

DATE OF MEETING NOVEMBER 17, 2025

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**SUBJECT CITY PLAN REVIEW 2025**

## **OVERVIEW**

### **Purpose of Report**

To present “City Plan Amendment Bylaw 2025 No. 6600.002” for consideration of first and second reading, and to seek direction regarding consultation in accordance with Section 475 of the *Local Government Act*.

### **Recommendation**

That:

1. “City Plan Amendment Bylaw 2025 No. 6600.002” (policy, housekeeping, and map updates) pass first reading.
2. “City Plan Amendment Bylaw 2025 No. 6600.002” pass second reading.
3. Council direct Staff to refer “City Plan Amendment 2025 Bylaw No. 6600.002” to the Agriculture Land Commission, the Ministry of Environment and Parks, the Ministry of Transportation and Transit, Snuneymuxw First Nation, District of Lantzville, and the Regional District of Nanaimo.
4. Following the referral process, Council direct Staff to arrange a public hearing for Bylaw 6600.002 prior to consideration of third reading and final adoption.

## **BACKGROUND**

At the 2025-JUL-14 Governance and Priorities Committee Meeting, a motion was passed:

*“that the Governance and Priorities Committee recommend that Council direct Staff to proceed with:*

1. *Preparing a bylaw to amend “City Plan Bylaw 2022 No. 6600” as outlined in the Staff Report titled “City Plan Review 2025” dated 2025-JUL-14; and,*
2. *Consultation with the Ministry of Transportation and Transit, Snuneymuxw First Nation, District of Lantzville and Regional District of Nanaimo in accordance with Section 475 of the Local Government Act.”*

This motion was passed through consent at the regular Council Meeting held 2025-JUL-21.

In accordance with Section 473.1 of the *Local Government Act* (LGA), a review of City Plan (the City of Nanaimo's Official Community Plan) was required to ensure City Plan policy accommodates 20 years of housing in accordance with the 2024 Interim Housing Needs Report. The review was also to ensure City Plan policy aligned with the "Transit-Oriented Areas Designation Bylaw 2024 No. 7382". Staff took this opportunity to propose minor housekeeping amendments to maps and text in City Plan to respond to new information received from several departments. In addition, policies are proposed related to two recent Council motions regarding:

- i) the distribution of supportive housing, addressed in the 2025-JUL-14 Staff Report, and
- ii) advancing transit-oriented development in a way that provides clear connection to the rail corridor, addressed in this Staff Report. |

## **DISCUSSION**

An amending bylaw to City Plan has been prepared (see the attached "City Plan Amendment Bylaw 2025, No. 6600.002"). A summary of the proposed amendments is provided in Attachment A.

Consultation with the Ministry of Transportation and Transit (MOTT), Snuneymuxw First Nation (SFN), District of Lantzville and Regional District of Nanaimo (RDN) commenced in August 2025.

- The District of Lantzville and MOTT indicated they have no concerns.
- The RDN's request has been included in the proposed amending Bylaw 6600.002, to update the City Plan 'Appendix A: Regional Context Statement' such that the headings of the Goals are updated to match the updated RDN's "Regional Growth Strategy: Bylaw 1874, 2023".

SFN have not provided comments to date, however if Council proceeds with first and second reading of Bylaw 6600.002, Staff will complete the next step in the referral process by sending the proposed Bylaw 6600.002 to SFN, MOTT, District of Lantzville, RDN, Ministry of Environment and Parks, and the Agriculture Land Commission for a final review and comment.

