NOTE: This document includes hyperlinks.
Navigating hyperlinks will work best if you download or save this document and open it in a PDF viewer.

EXPLORATION 1:

12 PRIORITIES FOR PROGRESS

SKIP TO EXPLORATION 2:
INTEGRATED CITY STRUCTURE (MAPPING)

The 12 priorities for progress are the values the community identified through the REIMAGINE NANAIMO process. These values have informed policies in the draft City Plan.

Explore the following 12 posters to learn about how different parts of the draft City Plan will help make progress on the priorities identified by the community.

THE 12 PRIORITIES FOR PROGRESS

The "12 Priorities for Progress" and key directions of each are outlined on the following pages. This information is a summary of key information from the draft City Plan. More detail can be found and reviewed in the full draft City Plan document.

- City Living
- Mobility Choice
- Inclusive & Equitable
- A Waterfront Identity
- Livable Neighbourhoods
- Affordable City
- Access to Nature & Outdoor Recreation
- Central Hub Identity
- A Thriving & Creative Downtown
- Supportive City
- A Green Approach
- Great Businesses & Jobs

Share your feedback on the 12 Priorities for Progress by completing the Draft Plan Review Survey.

CITY LIVING

Share your feedback:
getinvolvednanaimo.ca/reimagine-nanaimo

reimagine NANAIMO





YOU SAID

We are embracing a shift from more suburban to urban living and are excited about the culture, entertainment, and services this is bringing. We want this transition to be thoughtful, with attention to place making and character.

> Nanaimo is a gem just waiting to be polished. Place making strategies with solid outcomes can make Nanaimo a true leader in sustainable living, urban renewal, and a destination of choice.
>
> *- REIMAGINE participant*

WHAT'S NEW?

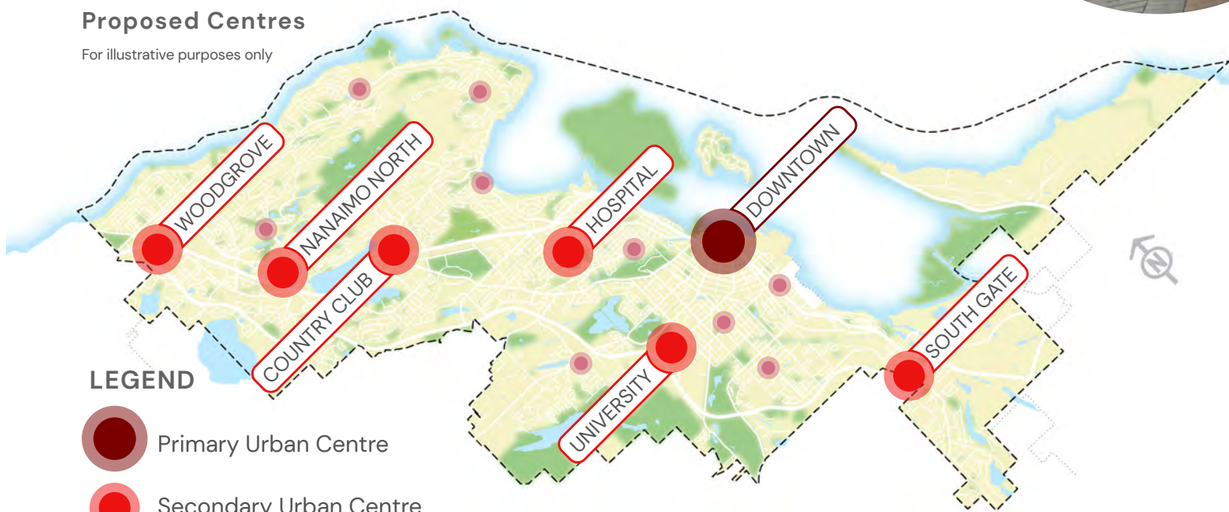
City Plan – Nanaimo Re**Imagined encourages focused growth in areas where jobs and services exist today as well as along key mobility Corridors and in Neighbourhood Centres where residents have access to services and transportation. By strategically focusing growth, we are better able to create green, walkable, and vibrant Centres that community members envision for our future.**

NANAIMO'S CENTRES

Living within our urban boundaries means reinvesting in existing places. To realize this vision, vacant lots become sites for infill; underutilized lands are re-purposed for higher and better uses; and missing services are added to improve our quality of life. Adding housing, jobs, and services in places where some of these uses already exist is a cost-effective way for a city to grow and is a better use of existing infrastructure. By focusing growth in Centres, we can positively impact our entire city and better serve the Nanaimo region and beyond.

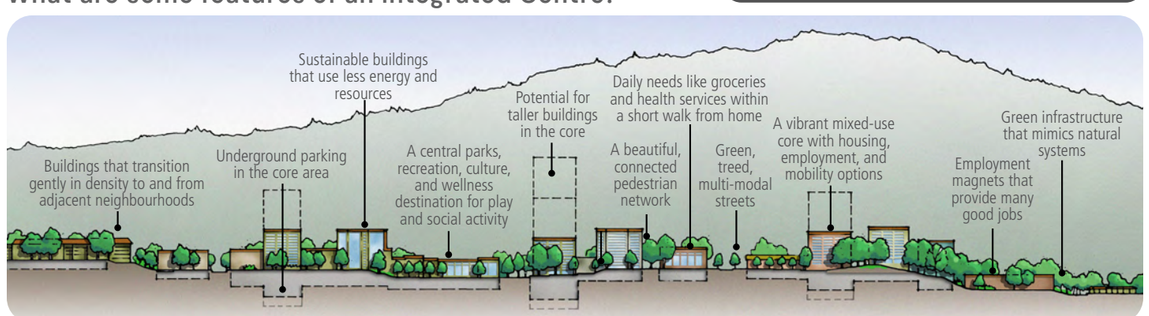
Proposed Centres

For illustrative purposes only



Want to learn more about land use and growth management and share your comments? View the Integrated Mapping Section.

What are some features of an Integrated Centre?



Want to learn more?

Click the links below to read the relevant sections of City Plan.

KEY DIRECTIONS FOR CITY LIVING

	CITY PLAN LINK
▶ Direct a large proportion of future growth into existing Centres to create busy, **mixed-use** (business and living), **walkable areas** that are focal points ▶ Develop **Downtown as our Primary Urban Centre** - our distinct cultural, economic, tourism, and mobility hub with the highest concentration of residents and jobs ▶ Build on existing hubs of activity – Woodgrove, Nanaimo North, Country Club, Hospital, University, and South Gate – to create **Secondary Urban Centres** with jobs, services, and mobility options – each with a unique character ▶ Support smaller **Neighbourhood Centres** in key locations (see Map 1) focused on providing local services to nearby Neighbourhoods ▶ Support **large-format retail** (i.e., big box stores) in Primary and Secondary Urban Centres, provided that the design enables the walk, roll, cycle, and transit-oriented vision for these areas and is integrated with mixed-use development (i.e., stores integrated with residential, office, other commercial) ▶ Avoid new large areas of **surface parking and drive-thrus** in Primary and Secondary Urban Centres, with strong preference for under-building or underground parking and continued evolution away from auto-oriented uses and towards more pedestrian-friendly development forms	D4.3 Centres
▶ Plan key **mobility routes and connections** between Centres as Corridors – beautiful routes designed for movement, living, and commerce – routes that are both a network that connects our city and destinations in themselves ▶ Separate Corridors into two types (see the *Land Use Plan* for locations): » **Mixed-use Corridors** (mix of commercial & residential) in strategic locations to support a critical mass of commercial activity » **Residential Corridors** (focused primarily on living) linking between Mixed-Use Corridors to avoid continuous commercial strip development	D4.4 Corridors

LIVABLE NEIGHBOURHOODS

Share your feedback:
getinvolvednanaimo.ca/reimagine-nanaimo

reimagine NANAIMO





YOU SAID

We value our existing Neighbourhoods and our balance of urban and residential areas. We wish to maintain the character of Neighbourhoods while accommodating a diverse range of residents.

> Neighbourhoods need to be diverse: young, families, students, retired, working...
>
> *– REIMAGINE participant*

WHAT'S NEW?

City Plan – Nanaimo Re**Imagined recognizes that Neighbourhoods will remain lower density with fewer services than our Centres. The draft plan encourages complete Neighbourhoods by supporting small-scale local services and hubs at school sites that contribute to livability and walkability, and will help residents meet their daily needs closer to home.**

KEY DIRECTIONS FOR LIVABLE NEIGHBOURHOODS

	CITY PLAN LINK
▶ Define Neighbourhoods as two types (see the *Land Use Plan* for locations): » **Suburban Neighbourhood** (includes the majority of lower-density residential areas in the city) – these areas would focus on development up to 3 storeys » **Neighbourhoods** (focused in select residential areas closest to Urban Centres and along major transit corridors) – these areas would support some slightly higher density than Suburban Neighbourhoods with development up to 4 storeys ▶ Provide **gentle transitions in building forms** (i.e., stepped down) between higher-density areas like Centres and Corridors and lower-density neighbourhoods ▶ Support **low to modest infill** (a project here and there) in neighbourhoods that considers surrounding context while increasing housing diversity ▶ Work to **fill gaps in neighbourhood-scale services** by encouraging small-scale commercial and community services to locate in neighbourhoods at or near school sites (in partnership with the School District) ▶ Identify the **Old City Neighbourhood** as a separate land use designation with specific policies to retain the heritage values and character of this area ▶ Support **parks, trails, and walkable streets** in all neighbourhoods	D4.5 Neighbourhoods
▶ Work with partners to secure spaces for **recreation, culture, and wellness programs** distributed in an equitable manner throughout the community ▶ Work with the School District to **co-locate and develop school and community facilities** to support access for all residents	C3.6 Recreation, Culture, & Wellness
▶ Continue to provide opportunities for more detailed community plans as follows: » In areas where major changes or significant growth are anticipated (typically Urban Centres), **develop Area Plans** which provide more detailed land use and policy directions » Provide broad, ongoing opportunities for **engagement with neighbourhoods** to identify their priorities for consideration in **annual budget processes**	E1.2 Neighbourhood Engagement

Want to learn more?
Click the links below to read the relevant sections of City Plan.

INTEGRATED NEIGHBOURHOODS

Nanaimo's neighbourhoods will be places for living with an emphasis on community connection. The illustration below identifies housing and amenities for complete neighbourhoods.

WHAT TYPES OF HOUSING MIGHT BE IN A COMPLETE NEIGHBOURHOOD?



LOCAL HUBS CONCEPT

In neighbourhoods further from services, local hubs will be encouraged to form around school sites (through partnerships), where educational activities can be combined with day-to-day neighbourhood needs. Local hubs may include gathering spaces, daycare and play spaces, recreation and community spaces, cafes, public art and cultural facilities, and other neighbourhood-scale activities. These local hubs are envisioned to fill an existing gap in neighbourhood-scale services and increase access to daily needs.

WHAT AMENITIES MIGHT BE IN A COMPLETE NEIGHBOURHOOD?

1. School with Integrated Community Recreation, Culture, & Wellbeing Facilities
2. Daycare
3. School / Neighbourhood Play Area
4. Small-Scale Local Service Tenants (e.g., corner store, cafe, medical)
5. Parking Area with Joint School / Community Use (e.g., potential bike / vehicle co-op)
6. Joint School / Community Playing Field and Park Space
7. Central Transit Stop
8. Community Greenway / Neighbourhood Parkland
9. Stormwater Ponds
10. Forest or Stream Buffer with Trail Connection
11. Multi-Modal Mobility Collector Street with space for walking, rolling, and cycling

A THRIVING & CREATIVE DOWNTOWN

Share your feedback:
getinvolvednanaimo.ca/reimagine-nanaimo

reimagine NANAIMO

YOU SAID

We want to see Downtown continue to evolve into the vibrant, engaging centre for arts, culture, entertainment, tourism, business, and jobs that has been envisioned over the years.

WHAT'S NEW?

