CITY PLAN

NANAIMO REIMAGINED

DRAFT FEBRUARY 2022



CITY OF NANAIMO
THE HARBOUR CITY

How can our city be home to thriving people, in a thriving community, while respecting the wellbeing of all people and the health of the planet?

reimagine



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TERRITORIAL / LAND ACKNOWLEDGMENT

[PENDING - Final language to be confirmed with First Nations]



Our river Our mountain Our ocean

As a painter I have walked this land.
I have tried to capture the spirit of this land

Our river

Our mountain

Our ocean

This land does not belong to you or I. It belongs to our great great grandchildren.

We need to

Take care of our rivers

Take care of our mountains

Take care of our ocean

We need to work collectively,

One body

One mind

One spirit

The legacy of our decisions today, our children will write tomorrow.

- Art & Poem by Yetta

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part A welcome

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Celebrate what you've accomplished, but raise the bar a little higher each time you succeed.

- Mia Hamm

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01

OUR CITY, OUR FUTURE

Great cities aren't created by accident. They are created through thoughtful plans and a desire by the many who live there to make great choices.

A1.1 PURPOSE OF CITY PLAN

Nanaimo can be described in many ways: a stunning waterfront city on the Salish Sea; a city of hard-working, resourceful, and distinctive people; a city of historic sprawl and outward growth; a city that's finding its place on the world stage; a city that is the hub and heart of Vancouver Island; a city with potential for greatness; a city with opportunities to grow in harmony with First Nations on whose Traditional Territories the city is located.

Nanaimo is a city in transition as it continues to evolve from a small, suburban city to a thriving, mid-sized urban community. A beautiful waterfront, nature at our fingertips, and access to urban jobs and living have made Nanaimo a place that existing residents cherish and one that attracts new people seeking a place to call home. Nanaimo is also a city learning the truth about Canada's past relations with Indigenous peoples and navigating a journey of reconciliation with First Nations whose Traditional Territories the city is in.

These changes come with both opportunity and responsibility. Embracing our role as the major city within our region means planning to accommodate new residents in a way that maintains what makes Nanaimo special while leveraging growth and change to increase the livability of our city. Growing our city responsibly by focusing rather than sprawling means we help to protect our greater region's valued forests, watersheds, and agricultural fields while building our resiliency to prepare for a changing climate.

The Nanaimo we know today has been shaped by generations of people before us, starting with the ancestors of First Nations. Guided by the notion of working together, it's now our responsibility to plan our future and envision a community that is as unique as these lands.

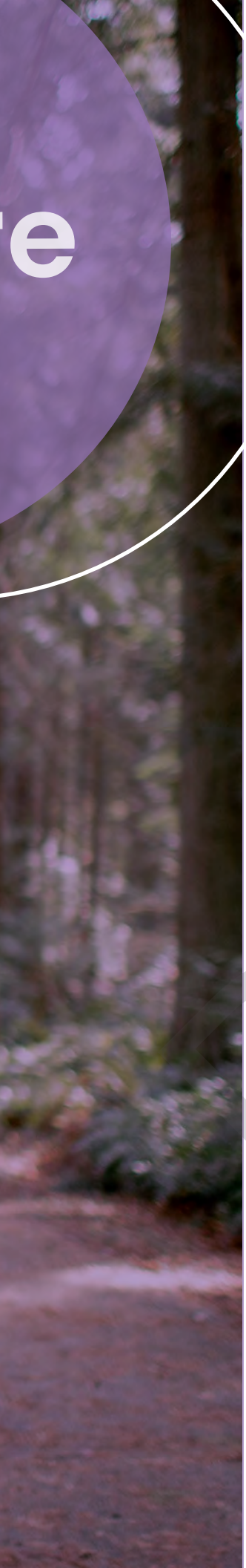
We are starting from a solid foundation. Our 2008 Official Community Plan and all our supporting plans set important groundwork for a resilient, beautiful, and equitable Nanaimo. By using these past efforts and harnessing the knowledge of today, we can accelerate progress towards our desired future.

Nanaimo City Plan (the "Plan") is our guide for how we will get to our future city – a city that has the benefits we enjoy today combined with new opportunities. City Plan is about our spaces and places and how we move around the city. It is about our people, our community, and what we need to do together to grow, adapt, and succeed.

As our city continues to move beyond the 100,000 population mark we need to look forward; we need to be ambitious and clearly articulate our vision for what Nanaimo will be at 140,000 people strong. City Plan maps out strategic actions to help us reach our fullest potential and allow everyone in our city to thrive.

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Integrated

Cities are interconnected and complex. They work best when interdependent systems like land use, transportation, environment, economy, and social factors are considered together. Shifting one aspect of our city can significantly affect others, so we must think holistically.

The integrated approach to City Plan is setting us up to tackle complexity and evaluate choices in the framework of the Nanaimo Doughnut. Integration recognizes that each choice we make shifts the dial on many aspects of our city, for better or for worse.

City Plan is our integrated plan to guide how we support thoughtful growth in our city, while protecting our natural and physical assets and supporting fluid and efficient mobility. It provides strategic directions on land use, Truth and Reconciliation, climate adaptation, health and wellness, diversity, accessibility and inclusion, economic prosperity, sustainable living, and much more.

By providing integrated direction, City Plan serves to unify traditionally separate policy documents. As such, City Plan serves as our:

- Official Community Plan (OCP) addressing future land use
- Parks, Recreation, Culture, & Wellness Plan
- Active Mobility Plan
- Transportation Plan
- Climate Action & Resiliency Plan
- Accessibility & Inclusion Plan

Adaptable

City Plan sets 2046 as our target planning year, to provide a long-term perspective for our community. But we know that things will change. While change can sometimes make us uncomfortable, it can also signal that we are creating something exciting. Our future depends on us embracing and directing change in a way that realizes our collective vision for the future.

City Plan envisions a future for Nanaimo based on what we know now, but also makes space for new people, ideas, knowledge, and technology that may take us in directions we have yet to imagine. That's why we need to build in systems that allow us to be agile, adaptable, and proactive.

Although we have created a bold City Plan that will steer us toward our targets and move away from ideas that do not fit our vision, we must also meet challenges and take advantage of emerging opportunities by being open and responsive to change, when that change aligns with our goals. An adaptable city is a resilient city.