### **Transit Oriented Development and the Island Corridor**

At the 2025-OCT-06 Council Meeting, the following motion was passed:

*"as part of City Plan Review, direct Staff to seek opportunities and create policies that support and advance planning of Transit Oriented Development (TOD) centres, including Country Club and Woodgrove, in a way that provides clear connection to the Island Corridor, which may be used for corridor-related transit in the future."*

Existing City Plan mobility and land use policies are based on the principles of Transit Oriented Development (TOD). City Plan identifies seven Urban Centres connected by Corridor land use designations. The seven Urban Centres are Woodgrove, Nanaimo North, Country Club, Hospital, Downtown, University, and South Gate. A City Plan goal in Section C2.1 'Connected Communities': is:

*"Alignment between land uses and mobility networks, with higher density land uses developing in Urban Centres and along Corridors where they are supported by frequent transit and increased walkability."*

Existing policies in City Plan that support TOD include:

C2.1.1 “Prioritize walking, rolling, cycling, and transit routes in all Urban Centres.”

D4.3.5 “Integrate land use and mobility through the creation of compact, dense, and mixed-use Urban Centres that promote walking, rolling, cycling, and public transit and reduce automobile dependency in Urban Centres.

D4.4.1 “Develop Corridors as mobility connections between Urban Centres and Neighbourhoods with higher intensity residential and mixed uses.”

An existing policy in City Plan related to the Island Corridor is:

C2.2.25 “Preserve options for future mobility infrastructure in the E&N Railway Corridor.”

In response to Council direction, Bylaw 6600.002 proposes to amend this policy as follows:

C2.2.25 Preserve options for future mobility infrastructure in the E&N Railway Corridor, and seek opportunities to provide clear connections from Urban Centres to the E&N Railway Corridor.

In addition, as Area Plans are created for each of the Urban Centres, connections to the railway corridor will continue to be explored.

## **Next Steps**

It is recommended that Council proceed with first and second reading of “City Plan Amendment Bylaw 2025 No. 6600.002”, and direct Staff to complete the next step in the referral process by sending the proposed Bylaw 6600.002 to SFN, MOTT, District of Lantzville, RDN, Ministry of Environment and Parks, and the Agriculture Land Commission for review and comment. Once the referral process is complete, a public hearing will be required prior to consideration of third reading and final adoption of Bylaw 6600.002.

In 2025, a minor review of City Plan was completed, 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.]

## **OPTIONS**

1. That

1. “City Plan Amendment Bylaw 2025 No. 6600.002” (policy, housekeeping, and map updates) pass first reading
2. “City Plan Amendment Bylaw 2025 No. 6600.002” pass second reading.
3. Council direct Staff to refer “City Plan Amendment 2025 Bylaw No. 6600.002” to the Agriculture Land Commission, the Ministry of Environment, the Ministry of Transportation and Transit, Snuneymuxw First Nation, District of Lantzville, and the Regional District of Nanaimo.

4. Following the referral process, Council direct Staff to arrange a public hearing for Bylaw 6600.002 prior to consideration of third reading and final adoption.
  - The advantages of this option: The proposed amendments to City Plan will align land use policies with Transit-Oriented Areas Designation Bylaw 2024 No. 7382”, address recent Council motions, and will update City Plan policy text and maps with housekeeping amendments.
  - The disadvantages of this option: Staff time and resources are required to complete this project.
  - Financial Implications: None.
2. That Council provide alternate direction to Staff.

### **SUMMARY POINTS**

- The proposed City Plan amendments in Bylaw 6600.002 will align land use policies with “Transit-Oriented Areas Designation Bylaw 2024 No. 7382”, address recent Council motions, and will update City Plan policy text and maps with housekeeping amendments.
- It is recommended that Council proceed with first and second reading of “City Plan Amendment Bylaw 2025 No. 6600.002”, and direct Staff to complete the next step in the referral process by sending the proposed Bylaw 6600.002 to SFN, MOTT, District of Lantzville, RDN, Ministry of Environment and Parks, and the Agriculture Land Commission for review and comment.
- Once the referral process is complete, a public hearing will be required prior to consideration of third reading and final adoption of Bylaw 6600.002.

### **ATTACHMENTS**

ATTACHMENT A: Summary of Proposed Amendments in City Plan Amending Bylaw No. 6600.002 “City Plan Amendment Bylaw 2025 No. 6600.002”

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