Downtown has long been regarded as the heart of our city. The draft City Plan – Nanaimo Re**Imagined identifies Downtown as our Primary Urban Centre, prioritizing it for growth, investment, and amenities to help it fulfill its role as our distinct cultural, economic, tourism, and mobility hub.**

> Downtown Nanaimo is a vibrant opportunity waiting to happen. We have not yet achieved the perception that downtown Nanaimo is a "place to be." We need to promote and enhance that by making it desirable.
>
> *– REIMAGINE participant*

Want to learn more?
Click the links below to read the relevant sections of City Plan.

KEY DIRECTIONS FOR A THRIVING & CREATIVE DOWNTOWN	CITY PLAN LINK
▶ Designate Downtown as the **Primary Urban Centre** with the highest density and mix of uses, including high-rise buildings in key locations ▶ Ensure Downtown has **transit access, walking, rolling, and cycling routes** that support a critical mass of housing, employment, and civic activities that serve a city-wide and regional function ▶ Encourage government, businesses, educational services, and other large **employers** to locate in the Downtown	D4.3 Centres
▶ Make **arts and culture** visible and accessible in the Downtown ▶ Facilitate growth of culture in the Downtown by locating **new cultural facilities** there and encouraging property owners to **include spaces like live/work spaces** and studio spaces that support arts and culture	C4.5 Culture
▶ Recognize Downtown as the location of the greatest concentration of **built heritage sites** dating back to when the city was established ▶ Continue to protect and celebrate these **built heritage assets**	C4.6 Archaeological & Heritage
▶ **Revitalize Downtown** as part of the city's strategy to strengthen our city identity, celebrate our assets, and attract people to visit and invest ▶ Prioritize the Downtown for **community investments** including mobility, infrastructure, communications, public amenity, and other key services	C5.5 Place Making & Investment Attraction
▶ Work with partners to **increase support for residents in need** in the downtown area (and throughout the city) ▶ Design Downtown **public spaces** with public safety, social wellbeing, equity, and inclusivity in mind, and work to increase the feeling of **public safety** for all	C3.4 Community Safety & Wellbeing

BUILDING ON A STRONG BASE

Downtown Nanaimo already has a strong base in place to create a thriving centre. City Plan encourages positioning the Downtown for a successful and creative future.





CULTURAL FACILITIES
With the Port Theatre, Nanaimo Art Gallery, Nanaimo Museum, Vancouver Island Conference Centre, and more, Downtown is the city's hub for cultural facilities.

ARCHITECTURAL HERITAGE
A high concentration of heritage building forms provide architectural character and interest.

URBAN LIVING
With more housing options, an increasing number of people are living Downtown, within walking distance of jobs, services, and entertainment.





PUBLIC ART
With concentrations of public art throughout the Downtown, there is visible creativity for all to enjoy.



WATERFRONT
Downtown is linked to the city's most publicly accessible and busiest waterfront areas.



MOBILITY HUB
Downtown is a mobility hub with land, water, and air connections via transit, ferry, plans, trails, and streets to other Urban Centres and neighbouring communities.

EVENTS & CELEBRATION
Downtown has long been the home for celebration, hosting many events, gatherings, and celebrations, including the Nanaimo Night Market due to return this summer.



MOBILITY CHOICE

Share your feedback:
getinvolvednanaimo.ca/reimagine-nanaimo

reimagine NANAIMO





YOU SAID

We are coming to terms with reducing our reliance on automobiles and we would like more options for getting around our city easily by walking, rolling, cycling, or taking transit.

> Equitable access and mobility is very important to me as I choose to leave the car at home most days. Feeling unsafe on the roads is the main reason I've debated leaving Nanaimo.
>
> *- REIMAGINE participant*

WHAT'S NEW?

City Plan - Nanaimo Re**Imagined promotes improving mobility systems in our Centres and Corridors where many people live and work. We are integrating policies for Complete Streets (to safely accommodate all modes, ages, and abilities), and supporting more frequent and reliable transit. We're seeking to shift people's transportation choices to more sustainable modes that help manage congestion and reduce greenhouse gas emissions.**

KEY DIRECTIONS FOR MOBILITY CHOICE

	Want to learn more? Click the links below to read the relevant sections of City Plan.
	CITY PLAN LINK
▶ Ensure each of our seven Urban Centres - Downtown, Woodgrove, Nanaimo North, Country Club, Hospital, University, and South Gate – have excellent **transit, walking, rolling, and cycling access** ▶ Work on making each of these Centres places where people do not have to travel far to access their daily needs (called **Complete Communities**)	D4.3 Centres
▶ Ensure all new development includes a street network that is **walkable** (i.e., is safe and inviting with sidewalks, street trees, etc.) ▶ **Manage parking supply city-wide**, recognizing that an abundance of cheap and convenient parking tends to increase vehicle use ▶ Ensure efficient movement of **commercial goods and services**	C2.1 Complete Communities
▶ Support rapid and **frequent transit routes** that connect our Urban Centres ▶ **Work with regional partners** to make it easier to get around the city and the region without a car (connecting different modes like transit, air, ferries) ▶ Invest in routes that prioritize walking, rolling, and cycling (called **active mobility routes)** and create streets with amenities, clear signage, trees, and accessibility	C2.2 Integrated Walk, Roll, Cycle, & Transit Network
▶ Adopt a collaborative approach to safe mobility that focuses on eliminating traffic fatalities and serious injuries (called a **Vision Zero approach**) ▶ Use **traffic calming** (e.g., traffic circles, speed humps, narrowed lanes, etc.) to improve safety and livability issues	C2.4 Safe Mobility
▶ Plan, design, and operate streets for safe and convenient travel for users of all ages and abilities, regardless of their mode of transportation (called **Complete Streets**)	C2.5 Complete Streets

WHY INTEGRATED MOBILITY?

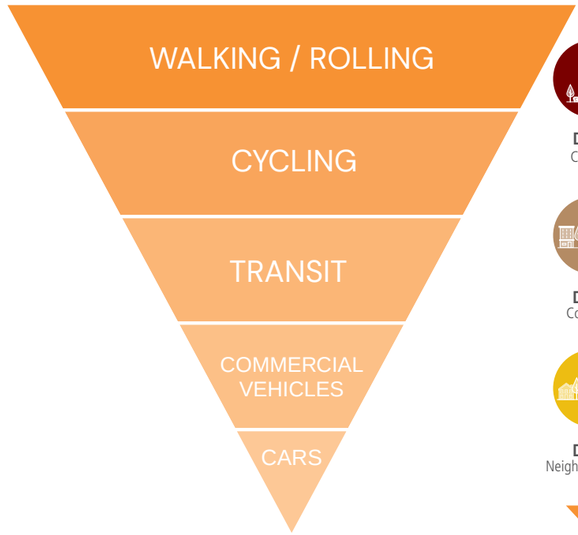
- We are growing and need to make the best use of what we have to get everyone around safely and efficiently.
- Our use of personal vehicles is contributing to our city's greenhouse gas (GHG) emissions. We need greener alternatives for our future.
- From e-bikes to scooters to our own two feet, we have more options than ever to get around and we need to accommodate these options.
- Providing a range of mobility options is important to making our city more equitable for all to move around.
- People wish Nanaimo to become a more beautiful city, and more attractive, walkable streets can significantly improve character and identity.

Mobility is more than transportation. It's about being safe and comfortable, and having efficient ways to get around. It also means ensuring we are connected to all the places we need to go - work, school, shopping, and recreation. A well-connected community means less GHG emissions, more community interactions, healthier living, more personal cost savings, and a cleaner environment.

ALIGNING MOBILITY & LAND USE

When we have compact, complete communities that allow us to access our needs closer to home, we are more likely to walk, roll, cycle, or take transit. This means it's important that we design the busiest parts of the city – our Centres – to better accommodate modes at the top of the Hierarchy of Modes.

HIERARCHY OF MODES



KEY LAND USES

View the Land Use Plan Overview to learn more about land uses

D4.3 Centres

Centres will have the highest concentrations of jobs, services, and homes, making them priorities for walking, rolling, and cycling networks to support short trips, along with convenient transit stops to connect for longer trips.

D4.4 Corridors

Corridors will have high concentrations of jobs, services, and homes and will be aligned with frequent and rapid transit routes. They will be priorities for walking, rolling, and cycling additions to support efficient movement between Centres on livable and attractive streets.

D4.5 Neighbourhoods

Neighbourhoods will be mostly residential areas with lower densities with more reliance on personal vehicles. In these areas, investment in walking, rolling, and cycling routes will help connect residents to destinations like schools, Neighbourhood Centres, and transit stops.

Source: Adapted from the 2014 Nanaimo Transportation Master Plan

AFFORDABLE CITY

Share your feedback:
getinvolvednanaimo.ca/reimagine-nanaimo

reimagine NANAIMO

YOU SAID

We are concerned about the rising costs of living in our city and are seeking ways to make it possible for people of all socio-economic backgrounds to thrive here.

> Nanaimo should be a city that remains affordable in terms of housing, that has some increased density, that has supportive housing spread throughout the city and all city neighbourhoods.
>
> *- REIMAGINE participant*

WHAT'S NEW?

City Plan - Nanaimo Re**Imagined includes directions to support affordable housing, mobility, recreation, and services. Increasing the range of housing types and tenures throughout our city will be essential to helping all people find living options that work for them.**

Want to learn more?
Click the links below to read the relevant sections of City Plan.

KEY DIRECTIONS FOR AFFORDABLE CITY

	CITY PLAN LINK
▶ Encourage a **diverse range of housing options** through all parts of the city with various types, sizes, tenures, and affordability levels ▶ Support **innovations** including funding, regulatory tools, zoning, partnerships, and incentives to combat rising unaffordability ▶ **Protect existing affordable housing** and avoid losing rental units ▶ Continue to collect contributions from development to support affordable housing projects (this is the function of the City's **Housing Legacy Reserve Fund**)	C3.1 Affordable Housing
▶ **Encourage development along Corridors** (Corridors are where living is connected to transit and has easy access to services without the need for car ownership, including affordable housing options and varied forms) ▶ Integrate affordable housing options across **all residential areas**	D4.4 Corridors
▶ Work to ensure all people have **access to healthy food options** ▶ Continue to support **food infrastructure** on city lands including farmers markets, urban farms, greenhouses, food forests, and community gardens	C3.3 Food Security
▶ Recognize that the ongoing costs to extend City services (e.g., water, sewer, roads) to low-density development can be twice the cost of servicing compact development, affecting **taxes** ▶ Make land use and planning decisions that consider the long-term costs of City services and **encourage compact development** to help keep servicing costs lower	C1.5 Water, Sewer, & Stormwater Services
▶ **Decrease financial barriers** for people to access community spaces, services, and programs ▶ **Equitably distribute** community services, social services, facilities, and mobility options across the entire community	C4.2 Equity & Inclusivity

PLANNING FOR AFFORDABLE LIVING

While our city cannot change the global economy or personal decisions, it can play a supporting role in increasing opportunities for people of all socio-economic backgrounds. Below are some examples.





LOCAL FOOD
With costs for food rising and supply chain challenges becoming more common, increasing options for growing, producing, providing, sharing, and buying local food has many benefits.

HOUSING CHOICE
Rising housing costs make renting and buying more difficult for everyone. The City can help protect existing rentals, secure lands for affordable homes, and encourage new development to offer a range of options that recognize a diversity of incomes and needs.

RECREATION
Recreation is a public benefit. Free and low-cost programs that invite participation from all ages, interests, and abilities supports healthy and affordable living.





MOBILITY OPTIONS
In addition to vehicles being expensive, the cost of fuel has risen. Affordable options to get around help people's wallets and the environment.



COMMUNICATIONS
We rely on the Internet and our cell phones to connect. Working to make Nanaimo a Smart City can help increase equitable and affordable connectivity.



BUSINESS ATTRACTION
Through economic development, we can position Nanaimo to be attractive to investment and business, helping to increase good jobs that pay well in the city.

AFFORDABLE SERVICES
In addition to housing, residents must pay for City services like sewer, water, and roads. By developing compact communities, costs to operate these systems can be kept more affordable for all residents.



