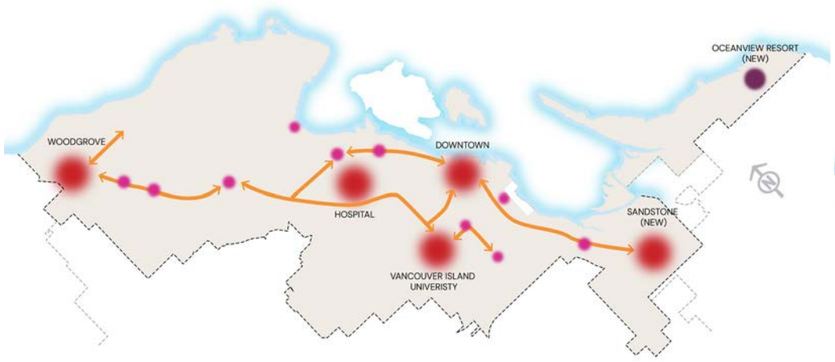
SCENARIO 1: CURRENT PATH OVERVIEW

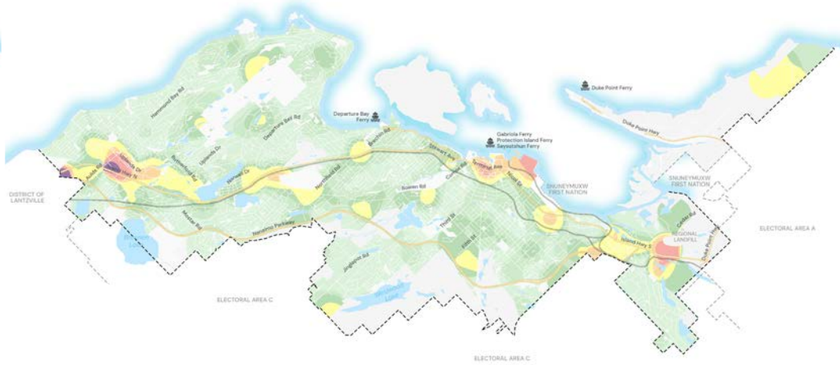
OVERVIEW

The current path follows the existing Official Community Plan, meaning we'll continue planning the way we are today. It likely will lead to much of our new development occurring in South Nanaimo, including a new Town Centre south of Chase River (Sandstone) and a new resort area in Oceanview at the very south.

AT A GLANCE



POTENTIAL PATTERN OF NEW GROWTH (NOW-2046)



