan Guide



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A3.2 FITTING OUR PLANS TOGETHER

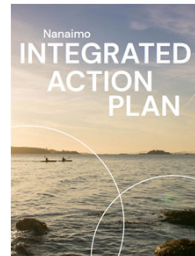
As noted, integration is at the heart of REIMAGINE NANAIMO. Nanaimo's existing plans already provide quality guidance created through separate processes but there is much overlapping information and points of divergence that need to be brought together. REIMAGINE NANAIMO combines existing policies and actions, incorporates new information, and lays the groundwork for a future of ongoing integration.

Our planning structure is a circle, recognizing that each component forms a necessary part of the integrated whole.

Figure 10: City Planning Structure



Great cities are guided by thoughtful plans that articulate WHAT they wish to achieve – their goals and policies – and HOW they will get there – their actions.



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Destiny is not a matter of chance, but of choice. Not something to wish for, but to attain.

— William Jennings Bryan

part B
foundatio

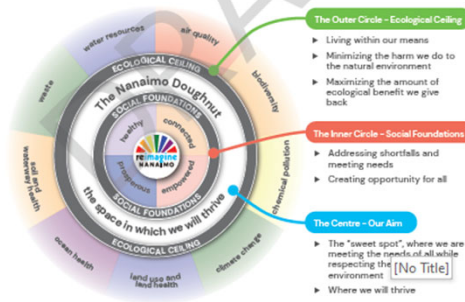
B.1.1 THE NANAIMO DOUGHNUT

The Nanaimo Doughnut is our framework – a way of organizing how we plan for Nanaimo's future in a balanced and integrated way.

At the city level, this means strengthening our social foundations so that all community members can live well without falling short on life's essentials, while at the same time staying within our ecological ceiling by making choices that protect and enhance our environment, and ensuring we use our resources without threatening our future security and prosperity.

WHAT IS THE NANAIMO DOUGHNUT?
The Nanaimo Doughnut is based on a theory created by Kate Raworth called Doughnut Economics which is a way of thinking for the 21st century – striving towards a "sweet spot" (the doughnut) of meeting our needs within the limits of our social foundations and environment.

Figure 11: The Nanaimo Doughnut



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Destiny is not a matter of chance, but of choice. Not something to wish for, but to attain.

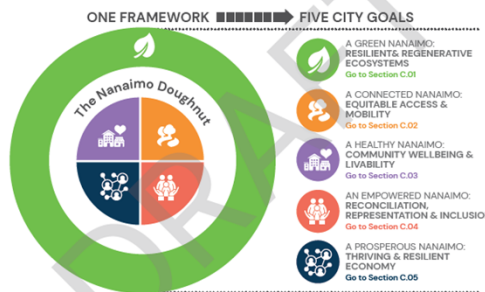
— William Jennings Bryan

part B
foundatio

B.2.1 FIVE CITY GOALS

Five City Goals, organized around the framework of the Nanaimo Doughnut, represent the five areas of focus for our city's future. Together, they are meant to guide a balanced approach to achieving our goals.

Figure 12: Relationship between the Nanaimo Doughnut and Five City Goals



While each of the five City Goals represents an area of focus, a city is a complex organism where each goal cannot be considered in isolation. The goals we have and the choices we make invariably intersect and overlap. It is these intersections that make a community truly whole.

The goals will provide the organizing structure for policies in City Plan. Achieving our goals will happen through a collective commitment to selecting and implementing directions that consistently move the needle closer to where we desire to be.

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HOW POLICY AREAS WERE IDENTIFIED

Through REIMAGINE NANAIMO, the community identified values of importance to residents both for today and as we move into the next phase of our evolution as a city. These values have informed the five City Goals, along with policy statements that will guide how we will make progress and assess choices.

Refer to the REIMAGINE NANAIMO Phase 1 & Phase 2 Public Engagement Summaries for more details on community input

12 COMMUNITY INPUT THEMES

Access to Nature & Outdoor Recreation We value our green spaces and low-lying minutes away from nature and places to play outdoors. Preserving this access for the future is essential.	Central Hub Identity We are excited about our role as the Central Hub of Vancouver Island and wish to build on this identity in many ways.	Livable Neighbourhoods We value our existing neighbourhoods and the balance of urban and residential areas. We wish to maintain the character of neighbourhoods while accommodating a diverse range of residents.
A Waterfront Identity Waterfronts are part of who we are and we want more opportunities to connect with and celebrate these special areas.	City Living We are embracing a shift from more suburban to urban living and are excited about the culture, entertainment, and services this is bringing. We want to ensure this transition is thoughtful with attention to place making and character.	A Thriving & Creative Downtown We want to see downtown continue to evolve into the vibrant, engaging centre for arts, culture, entertainment, tourism, business, and jobs that has been envisioned over the years.
A Green Approach We want Nanaimo to be a climate leader, making choices that will reduce our impacts, protect our natural assets, and position us for a greener future. However, we recognize that changing our behaviours will take effort from everyone.	Mobility Choice We would like more options for getting around our city more easily by walking, rolling, cycling or taking transit, but we also are coming to terms with reducing our reliance on automobiles.	Supportive City We are worried about the social challenges our community is facing and how to help all people live healthier, happier lives while keeping our city feeling safe and welcoming.
Inclusive & Equitable We want to respect and respond to the perspectives, values, and needs of all individuals and groups in Nanaimo and create spaces and programs for everyone.	Affordable City We are concerned about the rising costs of living in our city and are seeking ways to make it possible for people of all socio-economic backgrounds to thrive here.	Great Jobs & Businesses We want to attract and maintain great businesses and institutions that provide quality jobs so we can have fulfilling employment close to home.

This part of City Plan organizes and communicates broad, city-scale policies to guide decision-making to reach our goals. The *Integrated Action Plan* (separate document) provides specific actions that will put change into motion.

5 CITY GOALS



35 CITY PLAN POLICY TOPIC AREAS

- C1.1 Greenhouse Gas Emissions Reduction
- C1.2 Climate Adaptation & Hazard Management
- C1.3 Urban Tree Canopy, Natural Areas & Greenways
- C1.4 Healthy Watersheds
- C1.5 Water, Sewer, & Stormwater Services
- C1.6 Solid Waste Management
- C1.7 Brownfield Sites
- C1.8 Artificial Lighting & Dark Skies
- C2.1 Complete Communities
- C2.2 Integrated Walk, Roll, Cycle & Transit Network
- C2.3 Accessible Trails
- C2.4 Low Mobility (Urban Trail)
- C2.5 Complete Streets
- C3.1 Affordable Housing
- C3.2 Intergenerational Living
- C3.3 Food Security
- C3.4 Community Safety & Wellbeing
- C3.5 Emergency Management
- C3.6 Recreation, Culture & Wellness
- C4.1 Youth & Recreation
- C4.2 Equity & Industry
- C4.3 Political Voice & Engagement
- C4.4 Access for All
- C4.5 Culture
- C4.6 Archaeological & Heritage
- C4.7 Parks and Projects & Programs
- C4.8 Community Events, Occasions, & Gatherings
- C4.9 Parked & Park Amenity Management
- C4.10 Watershed Use & Protection
- C5.1 Economic Capital
- C5.2 Human, Social & Environmental Capital
- C5.3 Business Development
- C5.4 Innovation & Technology
- C5.5 Place Making & Investment Attraction
- C5.6 Youth