SUPPORTIVE CITY

Share your feedback:
getinvolvednanaimo.ca/reimagine-nanaimo

reimagine NANAIMO





YOU SAID — **We are worried about the social challenges our community is facing and how to help all people live healthier, happier lives while keeping our city feeling safe and welcoming.**

> Nanaimo should be a clean / green and vibrant city that prides itself upon inclusion of all diverse peoples, backgrounds, and ways of life. A place that supports and caters to our youth and elderly, and promotes a healthy lifestyle.
>
> *– REIMAGINE participant*

WHAT'S NEW? **A focus of the draft City Plan –** Nanaimo Re**I**magined **is creating a caring community where everyone has an opportunity to live their best life. The plan encourages an increasingly integrated approach to health, wellness, and community services so residents can more easily access the supports and opportunities they need.**

KEY DIRECTIONS FOR A SUPPORTIVE CITY

Want to learn more? Click the links below to read the relevant sections of City Plan.

	CITY PLAN LINK
▶ Make Nanaimo supportive for all ages (intergenerational living), for example: » Support provision of **affordable child care spaces** » Promote housing that encourages **social interaction** among all ages » Require development to include **adaptable units and universal design** that allow people to age-in-place	C3.2 Intergenerational Living
▶ Improve **access to healthy food** and support efforts to **distribute food** to residents with limited resources	C3.3 Food Security
▶ Encourage early identification, screening, intervention, and supports for **children and youth** to reduce risk of future challenges including homelessness and mental health or substance use disorders ▶ Encourage and support efforts to improve **health outreach and services** to isolated, disadvantaged, and/or marginalized people ▶ Create **safe and equitable public spaces** that consider public safety and wellbeing	C3.4 Community Safety & Wellbeing
▶ **Work with all levels of government and agencies** to be prepared to respond to community emergencies, both natural and human-caused ▶ Work with partners, businesses, and community members to increase **community awareness and emergency preparedness**	C3.5 Emergency Management
▶ Work with partners to **integrate community health services** and support all dimensions of health – physical, mental, and emotional ▶ Coordinate **active mobility and transit** to support **equitable access** to community services that support health, recreation, and wellbeing ▶ Work to **address geographical gaps** in recreation, cultural, and wellness facilities (e.g., South Nanaimo)	C3.6 Recreation, Culture, & Wellness

HEALTH & HOUSING ACTION PLAN

In the 2020 Statistically-valid Survey, 74% of participants identified homelessness as a top concern for Nanaimo and 69% identified social challenges, including public drug use and crime, as a top issue.

These are complex issues. Within them are factors such as mental illness, substance use disorders, lack of affordable and suitable housing options, domestic abuse, inequalities, systemic racism, and much more. There is no easy solution.

In 2021, the City collaborated with senior government, First Nations, non-profits, and partners on the **Nanaimo Health and Housing Action Plan** that outlines a path for progress and a commitment to do better together to meet the needs of the community. City Plan supports working with partners on the collaborative actions identified in that plan.

WE ARE AN AGING COMMUNITY



MOST GROWTH >75 AGE GROUP

LEAST GROWTH <35 AGE GROUP

Population projections show us that the 75+ age group will grow faster than other all other age groups in Nanaimo. An aging population affects the types of housing we will need, employment options, transportation needs, health services, and more. Supporting an aging community means we need to plan for these supports now. In 2019, Nanaimo was recognized as a Age Friendly Community by the BC Ministry of Health.

AGING POPULATION = SMALLER HOUSEHOLDS

This means housing units will need to increase faster than our population to allow people to age-in-place.

CLIMATE CHANGE IS IMPACTING BC COMMUNITIES

In 2021, we experienced weather events like the Heat Dome and the Atmospheric River. While some residents were impacted, the Nanaimo community was more fortunate than other BC communities. These events show that we need to be prepared for whatever comes our way. We can do this by:

PREPARING
Preparing means having plans in place and helping businesses, institutions, and community members know what to do if an emergency arises. It also means having plans in place to support our most vulnerable community members.

ADAPTING
Adapting means making changes to our buildings, infrastructure, and public spaces to better withstand effects of climate change such as flooding, sea level rise, or extreme heat and ensuring new additions to our city reduce our potential risk.

RECOVERING
Emergency response doesn't end after the acute event is over. Being prepared to build back better and help our community return to daily life is at the heart of a resilient community.

INCLUSIVE & EQUITABLE

Share your feedback:
getinvolvednanaimo.ca/reimagine-nanaimo

reimagine NANAIMO





YOU SAID

We want to respect and respond to the perspectives, values, and needs of all individuals and groups in Nanaimo and create spaces and programs for everyone.

WHAT'S NEW?

City Plan - Nanaimo Re**Imagined contains specific policies and decisive actions toward an inclusive Nanaimo. The draft plan outlines a commitment to communication, learning, advocacy, and action to help improve historical imbalance in the delivery of resources and bring equity to the forefront of decision-making.**

> I envision a vibrant, green, sustainable, inclusive community. One where everyone feels they belong and where there are services and supports for all members of our community.
>
> *- REIMAGINE participant*

KEY DIRECTIONS FOR INCLUSIVE & EQUITABLE

Want to learn more?
Click the links below to read the relevant sections of City Plan.

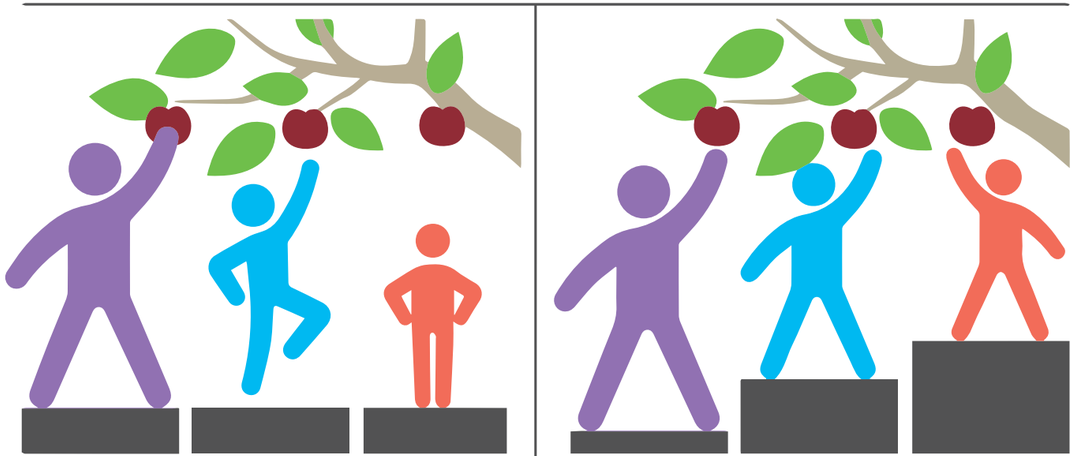
	CITY PLAN LINK
▶ Commit to the hard work of advancing **Truth and Reconciliation** through government-to-government relations and protocols ▶ Improve community connection and Indigenous belonging through **education and awareness** of the culture and strengths of Canada's Indigenous peoples focusing on local First Nations	C4.1 Truth & Reconciliation
▶ **Consider all residents** of the community when making planning, design, and **investment decisions** ▶ Create **safe facilities, spaces, and programs** where all can feel comfortable, welcomed, and represented ▶ **Celebrate and share cultures** and welcome diversity	C4.2 Equity & Inclusivity
▶ Provide **meaningful engagement** opportunities that encourage all residents to express their voice on community matters ▶ Seek input from vulnerable, marginalized, and **under-represented groups**	C4.3 Political Voice & Engagement
▶ Improve access for all in our city by: » Increasing safe, healthy, and **equitable mobility option**s that reduce transportation barriers; » Designing and retrofitting public spaces for **universal access**; and » Encouraging development of **adaptable and accessible housing**	C4.4 Access for All
▶ Increase **diverse housing options** that make it easier for all people to find a suitable place to call home that works for their family and their income	C3.1 Affordable Housing

ADVISORY COMMITTEE ON ACCESSIBILITY & INCLUSIVENESS (ACAI)

In 2020, the ACAI was established to:

- Identify barriers to inclusion and accessibility and make recommendations for how to remove them;
- Identify best practices from other communities and make recommendations based on the findings;
- Participate in reviewing draft plans, policies, and procedures (including City Plan) to prevent creation of barriers in the future;
- Assist in developing a strategy for engaging with the community on issues relating to accessibility and inclusiveness;
- Discuss other issues referred to the Committee by Council or Staff; and
- Work with Council to increase public awareness on issues related to accessibility and inclusion for all citizens.

EQUALITY & EQUITY



Equality provides everyone with the same tools and assistance.

Equity provides individuals different supports to make it possible for them to have equal access.

ACCESS TO NATURE & OUTDOOR RECREATION

Share your feedback:
getinvolvednanaimo.ca/reimagine-nanaimo

reimagine NANAIMO

YOU SAID

We value our green spaces and love being minutes away from nature and places to play outdoors. Preserving this access for the future is essential.

> Celebrate our nature equity for love in our blue skies, clean air, our gifts from our land and water, our home place. Create a sense of place, what is home.
>
> *– REIMAGINE participant*

WHAT'S NEW?

City Plan – Nanaimo Re**Imagined promotes protecting and enhancing existing natural spaces as well as bringing more nature into our urban spaces. The draft plan combines Parks, Recreation, Culture, & Wellness planning with Mobility and Land Use to create complete, accessible systems where green space and trails are a fully integrated part of our community.**

KEY DIRECTIONS FOR NATURE & OUTDOOR RECREATION

▶ Maintain an **Urban Containment Boundary (UCB)** that provides a clear separation between urban and rural land uses and limit the extension of community services, like water and sewer, to areas beyond the UCB ▶ **Adjust the UCB** in South Nanaimo so that lands east of Cable Bay Trail are outside the boundary and therefore do not have urban services or development	D2.1City Boundary & Urban Containment Boundary
▶ Designate lands with environmental, forestry, or agricultural values as **Resource Management lands** to support their protection ▶ Designate lands with natural and recreational values as **parks**	D4.8 Green Spaces
▶ **Add parks into Urban Centres** – especially areas where they are lacking like Woodgrove, Nanaimo North, Country Club, and South Gate – as part of their transition to becoming complete and attractive hubs of activity	D4.3 Centres
▶ Maintain and increase the city's **tree canopy** ▶ Acquire, restore, and manage **natural areas** ▶ Continue to create an integrated and c**onnected park and open space system** through the city	C1.3 Urban Tree Canopy, Natural Areas & Greenways
▶ Expand the **trails network**, linking to natural areas, schools, parks, and other destinations as well as the overall active mobility network ▶ Work with partners to establish, build, and maintain **recreational trails**	C2.3 Recreational Trails
▶ Work towards all residents having **park space within a 5-minute walk** ▶ Continue to **add to the parks system** to support a growing community ▶ **Regularly monitor** community needs, climate, and recreational trends and make changes to the parks system accordingly	C4.9 Parkland & Park Amenity Management

Want to learn more?
Click the links below to read the relevant sections of City Plan.

CITY PLAN LINK



180+
kilometres of trails already exist in Nanaimo



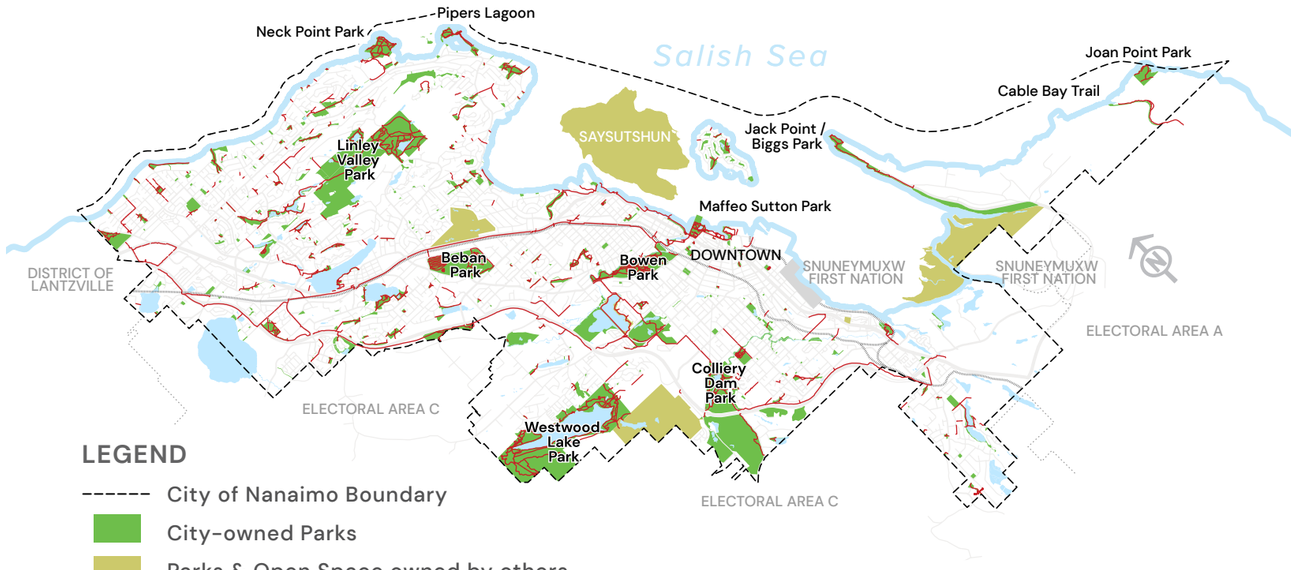
Since 2005, the City has added over 240 hectares of parkland to the network (e.g., land has been added to Linley Valley Park, Westwood Lake Park, and West Marsh).