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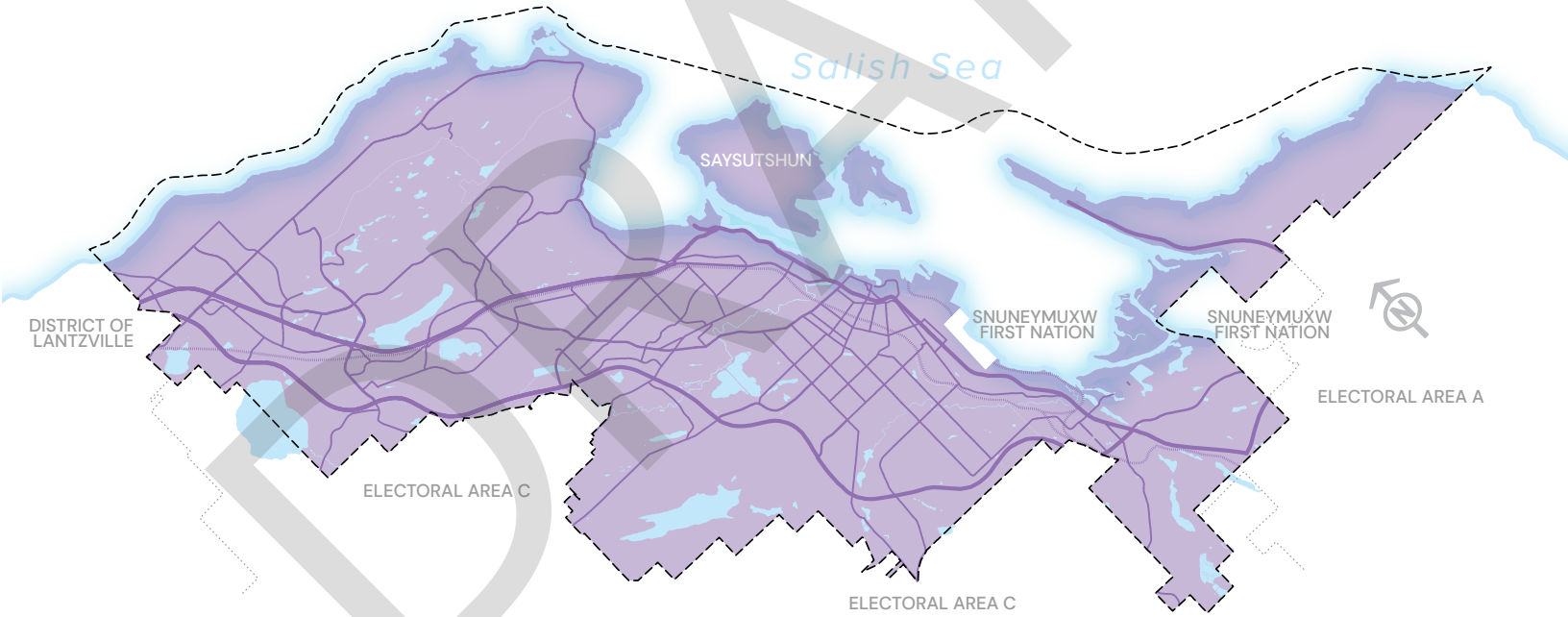

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A1.2 LEGISLATION

In British Columbia, the legal authority for local governments to adopt an Official Community Plan is derived from the *Local Government Act* (LGA). The LGA outlines required content for community plans, primarily focused on the location, type, and form of land uses. The Act further specifies that an OCP must include policies respecting affordable, rental, and special needs housing and targets, policies, and actions to reduce GHG emissions. It also allows for the inclusion of policies relating to social needs and community wellbeing, as well as the preservation, restoration, and enhancement of the natural environment. City Plan applies to all lands within the boundaries and jurisdiction of the City of Nanaimo.

Provincial legislation establishes adoption procedures. City Plan has been prepared in compliance with relevant provincial legislation. To become an "official" community plan, City Plan must be adopted by City Council as a bylaw. While a Council is not obligated to undertake specific actions or projects in City Plan, all future land use decisions must be consistent with the plan.

Figure 1: City of Nanaimo Boundaries
Source: City of Nanaimo
Map is for illustrative purposes only.



OUR GEOGRAPHY

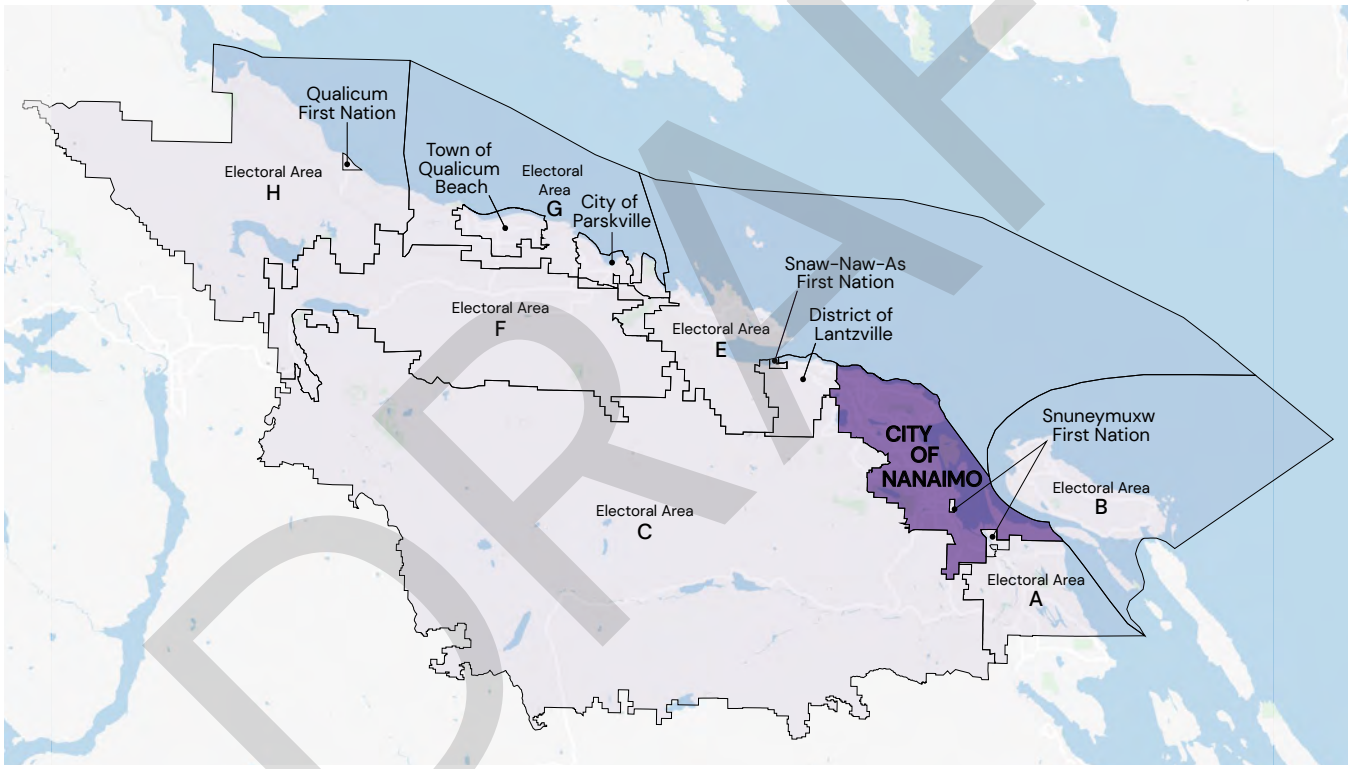
The City of Nanaimo occupies a land mass of just under 91 km^2 on the east coast of Central Vancouver Island. The Salish Sea to the east, and mountains and forests to the west, form Nanaimo's natural boundaries and define the long linear shape of our city. Nanaimo is only 5 km wide but stretches over 20 km from the Nanaimo River estuary in the south to the District of Lantzville border in the north.