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A GREEN NANAIMO: RESILIENT & REGENERATIVE ECOSYSTEMS

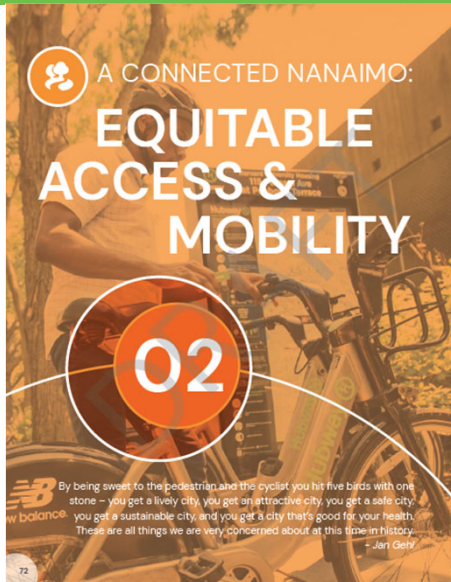
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The climate we experience in the future depends on our decisions now. IPCC presentation on the recent Sixth Assessment Report

- C1.1 Greenhouse Gas Emissions Reduction
- C1.2 Climate Adaptation & Hazard Management
- C1.3 Urban Tree Canopy, Natural Areas & Greenways
- C1.4 Healthy Watersheds
- C1.5 Water, Sewer, & Stormwater Services
- C1.6 Solid Waste Management
- C1.7 Brownfield Sites
- C1.8 Artificial Lighting & Dark Skies

View related background and maps on the environmental network in **Section D.03 Blue & Green Network** and on parks and trails in **Section D.06 Parks, Recreation, Culture, & Wellness**.

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- C2.1 Complete Communities
- C2.2 Integrated Walk, Roll, Cycle, & Transit Network
- C2.3 Recreational Trails
- C2.4 Safe Mobility (Vision Zero)
- C2.5 Complete Streets

View related background and maps on Mobility in [Section D.05 Mobility Network](#).

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- C3.1 Affordable Housing
- C3.2 Intergenerational Living
- C3.3 Food Security
- C3.4 Community Safety & Wellbeing
- C3.5 Emergency Management
- C3.6 Recreation, Culture & Wellness

View related background and maps on community wellness in [Section D.06 Parks, Recreation, Culture, & Wellness](#).

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AN EMPOWERED NANAIMO:
**RECONCILIATION,
 REPRESENTATION,
 & INCLUSION**

04

What is the city but the people?
 -William Shakespeare

- C4.1 Truth & Reconciliation
- C4.2 Equity & Inclusivity
- C4.3 Political Voice & Engagement
- C4.4 Access for All
- C4.5 Culture
- C4.6 Archaeological & Heritage
- C4.7 Public Art Projects & Programs
- C4.8 Community Events, Tournaments, & Gatherings
- C4.9 Parkland & Park Amenity Management
- C4.10 Waterfront Use & Protection

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A PROSPEROUS NANAIMO:
**THRIVING &
 RESILIENT
 ECONOMY**

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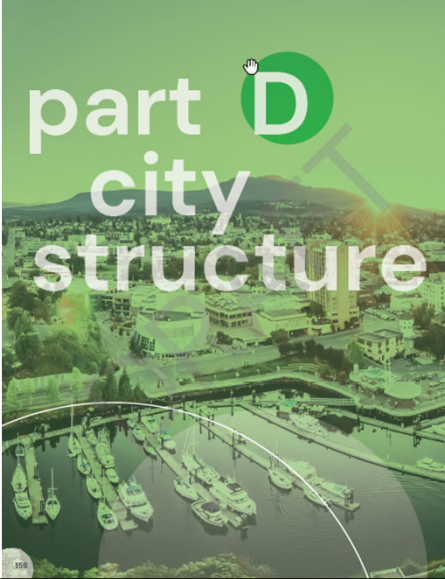
Our vision for the future is Nanaimo
 being THE city of choice, a vibrant, globally
 connected gathering place at the forefront of
 innovation in economic and community development.

- C5.1 Economic Capital
- C5.2 Human, Social, & Environmental Capital
- C5.3 Business Development
- C5.4 Innovation & Technology
- C5.5 Place Making & Investment Attraction
- C5.6 Tourism

City Plan Document



part D city structure



D1.1 CONCEPTUAL CITY STRUCTURE

Our Conceptual City Structure is our physical growth plan that puts our framework and goals into action. As we plan for an additional 40,000 people to come to Nanaimo in the next 20 years, we need to consider where they will live and work, how they will get around, and how we can focus growth, while at the same time continuing to support our blue and green networks in an increasingly urban environment. By creating an integrated city-wide system that layers these seven key networks, we're able to harmonize and create efficiency in our city.

5 LAYERS

Growth Management is how we separate urban and rural areas, helping to focus growth in a way that creates more complete communities, while protecting sensitive natural areas and productive lands.
[Go to Section C.02](#)

The Blue & Green Network provides places for nature to thrive. The network includes both urban and natural areas and provides habitat that connects our city to the natural landscape beyond.
[Go to Section C.03](#)

The Land Use Plan guides how and where we will focus places for living, working, and experiencing Nanaimo. It's how we allocate space within the city to create a vibrant and sustainable mix of uses.
[Go to Section C.04](#)

The Mobility Network indicates how we will meet the demands of an increasing population and shift to a network that prioritizes a broad range of sustainable transportation options.
[Go to Section C.05](#)

The Parks, Recreation, Culture & Wellness Plan indicates where we will invest in growing the critical amenities that support our community wellbeing and quality of life.
[Go to Section C.06](#)

Figure 17: Conceptual City Structure Layers



City Plan Document



Now is the opportunity to dial back this unfettered urban sprawl. Vancouver Island isn't getting any bigger, so stop using land we don't need to use yet.
- REIMAGINE NANAIMO participant

02

GROWTH MANAGEMENT

Legend & Notes

- City of Nanaimo Boundary (Aligns with RDM Growth Containment Boundary)
- Urban Containment Boundary (UCB)
- Lands Outside the UCB
- Lands outside the UCB do not allow for urban development and will not have community services like water and sewer extended to them (see Policy D2.16)
- Agricultural Land Reserve (ALR)
- Parks & Open Space
- View policies for ALR & Parks & Open Space:
- ALR
- P&OS

Figure 22: City Boundary & Urban Containment Boundary
Map is for illustrative purposes only. Refer to Schedule 1 for the official map.