In the RE**IMAGINE NANAIMO** process, community members identified priorities for the future of parks:

- Protecting our natural environment
- Providing good public access to lakes and oceanfront
- Distributing parks and recreation resources equitably throughout our community
- Maintaining parks and facilities so they show community pride

In addition, many people identified the importance of linking recreational trails to continue building a community where a person can walk, roll, or bike to their favourite destinations.

Existing Parks & Trails



A GREEN APPROACH

Share your feedback:
getinvolvednanaimo.ca/reimagine-nanaimo

reimagine NANAIMO





YOU SAID

We want Nanaimo to be a climate leader, making choices that will reduce our impacts, protect our natural assets, and position us for a greener future. However, we recognize that changing our behaviours will take effort from everyone.

WHAT'S NEW?

City Plan – Nanaimo Re**Imagined identifies updated targets and actions to reduce greenhouse gas emissions, prepare for the climate changes we're already seeing, and preserve the lands and waters on which we rely. The draft plan also integrates land uses and mobility to transition us to more complete communities over time and help residents reduce their carbon-dependency.**

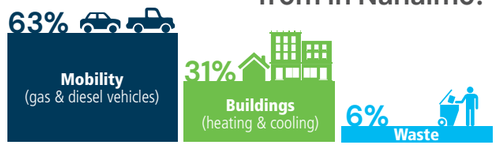
> Given the climate emergency and the urgent need to wean ourselves off private motorized vehicles, not to mention that active transportation has been historically underfunded, the City needs to immediately make strategic investments to build a comprehensive high quality [active mobility] network.
>
> *– REIMAGINE participant*

KEY DIRECTIONS FOR A GREEN APPROACH

	CITY PLAN LINK
▶ Become a 1**00% renewable city** and reduce Nanaimo's overall community greenhouse gas emissions to **below zero by 2050** ▶ Utilize a **full spectrum of tools** to reach our targets including green building requirements, electric vehicle support, active mobility adoption, carbon sequestration, and more	C1.1 Greenhouse Gas Emissions Reduction
▶ **Build climate resiliency** by understanding flood, coastal, fire, and other climate hazard risks and taking steps to adapt to climate change ▶ **Protect and enhance ecological assets** (e.g., watercourses, trees, and natural shorelines) that support climate resiliency	C1.2 Climate Adaptation & Hazard Management
▶ Maintain **watercourses** used for storm drainage in a natural state, and develop **green stormwater systems** (like swales, stormwater ponds, detention systems, and absorbent landscapes) that mimic natural systems to support watershed health and affordable stormwater management	C1.5 Water, Sewer, & Stormwater Services
▶ Work to keep **organic matter** out of the Regional Landfill by improving waste sorting (no organic waste in black bins) to support greenhouse gas emission reductions ▶ Foster a **circular economy** which involves sharing, leasing, reusing, repairing, refurbishing, and recycling existing materials and products, rather than a "take, make, waste" model which uses materials briefly before sending them to waste	C1.6 Solid Waste Management
▶ Recognize the value of **maintaining dark skies** and limiting light pollution that can have harmful effects on ecosystems, wildlife, and quality of life ▶ Balance dark skies with c**ommunity safety** needs	C1.8 Artificial Lighting & Dark Skies

Want to learn more?
Click the links below to read the relevant sections of City Plan.

Where do our emissions come from in Nanaimo?



Total Nanaimo CO_2 emissions in 2017 = 549 kilotonnes
(up ~80 kilotonnes since 2010)

What strategies can we pursue to help reduce GHG emissions?

GREENER BUILDINGS & INFRASTRUCTURE	New Construction (private) Building Retrofits (private) City Facilities & Infrastructure (new and retrofits) Renewable Natural Gas
ZERO-CARBON MOBILITY OPTIONS	Active Mobility (walking, rolling, and cycling) Transit Improvements & Electrification Electric Vehicles Renewable Vehicle Fuels City Fleet Updates
LESS WASTE	Organic Waste Diversion
CARBON SEQUESTRATION & OTHER MEASURES	Carbon Sequestration (on city lands) Carbon Sequestration (on private lands) Reductions from Other Sources

Emissions reductions are a shared responsibility.

The City, senior levels of government, businesses, and individuals all have different areas of influence. Reducing our community emissions takes more than policies; it takes actions from all parties.

Mitigation & Adaptation

We need to do both!

MITIGATION means doing our part to change actions and behaviours that contribute to climate change – i.e., reducing our greenhouse gas emissions.

ADAPTATION recognizes that even with mitigation efforts, we still need to prepare for climate change by reducing risk and planning for the future. This means building our resiliency to natural hazards like sea level rise, flood and landslip, wildfire, and climate extremes.

About the Climate Emergency

City of Nanaimo Council declared a Climate Emergency in 2019 to help move forward policies to significantly reduce our greenhouse gas (GHG) emissions to mitigate anticipated climate impacts. This initiative is based on the Intergovernmental Panel on Climate Change (IPCC) report that warns of significant global impacts associated with a 2° Celsius increase in global temperature. Nanaimo has joined many other cities around the world taking similar initiatives to help bring global emissions to net-zero by 2050.

A WATERFRONT IDENTITY

Share your feedback:
getinvolvednanaimo.ca/reimagine-nanaimo

reimagine NANAIMO





YOU SAID Waterfronts are part of who we are, and we want more opportunities to connect with and celebrate these special areas.

WHAT'S NEW? While Nanaimo has always prioritized its waterfronts – both marine and freshwater – the draft City Plan puts them at the forefront, including promoting realization of the 13 km Waterfront Walkway from Departure Bay to the Nanaimo River Estuary. As we enhance our waterfronts, we are working to integrate climate change adaptation, environmental restoration, and increased recreational access.

> In the future there is a beautiful and developed, extensive waterfront, with more restaurants and patios and a foot passenger ferry to the mainland.
>
> *- REIMAGINE participant*

KEY DIRECTIONS FOR WATERFRONTS

Want to learn more? Click the links below to read the relevant sections of City Plan.

	CITY PLAN LINK
▶ Continue extending the **waterfront walkway,** starting with the Departure Bay section, and eventually connecting from Departure Bay to the Nanaimo River Estuary through shoreline and inland connections ▶ Prioritize **waterfront lands**, both freshwater and marine, for future parks ▶ Continue enhancing **waterfront experiences** through comfort amenities (e.g., washrooms and seating) and more opportunities to "get wet" (e.g., diving, swimming, fishing, boating, etc.)	C4.10 Waterfront Use & Protection
▶ Protect and enhance **sensitive shoreline environments** ▶ Use **best management practices** like rain gardens, rainwater detention, pervious paving, and other methods to help soak water into the ground ▶ Factor in climate change and **adapt our waterfronts to rising seas**	C1.4 Healthy Watersheds
▶ Invest in, promote, and market the waterfront as central to our sense of place and **community identity**	C5.5 Place Making & Investment Attraction
▶ Recognize **marine-oriented employment** (e.g., fishing) and **transportation** (e.g., ferries and float planes) and seek to support and expand them (including a Downtown Nanaimo to Downtown Vancouver foot ferry) ▶ Encourage **public access, tourism, and commercial activity** along the waterfront between Departure Bay Ferry Terminal and Downtown	D4.7 Waterfront Land Use

A VARIED MARINE SHORELINE

Our city's upland land uses along the marine shoreline vary throughout the city. Here's how we're planning for areas next to our marine shorelines:

North City Limit to Departure Bay Ferry Terminal

Maintain a residential character, with a focus on enhancing existing parks like Neck Point and Pipers, adding beach accesses where possible, and completing the Departure Bay Waterfront Walkway.

Departure Bay Ferry Terminal to Downtown

Balance marine employment and tourism with places to eat, enjoy views, and recreate at the water's edge.

Downtown

Keep the Downtown as our waterfront hub with extension of the Waterfront Walkway to the south, additional marine transportation connections (including a foot ferry), and places for gathering and celebration.

Protection Island

Protect shorelines and enhance marine access and services.

South End to Nanaimo River Estuary

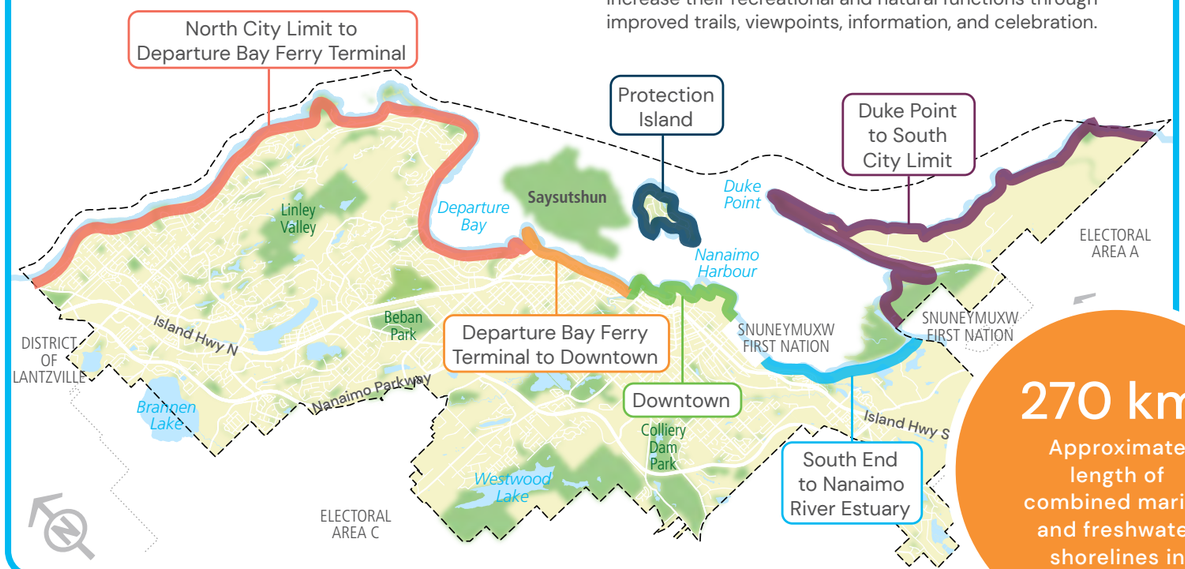
Protect the habitat-rich Nanaimo River Estuary while extending Waterfront Walkway connectivity, creating places for viewing, and supporting low-impact recreation.

Duke Point to South City Limit

Continue industrial marine access and working waterfronts at Duke Point while protecting and expanding recreational access and opportunities at Cable Bay.

Lakes, Rivers, Marshes + More

Secure, protect, and enhance our inland water bodies to increase their recreational and natural functions through improved trails, viewpoints, information, and celebration.



270 km
Approximate length of combined marine and freshwater shorelines in Nanaimo

CENTRAL HUB IDENTITY

Share your feedback:
getinvolvednanaimo.ca/reimagine-nanaimo

reimagine NANAIMO





YOU SAID

We are excited about our role as the Central Hub of Vancouver Island and wish to build on this identity in many ways.

