

**ATTACHMENT B  
REGIONAL DISTRICT OF NANAIMO  
OCP REFERRAL RESPONSE**

September 19, 2023

Kristine Mayes, Planner  
City of Nanaimo – Current Planning Department  
455 Wallace Street  
Nanaimo, BC V9R 5J6

**Re: City Plan Amendment Application No. OCP00103  
502 Howard Avenue, Nanaimo, BC and Rezoning Application No. RA000493: 564 Fifth Street,  
502 and 505 Howard Avenue (Te'tuxtun)**

Dear Kristine Mayes:

Thank you for providing the Regional District of Nanaimo (RDN) an opportunity to review and provide comments on the above-referenced City Plan (OCP) amendment and Rezoning application.

It is the RDN's understanding that the application is to amend the land use designation of Nanaimo's City Plan (OCP) from Parks and Open Spaces to Mixed-Use Corridor to facilitate a concurrent rezoning to a new Comprehensive Development Zone which would allow a multi-family residential development with commercial, institutional and parks and recreation land uses at the intersection of Howard Avenue and Fifth Street.

Development within the City of Nanaimo must be consistent with the Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615 (RGS). The policies and land use designations in the RGS provide the general framework for directing growth and land use activities throughout the RDN. The above-referenced property is within the Regional Urban Centre of the RGS which accommodates the greatest mix of land uses and highest densities in the region. Land located within the Growth Containment Boundaries (GCBs) of a municipality that is primarily intended for urban development is designated as Urban Area on the Appendix 'A', Map 4, Land Use Designations of the RGS.

The following goals and policies within the RGS support the sustainable growth of the region in relation to development within Urban Centres for lands designated as Urban Areas in the RGS:

**Goal 1 – Prepare for Climate Change and Reduce Energy Consumption**

Policy 1.3 – Encourage, wherever possible, land use patterns and transportation systems that will improve lifestyle and behaviour choices based on sustainability principles. Key strategies include:

- Locating most housing, jobs, goods and services, and amenities in compact, complete rural villages and urban areas that are accessible without the need to drive; and
- Encouraging greater housing diversity within GCBs;

Policy 1.5 - Ensure land use planning encourages the development of healthy, compact and walkable communities that promote safety through environmental design and smart growth principles, natural hazards protection and FireSmart principles, and provisions for seniors and handicapped accessibility. This will be pursued in the review and updating of Official Community Plans.

**Goal 3 – Coordinate Land Use and Mobility**

Policy 3.3 – Organize development in a network of distinctive growth centres that provide ready access to places to live, work, play and learn according to the following:

- Regional urban centre – City of Nanaimo.

**Goal 4 – Concentrate Housing and Jobs in Growth Centres**

Policy 4.4 – A broad range of housing types and unit sizes should be encouraged within GCBs. Special consideration should be given to the housing needs of an aging population, those who are differently-abled, and those with moderate or low incomes.

Policy 4.5 – Mixed-use centres shall only be located within GCBs and locations for mixed-use centres should be designated in OCPs.

Policy 4.8 – Urban centres comprise the primary locations for accommodation of growth and development in the region and are only located within the GCBs of a municipality.

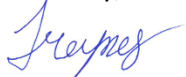
Policy 4.9 – Urban centres include one or more mixed-use centres and are intended to be complete, compact communities with places to live, work, learn, play, shop, and access services.

Policy 4.10 – Nanaimo, as the Regional Urban Centre, is identified as the major urban centre in the region given its larger scale, complexity, function and urban lifestyle, as distinct from the other Urban Centres, as well as the rural areas of the region.

The RGS establishes a consistent and coordinated approach across the region in order to foster socially, economically and environmentally sustainable communities. The above-referenced OCP amendment and concurrent rezoning for the property located at 502 Howard Avenue are consistent with the RGS land use designations, goals and policies and the interests of the RDN are unaffected.

If you have any questions, please do not hesitate to get in touch with me.

Sincerely,



Patricia Reyes  
Planner

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