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A1.3 REGIONAL CONTEXT STATEMENT

In accordance with Section 446 of the Local Government Act, an OCP must include a Regional Context Statement (RCS) where a Regional Growth Strategy (RGS) applies to the same area as the OCP. The City of Nanaimo is within the jurisdictional boundary of the Regional District of Nanaimo (RDN) and its Regional Growth Strategy Bylaw No. 1615 as adopted on November 22, 2011.

Figure 2: City of Nanaimo within the RDN
Source: Regional District of Nanaimo
Map is for illustrative purposes only.



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The RGS is a strategic plan that provides a regional vision for sustainable growth and involves shared social, economic, and environmental goals between the region and the local governments within it.

The RGS aims to establish a sustainable pattern of population growth and development in the region by encouraging and directing most new development in the region within designated Growth Containment Boundaries (GCB). This pattern of development aims to keep urban settlement compact, protect rural and resource areas, protect the environment, increase servicing efficiency, and support mobility within the region.

The GCB includes areas designated as 'Urban Centres' within local government boundaries and 'Village Centres' in rural electoral areas. The City of Nanaimo is designated as the 'Regional Urban Centre' recognizing its role as the primary urban centre in the region intended to absorb the largest portion of the region's population, development, and future growth.

The City of Nanaimo's boundary aligns directly with the GCB. In this plan, Nanaimo maintains an Urban Containment Boundary (UCB) within the City boundary that serves to direct future urban growth and servicing to lands within the UCB while limiting it outside. Lands outside the UCB are intended to be reserved for resource lands including Agricultural Land Reserve (ALR), parks and open space, and limited low density rural residential uses. Water and sewer services are not supported in these areas.

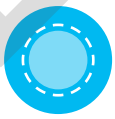
The table on the following pages shows how City Plan is consistent with the intent of the RGS by showing which policies of City Plan align with specific goals of the RGS.

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Table 1: Relationship between Regional Growth Strategy Goals and City Plan

RGS GOAL	RELATED CITY PLAN CONTENT SECTIONS	POLICY DIRECTIONS
GOAL 1 **Prepare for Climate Change and Reduce Energy Consumption** Reduce GHG emissions and energy consumption and promote adaptive measures to prepare for climate change impacts.	 **C1.1** Greenhouse Gas Emissions Reduction	» Sets target for 100% renewable energy by 2050 » Supports shift to zero-carbon and energy efficient buildings and zero-carbon transportation by 2050
	 **C1.2** Climate Adaptation & Hazard Management	» Applies a climate change resilience lens to land use, infrastructure, and acquisition planning and policy » Prioritizes communication and capacity building to help residents prepare for climate change impacts
	 **C1.4** Healthy Watersheds	» Supports regular review and updates to standards and regulations for stormwater and rainwater management
	 **C1.5** Water, Sewer, & Stormwater Services	» Applies climate science in infrastructure life cycle planning » Acknowledges that overland flooding from heavy rainfall may increase and supports planning for overland flood paths to reduce potential impacts
	 **C1.6** Solid Waste Management	» Supports elimination of organic matter sent to the regional landfill by 2030
	 **C2.1** Complete Communities	» Encourages alignment of land use and mobility networks » Seeks to manage transportation demand to reduce vehicle emissions
	 **C2.2** Integrated Walk, Roll, Cycle, & Transit Network	» Prioritizes walking, rolling, cycling, and transit routes » Supports addition of rapid and frequent transit routes » Seeks to make walking, rolling, cycling, and transit more efficient and attractive to be competitive with driving
	 **C3.5** Emergency Management	» Prepares the City to manage known hazards and emerging threats, including natural hazards » Supports regular updates to the City's Emergency Plan

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RGS GOAL	RELATED CITY PLAN CONTENT SECTIONS	POLICY DIRECTIONS
GOAL 2 **Protect the Environment** Protect and enhance the environment and avoid ecological damage related to human activity	 **C1.3** Urban Tree Canopy, Natural Areas & Greenways	» Prioritizes maintenance and expansion of the urban tree canopy » Encourages protection of existing natural lands and enhancement of natural areas » Continues to support linked greenways
	 **C1.4** Healthy Watersheds	» Directs new and existing development to support watershed health through best management practices for rainwater management
	 **C1.8** Artificial Lighting & Dark Skies	» Encourages balancing of dark skies and community safety to reduce harmful effects on ecosystems and wildlife
	 **C2.3** Recreational Trails	» Balances trail planning efforts to support access to natural areas without compromising natural values
	 **C4.9** Parkland & Park Amenity Management	» Prioritizes natural areas, wildlife corridors, tree stands, and environmentally sensitive features in park acquisition objectives » Requires protection of natural features during parkland development » Encourages management of parks to support full life cycle of natural features » Seeks to partner with First Nations and others to co-manage parks identified as mutual priorities
	 **C4.10** Waterfront Use & Protection	» Considers marine and adjacent terrestrial habitat values in waterfront planning » Prioritizes waterfront lands, freshwater, and marine for future parkland acquisition » Seeks to manage access to and within vulnerable waterfront areas and restore waterfront water quality and habitat
	 **D2.1** Urban Containment Boundary	» Maintains an Urban Containment Boundary that separates urban uses and areas for growth from lands with significant natural, agricultural, or ecological values
	 **D4.8** Green Spaces	» Supports park dedication through development, including consideration of additional dedication of lands that protect environmentally sensitive areas