WHAT'S NEW?

City Plan - Nanaimo Re**Imagined promotes Nanaimo as the heart of Vancouver Island and encourages the enhancement of our tourism, business, and industrial sectors, as well as building on our cultural and heritage identity. Nanaimo will continue to build its relationships with First Nations governments and our local government neighbours to position the mid-island for success.**

> Let's grow in sustainable and green ways and invest in people, technology, and sustainable business rather than continue to extract resources and pollute the environment. Vancouver Island is so perfect for sustainable agriculture, recreation, and tourism. Nanaimo has AMAZING parks and beaches and yet is not on the tourism map for Vancouverites or people from outside the province.
>
> *- REIMAGINE participant*

Want to learn more?
Click the links below to read the relevant sections of City Plan.

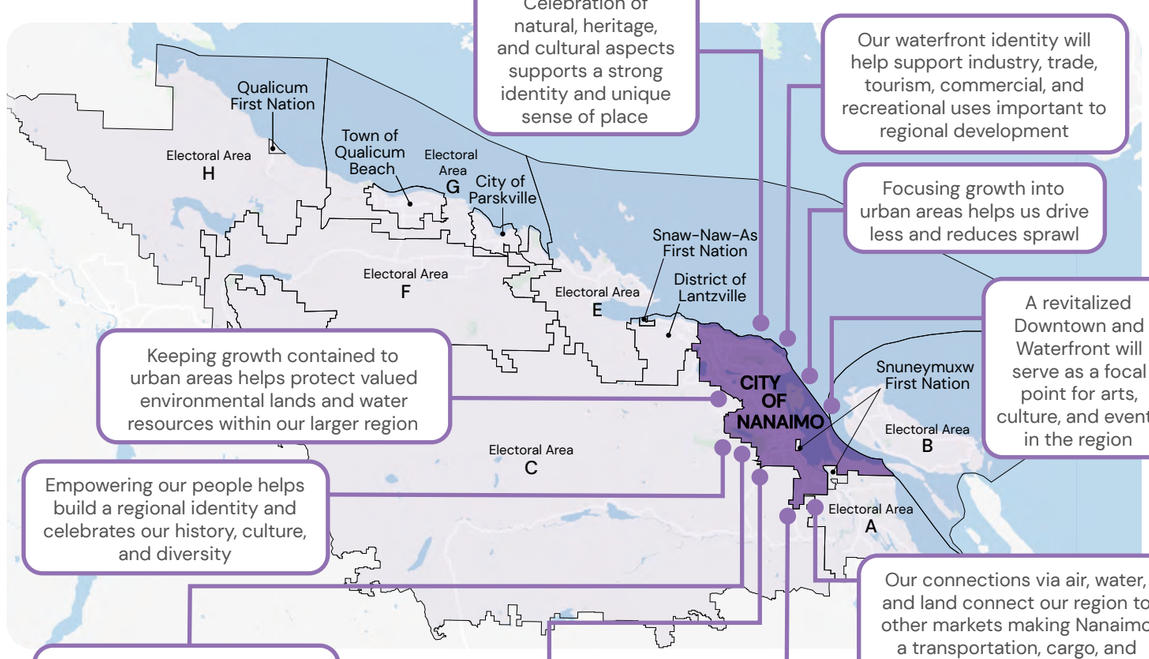
KEY DIRECTIONS FOR OUR CENTRAL HUB IDENTITY

	CITY PLAN LINK
▶ Invest in **quality infrastructure** - roads, utilities, and communications – to become the Island hub for transportation, cargo, and logistics ▶ Create health care facilities in Nanaimo that attract healthcare professionals and related opportunities (called a **Health Care Centre of Excellence**)	C5.1 Economic Capital
▶ Continue to **develop our tourism potential**, building on our natural, waterfront, historical, cultural, and recreational assets and promoting development of Indigenous-led tourism	C5.6 Tourism
▶ Celebrate and **honour First Nations culture** ▶ Make **arts and culture visible and accessible** throughout the city and support creative groups, individuals, and organizations	C4.5 Culture
▶ Work with First Nations to **protect archaeological features** ▶ Continue our **Heritage Conservation Program** to protect heritage values while increasing public awareness, appreciation, and understanding	C4.6 Archaeological & Heritage
▶ Integrate **public art** into the experience of the community ▶ Encourage and support a broad range of **public art projects and programs**	C4.7 Public Art Projects & Programs
▶ **Work with First Nations to co-host** sporting and cultural events ▶ Encourage **festivals, celebrations, and sporting events** in Nanaimo ▶ Create opportunities for **public gathering and celebration**	C4.8 Community Events, Tournaments, & Gatherings
▶ Accelerate **remediation, rehabilitation, and adaptive re-use** of brownfield sites (places with previous contamination such as former gas stations) to improve social, environmental, and economic health in our community	C1.7 Brownfields

A REGIONAL HUB

Nanaimo recognizes our regional context and our relationships with other communities. City Plan supports the shared social, economic, and environmental goals of the region.

HOW NANAIMO CAN SUPPORT A THRIVING REGION



Celebration of natural, heritage, and cultural aspects supports a strong identity and unique sense of place

Our waterfront identity will help support industry, trade, tourism, commercial, and recreational uses important to regional development

Focusing growth into urban areas helps us drive less and reduces sprawl

A revitalized Downtown and Waterfront will serve as a focal point for arts, culture, and events in the region

Keeping growth contained to urban areas helps protect valued environmental lands and water resources within our larger region

Empowering our people helps build a regional identity and celebrates our history, culture, and diversity

Our connections via air, water, and land connect our region to other markets making Nanaimo a transportation, cargo, and logistics hub

A diversified economy helps our region become more sustainable and offers a greater range of employment opportunities

Planning and managing our systems for efficient water, sewer, stormwater, and waste help support environmental and financial goals

Protecting our employment lands (industrial, agricultural, and waterfront) supports our regional economy

GREAT BUSINESSES & JOBS

Share your feedback:
getinvolvednanaimo.ca/reimagine-nanaimo

reimagine NANAIMO





YOU SAID

We want to attract and maintain great businesses and institutions that provide quality jobs so we can have fulfilling employment close to home.

WHAT'S NEW?

City Plan – Nanaimo Rel**magined seeks to build a critical mass of jobs and services in thriving Urban Centres, while protecting areas for industry. The plan integrates the work of the 2020 Economic Development Strategy, identifying how the City can invest in and support its people, businesses, institutions, non-profits, and the emerging technology sector, and to attract good jobs and prosperity to the community.**

> Owning a local business is getting to be harder and harder. Without the ability to create locally thriving businesses in SAFE areas, people are pigeon-holed into minimum wage jobs. Most of our community is not well-off, and experiencing financial stress as money that could have gone to small business goes out of the community altogether.
>
> *– REIMAGINE participant*

EMPLOYMENT PROJECTIONS TO 2046

45,179 jobs in 2016

57,791–63,127 jobs projected by 2046

Source: Vann Struth Consulting Group Inc, June 2020. City of Nanaimo Population, Housing, and Employment Projections.

Forecasts indicate future employment opportunities are expected in the areas of health and social services, education, information, culture and recreation, accommodation and food services, repair, personal, and non-profits.

Nanaimo is open for business! Our location, key transportation infrastructure (i.e., port, airport), and skilled workforce make us an ideal place for new business. City Plan works to ensure we have sufficient employment lands to remain attractive for investors and businesses to choose Nanaimo.

KEY DIRECTIONS FOR BUSINESS & JOBS

	CITY PLAN LINK
▶ **Focus commercial, institutional, and office jobs and services** in the seven Urban Centres – Downtown, Woodgrove, North Nanaimo, Country Club, Hospital, University, and South Gate – infilling to create critical mass	D4.3 Centres
▶ **Increase** the land available for industrial uses ▶ Work to **protect industrial lands** for industry by locating other uses like office, retail, and recreation into other parts of the city (e.g., Centres and Corridors)	D4.6 Industrial Lands
▶ Encourage and support creation of industrial networks that share energy, resource uses, and waste resources (e.g., waste heat from one industry being used by another) called **Eco-Industrial Networks**	
▶ Integrate **education and training opportunities** with Nanaimo's industry sectors to build a skilled workforce and retain youth ▶ Increase employment and training opportunities for **marginalized groups** ▶ Support "low-carbon" and **sustainable businesses**	C5.2 Human, Social, & Environmental Capital
▶ Continue to support a **business-friendly environment** ▶ **Collaborate with First Nations** to identify joint-action economic development opportunities	C5.3 Business Development
▶ Build robust **internet connectivity** ▶ Leverage the **technology sector** to help solve urban challenges and strengthen the growth in other sectors of the economy	C5.4 Innovation & Technology
▶ Build Nanaimo's **reputation and identity** by celebrating our assets, investing strategically, and promoting the city as a destination, regional hub, and great place to invest	C5.5 Place Making & Investment Attraction

Want to learn more?
Click the links below to read the relevant sections of City Plan.

COMMERCIAL CAPACITY

What analysis shows us:

333 hectares Nanaimo's 2020 Land Use Inventory projected Nanaimo would need up to 333 hectares (ha) of lands for commercial activity to meet demands by 2041.

» There is more than enough commercially-designated land to last to 2041 and beyond.

» When there is too much commercial spread across the city, it reduces the ability of existing commercial areas to thrive and encourages driving to services.

» The focus should be on infilling existing commercial areas to create more vibrant and walkable centres.

How City Plan responds:

Comparison of lands that can support commercial activity* in the existing OCP and in City Plan

CURRENT OCP ~915 ha In the existing OCP, ~915 ha of land supports commercial activity, leading to an over supply.

DRAFT CITY PLAN ~512 ha In the draft City Plan, less land is designated to support commercial activity to help focus on infilling our existing commercial areas.

*Commercial activities are supported in several land use designations including Urban Centres, Corridors, and Neighbourhood Centres. These designations can also support a mix of residential, institutional, and community uses. This means lands actually used for commercial activity will be lower than the area of land designated. View the Land Use Plan Overview to learn more about land uses.

INDUSTRIAL CAPACITY

What analysis shows us:

727 hectares Nanaimo's 2020 Land Use Inventory projected Nanaimo would need up to 727 hectares (ha) of developable lands for industrial activity to meet demands by 2041.

» There is not enough industrial-designated land to last to 2041.

» When there are not enough industrial lands, new industry and businesses may choose to locate to other places, taking potential jobs with them.

How City Plan responds:

Comparison of Industrial-designated lands* in the existing OCP and in City Plan

CURRENT OCP ~661 ha In the existing OCP, ~661 ha of land supports industrial use, which is less than the anticipated demand.

DRAFT CITY PLAN ~768 ha In the draft City Plan, more land is designated to support industrial activity and address potential shortfalls.

*Land designation does not account for lands that may be constrained for certain forms of development. This means actual developable area may be less than designated. View the Land Use Plan Overview to learn more about land uses.

NOTE: This document includes hyperlinks.
Navigating hyperlinks will work best if you download or save this document and open it in a PDF viewer.

reimagine NANAIMO

EXPLORATION 2:

INTEGRATED CITY STRUCTURE

BACK TO EXPLORATION 1:
12 PRIORITIES FOR PROGRESS

As we plan for an additional 40,000 people to come to Nanaimo in the next 25 years, we need to consider where they will live and work, how they will get around, and how we can focus growth, while at the same time continuing to support our natural areas.

In this section, explore, through mapping, aspects of the future physical layout and geography of Nanaimo.

5 INTEGRATED MAPPING AREAS

The "5 Integrated Mapping Areas" and key directions of each are outlined on the following pages. This information is a summary of key information from the draft City Plan. More detail can be found and reviewed in the full draft City Plan document.

- **Growth Management**
- **Land Use Plan**
- **Parks, Recreation, Culture & Wellness Plan**
- **Blue & Green Network**
- **Mobility Network**

Share your feedback on the 5 Integrated Mapping Areas by completing a Comment Form.

Watch for this symbol in the upper right: Comment Form

GROWTH MANAGEMENT

Share your feedback:
Growth Management Comment Form
Note: To open links in separate windows, please save or download this document.

reimagine NANAIMO

About Growth Management

Through engagement, the community expressed ideas for managing sprawl and making our existing urban areas like Downtown more vibrant.

