

Transit-Oriented Areas

2024-MAR-25

TRANSIT-ORIENTED AREAS

BILL 47

PROVINCIAL RATIONALE

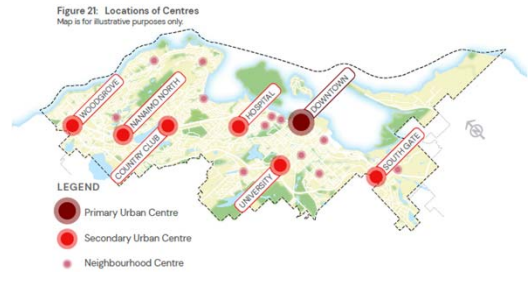
Increase housing supply through the creation of denser, more complete communities near transit exchanges.



TRANSIT-ORIENTED AREAS

THREE TOAs IN NANAIMO

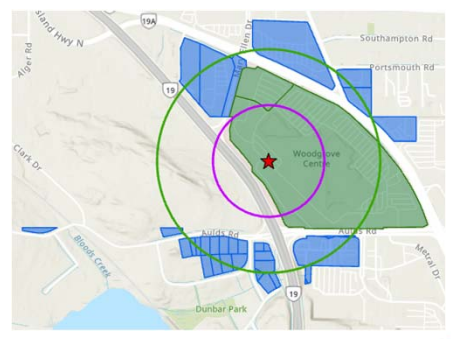
1. VIU Exchange
2. Country Club Exchange
3. Woodgrove Exchange



TRANSIT-ORIENTED AREAS

WOODGROVE TRANSIT-ORIENTED AREA

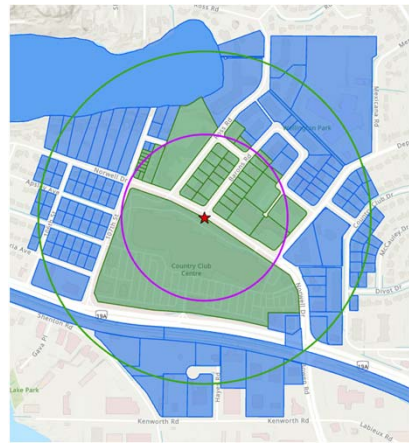
- ★ Transit Exchange
- ◻ Transit Exchange 200m area
- ◻ Transit Exchange 400m area
- Parcels within 200m TOA
- Parcels within 400m TOA



TRANSIT-ORIENTED AREAS

COUNTRY CLUB TRANSIT-ORIENTED AREA

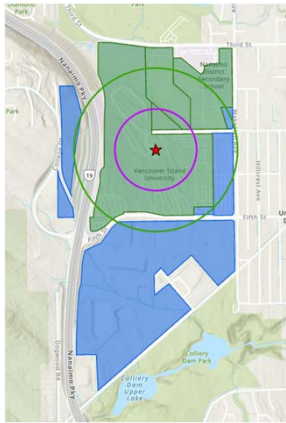
- ★ Transit Exchange
- ◻ Transit Exchange 200m area
- ◻ Transit Exchange 400m area
- Parcels within 200m TOA
- Parcels within 400m TOA



TRANSIT-ORIENTED AREAS

VIU TRANSIT-ORIENTED AREA

- ★ Transit Exchange
- ◻ Transit Exchange 200m area
- ◻ Transit Exchange 400m area
- Parcels within 200m TOA
- Parcels within 400m TOA



TRANSIT-ORIENTED AREAS

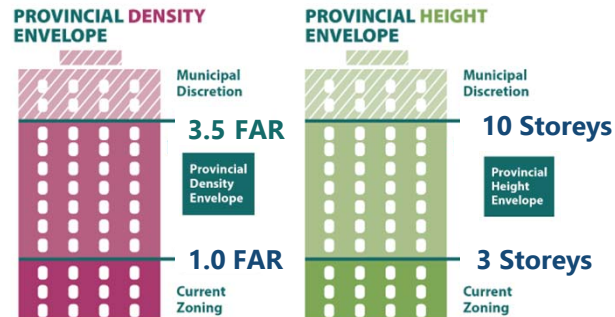
MINIMUM ALLOWABLE HEIGHTS & DENSITIES

- Parcels within 200m TOA
 - 3.5 FAR
 - 10 Storeys
- Parcels within 400m TOA
 - 2.5 FAR
 - 6 Storeys