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RGS GOAL	RELATED CITY PLAN CONTENT SECTIONS	POLICY DIRECTIONS
GOAL 3 **Coordinate Land Use & Mobility** Ensure land use patterns and mobility networks are mutually supportive and work together to reduce automobile dependency and provide for efficient goods movement	 **C2.1** Complete Communities	» Encourages alignment of land use and mobility networks » Prioritizes walking, rolling, cycling, and transit routes in all Urban Centres
	 **C2.2** Integrated Walk, Roll, Cycle, & Transit Network	» Encourages provision of active transportation amenities in and between Urban Centres » Supports rapid and frequent transit networks connecting the city's Urban Centres » Seeks to work with others to coordinate land-based, marine, and air transportation networks to reduce reliance on personal vehicles when connecting between modes
	 **D4.3** Centres	» Locates the city's seven Urban Centres to align with mobility hubs » Encourages Urban Centres to evolve into complete communities that allow daily needs to be met within each Urban Centre » Requires each Urban Centre to have a centrally located transit exchange or transit stop with integrated pedestrian access
	 **D4.4** Corridors	» Aligns the city's Corridors with planned rapid and frequent transit routes » Prioritizes safe and accessible movement of pedestrians, cyclists, and transit in Corridor development
GOAL 4 **Concentrate Housing & Jobs in Rural Village and Urban Growth Centres** Establish distinctive activity centres and corridors within growth containment boundaries that provide ready access to places to live, work, play, and learn	 **D2.1** Urban Containment Boundary	» Maintains a Growth Containment Boundary aligned with the City boundary and an Urban Containment Boundary to focus housing and jobs primarily within existing urban areas » Adjusts the Urban Containment Boundary to exclude lands in the south that are not intended for urban growth, helping to focus future growth within existing urban areas
	 **D4.3** Centres	» Establishes seven Urban Centres that offer a broad range of housing types; employment opportunities; community amenities; and excellent transit, pedestrian, and rolling routes » Sets a hierarchy for growth centres with a focus on Downtown as the Primary Urban Centre » Each Urban Centre has a distinct focus and character
	 **D4.4** Corridors	» Establishes Corridors along primary transit routes and encourages mixed-use and multi-unit residential development that provide both destinations and critical connections between centres
	 **D4.5** Neighbourhoods	» Encourages modest infill in neighbourhoods, especially those in close proximity to Urban Centres or Corridors to encourage walking, cycling, rolling, and transit access to core service areas » In locations further from Urban Centres or Corridors, encourages formation of local hubs around school sites (through partnerships) where educational activities can be combined with day-to-day small-scale neighbourhood needs such as daycare, recreation, culture, and wellness space, corner store, cafe, cultural amenities, and other local elements

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RGS GOAL	RELATED CITY PLAN CONTENT SECTIONS	POLICY DIRECTIONS
GOAL 5 **Enhance Rural Integrity** Protect and strengthen the region's rural economy and lifestyle	 **D2.1** Urban Containment Boundary	» Maintains an Urban Containment Boundary that separates urban uses and areas for growth from lands with significant natural, agricultural, or ecological values » Recognizes Nanaimo as a centre for growth in the region and encourages densification in Urban Centre, Corridor, and Neighbourhood designations to reduce pressure on rural areas » Redesignates lands in the south end of the city from Resort to Resource Management and adjusts the Urban Containment Boundary to exclude these lands in keeping with surrounding land uses and servicing capacity
	 **D4.8** Green Spaces	» Designates ALR, forested, and environmentally-sensitive lands as Resource Management and not intended for urban development » Discourages removal of lands from the Agricultural Land Reserve
GOAL 6 **Facilitate the Provision of Affordable Housing** Support and facilitate the provision of appropriate, adequate, attainable, affordable and adaptable housing	 **C3.1** Affordable Housing	» Considers a range of tools to support and encourage new affordable housing and limit loss of existing affordable housing » Seeks to increase the variety of housing options and tenures to meet changing housing needs » Supports incentives for the provision of affordable housing » Restricts short-term rentals and prevents conversion of market rental buildings to strata when rental vacancy rates are low » Supports working with the RDN, First Nations, and local governments to address regional housing needs
	 **C3.2** Intergenerational Living	» Encourages aging in place through adaptable unit requirements and increased universal accessibility in new and existing housing
	 **C3.4** Community Safety & Wellbeing	» Supports improved access to health and housing services through partnerships to help meet the needs of marginalized residents » Encourages the more effective coordination of services to meet community health and housing needs » Supports and encourages development of accommodation options to rapidly re-house those experiencing homelessness
	 **C4.2** Equity & Inclusivity	» Encourages opportunities to co-locate civic facilities and affordable housing and integrate community-servicing facilities in affordable housing projects
	 **D4.3** Centres	» Encourages a variety of housing forms to meet all demographics and incomes in Urban Centres
	 **D4.5** Neighbourhoods	» Encourages infill and innovative housing forms to increase housing options in Neighbourhoods » Supports conversion of character homes to multi-unit residential where appropriate » Supports secondary suites

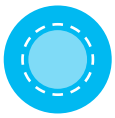
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RGS GOAL	RELATED CITY PLAN CONTENT SECTIONS	POLICY DIRECTIONS
GOAL 7 **Enhance Economic Resiliency** Support strategic economic development and link commercial and industrial strategies to the land use and rural and environmental protection priorities of the region	 **C5.1** Economic Capital	» Ensures adequate supply of appropriately zoned lands for existing business expansion and new business operations » Recognizes the city's potential as the transportation, cargo, and logistics hub of Vancouver Island and seeks to enable efficient movement of people, goods, and services » Supports becoming a Health Care Centre of Excellence
	 **C5.2** Human, Social, & Environmental Capital	» Seeks to retain existing talent and attract new talent to the area » Promotes green economic development opportunities including green energy and energy conservation » Seeks to establish the use of circular economy principles
	 **C5.3** Business Development	» Seeks to support business retention and expansion » Works collaboratively with First Nations to identify areas of joint action and economic development initiatives that bring shared prosperity
	 **C5.4** Innovation & Technology	» Encourage robust Internet connectivity and access » Supports working towards designation as a "Intelligent City" that puts data and digital technology to work » Encourages development and leveraging of the technology sector
	 **C5.5** Place Making & Investment Attraction	» Encourages strategic investment in key assets like the Downtown and Waterfront » Promotes a strong reputation inside and outside the City as an attractive place to live, learn, work, and invest
	 **C5.6** Tourism	» Protects and promotes the city's assets that make it desirable to visit » Promotes development of Indigenous-led tourism opportunities and experiences through partnerships with First Nations » Supports collaboration on creation of destination development plans, tourism, and marketing
	 **D4.6** Industrial Lands	» Encourages a regional approach to managing industrial lands » Discourages re-designation of industrial lands to other uses » Encourages clean, sustainable industrial uses and consideration for eco-industrial networks » Limits office, residential, or recreational uses in industrial areas
	 **D4.7** Waterfront	» Recognizes and supports marine-based industrial uses in parts of the waterfront » Maintains marine transportation access for the working harbour