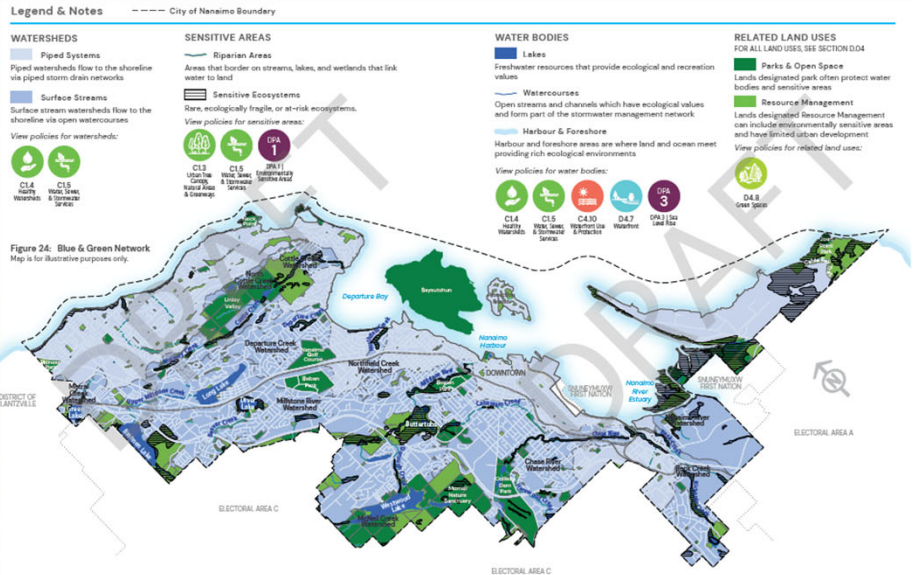
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Sustainable development is the pathway to the future we want for all. It offers a framework to generate economic growth, achieve social justice, exercise environmental stewardship, and strengthen governance.

— Ban Ki-Moon

03

BLUE & GREEN NETWORK



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You can't rely on bringing people downtown, you have to put them there.

— Jane Jacobs

LAND USE PLAN

04

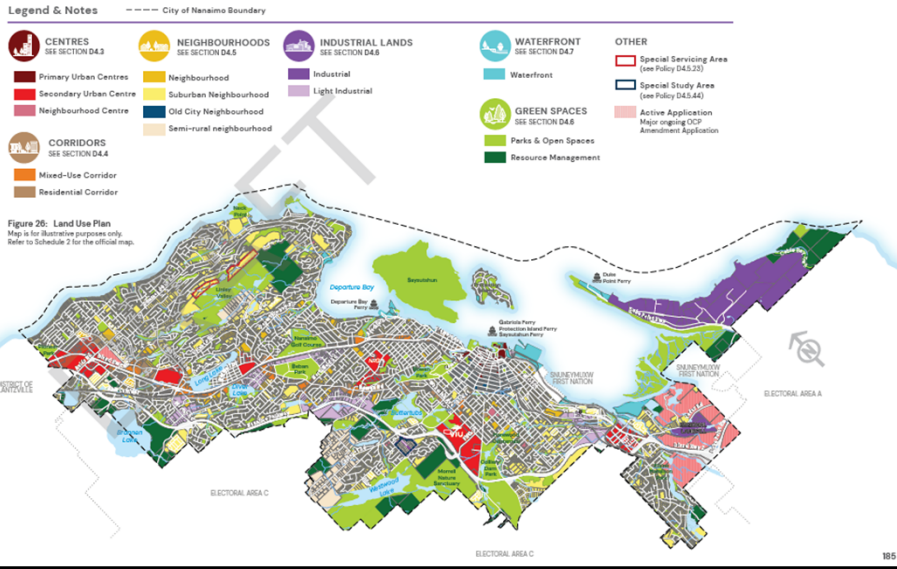
D4.2 LAND USE DESIGNATION TABLE

The Land Use Designation Table is a summary of the range of land uses that comprise the Land Use Plan, depicted on Figure 28 (on the previous page) and Schedule 2. The Land Use Table is intended to be read and interpreted in conjunction with all goals and policies of City Plan. Desired outcomes and policies for each land use in the table can be found in Sections D4.3 through D4.8.

LAND USE	DESCRIPTION & INTENT	TYPICAL BUILDING FORMS	TYPICAL USES	TARGET DENSITY*
CENTRES (see Section D4.3)				
Primary Urban Centre	<ul style="list-style-type: none"> • Downtown Nanaimo and the "heart of the City" • City's distinct cultural, economic, and mobility hub with the highest density and mix of uses • Critical mass of housing, employment, and civic activities that serve a city-wide function • Encourages transit access and pedestrian and cycling routes 	<ul style="list-style-type: none"> • Mix of low-rise, mid-rise, and high-rise mixed-use of residential • Minimum 2 storeys up to 10 storeys with taller buildings in specific locations 	<ul style="list-style-type: none"> • Mixed-use, commercial, office, and residential • Residential in apartment form • Civic / institutional uses • Parks, plazas, and open spaces 	350+ uph (with job factories)
Secondary Urban Centre	<ul style="list-style-type: none"> • Large scale Urban Centre that serves the area locally • Typically anchored by public, healthcare and employment centres • Offers a broad range of housing types • Encourages transit access and pedestrian and cycling routes 	<ul style="list-style-type: none"> • Mix of low-rise, mid-rise, and high-rise mixed-use of residential • Minimum 2 storeys up to 10 storeys with taller buildings in specific locations 	<ul style="list-style-type: none"> • Mixed-use, commercial, office, and residential • Residential in apartment form • Civic / institutional uses • Parks, plazas, and open spaces 	300 uph
Neighbourhood Centre	<ul style="list-style-type: none"> • Local neighbourhood gathering and services destination for local residents • Local shopping providing day-to-day needs of local residents mixed with multi-use residential to form an active hub 	<ul style="list-style-type: none"> • Mix of low-rise, mid-rise, and high-rise mixed-use of residential • Minimum 2 storeys up to 4 storeys 	<ul style="list-style-type: none"> • Mixed-use commercial and residential • Local-serving commercial • Residential • Parks, plazas, and open spaces • Community / institutional uses 	60 uph