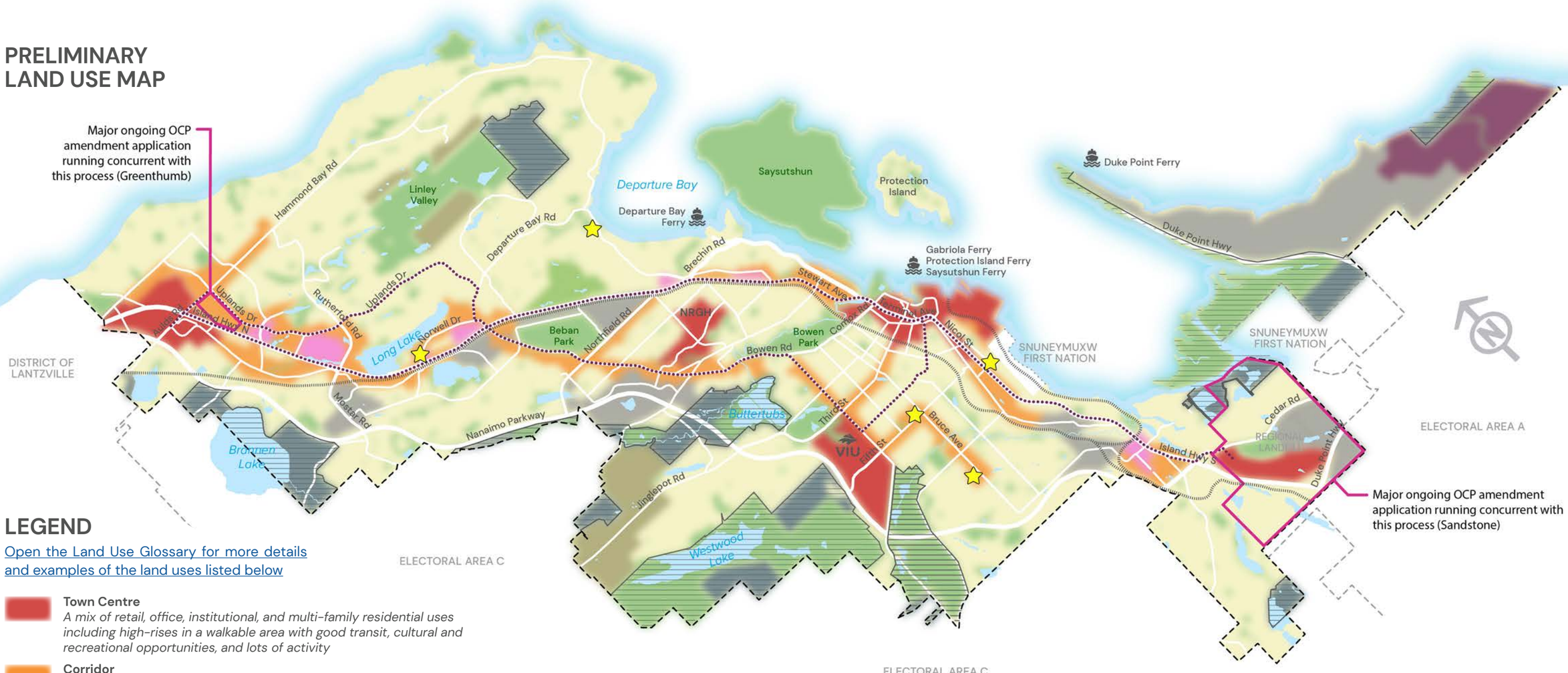
Residential Dwellings per hectare

least growth

- 0
- 1-2
- 2-5
- 5-10
- 10-25
- 25-50
- 50-100
- >100

most growth

PRELIMINARY LAND USE MAP



LEGEND

Open the Land Use Glossary for more details and examples of the land uses listed below

Town Centre
A mix of retail, office, institutional, and multi-family residential uses including high-rises in a walkable area with good transit, cultural and recreational opportunities, and lots of activity

Corridor
Key city streets that connect between Town Centres and are lined with mixed-use and residential developments including apartments and townhomes

City-wide Commercial Centre
City-scale shopping centres where future residential and mixed-uses encouraged

Neighbourhood
Primarily residential area with single-family homes and a mix of secondary suites, townhomes, duplexes, and fourplexes and potential for a small amount of neighbourhood-supporting retail

Resort Centre
A comprehensively planned resort community that includes a full mix of land uses including residential, commercial, open space, and public and recreational uses

Urban Reserve
Lands not currently connected to city water or sewer, allowing only homes on large lots. Potential for long-term development consideration

Industrial
Employment-focused lands with no residential

Parks & Open Space
Natural or recreational lands

Environmental / Agricultural Protection
Agricultural or Environmentally Sensitive Lands protected for their values

Neighbourhood Centre
Local-scale shopping centres, future residential encouraged

Lands Outside Urban Containment Boundary
Protected lands not suitable for development

E&N Corridor
Transportation corridor

Primary Transit Route
Planned rapid or frequent transit route

City Boundary

SCENARIO 1: CURRENT PATH PERFORMANCE ACCOUNTS

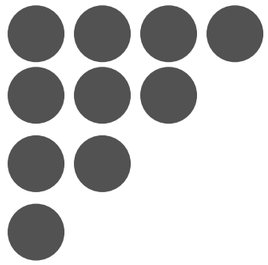
There is no "perfect" solution for how we grow. There are always choices and trade-offs to be considered. An objective for Scenario Explorations is to understand how decisions about where we grow can support progress towards our goals. Each scenario has been initially analyzed to see how it performs relative to the others on key performance accounts. The summary below provides initial observations. Throughout Phase 2, observations will continue to be discussed and refined together with the community.

