

DATE OF MEETING March 24, 2025

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SUBJECT **WOODGROVE AREA PLAN**

## **OVERVIEW**

### **Purpose of Report:**

To provide an update on the Woodgrove Area Plan project, and to present the Phase One Baseline Assessment Report.

## **BACKGROUND**

The objectives for the Woodgrove Area Plan project are to:

- Build on *City Plan*: Nanaimo Relmaged desired outcomes, policies, and public input for the Woodgrove Secondary Urban Centre;
- Refine the vision and desired outcomes for the Woodgrove Secondary Urban Centre, to guide the development of the area over the next 25 years, within the context of the new Provincial Housing Legislation;
- Develop a future growth concept and development policies for where and how new development can be integrated into the Woodgrove area over time;
- Identify implementation actions and monitoring to determine what infrastructure and public amenity investments are needed to create a complete community; and,
- Produce a Woodgrove Area Plan document that represents the community visions for growth for the area and acts as a tool for the development community in realizing that vision.

The phases to complete the Woodgrove Area Plan project are:

**Phase 1A** – A Baseline Assessment Report (March 2025) has been completed which identifies the current state of the Woodgrove Secondary Urban Centre as it relates to the supply of housing, daily needs, retail, capacity of the transportation and transit network, and capacity of sewer and water infrastructure.

**Phase 1B** – Community engagement is underway from 2025-MAR-21 to 2025-APR-07. Next, a needs assessment report will be completed, using information from the engagement process and baseline assessment.

**Phase 2** – In phase two, future potential scenarios will be tested in relation to housing, transportation, infrastructure, and access to daily needs. Testing will involve assessing options, impacts, feasibility, costs, and implementation logistics to create a complete community in the Woodgrove area.

A second round of community engagement will include seeking feedback on the 'future case' scenarios.

**Phase 3** – In phase three, a preferred scenario will be developed, with supporting policies, guidelines, actions, and implementation framework. This information will be formulated into the technical document, the 'Woodgrove Urban Centre Assessment Report', to meet the requirements of the 'Complete Communities' grant.

The final round of community engagement will seek input on the preferred scenario including policies, guidelines, actions, and an implementation framework. The feedback will be used to inform the final document, the Woodgrove Area Plan.

**Phase 4** – In phase four a Woodgrove Area Plan will be finalized, that provides detailed land use, policy guidance, infrastructure planning, and daily needs to create a complete community and dynamic secondary urban centre. |

## **DISCUSSION**

Staff are pleased to present the results of Phase 1A, the Baseline Assessment Report (see link in Attachment A). Key findings from the report are:

- There are currently approximately 568 housing units in the Woodgrove Secondary Urban Centre area, and there is significant potential for more housing.
- Currently 92% of the housing units are in apartment style buildings that are five storeys in height or less.
- 57% of the apartment style housing units are rental units.
- 92% of the total housing units are one and two-bedroom units.
- The City is aware of interest from the development community to build approximately 3,685 housing units in the area in the coming years (including the proposed Bowers District development).
- The Woodgrove area generally has good access to public transit, with potential improvements identified, particularly for cyclists and pedestrians.
- All intersections within the Woodgrove area are performing within typical thresholds, indicating sufficient capacity to handle existing traffic volumes during peak periods.
- While the Woodgrove area has much service commercial retail space, the low vacancy rate (3.7%) of the existing retail units demonstrates that there is potential for more retail development in the area.
- The retail landscape in the Woodgrove area is predominantly characterized by chain retailers, which hold 56.8% of all business licenses, followed by local retailers (30.5%) and vacant units (12.7%).
- There is a need for parks, recreation and culture facilities, as well as other services to ensure access to daily needs for residents of the area.
- The sanitary sewer and water systems serving the Woodgrove area are at or close to capacity. Additional population will require substantial investment to expand underground infrastructure, and current DCC revenue is insufficient to cover this.

The Baseline Assessment Report offers a spatial analysis of housing, transportation, daily needs, and infrastructure that is currently in the Woodgrove Urban Centre, and this information will inform the next phases of the Woodgrove Area Plan project. |

## **NEXT STEPS**

The Phase One public engagement process has started with a survey available on the Woodgrove Area Plan Get Involved webpage from 2025-MAR-21 to 2025-APR-07. Stakeholder meetings are also being held between 2025-MAR-21 and 2025-APR-07, and the input received from the community and stakeholders will inform the next phases of the project. |

## **SUMMARY POINTS**

- The first step in the Woodgrove Area Plan project, the Baseline Assessment Report, is complete, and the information will inform the next phase of the project.
- The phase one engagement process has started with a survey available on the Woodgrove Area Plan Get Involved webpage, and stakeholder meetings being held between 2025-MAR-21 and 2025-APR-07.

## **ATTACHMENTS**

ATTACHMENT A: Link to “Woodgrove Area Plan Baseline Assessment Report (March 2025)” |

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