LAND USE	DESCRIPTION & INTENT	TYPICAL BUILDING FORMS	TYPICAL USES	TARGET DENSITY*
CORRIDORS (see Section D4.4)				
Mixed-Use Corridor	<ul style="list-style-type: none"> • Medium-density residential along Urban Arterial and Collector roads • A destination in itself, while also providing critical connections between Urban Centres and Neighbourhoods • A focus on supporting priority mixed-use 	<ul style="list-style-type: none"> • Low- to mid-rise mixed-use with street-facing commercial and residential above / behind • Limited street-level residential infill in corridors • Minimum 3 to 4 storeys 	<ul style="list-style-type: none"> • Mixed-use commercial and residential • Parks, plazas, and open spaces • Community / institutional uses 	100 uph
Residential Corridor	<ul style="list-style-type: none"> • Medium-density residential along Urban Arterial and Collector roads • Provide critical connections between Urban Centres and Neighbourhoods 	<ul style="list-style-type: none"> • Low- to mid-rise residential • Minimum 3 up to 6 storeys 	<ul style="list-style-type: none"> • Residential • Parks, plazas, and open spaces • Community / institutional uses 	100 uph
NEIGHBOURHOODS (see Section D4.5)				
Neighbourhood	<ul style="list-style-type: none"> • Primary low-rise residential area, closer to services and transit hubs • Provide a transition between Urban Centres, Corridors, and Suburban Neighbourhoods • Encourage residential and other uses a broader mix of housing forms and types to meet varied housing needs 	<ul style="list-style-type: none"> • Single-unit residential with secondary suites • Two-unit dwellings in building including townhomes, row-house apartment commercial / mixed-use • Up to 4 storeys 	<ul style="list-style-type: none"> • Residential • Home-based business • Local-serving commercial • Parks, plazas, and open spaces • Community / institutional uses 	60 uph
Old City Neighbourhood	<ul style="list-style-type: none"> • Primary low-rise residential, services and transit hubs • Recognizes the historic heritage value of this established area and encourages preservation of architectural / historically significant buildings 	<ul style="list-style-type: none"> • Single-unit dwellings with secondary suites • Two-unit dwellings and/or attached multi-unit dwellings including townhomes, row-house apartment commercial / mixed-use • Up to 4 storeys with potential for more in strength locations 	<ul style="list-style-type: none"> • Residential • Home-based business • Local-serving commercial • Parks, plazas, and open spaces • Community / institutional uses 	90 uph

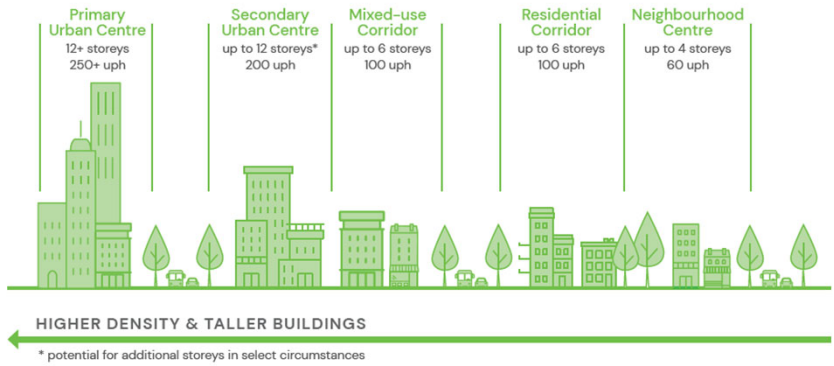
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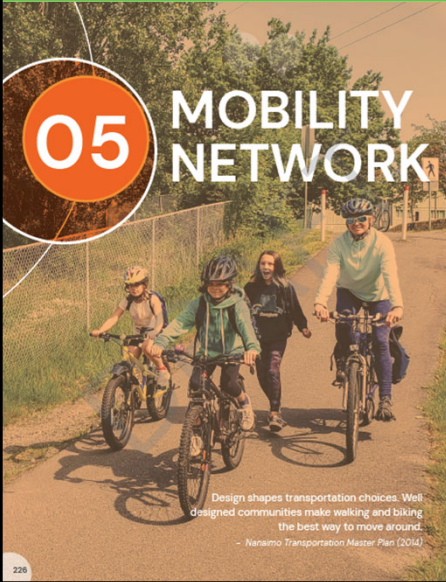
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Figure 31: Residential Land Use Overview
Summary of heights and target densities for residential land uses
uph = units per hectare



City Plan Document



BENEFITS OF A ROBUST ACTIVE & SUSTAINABLE MOBILITY NETWORK

- ▶ Reduces GHG Emissions
- ▶ Reduces congestion on roads
- ▶ Reduces transportation-related costs for individuals
- ▶ Encourages lively, compact neighbourhoods
- ▶ Increases safety
- ▶ Enhances fitness and quality of life
- ▶ Provides a wider range of transportation options
- ▶ Increases equity and accessibility for all residents
- ▶ Supports an active and vibrant tourism sector
- ▶ Reinforces a viable public transit network and transit-oriented development



NANAIMO TRANSPORTATION MASTER PLAN

In 2014 the City developed a Transportation Master Plan to provide the foundation needed to expand travel choices within Nanaimo over the coming 25 years, while maintaining and improving the quality of life for residents. City Plan integrates and builds on the Transportation Master Plan with the goal of aligning mobility, land use, and parks, recreation, culture, and wellness to support the vision of an integrated city.

City Plan Document



D5.5 ACTIVE MOBILITY & PRIMARY TRANSIT NETWORK

Legend & Notes --- City of Nanaimo Boundary

- MAJOR ACTIVE MOBILITY ROUTES**
- Primary Route
 - Secondary Route
- RDN MAJOR TRANSIT ROUTES & FACILITIES**
- Rapid Transit Route
 - Frequent Transit Route
 - Transit Exchange
- RELATED LAND USES FOR ALL LAND USES, SEE SECTION D.04**
- Urban Centres
 - Parks & Open Spaces
- SCHOOLS**
- Elementary
 - Secondary

Figure 42: Active Mobility & Primary Transit Network
Map is for illustrative purposes only. Refer to Schedule 3 for the official map.



Table 3: Overview of Active Mobility Routes

	PRIMARY ACTIVE MOBILITY ROUTES (TIER 1)	SECONDARY ACTIVE MOBILITY ROUTES (TIER 2)	RECREATIONAL TRAILS (TIER 3) (Not shown on map)
Primary Purpose	▶ Transportation between Urban Centres	▶ Transportation between Neighbourhoods and Urban Centres and key destinations (e.g., schools, Neighbourhood Centres, community facilities, etc.)	▶ Recreational experience
Ultimate Design Standard	▶ All ages and abilities, including separation from vehicles wherever possible	▶ All ages and abilities where possible	▶ Varies, depending on location
Maintenance & Operations	▶ Highest priority for maintenance and operations	▶ Secondary priority for maintenance and operations	▶ Maintained to a recreational standard
			▶ Limited / no all-season management

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D5.6 MAJOR ROAD NETWORK

Legend & Notes --- City of Nanaimo Boundary --- Provincial Highway

EXISTING		FUTURE	
MAJOR ROADS	LOCAL ROADS	MAJOR ROADS	LOCAL ROADS
Mobility Arterial	Mobility Local	Mobility Collector	Mobility Local
Urban Arterial	Urban Local	Urban Collector	Urban Local
Mobility Collector	Industrial Local	Industrial Collector	Industrial Local
Urban Collector			
Industrial Collector			

Figure 43: Major Road Network
Map is for illustrative purposes only. Refer to Schedule 4 for the official map.