	ACCOUNT	THIS SCENARIO SCENARIO 1: CURRENT PATH	SCENARIO 2: MOBILITY HUBS	SCENARIO 3: CENTRAL FOCUS
GREEN	**GHG Reduction** *Potential to move us closer to GHG reduction targets.*			
GREEN	**Land Conservation** *Potential to preserve open space from urban development.*			
GREEN	**Reduced Water Consumption** *Potential to help reduce the average per capita water use.*			
GREEN	**Watercourse Health** *Potential to reduce contaminants sent to watercourses.*			
HEALTHY	**Housing Diversity** *Encourages more diversity in housing options.*			
HEALTHY	**Housing Affordability** *Supports housing forms that may be affordable to more people.*			
HEALTHY	**Homelessness Reduction** *Creates opportunities for combined housing forms and services that support vulnerable populations.*			
CONNECTED	**Proximity to Daily Needs** *Encourages new growth close to existing services.*			
CONNECTED	**Proximity to Elementary Schools** *Encourages new growth close to existing elementary schools.*			
CONNECTED	**Walk, Bike & Transit Supportive** *Encourages more neighbourhoods that have enough population to support walking, biking, and transit investment.*			
CONNECTED	**Growth in Town Centres & Corridors** *Encourages new growth in desired locations to support vibrant, walkable urban areas.*			
EMPOWERED	**Proximity to Parks** *Encourages new growth close to existing park spaces.*			
EMPOWERED	**Proximity to Recreation Facilities** *Encourages new growth close to existing recreation facilities.*			
ENABLED	**Proximity to Employment Centres** *Encourages new growth close to existing employment areas.*			
ENABLED	**Industrial Designated Lands** *Identifies areas to accommodate industrial growth.*			
COST	**Financial Resilience** *Has fewer life-cycle cost implications that could increase taxation. (NOTE: evaluation scale: $ lowest costs to $$$$ highest costs)*	$$$	$$$	$

LEGEND FOR GOAL EVALUATIONS

Best Progress

Good Progress



INITIAL OBSERVATIONS ON PROS & CONS FOR CURRENT PATH

PROS

- In the past five years, recent growth has responded to our community's goals and shown progress towards a more sustainable Nanaimo. Current Path would continue these trends.
- Recent growth in town centres and corridors have encouraged living opportunities closer to employment. When people have the choice to live closer to where they work or shop, it can reduce the need to drive.
- Over the past decade, the City has secured more parkland throughout Nanaimo, meaning many people are fortunate to live within five minutes of a park and new development will continue this path.

CONS

- While our Current Path was progressive when created in 2008, new knowledge provides opportunity to build upon it and make enhancements that could move us even faster towards our goals.
- With some larger areas of undeveloped lands remaining in Nanaimo's boundary, Current Path will likely lead to many of these lands being developed in the coming years. This might mean a bit less infill happening in our existing town centres like Downtown or Woodgrove.
- As undeveloped areas are built-out, new roads and services will be extended into these areas. New roads and services, like our existing ones, will need to be maintained and operated by the city and funded through municipal taxes.