Growth Management is how we separate urban and rural areas, helping to focus growth in a way that creates more complete communities in our urban areas, while protecting sensitive natural areas and productive lands.

In City Plan, we are maintaining the existing City Boundary and Urban Containment Boundary (UCB) to help focus growth, with one adjustment to move lands east of Cable Bay Trail outside the UCB.

Legend & Notes

CITY BOUNDARY

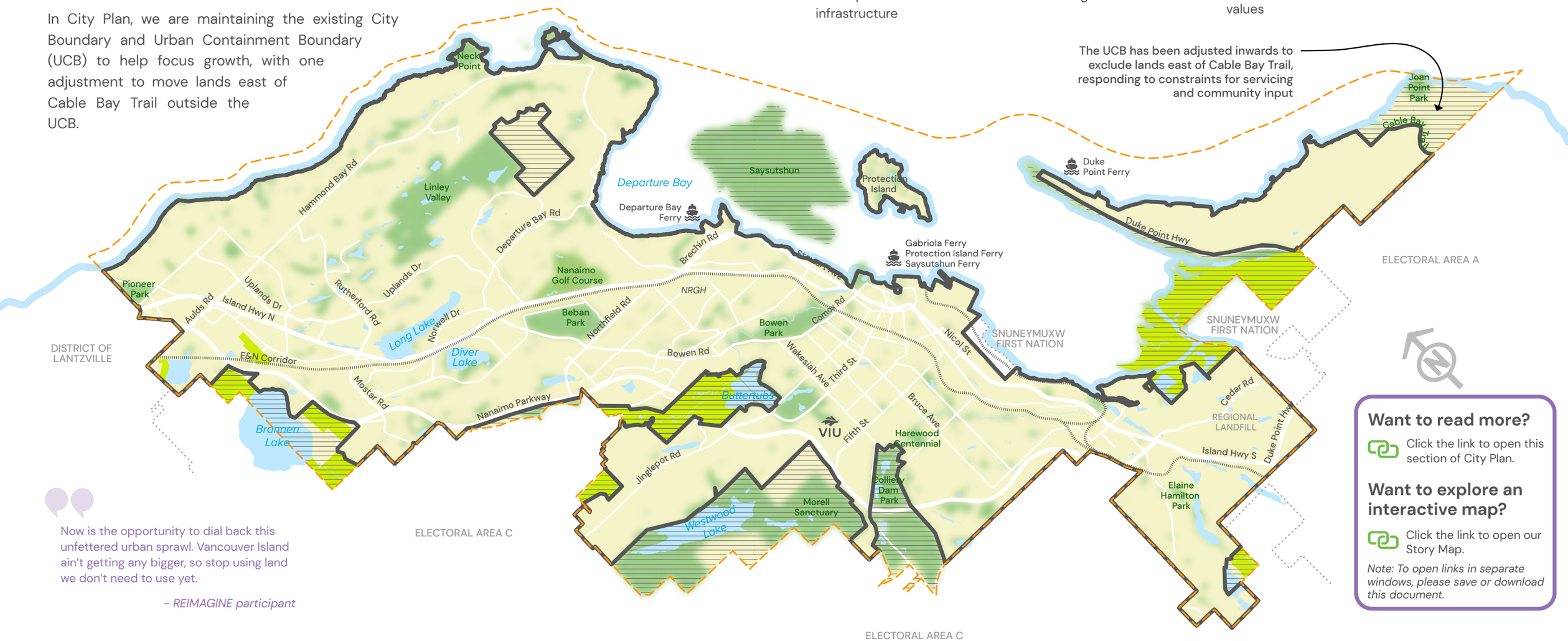
- This is our city limit
- In the past, the city boundary was adjusted outwards which allowed outward growth
- By maintaining our existing city boundary, we help protect rural and natural lands from urban intrusion and we encourage growth in existing urban areas like Downtown

URBAN CONTAINMENT BOUNDARY (UCB)

- The UCB provides a clear separation between urban and rural land uses within the city boundary
- Lands outside the UCB do not allow for urban development and will not have community services like water and sewer extended to them
- This means more efficient use of roads, sewer, water, and storm services and tax savings as new development within the UCB can use existing infrastructure

LANDS OUTSIDE THE UCB
AGRICULTURAL LAND RESERVE
PARKS & OPEN SPACE

- Many of the lands outside the UCB have agricultural values and are therefore protected as Agricultural Land Reserve
- Other lands outside the UCB include spaces protected for natural, forestry, and recreational values



Now is the opportunity to dial back this unfettered urban sprawl. Vancouver Island ain't getting any bigger, so stop using land we don't need to use yet.

- REIMAGINE participant

Want to read more?

Click the link to open this section of City Plan.

Want to explore an interactive map?

Click the link to open our Story Map.

Note: To open links in separate windows, please save or download this document.

BLUE & GREEN NETWORK

Share your feedback:
Blue & Green Network Comment Form
Note: To open links in separate windows, please save or download this document.

reimagine NANAIMO

About the Blue & Green Network

Protecting our natural environment is important to the Nanaimo community.

In our city, the natural environment, referred to here as our **Blue and Green Network**, is integrated with the built environment through parks, water bodies and waterways, watersheds, greenways, and urban tree canopy.

City Plan is identifying natural assets and using this information to plan for future growth. We are making natural area protection a priority for parks acquisition and continuing to require development to protect and enhance natural systems.

Legend & Notes

City of Nanaimo Boundary

WATERSHEDS

Piped Systems
Surface Streams

- Piped watersheds flow to the shoreline via piped storm drains, while surface stream watersheds flow via open watercourses
- City Plan seeks to maintain streams used for drainage in a natural state and encourages development that soaks water in, helping to reduce runoff and maintain healthy watersheds

BLUE NETWORK

Lakes
Watercourses
Harbour & Foreshore

GREEN NETWORK

Riparian Areas
Sensitive Ecosystems

- Protecting freshwater and marine water bodies, along with sensitive areas, are priorities for the community
- City Plan continues to encourage protection and enhancement of the blue and green network through its Environmentally Sensitive Area Development Permit requirements, acquisition efforts, and restoration partnerships and activities

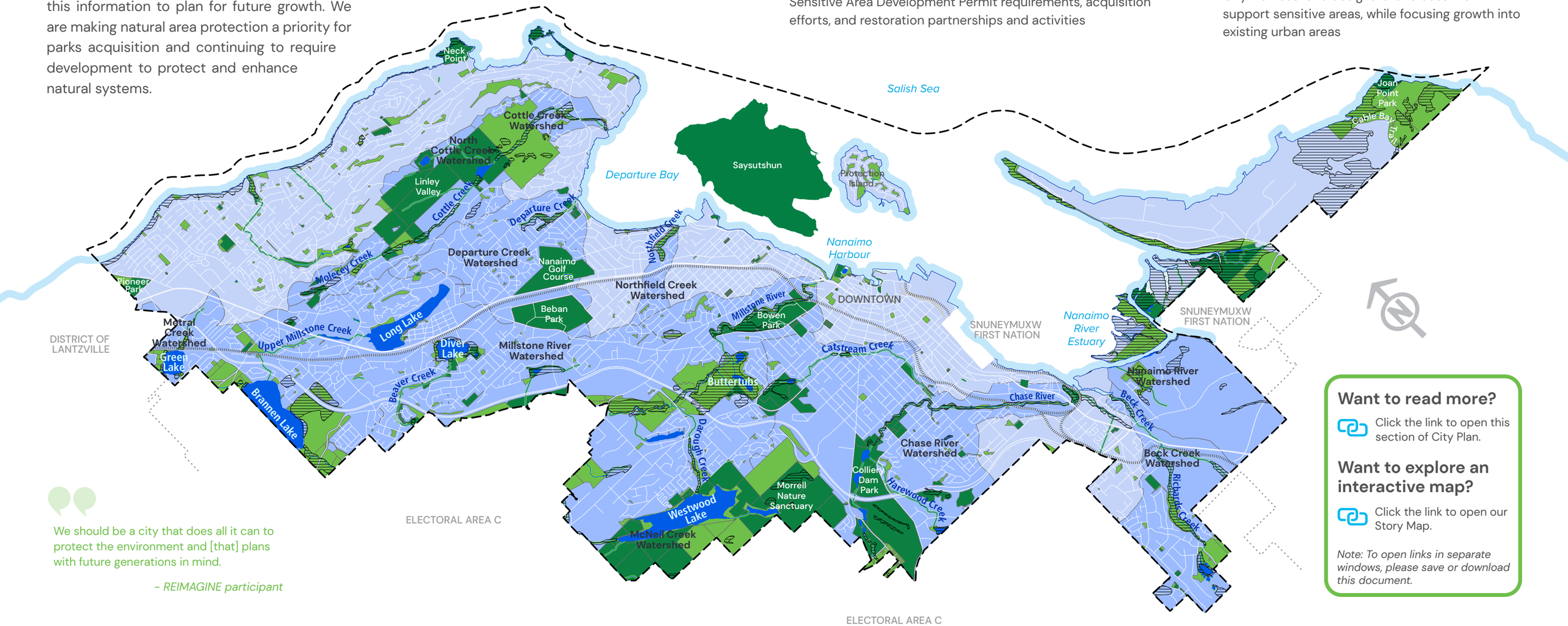
RELATED LAND USES

FOR ALL LAND USES, SEE THE LAND USE PLAN

Parks & Open Space
Lands designated park often protect water bodies and environmentally sensitive areas

Resource Management
Lands designated Resource Management do not support urban development and can include environmentally sensitive areas

- City Plan seeks to designate land uses that support sensitive areas, while focusing growth into existing urban areas



> We should be a city that does all it can to protect the environment and [that] plans with future generations in mind.
>
> *– REIMAGINE participant*

Want to read more?

Click the link to open this section of City Plan.

Want to explore an interactive map?

Click the link to open our Story Map.

Note: To open links in separate windows, please save or download this document.

LAND USE PLAN

Share your feedback:
Land Use Plan Comment Form
Note: To open links in separate windows, please save or download this document.

reimagine NANAIMO

About the Land Use Plan

Through REIMAGINE NANAIMO, the community has shared ideas about where we should focus growth over the next 25 years.

Great cities aren't created by accident. They are created through thoughtful plans and intentional actions.

In the past, Nanaimo's growth stretched in a linear pattern through outward growth. City Plan is focusing on "growing in" and reinvesting in our existing city to revitalize, renew, and reconnect.