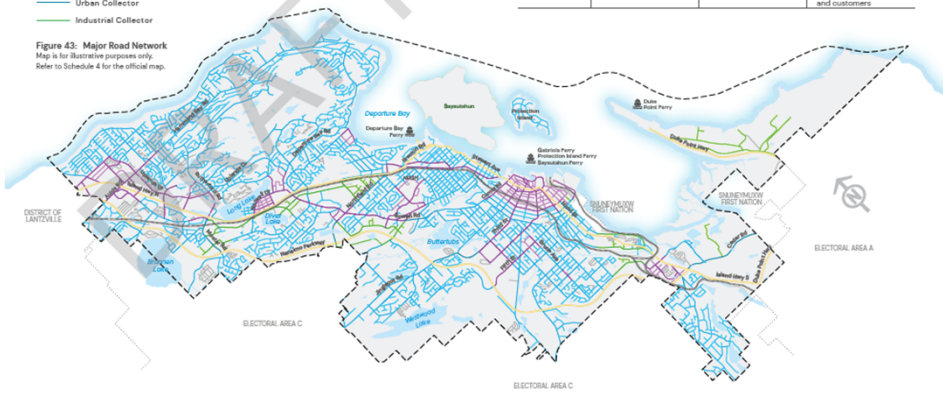


Table 4: Overview of Major Road Types

	MOBILITY STREETS	URBAN STREETS	INDUSTRIAL STREETS
Location & Associated Land uses	<ul style="list-style-type: none"> Typically Centre or Corridor land uses where higher density development is present or expected to occur 	<ul style="list-style-type: none"> All land uses outside Centres, Corridors, or Industrial Lands Typically associated with lower density development or smaller scale commercial areas 	<ul style="list-style-type: none"> All Industrial land uses
Key Characteristics	<ul style="list-style-type: none"> Focus on increasing public space and accommodation for all modes Emphasis on sustainable transportation 	<ul style="list-style-type: none"> Focus on balancing needs of all modes Higher focus on traffic capability than Mobility Streets 	<ul style="list-style-type: none"> Focus on accommodation of larger vehicles Recognizes need for accommodation of sustainable mobility options for employees and customers

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06

PARKS, RECREATION, CULTURE, & WELLNESS



Recreation is the experience that results from freely chosen participation in physical, social, intellectual, creative, and spiritual pursuits that enhance individual and community well-being.
— Revised Definition of Recreation, Parks & Recreation Association of Canada 2015

THE IMPORTANCE OF PARKS, RECREATION, CULTURE & WELLNESS

In 1997, the Canadian Parks and Recreation Association, in partnership with Parks and Recreation Ontario and with support from Health Canada, created eight key messages¹ to articulate the importance of recreation. These messages remain true today. Recreation, sports, fitness, arts, culture, and parks:

- ▶ Are essential to personal health as active living is a key determinant of health status
- ▶ Are key to balanced human development
- ▶ Are essential to the quality of life and place
- ▶ Reduce self-destructive and anti-social behaviours
- ▶ Build strong families and healthy communities
- ▶ Reduce health care, social service, and police / justice costs
- ▶ Are significant economic generators for a community
- ▶ Are 'greenspaces' essential to well being and our environmental psychological survival

¹ The National Benefits Hub. <http://benefitshub.ca/overview>



The adjacent graphic depicts the Canadian Parks and Recreation Association's 4-category framework for the benefits of parks and recreation. This framework includes the same pillars often used for sustainability frameworks.

City Plan Document

06

PARKS, RECREATION, CULTURE, & WELLNESS

Recreation is the experience that results from freely chosen participation in physical, social, intellectual, creative, and spiritual pursuits that enhance individual and community wellbeing.
 - Renewed Definition of Recreation, Pathways to Wellbeing: A Framework for Recreation in Canada 2015

Legend & Notes

- City of Nanaimo Boundary
- EXISTING**
- Recreation, Culture, Wellness Facility
 - Trail (all active mobility routes & recreational trails of varying standards)
 - City-owned Parks
 - Parks & Open Space owned by others
 - Urban Centre Land Use
 - Elementary School
 - Secondary School
- PROPOSED FUTURE**
- Upgraded Existing Recreation, Culture, Wellness Facility
Existing City facilities that are prioritized for future upgrades
 - New Recreation, Culture, Wellness Facility (approx. location)
General location for prioritization of a new facility
 - Urban Park, Recreation, Culture & Wellness Destination (approx. location)
Urban Centre location where future development will prioritize inclusion of new parks, recreation, culture, and wellness spaces
 - Park (approx. location)
General location for prioritization of a new park

Figure 49: Parks, Recreation, Culture, & Wellness
 Map is for illustrative purposes only. Refer to Schedule 5 for the official map.



Integrated Policy Areas

- (view the below sections to see related policies)
- CI1 Urban Core, Water Main & Sewer
 - CI2 Urban Core
 - CI3 National Tax
 - CI4 National Tax
 - CI5 National Tax
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- FUTURE ACTIVE MOBILITY TRAILS & RECREATION TRAILS**
 Will focus on:
- Completing network gaps
 - Providing loop route options
 - Connecting to local and city-wide destinations and mobility hubs
 - Providing access to water
- FUTURE FACILITIES (PARKS, RECREATION, CULTURE & WELLNESS)**
 Will depend on:
- Integration with Urban Centres
 - Integration with local hubs
 - Completion through community partnerships
- FUTURE PARK & OPEN SPACE ACQUISITION**
 Will help to:
- Provide more community access to water
 - Protect natural assets, urban tree canopy, and sensitive features
 - Create habitat and recreational gateway connections between existing parks

City Plan Document



part E taking action



When you look at a city, it's like reading the hopes, aspirations and pride of everyone who built it."
 - Hugh Newell Jacobson

City Plan Document



A viable neighbourhood is a community, and a viable community is made up of neighbours who cherish and protect what they have in common.
- Wendell Berry

01

AREA & NEIGHBOURHOOD PLANNING

E1.1 AREA PLANS

Area Plans are a tool to manage development and provide more detailed policy directions for future land use and development in a specific area of the City. Area Plans set out policy directions on a range of matters including: land use; transportation; servicing; parks, recreation, culture, and wellness elements; and plan implementation.

To date, the following Area Plans have been developed and form part of City Plan:

- The Nanaimo Downtown Plan (2002)
- Port Drive Waterfront Master Plan (2018)
- Hospital Area Plan (2018)

Desired Outcomes

Area Plans created for locations experiencing, or poised to experience, major change in land use, development, transportation, servicing, and related topics.

Area Plans that are consistent with the goals of City Plan, while providing detailed guidance for creation of exceptional urban places.

Policies

- E111 Undertake a program of Area Planning to advance the goals of City Plan through development and implementation of Area Plans for locations with potential for major change, typically Urban Centres, though other urban areas may be considered.
- E112 Revise Area Plan priorities at regular intervals and make adjustments to reflect emerging City conditions.
- E113 Create Area Plans that provide clear direction on meeting the five City Plan goals within a defined urban area.

Going forward, the City will continue using Area Planning as a key tool for exploring more detailed directions for areas where a large portion of the city's future growth and densification is anticipated, notably in Urban Centres. The Integrated Action Plan identifies priorities for Area Planning.

Area Plans that provide clarity and understanding for residents and future development on opportunities for how a specific area is intended to develop.

- E114 During Area Plan development, undertake broad engagement that includes residents, employees, businesses, and land owners of the study area, as well as participation from the broader community.
- E115 Area Plans adopted by Council will form part of the City Plan.
- E116 Where there are inconsistencies, City Plan will take precedence over Area Plans.