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RGS GOAL	RELATED CITY PLAN CONTENT SECTIONS	POLICY DIRECTIONS
GOAL 8 **Enhance Food Security** Protect and enhance the capacity of the region to produce and process food	 **D2.1** Urban Containment Boundary	» Maintains a Growth Containment Boundary aligned with the City boundary and an Urban Containment Boundary that separates urban uses and areas for growth from lands with significant natural, agricultural, or ecological values » Recognizes Nanaimo as a centre for growth in the region and encourages densification in Urban Centre, Corridor, and Neighbourhood designations to reduce pressure on rural areas
	 **C3.3** Food Security	» Supports and advocates for food security and nutrition for all residents » Supports local food infrastructure on City-owned lands including farmers markets, urban farms, and community gardens » Encourages collaboration on food security at a regional level
	 **D4.8** Green Spaces	» Allows for agricultural uses in the Resource Management designation » Discourages removal of lands from the Agricultural Land Reserve
GOAL 9 **Celebrate Pride of Place** Celebrate the unique natural beauty, culture, history, and arts of the region	 **C4.1** Truth & Reconciliation	» Seeks to preserve, celebrate, and elevate Indigenous heritage in collaboration with First Nations including through place naming, signage, art, and other measures
	 **C4.4** Access for All	» Seeks to reduce barriers in the community so people of all ages and abilities can move freely
	 **C4.5** Culture	» Recognizes the importance of culture in contributing to quality of life » Encourages continued growth of the culture sector through experiences and collaboration
	 **C4.6** Archaeological & Heritage	» Maintains a Heritage Conservation Program » Integrates heritage resource management into development approval and planning processes » Seeks to increase public awareness and understanding of heritage and First Nations
	 **C4.7** Public Art Projects & Programs	» Seeks to integrate public art into the experience of the community
	 **C4.8** Community Events, Tournaments, & Gatherings	» Encourages community festivals, celebrations, and events » Supports continuing to work with First Nations to support the development of venues and co-hosting of local, regional, provincial, and national sporting and cultural events » Seeks to create spaces that support events and gathering

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RGS GOAL	RELATED CITY PLAN CONTENT SECTIONS	POLICY DIRECTIONS
GOAL 10 **Provide Services Efficiently** Provide efficient, cost-effective services and infrastructure	 **D2.1** Urban Containment Boundary	» Does not support extension of servicing beyond the Urban Containment Boundary, except for health or environmental reasons » Promotes concentration of people and jobs in urban centres to support more efficient use of services
	 **C1.5** Water, Sewer, & Stormwater Services	» Restricts growth in areas with sewer, water, drainage, or infrastructure capacity restrictions until there is confirmed funding and plans to address shortfalls » Seeks to coordinate infrastructure upgrades to optimize community investments » Continues to monitor water use to ensure protection of our drinking water source » Supports the RDN's Liquid Waste Management Plan » Seeks to manage stormwater efficiently, including the role of natural assets in stormwater management
	 **C1.6** Solid Waste Management	» Seeks to increase public awareness and participation in the zero waste mandate » Seeks to set fees for solid waste collection to provide service at an acceptable cost while reducing unnecessary waste
	 **C3.6** Recreation, Culture & Wellness	» Encourages thoughtful planning, design, and management of new or upgraded civic facilities to maximize benefit and lifespan of investment » Encourages collaboration with community partners in the joint use and development of recreation, sport, culture, and wellness facilities
GOAL 11 **Enhance Cooperation Among Jurisdictions** Facilitate an understanding of and commitment to the goals of growth management among all levels of government, the public, and key private and voluntary sector partners	 **C4.1** Truth & Reconciliation	» Continues to collaborate with First Nations on projects of mutual environmental, economic, social and cultural interest on their Traditional Territories » Supports continued engagement with First Nations governments in accordance with Protocol Agreements
	 **C4.3** Political Voice & Engagement	» Seeks to provide opportunities for all community members to engage meaningfully in civic life
	Various Sections	» Supports ongoing formal agreements with the RDN for waste management, sewer services, transit operations, and recreation services » Supports cooperation with the Province, RDN, and stewardship groups on environmental management » Section E.05 Relationships outlines a commitment to collaboration, communication, and coordination for the good of all

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A1.4 CREATING CITY PLAN

CONTINUING A TRADITION OF PLANNING FOR OUR FUTURE

Starting with Imagine Nanaimo (1992), through Plan Nanaimo (1996), then planNanaimo (2008), and now City Plan (2022) created through the RE**IMAGINE NANAIMO** process, we are in the fourth of a series of processes that continue to shape growth and manage change in our city. Imagine Nanaimo recognized that planning for future growth and development is in the long-term interest of the City. Each subsequent plan has built upon the vision, goals, and policies of previous plans, continuing a tradition of maintaining what is working while integrating new knowledge and community voices to extend our aspirations a little further each time.

Figure 3: RE**IMAGINE NANAIMO Process 2020-2022**



	PHASE 1	PHASE 2	PHASE 3
OVERVIEW	The initial phase focused on sharing information and listening to the community's ideas about Nanaimo's future. This information was used to build options and scenarios explored in Phase 2.	Phase 2 focused on developing and exploring options for how Nanaimo can achieve its shared vision and evaluating how different scenarios could support our goals. This information informs the draft plans.	Phase 3 is focused on compiling draft directions into plans, policies, and actions to guide Nanaimo's future. These plans will be refined together with the community.
ENGAGEMENT ACTIVITIES	» Get Involved Nanaimo » Public Ideas Questionnaires » Topic Questionnaires » Statistically-valid Survey » Welcome Meetings » Meetings and Dialogues with Stakeholders and Local Organizations » Community Mapping & Ideas Boards » Pop-up Events » Creative Community Contest » Chalk Comments » Youth Activities	» Get Involved Nanaimo » Foundations Feedback Form » Scenarios Survey » Virtual Scenarios Workshops » Pop-up Events » Youth Art Kits » Youth Workshops & Chats » Meetings with Partners & Governmental Organizations » Committee Updates » Council Updates	» Get Involved Nanaimo » Feedback Questionnaire » Statistically-valid Survey » Draft Directions Review Workshops » Geographical Information System (GIS) Story Map Explorer » Referrals to Stakeholders, Partners, and Government Organizations » Committee Updates » Council Updates

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7,868* surveys completed

In the coming years, Nanaimo should be a community that is resilient, self sufficient, caring, and compassionate. We need to be ready to take care of each other with anticipated climate change impacts.





In our future, Nanaimo is a city that has less traffic congestion, air pollution, and greenhouse gas emissions because most people are using the excellent public transit system, cycling, or walking.

120+* meetings with stakeholders and local organizations

248* participants in facilitated workshops



Nanaimo should be a city on the leading edge of sustainability and equality.



78* pop-up events around the city

* Phase 1 & 2 participation numbers. To be updated after conclusion of Phase 3.

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1

amazing dance by local dance duo Funkanometry



14,343*

visitors finding information on GetInvolvedNanaimo.ca



Nanaimo's future is a city that is full of life!