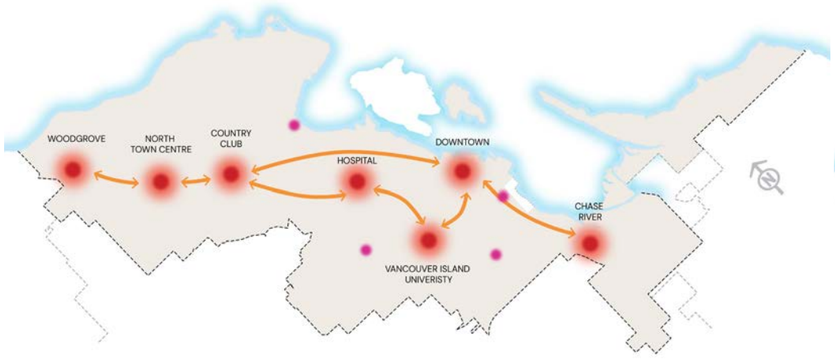
SCENARIO 2: MOBILITY HUBS OVERVIEW

reimagine NANAIMO

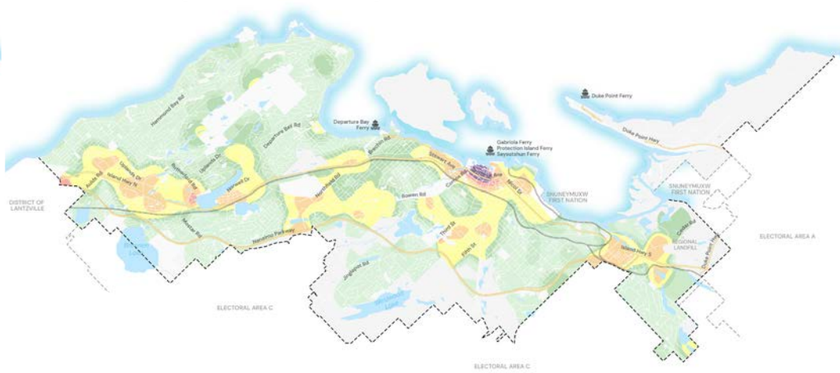
OVERVIEW

Mobility Hubs focuses new growth around seven hubs distributed across the City, where transportation networks (roads, transit, cycling) come together. It encourages more housing forms like townhomes and fourplexes to fill the gap between single-family homes and apartments. In this scenario, more growth would occur in and between hubs.

AT A GLANCE



POTENTIAL PATTERN OF NEW GROWTH (NOW-2046)



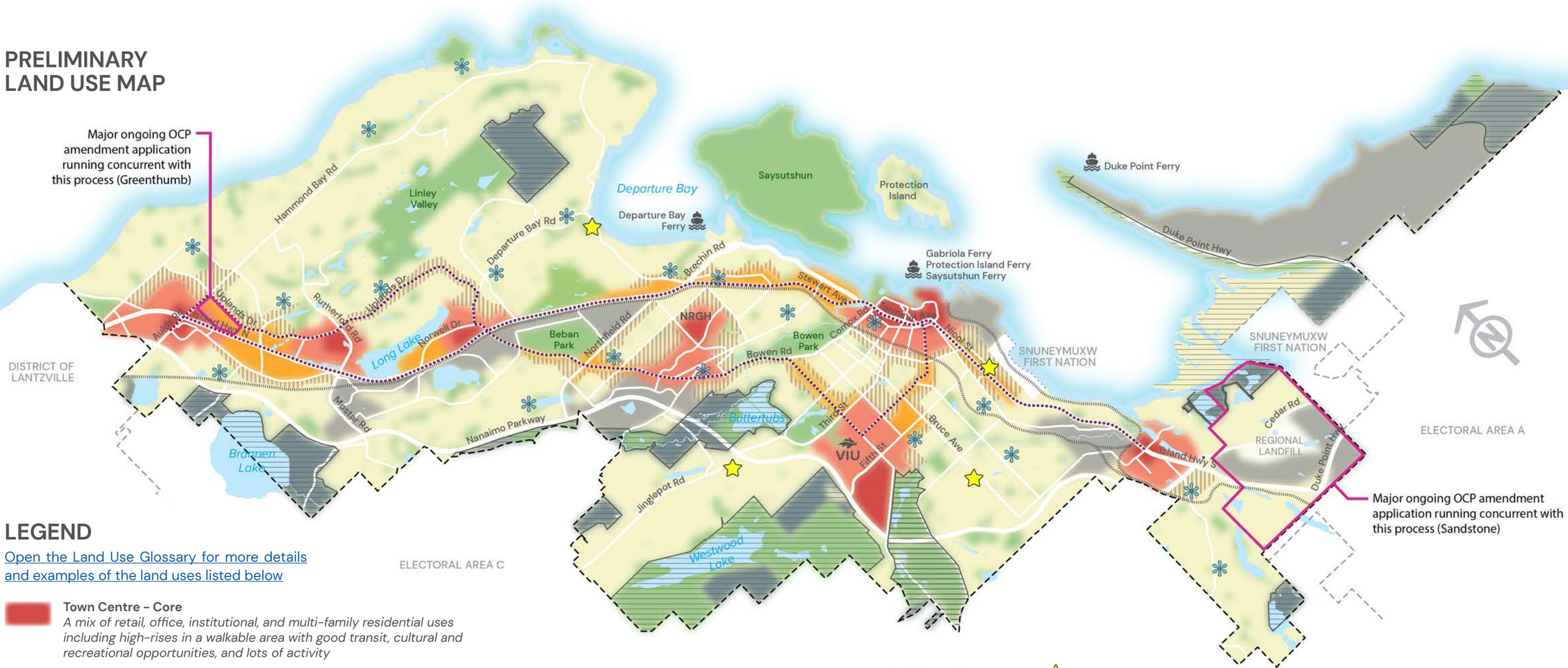
Residential Dwellings per hectare

least growth

- 0
- 1-2
- 2-5
- 5-10
- 10-25
- 25-50
- 50-100
- >100

most growth

PRELIMINARY LAND USE MAP



LEGEND

Open the Land Use Glossary for more details and examples of the land uses listed below