E1.2 NEIGHBOURHOOD ENGAGEMENT

This Plan focuses on equitable engagement across all neighbourhoods including those supported by neighbourhood associations. While this Plan recognizes existing neighbourhood plans as supporting documents for implementing City Plan, it does not contemplate the creation of any new neighbourhood plans. The priority is to focus support for broader neighbourhood engagement to regularly confirm and establish priority actions for implementation. Neighbourhood Plans provide guidance for how neighbourhoods can help achieve the goals of the City Plan.

Existing Neighbourhood Plans

- Chase River Neighbourhood Plan (1999)
- Departure Bay Neighbourhood Plan (2008)
- Harwood Neighbourhood Plan (2003)
- Newcastle + Brechin Neighbourhood Plan (2011)
- Old City Neighbourhood Plan (1992)
- Rocky Point/Hammond Bay/Stephenson Point Neighbourhood Plan (2008)
- South End Neighbourhood Plan (2002)

These plans will continue to serve as supporting and guiding documents for development planning and approval review processes in their respective neighbourhoods. While neighbourhood plans do not form part of City Plan, existing neighbourhood plans will provide more detailed information to help implement the Plan.

The key policy elements contained within the seven current neighbourhood plans have been integrated into City Plan. In addition, specific actions contained in the neighbourhood plans not already completed have been incorporated into the Integrated Action Plan for future reference and consideration for implementation.

Collected in a central location, these policies and actions will be key to future neighbourhood engagement and will form a foundation for City project prioritization and budgeting efforts going forward.

Neighbourhood Engagement and Priority Setting

An ongoing neighbourhood planning approach will be followed so that neighbourhood priorities are confirmed or altered based on regular engagement with residents and neighbourhood associations.

Divided into 18 neighbourhood planning areas, the City will endeavour to engage with neighbourhoods on a periodic basis through smaller scale events (e.g. workshops) or more broadly online for the purpose of reviewing, confirming, and identifying project and action priorities.

This approach is intended to support broad opportunities for neighbourhood engagement to ensure that evolving neighbourhood priorities are reflected in the Integrated Action Plan so they may be considered as the City plans work and community investment priorities through its annual and long-term budget processes.

City Plan Document



A viable neighbourhood is a community, and a viable community is made up of neighbours who cherish and protect what they have in common.
- Wendell Berry

01

AREA & NEIGHBOURHOOD PLANNING

Desired Outcomes

Ongoing engagement with neighbourhoods, to plan priority actions and their implementation on a more frequent basis.

City services and support for existing and new neighbourhood associations.

An equitable approach to supporting neighbourhoods based on community demographics and growth pressures.

Policies

- E121 Council will host an annual engagement opportunity to hear the concerns and priorities of neighbourhoods, and to share updates on City initiatives.

- E122 Engage with neighbourhoods to get broad representative input on priorities and concerns.

- E123 Engage neighbourhoods to confirm existing or new priorities to inform Council consideration of investment priorities.

- E124 Encourage the establishment of neighbourhood associations to represent neighbourhood interests.

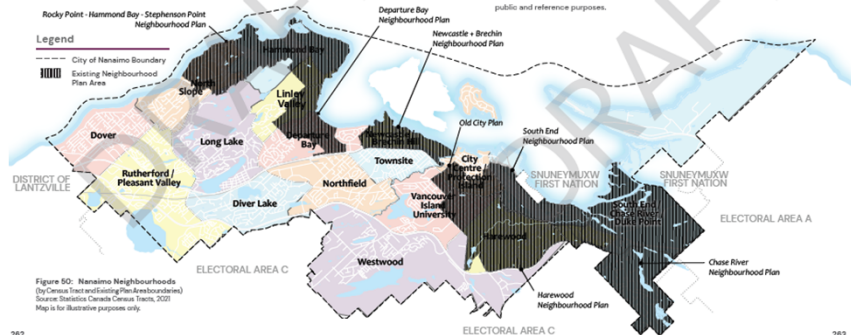
- E125 Provide services and support to neighbourhood associations as per Council policy.

- E126 Maintain a map of neighbourhood association self-defined boundaries for public and reference purposes.

- E127 Inform the Neighbourhood Association (if one exists), of any Official Community Plan, zoning, or development permit application affecting land within the area covered by the Neighbourhood Association.

- E128 Use existing neighbourhood plans as guiding documents in development reviews.

- E129 Where there are inconsistencies, the City Plan will take precedence over the existing neighbourhood plans.

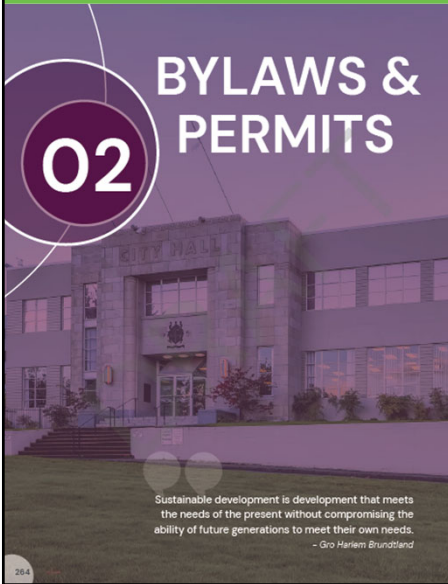


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02

BYLAWS & PERMITS



Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
- Gro Harlem Brundtland

There are a host of legislative or regulatory tools and advisory documents that can be used by a municipality to implement the policy directions of City Plan. This section describes several key implementation tools, while Section E.03 outlines the city's Development Permit Areas.

E2.1 TEMPORARY USE PERMITS

Temporary Use Permits are included in City Plan as an interim (short-term) alternative for proposed new land uses that may not warrant a change to the land use designation or zoning of land. Temporary uses are typically of a trial / interim use nature, or are a seasonal / occasional use.

Temporary Use Permits may be issued for new land uses on specific properties which are not otherwise allowed by a land use designation in this Plan or in a land use zone in the Zoning

Bylaw. Conditions may be specified by Council respecting any required changes to the property to allow the temporary use, and any restoration to the property following expiration of the permit.

Pursuant to the Local Government Act, a Temporary Use Permit can be issued for up to three years, with the possibility of one renewal for up to an additional three years.

Policies

E211 All lands located within the boundaries of the city are designated as Temporary Use Permit Area.

E2.2 DEVELOPMENT APPROVAL INFORMATION

The purpose of requiring Development Approval Information is to ensure that applicable studies and relevant information are provided to the City of Nanaimo to evaluate the impact of a development proposed within the city.

Pursuant to the Local Government Act, Development Approval Information may be required for the following circumstances:

- ▶ Zoning bylaw amendments;
- ▶ Temporary use permits; and
- ▶ Development permits.