965*

art-based submissions

Raising Awareness:

Social Media
Media Releases
Radio Ads
Newspaper Ads
Vehicle and Door Decals
Posters in Parks
Signs in Buses
Banners
+ more







In the future I see:

Well connected outdoor community spaces and parks.

Vibrant downtown.

Well attended and organized community events.

Walkable communities within Nanaimo.

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02 PAST, PRESENT, FUTURE



To plan where we're going,
we must consider from where we've come.

SHAPED BY MANY INFLUENCES

COAST SALISH

The shoreline, islands, hills, and valleys of these lands have been home to Snuneymuxw Mustimuxw since time immemorial. Long before the first European settlers, this land supported several thousand ancestors of the Snuneymuxw in winter and summer villages. This territory is also shared with Snaw-Naw-As in the northern area of the City. The Snuneymuxw and Snaw-Naw-As are known for their rich living culture and heritage.

COAL TOWN

It was the presence of coal, discovered in the 1850s around what is now Nanaimo's downtown, that first attracted European settlers to the area. This led to the first known town plan drawing in 1864 that laid out the familiar radial street network of the downtown. The City of Nanaimo was eventually incorporated in 1874.

HUB CITY

As the coal mining industry waned, new employment in sectors like fishing, forestry, industry, and tourism rose and Nanaimo established its role as the "hub" of Vancouver Island. Rapid expansion occurred in the 1960s - 1990s quickly stretching Nanaimo north and south and in 1974, Nanaimo amalgamated with Harewood, Departure Bay, Wellington, Chase River, Northfield, and Protection Island to form the area generally known as the City of Nanaimo today.

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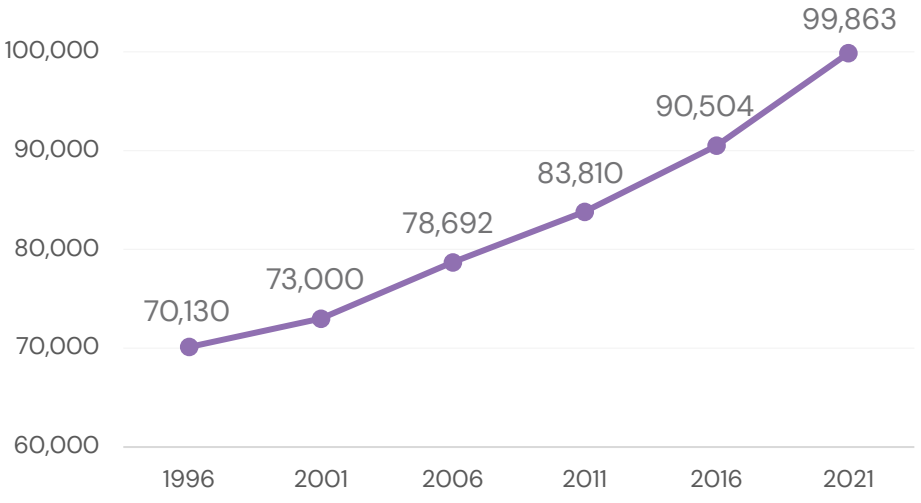
A2.1 OUR RECENT PAST: THE LAST 25 YEARS

We are growing. Faster. While Nanaimo has experienced steady growth over the past 25 years, our growth has been accelerating in recent years with 10.3% growth since 2016 compared to the average in British Columbia of 7.6%.

WHAT'S DRIVING GROWTH?

As the second largest urban centre on Vancouver Island, Nanaimo is the services hub and urban core of the central Island. In recent years, Nanaimo has seen an influx of new residents from other parts of BC, other provinces, and internationally.

Figure 4: Nanaimo Population Growth (1996 to 2021)
Source: Statistics Canada Census



A2.2 OUR PRESENT: CURRENT TRENDS

As we plan, we must consider current trends that are affecting our city and our region.

We are a City in a Region

As the largest city in our region and on Central Vancouver Island, Nanaimo has an important role in accommodating growth in order to reduce regional sprawl and protect the vital forests, meadows, fields, and recreational lands that sit just beyond our city edges and are essential to the health and character of our community. This means we need to carefully consider how our choices affect not only Nanaimo, but the larger Regional District of Nanaimo (RDN). If we plan to accommodate growth wisely, it can help reduce growth sprawling into nearby regional lands which would lead to more land being consumed and more people driving further to access their daily needs.

We're Building on What We Have

In 2021, Nanaimo had 99,863[1] residents and we're planning for an additional 40,000 to join our community over the next 25 years.[2] This means that approximately 70% of our 2046 population are already living here. Change through growth is slow and incremental and much of what exists today will very much be part of what's here in our next 25 years. Planning to position growth where it's desired is important, but it also won't completely change the city we are today.

We are a Mid-Density City

Starting from a compact harbour-focused city formally established in 1874, the amalgamation of six rural "Improvement Districts" in 1974 that expanded the City's boundaries, created a legacy of growth that has since been long and linear, stretching north and south at relatively low densities. This means, as a city with a suburban past, we have and will continue to have, a much lower population density than other urban centres in the Capital Region and Lower Mainland. Even as our population grows, Nanaimo will continue to be a mid-density city.

There are Many Opportunities for Infill

Because of Nanaimo's past growth patterns, we have many low-density sites in our city. Many of our commercial areas are auto-oriented, with single-level buildings and vast surface parking. As our city grows, these large land areas will likely become more attractive for future redevelopment, providing opportunities for infill within our existing city structure.

We Must Choose Where We Grow

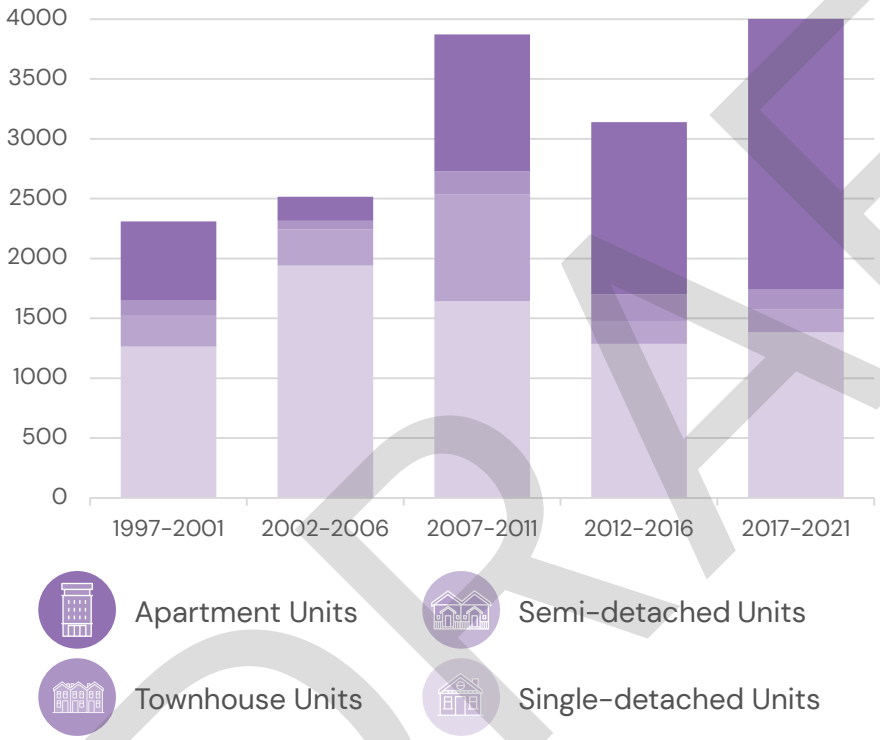
If even a few large scale developments occur, they may absorb a large proportion of the future growth projected for Nanaimo. This means less demand for growth in other areas. Therefore, it is important to think about encouraging growth in locations where it will best help us achieve our goals.