Town Centre - Core
A mix of retail, office, institutional, and multi-family residential uses including high-rises in a walkable area with good transit, cultural and recreational opportunities, and lots of activity

Town Centre - Transition
Similar to Town Centre - Core, but with lower building heights stepping down to adjacent neighbourhood areas

Corridor
Key city streets that connect between Town Centres and are lined with mixed-use and residential developments including apartments and townhomes

Neighbourhood
Primarily residential area with single-family homes and a mix of secondary suites, townhomes, duplexes, and fourplexes and potential for a small amount of neighbourhood-supporting retail

Neighbourhood Infill
Similar to Neighbourhood, but with a greater mix of secondary suites, townhomes, duplexes, fourplexes, and potential for some low-rise apartments

Industrial
Employment-focused lands with no residential

Parks & Open Space
Natural or recreational lands

Environmental / Agricultural Protection
Agricultural or Environmentally Sensitive Lands protected for their values

Neighbourhood Centre
Local-scale shopping centres, future residential encouraged

Potential Neighbourhood Hub
Partnerships to incorporate community services with elementary school locations to increase local-scale services for neighbourhoods further from Town Centres

Lands Outside Urban Containment Boundary
Protected lands not suitable for development

E&N Corridor
Transportation corridor

Primary Transit Route
Planned rapid or frequent transit route

City Boundary

SCENARIO 2: MOBILITY HUBS PERFORMANCE ACCOUNTS

There is no “perfect” solution for how we grow. There are always choices and trade-offs to be considered. An objective for Scenario Explorations is to understand how decisions about where we grow can support progress towards our goals. Each scenario has been initially analyzed to see how it performs relative to the others on key performance accounts. The summary below provides initial observations. Throughout Phase 2, observations will continue to be discussed and refined together with the community.

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GREEN	**GHG Reduction** *Potential to move us closer to GHG reduction targets.*	●●	●●●●	●●●
	Land Conservation *Potential to preserve open space from urban development.*	●●	●●●	●●●●
	Reduced Water Consumption *Potential to help reduce the average per capita water use.*	●●	●●	●●●
	Watercourse Health *Potential to reduce contaminants sent to watercourses.*	●●	●●●	●●●●
HEALTHY	**Housing Diversity** *Encourages more diversity in housing options.*	●●	●●●●	●●●
	Housing Affordability *Supports housing forms that may be affordable to more people.*	●	●●	●●●
	Homelessness Reduction *Creates opportunities for combined housing forms and services that support vulnerable populations.*	●●	●●●	●●●
CONNECTED	**Proximity to Daily Needs** *Encourages new growth close to existing services.*	●	●●	●●●
	Proximity to Elementary Schools *Encourages new growth close to existing elementary schools.*	●	●	●
	Walk, Bike & Transit Supportive *Encourages more neighbourhoods that have enough population to support walking, biking, and transit investment.*	●●	●●●	●●●
	Growth in Town Centres & Corridors *Encourages new growth in desired locations to support vibrant, walkable urban areas.*	●●	●●	●●●●
EMPOWERED	**Proximity to Parks** *Encourages new growth close to existing park spaces.*	●●●	●●●	●●●●
	Proximity to Recreation Facilities *Encourages new growth close to existing recreation facilities.*	●	●●●	●●
ENABLED	**Proximity to Employment Centres** *Encourages new growth close to existing employment areas.*	●●●	●●	●●●
	Industrial Designated Lands *Identifies areas to accommodate industrial growth.*	●	●●●	●●●
COST	**Financial Resilience** *Has fewer life-cycle cost implications that could increase taxation. (NOTE: evaluation scale: $ lowest costs to $$$$ highest costs)*	$$$	$$$	$



INITIAL OBSERVATIONS ABOUT PROS & CONS FOR MOBILITY HUBS

PROS

- Over time, as town centres become more complete and growth occurs in them, more residents will have nearby access to daily needs, helping to reduce vehicle trips and supporting reductions in greenhouse gas emissions.
- By encouraging growth in town centres and nearby infill neighbourhoods there will be opportunities to increase ground-oriented housing types which are limited in Nanaimo today, adding a wider range of housing options.
- As town centres and surrounding areas grow, they’ll evolve into walk, bike, and transit supportive neighbourhoods with enough residents to support viable businesses and to warrant increased transit frequency and improved connectivity.

