

DATE OF MEETING January 20, 2025
AUTHORED BY LISA BRINKMAN, MANAGER, COMMUNITY PLANNING
SUBJECT CITY PLAN REVIEW 2025

OVERVIEW

Purpose of Report:

To introduce the purpose of the *City Plan* Review 2025 project and outline next steps.

BACKGROUND

City Plan – Nanaimo ReImagined (“City Plan Bylaw 2022 No. 6600”) was adopted in July 2022, and provides goals and policies to achieve a green, connected, healthy, empowered, and prosperous city. However, *City Plan* was not meant to be a static document, Section E6 ‘Implementation’ of the Plan states:

“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 create a livable and successful community.”

In 2025, a minor review of *City Plan* is proposed as outlined in this report, and a comprehensive review of *City Plan* is scheduled for 2030. The comprehensive review in 2030 will be an opportunity to consider the results of the Monitoring Strategy and determine if adjustments to policy are required to accelerate progress toward *City Plan* goals. |

DISCUSSION

The purpose of the 2025 project will be to review the following aspects of *City Plan*:

- a) **Housing Needs:** As required by the new Provincial housing legislation, *City Plan* will be reviewed to ensure it contains policy guidance to accommodate 20 years of housing need, as well as each class of housing need identified in the *2024 Interim Housing Needs Report*. A consultant has been retained to support the housing needs policy review.
- b) **Transit-Oriented Areas:** As required by the new Provincial housing legislation, *City Plan* will be reviewed to ensure alignment with the City’s three Transit-Oriented Areas (Woodgrove, Country Club, and Vancouver Island University) and the “Transit-Oriented Areas Designation Bylaw 2024 No. 7382”.
- c) **Housekeeping:** Minor updates to *City Plan* maps and text will be proposed to respond to new information received by staff from several departments since July 2022.

The community consultation process for this project will focus on proposed policy changes related to housing needs and Transit-Oriented Areas. A webpage will be used to provide project updates, and targeted online and in-person meetings will be held with organizations and special interest groups (such as the Systems Planning Organization). In addition, Staff from many departments will support the *City Plan* review project. Also, the *Local Government Act* requires that when considering proposed amendments to an Official Community Plan, such as *City Plan*, early and ongoing consultation must be considered with the Regional District of Nanaimo, neighbouring municipalities, first nations, school districts, as well as relevant provincial and federal government agencies. A public hearing is also required for any proposed amendment to *City Plan*. |

CONCLUSION

Project Next Steps

Winter 2025

- Staff will work with the consultant to ensure *City Plan* policy addresses the housing needs identified in the 2024 Interim Housing Needs Report, identify gaps, and determine the appropriate consultation process to address the gaps.
- Staff will review *City Plan* and prepare proposed policy and map updates to ensure compliance with the “Transit-Oriented Areas Designation Bylaw 2024 No. 7382” and determine if further community consultation is required.
- As *City Plan* is a policy guide used by many departments, Staff will reach out to ensure all necessary minor text and map updates are captured in a proposed *City Plan* amendment bylaw.

Spring 2025

- Complete targeted community consultation related to housing needs, transit-oriented areas, and to meet *Local Government Act* requirements. Staff will review consultation results and finalize a draft amendment bylaw.

Summer/Fall 2025

- Council consideration of bylaw readings and a public hearing for a proposed *City Plan* amendment bylaw. |

SUMMARY POINTS

- A minor review of *City Plan* is proposed in 2025, and a comprehensive review of *City Plan* is scheduled for 2030.
- The 2025 review of *City Plan* will focus on housing needs policy, transit-oriented areas, as well as text and map housekeeping updates.
- A consultant is supporting the housing needs review, and the community consultation process will include online and in-person meetings with organizations and special interest groups, city webpage with project updates, *Local Government Act* consultation requirements, and a public hearing.

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