1 Statistics Canada Census, 2021.

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

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Figure 5: Housing Stock by Dwelling Type in Nanaimo (1997 to 2021)
Source: CMHC, Starts and Completions Survey, 2021



GROWING DIFFERENTLY

Nanaimo's housing stock can be roughly divided into four types: apartment units, townhouse units, semi-detached units, and single-detached units (with or without secondary suites). For the first time, new housing completions in apartment forms are outpacing those of single-detached dwellings. This shift signals Nanaimo's evolution towards a more compact, urban city form from a largely suburban past.

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A2.3 OUR FUTURE: PROJECTIONS & LAND INVENTORY

As an initial step to RE**IMAGINE NANAIMO**, the City prepared population and housing projections to better understand key drivers of change in Nanaimo and completed a land capacity analysis to gain knowledge of the capacity of existing lands to accommodate these changes.

LIVING

Figure 6: Population Projections to 2046
Sources: Vann Struth Consulting Group Inc, June 2020. City of Nanaimo Population, Housing, and Employment Projections and Statistics Canada Census 2021.

POPULATION PROJECTIONS

2021 CENSUS
99,863
Nanaimo's recorded population in the 2021 Census.

2 PROJECTION SCENARIOS FOR 2046

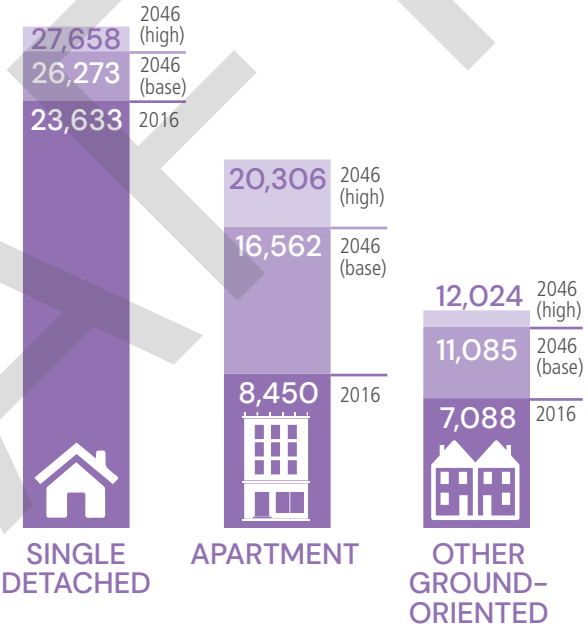
BASE
+31,445
125,970
Migration to Nanaimo will follow projected BC averages – 0.96% growth per year.

HIGH
+46,814
141,339
Migration to Nanaimo will be above average – 1.35% growth per year.

HOUSING UNIT PROJECTIONS

Total housing units in 2046 are projected to be between **53,900** and **60,000** an increase of approximately **15,000** to **21,000** units from 2016.

Apartments will be the fastest growing type of housing, likely doubling in number. Other ground-oriented units, such as townhomes or duplexes, will also see strong growth, following an evolution towards higher-density forms.





AN AGING POPULATION

MOST GROWTH >75 AGE GROUP

LEAST GROWTH <35 AGE GROUP

An aging population affects the types of housing we will need, employment options, transportation needs, health services, and more.

AGING POPULATION, SMALLER HOUSEHOLDS
This means housing needs will grow faster than population.

For planning purposes, City Plan prepares for the high growth scenario, planning for a population of 140,000 by 2046.

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WORKING

Figure 7: Employment Projections to 2046
Source: Vann Struth Consulting Group Inc, June 2020. City of Nanaimo Population, Housing, and Employment Projections.

EMPLOYMENT PROJECTIONS

45,179 jobs in 2016

57,791–63,127 jobs projected by 2046

WHAT KIND OF JOBS WILL THERE BE?

TRENDING UP

- Repair, Personal, Non-Profit Services
- Health & Social Services
- Information, Culture & Recreation
- Education
- Accommodation & Food Services

MAINTAINING

- Professional, Scientific, Business Services
- Wholesale, Transportation, Warehousing
- Retail
- Construction

TRENDING DOWN

- Primary Industry (farming, forestry) & Utilities
- Public Administration
- Manufacturing
- Finance, Insurance, Real Estate

AGING POPULATION, SLOWER JOB GROWTH

Employment growth will be slower than population growth due to the rapid expansion of the elderly population, most of who will no longer be in the workforce.

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CAPACITY

Figure 8: Land Capacity Analysis
Source: Colliers International Consulting, 2020. City of Nanaimo Land Inventory and Capacity Analysis.

RESIDENTIAL CAPACITY

How much land will we need for new homes?

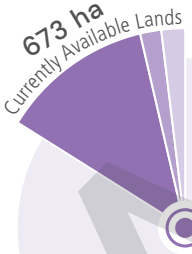
Growth projections suggest we'll need between 15,000 to 21,000 new homes by 2046. How much land we need for new homes depends on the types of units that are developed.

253 HECTARES — If we grow at a status quo rate with more high density units

TO

607 HECTARES — If we grow faster than average with more low density units

How much land is available for new homes (per the current OCP)?



520 ha Vacant & Developable

72 ha Developable Portion of Constrained Lands

81 ha Vacant Lands with Existing Permits (likely to be developed in next 5 years)

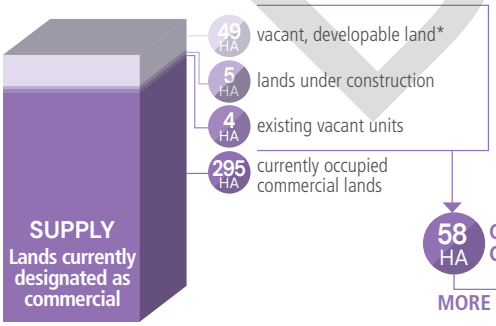
3,491 ha
Less Available Residential Lands (previously developed or highly constrained - e.g., too steep)

Key conclusions

- There is likely enough vacant land to support residential growth to 2046 if housing forms are higher density as we've been seeing; however, if the city grows quickly with low density housing forms, land may become scarce
- The largest opportunities for new low-density residential are in the southern parts of the city
- New development is shifting from mainly single-unit homes to multi-unit housing forms

COMMERCIAL CAPACITY

How much commercial land do we have (per the current OCP)?