CONS

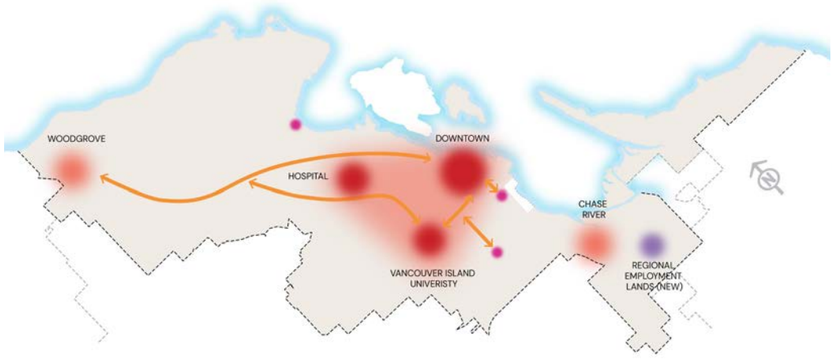
- With a more disbursed approach, growth will happen through the decisions of landowners and the market. This means that new development may not happen first in locations where it is most desired – for example, other town centres could develop faster than Downtown.
- With more gentle density like townhomes, development will be more spread-out than if there was more focus on higher density forms like apartments. When growth is more spread out, it can mean more roads and utilities that need to be maintained, which affects taxes.
- A more distributed approach among seven town centres will stretch resources, requiring prioritized decisions about where the City should invest first in services, recreation, active transportation, and other amenities.

SCENARIO 3: CENTRAL FOCUS OVERVIEW

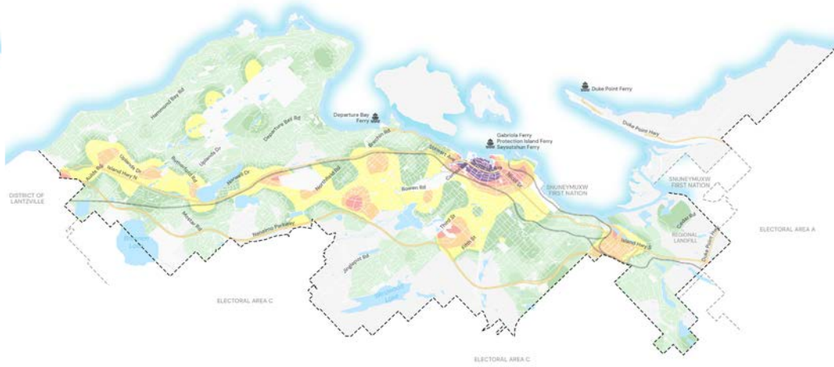
OVERVIEW

Central Focus encourages most new growth and higher-density housing within a focused urban core bounded by Downtown, the Hospital, and Vancouver Island University. It would lead to a more urban, walkable, and vibrant central core with less growth and change (though still some) in areas beyond this core.

AT A GLANCE



POTENTIAL PATTERN OF NEW GROWTH (NOW-2046)