TRANSIT-ORIENTED AREAS

EXAMPLE OF HOW PROVINCIAL DENSITY & HEIGHT ENVELOPE RELATES TO LOCAL GOVERNMENT AUTHORITY



TRANSIT-ORIENTED AREAS

PARKING RESTRICTIONS



RESIDENCE
COMPONENT



COMMERCIAL
COMPONENT



Restriction on setting minimum residential off-street parking requirements

TRANSIT-ORIENTED AREAS

TRANSIT-ORIENTED AREAS TIMELINE

TOA
DESIGNATION
BYLAW &
PARKING
AMENDMENT

REVISE CITY
PLAN &
ZONING
BYLAW



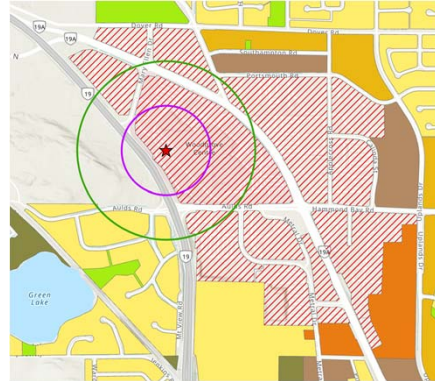
2024-JUN-30

2025-DEC-31

TRANSIT-ORIENTED AREAS

WOODGROVE TOA IMPLICATIONS | LOCAL CONTEXT

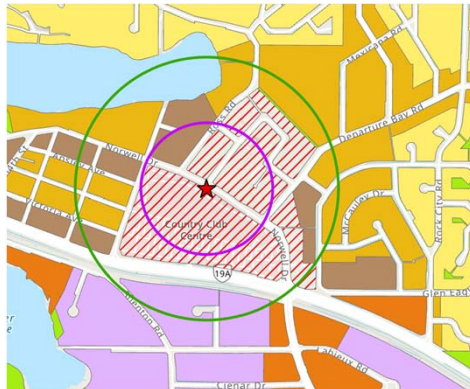
- Scope of the TOA in relation to City Plan
- Transit Redevelopment Strategy
- Complete Communities Grant



TRANSIT-ORIENTED AREAS

COUNTRY CLUB TOA IMPLICATIONS | LOCAL CONTEXT

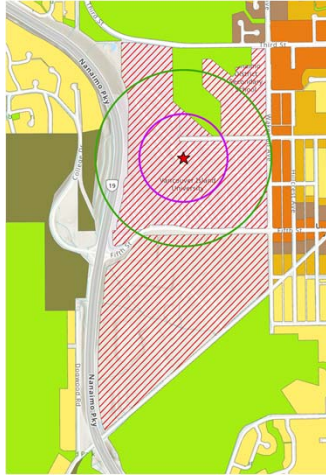
- Scope of the TOA in relation to City Plan
- Transit Redevelopment Strategy
- Mobility Upgrade Study



TRANSIT-ORIENTED AREAS

COUNTRY CLUB TOA IMPLICATIONS | LOCAL CONTEXT



- Scope of the TOA in relation to City Plan
- Transit Redevelopment Strategy
- Land ownership








TRANSIT-ORIENTED AREAS

COMMUNICATION STRATEGY

PRINT TOOLS

-  Handout
-  Tax Notice
Newsletter

DIGITAL TOOLS

-  City Website Update
-  E-Notifications
-  Press Releases
-  Social Media
-  Online Information
Session

TRANSIT-ORIENTED AREAS

Thank you!