Legend (see the next page for land use descriptions)

City of Nanaimo Boundary

CENTRES
- Primary Urban Centres
- Secondary Urban Centre
- Neighbourhood Centre

CORRIDORS
- Mixed-Use Corridor
- Residential Corridor

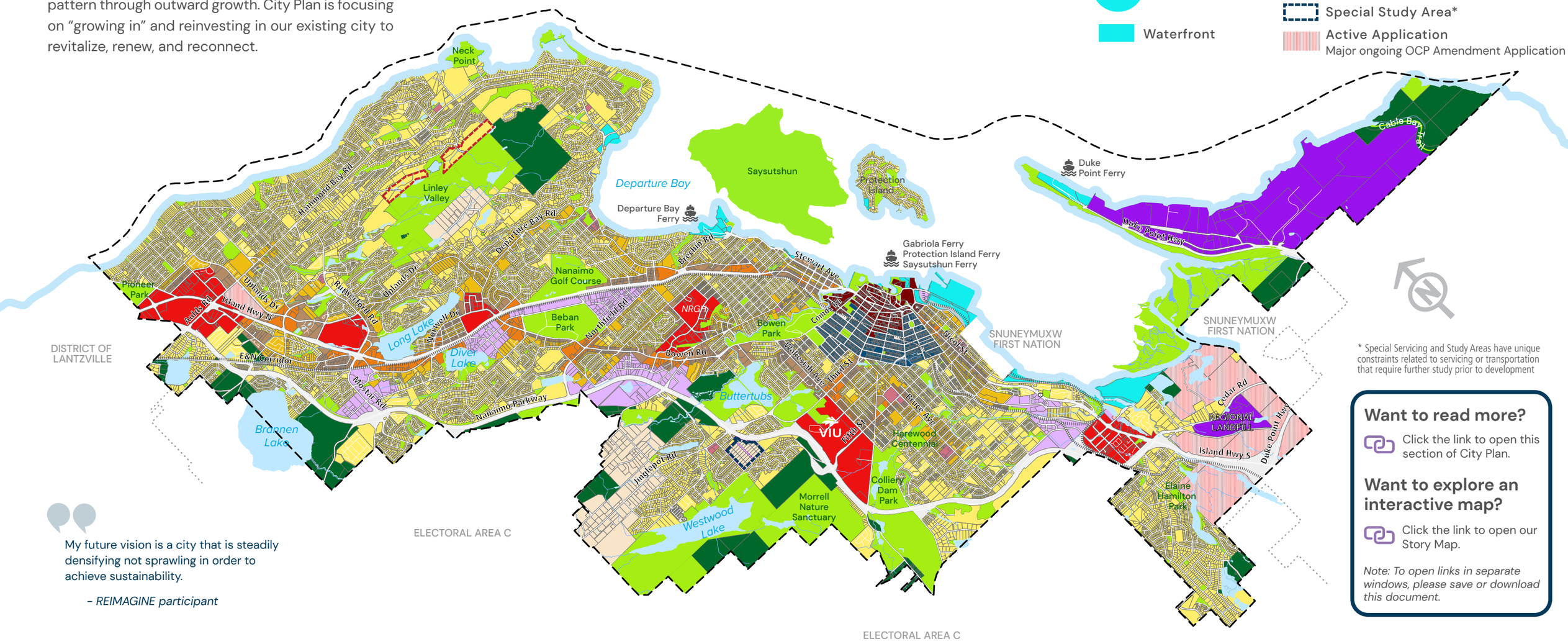
NEIGHBOURHOODS
- Neighbourhood
- Suburban Neighbourhood
- Old City Neighbourhood
- Semi-Rural neighbourhood

INDUSTRIAL LANDS
- Industrial
- Light Industrial

WATERFRONT
- Waterfront

GREEN SPACES
- Parks & Open Spaces
- Resource Management

OTHER
- Special Servicing Area*
- Special Study Area*
- Active Application
  Major ongoing OCP Amendment Application



* Special Servicing and Study Areas have unique constraints related to servicing or transportation that require further study prior to development

> My future vision is a city that is steadily densifying not sprawling in order to achieve sustainability.
>
> – *REIMAGINE participant*

Want to read more?

Click the link to open this section of City Plan.

Want to explore an interactive map?

Click the link to open our Story Map.

Note: To open links in separate windows, please save or download this document.

LAND USE DESCRIPTIONS

Share your feedback:
Land Use Plan Comment Form
Note: To open links in separate windows, please save or download this document.

reimagine NANAIMO

CENTRES

Areas that support high-density residential and mixed-uses, with the highest degree of walkability and concentrations of population, employment, services and recreational, cultural, and wellness amenities.

TYPES OF CENTRES



- 1 Primary Urban Centre: Downtown
- the city's distinct cultural, economic, tourism, and mobility hub
- highest density and mix of land uses
- building heights: min. 2 | max. 12 storeys, with taller supported in specific locations



- hubs that serve the entire city, typically anchored by public institutions and significant employment centres
- 6 Secondary Urban Centres: Woodgrove, North Nanaimo, Country Club, Hospital, University, and South Gate
- excellent transit access, connected to one another via Corridors
- higher density
- goal is to fill "gaps" in existing Centres so they become complete communities where people live, work, and access daily needs
- building heights: min. 2 | max. 12 storeys, with potential for limited additional height where community benefit provided



- clusters of shopping, services, and higher density residential that support daily needs for local residents
- neighbourhood focal points for business, services, gathering, and housing
- building heights: min. 2 | max. 4 storeys

CORRIDORS

Areas that connect Urban Centres along major transportation routes, support medium-density residential and mixed-uses, and are intended to increasingly become places for living and commerce, anchored by the mobility network.

TYPES OF CORRIDORS



- places of activity, with street-oriented commercial or institutional services at ground level, serving the surrounding neighbourhood, and residential above
- located near high-use transit stops and connection points in the mobility network
- building heights: min. 3 | max. 6 storeys



- spaces focused primarily on living, with daily needs met in nearby Mixed-Use Corridors or Urban Centres
- building heights: min. 3 | max. 6 storeys

EXAMPLE: Mixed-Use Corridor





EXAMPLE: Urban Centre

NEIGHBOURHOODS

Primarily residential areas that make up the majority of the city. While some growth will occur in these areas through redevelopment and infill, neighbourhoods will remain lower density parts of the city.

TYPES OF NEIGHBOURHOODS



- Neighbourhood areas closer to Urban Centres, Corridors, and/or key transit routes
- modest growth encouraged through residential infill, keeping in mind the scale of the existing Neighbourhood area
- diversity of housing options from single-unit homes up to four-storey apartments
- enhanced transportation options to link to nearby Urban Centers and Corridors
- building heights: up to 4 storeys



- areas further from services and transit
- more residents will rely on personal vehicles as a primary mode of transportation due to further distance to daily needs
- intended to remain primarily low-density with ground-oriented building forms
- building heights: up to 3 storeys



- mix of residential and small-scale commercial uses within a setting that has specific heritage values and character that warrants special attention and preservation
- sensitive urban infill and activity close to Downtown and University Urban Centre
- building heights: up to 3 storeys with potential for additional storeys in select circumstances



- lands that are physically constrained by transportation, utility services, and/or steep slopes
- not intended for urban development and to remain as low-density
- building heights: up to 2 storeys

LAND USE DESCRIPTIONS

Share your feedback:
Land Use Plan Comment Form
Note: To open links in separate windows, please save or download this document.

reimagine NANAIMO

INDUSTRIAL LANDS

Lands that support a diverse employment base and strengthen our prosperity, leveraging strong transportation connections via water, air, and land to link the city to various markets and activate economic opportunities.

TYPES OF INDUSTRIAL LANDS



- industrial park areas, primarily focused on the lands at Duke Point
- served by critical mobility connections that enable trade
- accommodates large-format industrial uses that rely on larger land areas, as well as land- and water-based transportation connections



- lighter industrial activities, providing jobs and services close to home
- compatible with the urban environment (e.g., limited noise, emissions, land requirements)
- protected for industrial activity, directing other uses like office, retail, and recreational to Urban Centres and Corridors



EXAMPLE: Industrial



EXAMPLE: Light Industrial

WATERFRONT

Ocean and foreshore areas and related upland uses. As waterfront areas vary throughout the city, the waterfront designation considers a range of uses, depending on location.

TYPES OF WATERFRONT



- accommodates a variety of uses that intersect with the ocean environment including:
  - recreation (e.g., Waterfront Walkway and waterfront parks)
  - environmental protection
  - mobility (e.g., ferries and float planes)
  - marine employment (e.g., Pacific Biological Station, fishing fleet, industrial activities)
  - residential and tourism accommodation
  - commercial activity (e.g., shops and food)
- seeks to balance the many values associated with waterfront lands

EXAMPLE: Parks and Open Spaces





EXAMPLE: Waterfront

GREEN SPACES

Areas that maintain and strengthen our natural character and productive lands, and provide opportunities for recreation, culture, and wellness.

TYPES OF GREEN SPACES



- lands that serve as parks, plazas, open spaces, or recreation lands
- includes City-owned parks and community facilities, as well as other open spaces, golf courses, regional and provincial parkland, undeveloped Crown lands, and lands used or reserved for public utilities and services



- includes environmentally sensitive areas, forested areas, and agricultural lands located adjacent to urban areas and requiring protection and preservation
- provide a green and open space function, support sustainability, or provide opportunity for local food production or harvesting
- includes lands within the Provincial Agricultural Land Reserve (ALR)
- not intended for urban development



EXAMPLE: Resource Management

Want to read more?

Click the link to open this section of City Plan.

Want to explore an interactive map?

Click the link to open our Story Map.

Note: To open links in separate windows, please save or download this document.

MOBILITY: ACTIVE MOBILITY & PRIMARY TRANSIT NETWORK

Share your feedback:
Mobility Comment Form
Note: To open links in separate windows, please save or download this document.

reimagine NANAIMO

About the Active Mobility & Primary Transit Network

Community members wish to have many efficient choices for how they move through our community.

We are an auto-dependent community. 88% of Nanaimo residents rely on personal vehicles for daily travel. This reflects our suburban past where we grew outwards at relatively low densities making it difficult to walk, cycle, or roll to access our daily needs or to provide attractive and efficient transit services. As we move forward, we are committing to reversing sprawl patterns and building our multi-modal transportation network to increase our mobility choices.

Legend & Notes

City of Nanaimo Boundary

MAJOR ACTIVE MOBILITY ROUTES

Primary Route
Secondary Route

- Map shows desired long-term connectivity
- Primary routes will connect Urban Centres while secondary routes will connect Neighbourhoods to Urban Centres and key destinations
- All routes, with a priority on primary routes, will be designed for all ages and abilities with separation from vehicles wherever possible

RDN MAJOR TRANSIT ROUTES & FACILITIES

Rapid Transit Route
Frequent Transit Route
T Transit Exchange

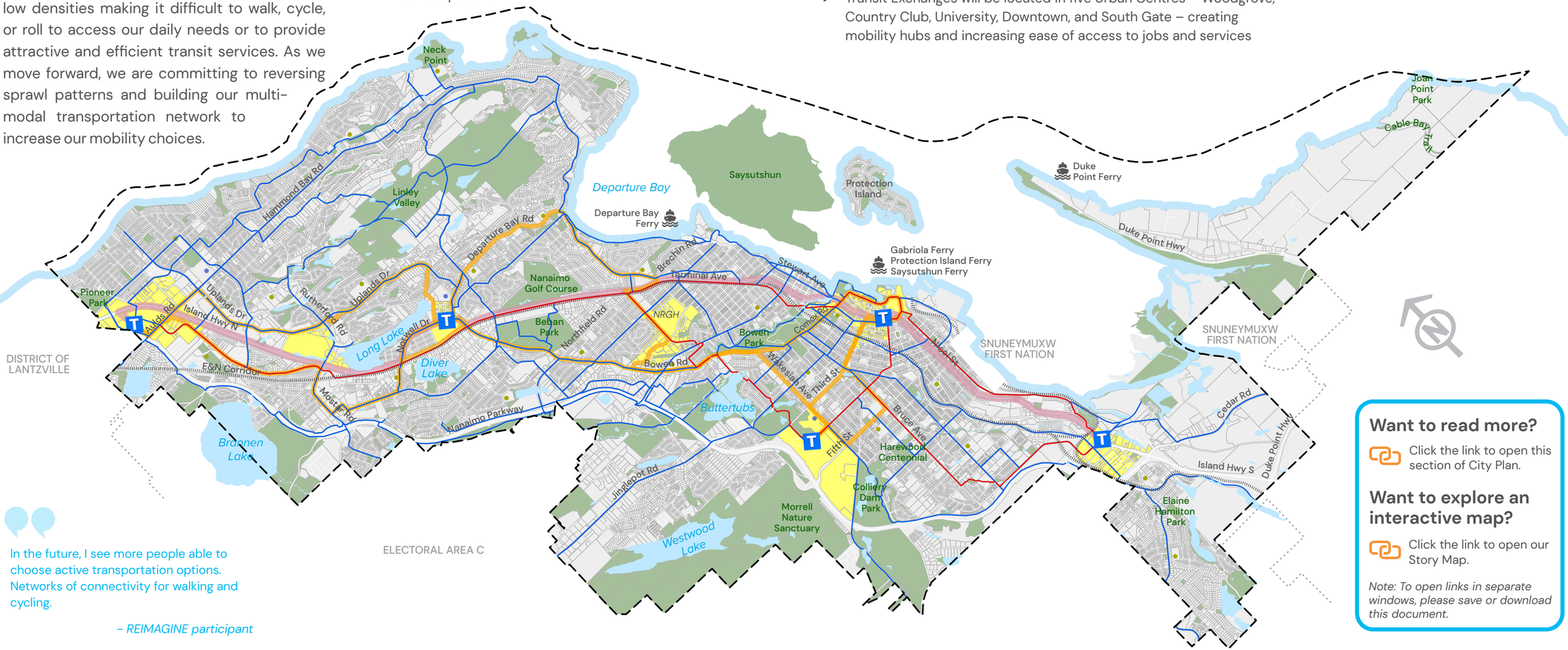
- A future Rapid Transit line will connect from north to south Nanaimo, offering high-speed service and stops at key locations
- Future Frequent Transit routes will connect between Urban Centres and along Corridors, with regular service at frequent intervals
- Transit Exchanges will be located in five Urban Centres – Woodgrove, Country Club, University, Downtown, and South Gate – creating mobility hubs and increasing ease of access to jobs and services

SCHOOLS

- Elementary
- Secondary

RELATED LAND USES

- Urban Centres
- Parks & Open Spaces



In the future, I see more people able to choose active transportation options. Networks of connectivity for walking and cycling.