The information provided in a Development Approval Information report helps to ensure that future development considers potential impacts to:

- ▶ The natural environment;
- ▶ Transportation patterns and networks;
- ▶ City infrastructure (sanitary sewer, water supply, stormwater management);
- ▶ Public facilities (schools and parks, community services, recreation, culture, and wellness facilities);
- ▶ Economic and social development;
- ▶ Archaeological and heritage;
- ▶ Form and character; and
- ▶ Climate action including greenhouse gas reduction, energy conservation, and water conservation.

The City's Development Approval Information Area bylaw establishes what type of impact information is required, what procedures are to be followed, if the application process, and in what circumstances a DAI report is necessary to satisfy items such as:

- ▶ Terms of reference for the impact reports;
- ▶ Selection of personnel to develop the impact reports (qualifications etc.);
- ▶ Timing;
- ▶ Response options to inadequate reports;
- ▶ Peer review;
- ▶ Presentation of reports to Council; and
- ▶ Use and publicizing of the report.

Policies

E221 All lands located within the boundaries of the city are designated as the area within which Development Approval Information (DAI) may be required.

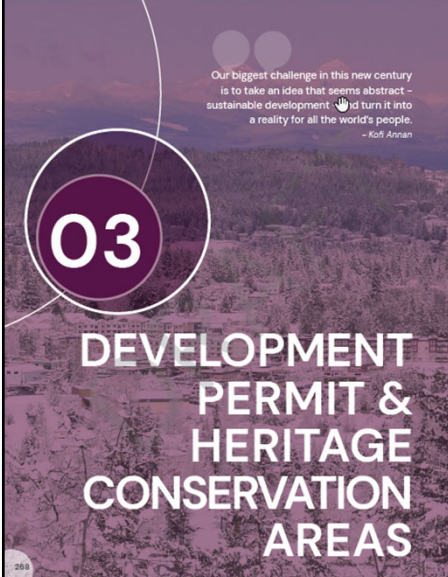
266

City Plan Document



03

DEVELOPMENT PERMIT & HERITAGE CONSERVATION AREAS



Our biggest challenge in this new century is to take an idea that seems abstract – sustainable development – and turn it into a reality for all the world's people.
- Kofi Annan

Under the authority of the Local Government Act (LGA, the Act), a Development Permit Area (DPA) or Heritage Conservation Area (HCA) can be used to achieve the goals and policies of this Plan. The Act allows for the designation of Development Permit Areas as they relate to one or more of the following purposes outlined in LGA Section 488 (1):

- (a) protection of the natural environment, its ecosystems and biological diversity;
- (b) protection of development from hazardous conditions;
- (c) protection of farming;
- (d) revitalization of an area in which a commercial use is permitted;
- (e) establishment of objectives for the form and character of intensive residential development;
- (f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- (g) in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- (h) establishment of objectives to promote energy conservation;
- (i) establishment of objectives to promote water conservation; and
- (j) establishment of objectives to promote the reduction of greenhouse gas emissions.

Sections 614 and 615 of the Local Government Act also allows for the designation of Heritage Conservation Areas to protect the heritage value or character of an area.

Table 8: Development Permit / Heritage Conservation Areas

NUMBER	DEVELOPMENT PERMIT AREAS	LOCAL GOVERNMENT ACT - SECTION 488 (1)
1	Environmentally Sensitive Areas	(a) Natural Environment (b) Hazardous Conditions
2	Hazardous Slopes	(a) Natural Environment (b) Hazardous Conditions
3	Sea Level Rise	(a) Natural Environment (b) Hazardous Conditions
4	Abandoned Mine Working Hazards	(b) Hazardous Conditions
5	Wildfire Hazard	(a) Natural Environment (b) Hazardous Conditions
6	Steep Slope Development	(a) Natural Environment (b) Hazardous Conditions (c) Intensive Residential Development
7	Nanaimo Parkway Design	(a) Natural Environment (c) Intensive Residential Development (f) Form and Character
8	Form and Character	(a) Natural Environment (c) Intensive Residential Development (f) Commercial, Industrial, Multi-Family Residential (h) Energy Conservation (i) Water Conservation (j) Green House Gas Emissions
NUMBER	HERITAGE CONSERVATION AREA	LOCAL GOVERNMENT ACT
1	Heritage Conservation Area	Section 614 (1) and Section 615 (1)

269

City Plan Document



Investment today is a promise to a bright future tomorrow.

04

FINANCIAL MECHANISMS

E4.1 DEVELOPMENT COST CHARGES

Development Cost Charges (DCCs) are a method to fund infrastructure associated with growth. The British Columbia Local Government Act permits municipalities to collect DCCs on new development to pay for new or expanded infrastructure, such as sewer, water, drainage, parks, and roads necessary to adequately service the demands of that new development. Like many other cities and towns in British Columbia, Nanaimo faces significant development pressure that in turn requires new or expanded infrastructure to support the demand development places on utilities and services. The costs associated with these infrastructure requirements create financial pressure for the City. To mitigate these financial pressures, DCCs are utilized as a cost recovery mechanism for apportioning infrastructure project costs amongst the developers of land.

Monies are collected as a condition of subdivision or building permit approval to offset some of the infrastructure expenditures incurred to service the needs of the new development. DCCs are set within a Development Cost Charge Bylaw and calculated separately for each of the following infrastructure categories:

- ▶ Roads
- ▶ Drainage
- ▶ Sanitary sewer
- ▶ Water
- ▶ Parkland

Local governments may choose to waive or reduce DCCs for certain types of development, such as affordable and supportive housing. The City of Nanaimo supports reduced DCCs for not-for-profit rental housing, including supportive housing.

Development Cost Charges Policies

- E411 Apply DCCs as a condition of subdivision or building permit approval to offset the cost of maintaining new infrastructure associated with the new development.
- E412 Require those who will use and benefit from the installation of such systems to pay infrastructure costs.
- E413 Ensure that information related to DCC costs, and on which DCCs are based, is accessible and understandable by all stakeholders.

- E414 Review and update the Development Cost Charge Bylaw regularly, in order to keep costs current and reflective of new development and infrastructure costs.
- E415 Consider reduced DCC costs for not-for-profit rental and supportive housing projects.

E4.2 COMMUNITY AMENITY CONTRIBUTIONS

Community Amenity Contributions (CACs) are negotiated as part of a rezoning or land use covenant amendment process that is initiated by an applicant. Applicants provide amenities as a way of ensuring that the proposed development is making a reasonably balanced contribution to the neighbourhood and community at large. The amenities offered are intended to assist with growth pressures and meeting the needs of a growing community, such that the impacts of new development on the community are not subsidized by existing property owners and other residents. The amenities offered can address increased demand or pressure to public facilities and services by adding, improving and expanding public facilities and services.

The City's Integrated Action Plan and other policy documents identify the amenities that are desired or needed to accommodate growth in the community and in different neighbourhoods. These plans are created with community engagement and will be used as a guide for (monetary and in-kind amenity contributions).

Community Amenity Contribution Policies

- E421 Ensure that amenities are growth-related and that there is a proportional and demonstrable link between the amenity and the impacts of new development.
- E422 Identify amenities that are consistent with services normally provided by a municipal government.
- E423 Secure amenities that provide public benefit needed by the community as outlined in a Council policy or plan (e.g. Integrated Action Plan).
- E424 To be acceptable, require amenities to be operationally viable for the City on a long-term basis.