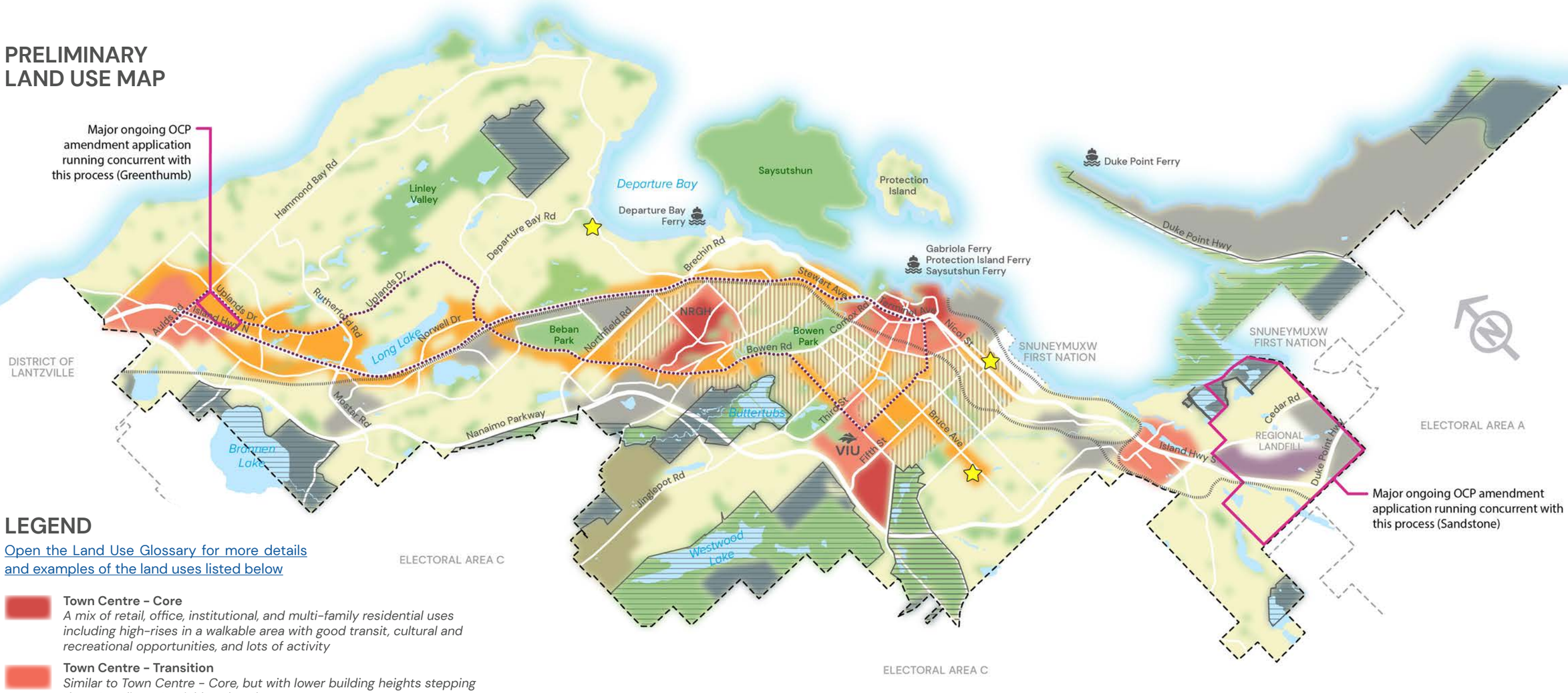
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Neighbourhood Infill
Similar to Neighbourhood, but with a greater mix of secondary suites, townhomes, duplexes, fourplexes, and potential for some low-rise apartments

Urban Reserve
Lands not currently connected to city water or sewer, allowing only homes on large lots. Potential for long-term development consideration

Industrial
Employment-focused lands with no residential

Employment Lands
A mix of regional-scale industrial, office, and retail uses with no residential

Parks & Open Space
Natural or recreational lands

Environmental / Agricultural Protection
Agricultural or Environmentally Sensitive Lands protected for their values

Neighbourhood Centre
Local-scale shopping centres, future residential encouraged

Lands Outside Urban Containment Boundary
Protected lands not suitable for development

E&N Corridor
Transportation corridor

Primary Transit Route
Planned rapid or frequent transit route

City Boundary

SCENARIO 3: CENTRAL FOCUS PERFORMANCE ACCOUNTS

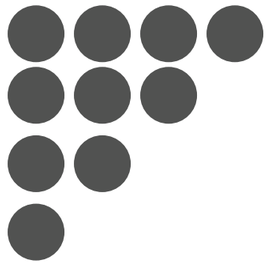
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HEALTHY	**Housing Diversity** *Encourages more diversity in housing options.*			
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COST	**Financial Resilience** *Has fewer life-cycle cost implications that could increase taxation. (NOTE: evaluation scale: $ lowest costs to $$$$ highest costs)*	$$$	$$$	$

LEGEND FOR GOAL EVALUATIONS

Best Progress

Good Progress



INITIAL OBSERVATIONS ABOUT PROS & CONS FOR CENTRAL FOCUS

PROS

- With more growth in existing built-up areas, undeveloped lands in outer areas can be preserved for other uses like parks, natural area protection, agriculture, or other uses.
- By having more new residents live in existing town centres, there is an opportunity to build critical mass that supports thriving businesses and walkable centres.
- This scenario would have the strongest financial resilience because it requires up to 25% fewer new roads and utilities than options that spread growth out. This means the city would have fewer roads and utilities to maintain, helping to keep taxes lower.