- REIMAGINE participant

Want to read more?

Click the link to open this section of City Plan.

Want to explore an interactive map?

Click the link to open our Story Map.

Note: To open links in separate windows, please save or download this document.

MOBILITY: MAJOR ROAD NETWORK

Share your feedback:
Mobility Comment Form
Note: To open links in separate windows, please save or download this document.

reimagine NANAIMO

About the Major Road Network

Managing our road network will be important to address a greater number of people needing to get around.

Nanaimo's major road network has developed over past decades as the city has grown. With limited space for new road development, City Plan is focused on making best use of existing roads to accommodate all modes of transportation and efficient commercial goods movement. A mobility system that predominantly focuses on individual travel by car needs to shift to one that prioritizes a broader array of options - transitioning to an active and sustainable mobility network.

Legend & Notes

City of Nanaimo Boundary

Provincial Highway

EXISTING

MAJOR ROADS

- Mobility Arterial
- Urban Arterial
- Mobility Collector
- Urban Collector
- Industrial Collector

LOCAL ROADS

- Mobility Local
- Urban Local
- Industrial Local

FUTURE

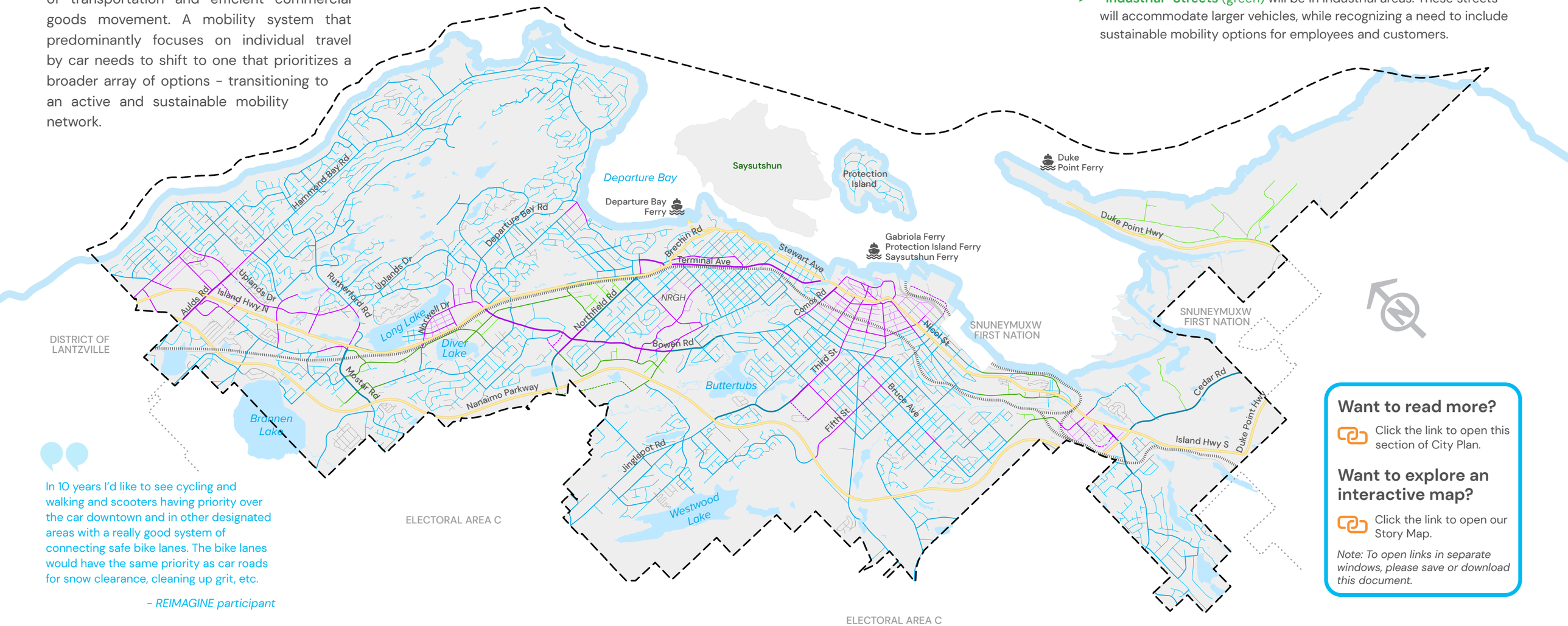
MAJOR ROADS

- Mobility Collector
- Urban Collector
- Industrial Collector

* NOTE: We have a lot of streets which makes it challenging to show them all clearly on a small map! View this map (and all our maps) online to zoom into the details. Go to getinvolvednanaimo.ca/reimagine-nanaimo

The city's road standards are linked to our land uses:

- **"Mobility" Streets** (purple) will typically be in Urban Centres and Corridors where there are more people living and working. The focus for these streets will be increasing public space, accommodating all modes, encouraging sustainable transportation, and beautification.
- **"Urban" Streets** (blue) will be in all areas outside Urban Centres, Corridors, or Industrial Areas and are typically associated with lower densities. The focus for these streets will be balancing needs of all modes with a higher focus on traffic movement.
- **"Industrial" Streets** (green) will be in Industrial areas. These streets will accommodate larger vehicles, while recognizing a need to include sustainable mobility options for employees and customers.



> In 10 years I'd like to see cycling and walking and scooters having priority over the car downtown and in other designated areas with a really good system of connecting safe bike lanes. The bike lanes would have the same priority as car roads for snow clearance, cleaning up grit, etc.
>
> *- REIMAGINE participant*

Want to read more?

Click the link to open this section of City Plan.

Want to explore an interactive map?

Click the link to open our Story Map.

Note: To open links in separate windows, please save or download this document.

PARKS, RECREATION, CULTURE & WELLNESS

Share your feedback:
Parks, Recreation, Culture & Wellness Comment Form
Note: To open links in separate windows, please save or download this document.

reimagine NANAIMO

About the Parks, Recreation, Culture & Wellness Network

The community values our parks, recreation, culture, and wellness network and wish for it to grow alongside the city.

There is a need to fully integrate parks, recreation, culture, and wellness in future planning, acknowledging the central role these services play in supporting changing demographics, aging, equity, inclusion, physical and mental health, and active lifestyles.

City Plan identifies "big picture" directions for future additions and growth of the network. Actions and further detail on projects and improvements in our parks, recreation, and cultural network are forthcoming. Stay tuned!

Our future has... healthy, active, and engaged citizens who live in a vibrant city that offers arts, culture, and recreation to its residents and tourists alike... Continued value placed on green spaces so people can enjoy nature and it is preserved... Increased opportunities to host sport tournaments, regattas, multi-sport games, etc. for sport tourism.

- REIMAGINE participant

Legend & Notes

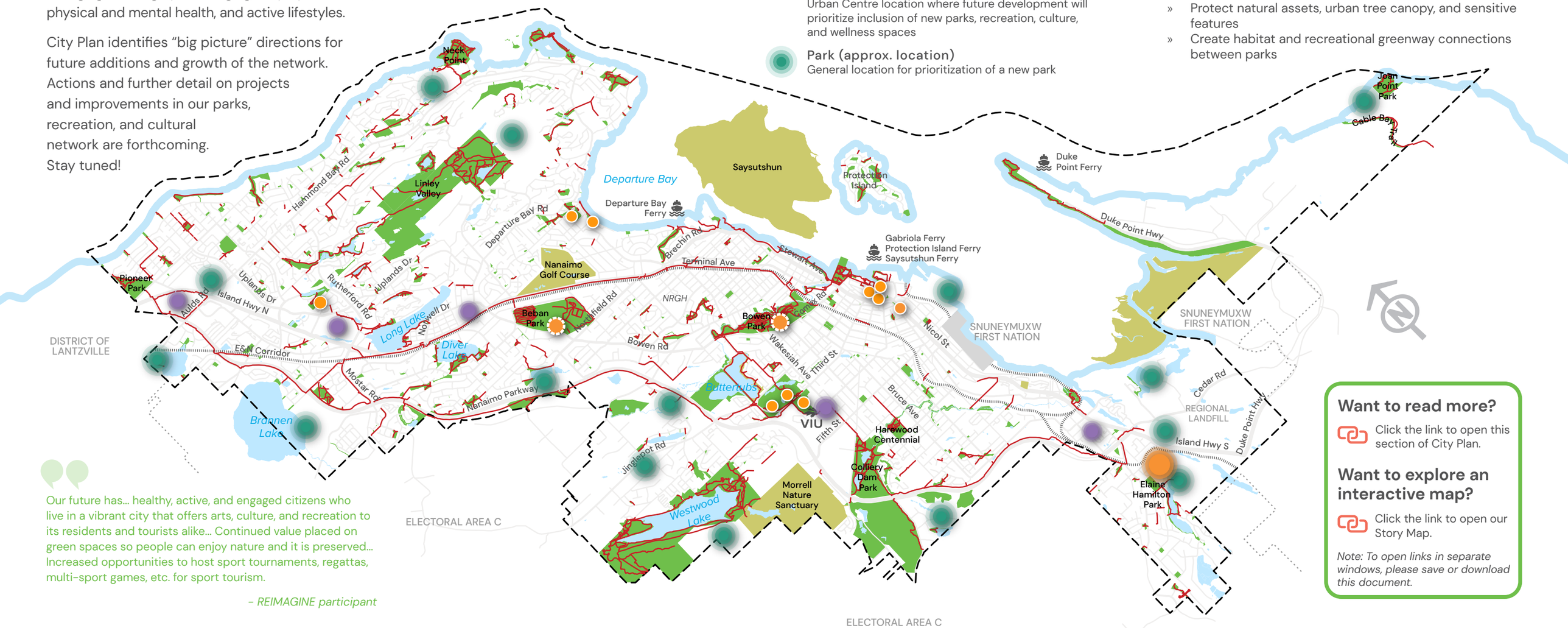
City of Nanaimo Boundary

EXISTING

- Recreation, Culture, Wellness Facility
- Trail (all active mobility routes & recreational trails of varying standards)
- City-owned Parks
- Parks & Open Space owned by others
- Urban Centre Land Use
- Elementary School
- Secondary School

PROPOSED FUTURE

- **Upgraded Existing Recreation, Culture, Wellness Facility**
  Existing City facilities that are prioritized for future upgrades
- **New Recreation, Culture, Wellness Facility (approx. location)**
  General location for prioritization of a new facility
- **Urban Park, Recreation, Culture & Wellness Destination (approx. location)**
  Urban Centre location where future development will prioritize inclusion of new parks, recreation, culture, and wellness spaces
- **Park (approx. location)**
  General location for prioritization of a new park



Priorities for Future Additions

Active Mobility Trails & Recreational Trails:
- Complete network gaps
- Provide loop route options
- Connect to local and city-wide destinations including Urban Centres, mobility hubs, and schools
- Provide access to water

Future Facilities:
- Integrate with Urban Centres and local hubs (e.g., schools)
- Seek mutually-beneficial community partnerships

Park & Open Space Acquisition:
- Increase community access to water
- Protect natural assets, urban tree canopy, and sensitive features
- Create habitat and recreational greenway connections between parks

Want to read more?

Click the link to open this section of City Plan.

Want to explore an interactive map?

Click the link to open our Story Map.

Note: To open links in separate windows, please save or download this document.