City Plan Document



If you want to go fast, go alone. If you want to go far, go together. - African Proverb

05

RELATIONSHIPS

Nanaimo is a gathering of people who have chosen to make their life in this city. This plan is for all of us. Growing a successful and sustainable city is a team effort, requiring many partners pursuing common objectives. Achieving these objectives cannot be done by the City alone, and will require ongoing collaboration with and support from partners, stakeholders, and community members at all levels.

Many external agencies have and will continue to have important relationships with the City, exerting influence through policy, regulation, and actions that impact how Nanaimo will grow, and how City Plan is implemented. Examples include the impact of environmental policy by both Provincial and Federal agencies, Regional Growth Strategy objectives by the Regional District of Nanaimo (RDN), and public transportation investments by the BC Transit Authority, among many others. Neighbouring First Nations, District of Langville, and the RDN are also planning their futures, and opportunities exist to align and collaborate for future mutual benefits across all goal areas and geographical boundaries. The health, housing, social, not-for-profit, development, recreation, and culture sectors, as well as service / investment partners such as the Chamber of Commerce, Nanaimo-Island School District, and Nanaimo Port Authority have critical roles in sharing resources and addressing gaps in our community.

City Plan will be implemented through a variety of measures, ranging from the development of new bylaws and the direct involvement of community members, landowners, and stakeholders through committees and engagement. The community, organizations, and stakeholders will be core to this implementation.

City Plan calls upon:

- ▶ **Community Members:** to learn about their city and consider what they can contribute through individual actions and through contributions that support the greater good. A thriving city is one where we look out for each other.
- ▶ **The Development Community:** to share innovation and bring forward intentional and strategic development that aligns with our future city structure and elevates the quality, character, livability, and sustainability of our built environment.
- ▶ **Mayor and Council:** to make informed choices about when to support changes in our city to encourage and propel innovation, while at the same time having the courage to say no to directions that no longer fit the vision for Nanaimo.
- ▶ **City Staff:** to embrace and become experts on City Plan and the Integrated Action Plan to help identify and implement the collaborative actions and directions that support transformative change.
- ▶ **First Nations and Other Government Partners:** to collaborate, exchange information, share funding, and seek opportunities to support change, resolve conflicts, and find solutions that benefit all people living in this area.
- ▶ **Community Organizations:** to continue connecting with residents and sharing information about community needs while seeking to bring benefit to all.

City Plan Document



The greatest danger for most of us is not that our aim is too high and we miss it, but that it is too low and we reach it.
- Michelangelo

06

IMPLEMENTATION

E6.2 MONITORING & REVIEWING CITY PLAN

Great change doesn't happen overnight; it is achieved step-by-step through the committed, ongoing efforts of many. As we move forward, we'll want to keep tabs on how we're doing and see how collective efforts are moving us towards the five City Goals. Monitoring and reviewing allow us to look back, take stock, and adjust our efforts as needed to keep us on the right path.

A **Monitoring Strategy** will be a separate companion document to City Plan that outlines key indicators that provide meaningful, holistic insights on progress towards our goals. Key indicators are those that can be tracked regularly and consistently. While the City does, and will continue to monitor many supporting statistics through various processes, the focus of the Monitoring Strategy is to work together to regularly monitor a manageable selection of key indicators related to the five City Goals.

In the Monitoring Strategy, each of the five City Goals will have priority targets and indicators:

- Targets will define, in measurable terms, desired outcomes of City Planning.
- Indicators will tell us how we are doing.
- Monitoring is anticipated under routine triggers.
- Annual Monitoring will rely on data sources that are available annually to the City such as development patterns, City investments, and City-completed data to provide a check-in on performance on key indicators. Findings could lead to prioritization of new or existing actions in the Integrated Action Plan or completion of other studies needed to accelerate progress. Annual monitoring may also identify minor amendments for consideration.

Five-Year Monitoring will provide a more comprehensive monitoring report, relying on a mix of annual data sources, census data, and data compiled by external organizations. The five-year report will provide a more in-depth review of progress, analysis of trends influencing performance on key indicators, and potential recommendations for how City Plan policy and regulations may need to be adapted as part of five-year reviews and updates.

The City will undertake a comprehensive **Five-Year City Plan Review and Update**. The review will be an opportunity to consider the results of the Five-Year Monitoring, and determine if adjustments to policy or designations are required to accelerate progress towards goals. It will also be an opportunity to consider community input and integrate potential changes based on shifts in the city, demographic trends, development activity, emerging technology and knowledge, and other aspects that influence how City Plan is implemented.

E6.3 AMENDING CITY PLAN

City Plan provides a strong guide for moving towards our long-term vision, providing the goals and policies to get us there. However, City Plan is also adaptable, understanding that change is inevitable and there may be a need to amend the Plan to respond to new conditions, circumstances, issues, or opportunities. The intent of City Plan is to be visionary – but also be supportive of innovation and new ideas that accelerate progress towards our goals and a livable and successful community.

The option to amend City Plan allows Council the flexibility to evolve in a practical manner to meet specific local needs while still focusing on the overarching vision, goals, and policies created by the City through the REIMAGINE NANAIMO process, in collaboration with the community, and approved by Council.

New development proposals are reviewed by City Staff and Council to determine consistency with the goals, policies, and land use outlined in City Plan. If a proposal aligns with the overall goals and policies in the Plan, but does not conform to specific land use designation or policy, Council has the option to consider amending City Plan to support specific considerations for that parcel.

Desired Outcomes

Opportunity for meaningful updates to City Plan so it remains relevant to current conditions, supports innovation, and responds effectively to issues or opportunities.

A process that supports consideration of potential amendments while limiting frequent amendment requests and those that may not fit the intent of City Plan.

Policies

E6.3.1 Consider amendments that support the goals and policies of City Plan and provide a strong rationale for consideration of the amendment.

E6.3.2 Consult and involve neighbourhoods who may be affected by City Plan changes.

E6.3.3 Review applications for amendment of City Plan collectively twice a year and submit for Council consideration. Council will only amend City Plan twice each year except in extraordinary circumstances where such amendment would otherwise be consistent with City Plan goals and policies.

Phase 3 Council Timeline



Feb 2022

Special GPC Feb 28
Phase 3 Draft City Plan

Council Feb 28
Phase 3 Launch

Informal Referrals
Feb 28-April 8

Mar 2022

GPC Mar 14
Green and Connected

GPC Mar 28
Empowered, Healthy and Prosperous

Apr 2022

April 8 Phase 3
Engagement Ends

GPC April 11
Land Use and Neighbourhoods

May 2022

GPC May 9
Engagement Summary

May 9-20
Prepare Bylaw

Council May 30
1st & 2nd Reading

May 30-June 23
Formal Referrals

June 2022

June 23
Special Public Hearing

July 2022

Council July 4
3rd & 4th Reading/Adoption

Winter 2022

Endorsement
Draft Actions and Implementation Plans

38



Hay cep q'a Siem