CONS

- More people living and working in a central area means we’ll need to shift our transportation habits faster and provide strong alternatives to driving everyone in order to manage congestion in the central core.
- With many of Nanaimo’s existing recreation facilities outside the central core today, people may need to travel further to access them.
- With a focus on strengthening the central core, while improvements will still happen in other parts of the city, it could be slower than in other options.

GLOSSARY OF KEY LAND USES

LAND USE TYPES YOU MAY SEE IN PHASE 2 & WHAT THEY MEAN

TOWN CENTRE – CORE

Description: the highest densities of homes, jobs, and experiences, with a mix of multi-unit residential and commercial uses that serve a city-wide function

Higher Density — **Typical forms for new buildings** — *Lower Density*



Commercial / Office Buildings / Civic Facilities (heights vary)



Mixed-use with Commercial Ground Floor (heights vary 3 to 36+ storeys)



High-Rise Apartments 12 to 36+ storeys



Mid/High-Rise Apartments 6 to 12 storeys



Mid-Rise Apartments 4 to 6 storeys



Low-Rise Apartments 2 to 4 storeys

TOWN CENTRE – TRANSITION

Description: areas between the core and adjacent lower density uses that step down to create a gentle transition while also providing a mix of multi-unit residential and commercial uses

Higher Density — **Typical forms for new buildings** — *Lower Density*



Commercial / Office Buildings / Civic Facilities (heights vary)



Mixed-use with Commercial Ground Floor (heights vary 3 to 12 storeys)



Mid/High-Rise Apartments 6 to 12 storeys



Mid-Rise Apartments 4 to 6 storeys



Low-Rise Apartments 2 to 4 storeys



Townhomes 2 to 4 storeys

GLOSSARY OF LAND USES – CONTINUED

CORRIDOR

Description: vibrant streets along major transportation routes that support a mix of multi-unit residential and local commercial well-served by transit and active transportation

Higher Density **Typical forms for new buildings** *Lower Density*



Mixed-use with Commercial Ground Floor (heights vary 2 to 6 storeys)



Mid-Rise Apartments 4 to 6 storeys



Low-Rise Apartments 2 to 4 storeys



Townhomes 2 to 4 storeys



Triplex / Fourplex / Duplex

NEIGHBOURHOOD – INFILL

Description: existing neighbourhoods that retain their character while gently increasing residential density to support more living options close to Town Centres and Corridors

Higher Density **Typical forms for new buildings** *Lower Density*



Limited local-serving commercial



Low-Rise Apartments 2 to 4 storeys



Townhomes 2 to 4 storeys



Triplex / Fourplex / Duplex



Detached Single-Family Homes



Secondary Suites / Coach Houses

NEIGHBOURHOOD

Description: existing neighbourhoods focused primarily on residential housing in ground-oriented forms

Higher Density **Typical forms for new buildings** *Lower Density*



Limited local-serving commercial



Townhomes 2 to 4 storeys



Triplex / Fourplex / Duplex



Single Detached Homes



Secondary Suites / Coach Houses

GLOSSARY OF LAND USES – CONTINUED

INDUSTRIAL

Description: places for industrial activities that generate employment base and economy

Higher Intensity — **Typical forms for new buildings** — *Lower Intensity*



Industrial (e.g., processing, manufacturing, warehousing, etc.)



Light Industrial (e.g., distribution, equipment sales/repairs, construction, etc.)



Ultra Light Industrial (e.g., storage, vehicle sales/repairs, etc.)

EMPLOYMENT LANDS

Description: places for destination retail, office, and industrial uses easily accessed from the major road network supporting regional jobs and shopping

Typical forms for new buildings



Regional Commercial (large-format commercial with off-street surface parking)



Light Industrial (e.g., distribution, equipment sales/repairs, construction, etc.)

OTHER LAND USES

Description: other typical land uses identified in the scenarios



Parks & Open Spaces (natural or recreational spaces)



Environmental / Agricultural Protection (lands protected from major development to retain existing values)



Urban Reserve (lands not connected to city water or sewer supporting homes on large lots only)



Commercial Centre (existing city-scale and neighbourhood shopping centres)