How much land will we need for new businesses?



Key conclusions

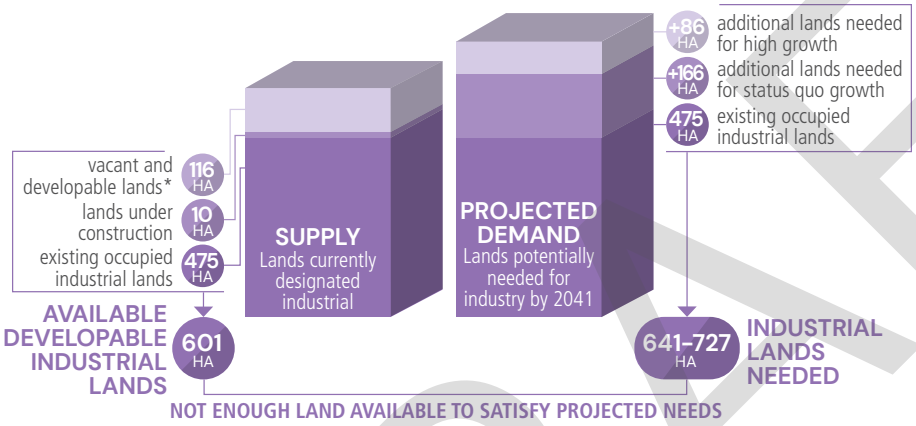
- There is more than enough commercially-designated land to last to 2041 and beyond
- Small-scale convenience nodes in neighbourhoods are a missing format of commercial uses in Nanaimo
- New lands designated for commercial are not recommended; rather, the focus should be on promoting infill of existing commercial areas to create vibrant, self-sustaining commercial areas

* NOTE: In the Land Inventory and Capacity Analysis, vacant and developable lands are those that are within land use designations that could support commercial development and are not currently occupied by other uses. The OCP designates additional lands that could support commercial activities, but are currently occupied by other uses (e.g., residential, institutional, etc.) and therefore not considered available for commercial development in the analysis.

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INDUSTRIAL CAPACITY

Industrial supply (per the current OCP) vs projected demands



* NOTE: In the Land Inventory and Capacity Analysis, vacant and developable lands exclude approximately 60 ha of Industrial-designated lands that are considered constrained for Industrial development (slopes exceeding 10% and other geographical restrictions).

Key conclusions

WE ARE IN DEMAND

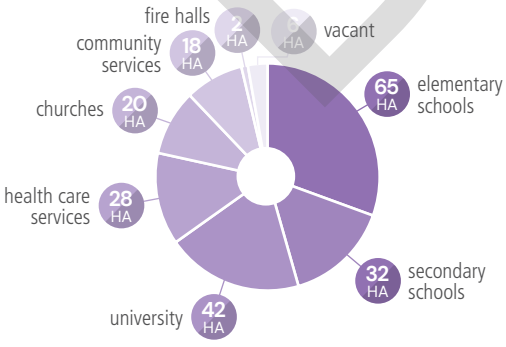
Nanaimo's location and key transportation infrastructure like the port and airport makes Nanaimo attractive to industry.

BUT LIMITED LAND SUPPLY IS AN ISSUE

Without new industrial land supply, new industry may choose to locate to other locations.

INSTITUTIONAL CAPACITY

What are Nanaimo's current institutional uses?



Key trends and conclusions

- **Moderate growth in school enrollment is expected in the short-term but will stabilize in the long-term due to an aging population**
- **Our aging population will lead to growth in demand for healthcare services, seniors housing, and seniors support workers**
- **Institutional uses may be permitted in a variety of land use types, making their integration flexible**
- **Most of Nanaimo's institutional uses are fixed and there will be a need to use the existing land efficiently for the future (e.g., shared use)**

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03 AT A GLANCE



What choices do we need to make to become a healthy, successful, and climate resilient city in the coming 25 years?

A3.1 USING CITY PLAN

City Plan is an invitation to everyone to join in creating Nanaimo's future. Follow this guide to find the information you need to navigate the plan.

Figure 9: City Plan Guide

The **Nanaimo Doughnut** is our framework. It articulates the interconnectivity between all aspects of our city and defines the space in which Nanaimo will thrive.

Go to section B1.1

The **Five City Goals** represent the five areas of focus for our city's future and how we will organize our policies.

Go to section B2.1

Our **Policies** translate Nanaimo's aspirations into strategic directions that communicate our intentions and commitments for guiding our future choices.

Go to part C

Our **City Structure** is our physical growth plan that puts our framework and goals into action. It outlines how and where things will change and stay the same in the future.

Go to part D

Our **Implementation Plan** outlines details on development permit areas, relationships, financial considerations, and what needs to come next.

Go to part E



Our **Actions,** located in the *Integrated Action Plan* document, provide specific projects, programs, and policies to implement City Plan.

Go to *Integrated Action Plan*.

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A3.2 FITTING OUR PLANS TOGETHER

As noted, integration is at the heart of RE**IMAGINE NANAIMO**. Nanaimo's existing plans already provide quality guidance created through separate processes but there is much overlapping information and points of divergence that need to be brought together. RE**IMAGINE NANAIMO** combines existing policies and actions, incorporates new information, and lays the groundwork for a future of ongoing integration.

Our planning structure is a circle, recognizing that each component forms a necessary part of the integrated whole.

Figure 10: City Planning Structure



Great cities are guided by thoughtful plans that articulate **WHAT** they wish to achieve – their goals and policies – and **HOW** they will get there – their actions.

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Nanaimo City Plan

City Plan defines what it is we wish to achieve and the choices we can make to get us there. It touches on all aspects of our community, setting strategic directions for how our land uses, mobility systems, green and blue networks, social networks, and more are intended to evolve.

How it fits:

Adopted as a bylaw, City Plan will be the overarching guide for our decisions, including our future city structure and form, and how we address social and environmental issues.

Integrated Action Plan

The *Integrated Action Plan* will become our library of actions. It is intended to bring together actions we've created through previous processes, emerging actions from RE**IMAGINE NANAIMO**, and future actions that are revealed as we continue to plan for Nanaimo in the coming years.

How it fits:

The *Integrated Action Plan* is a comprehensive database where all the projects and programs we aspire to complete are compiled in one place so they can be collectively reviewed and prioritized. As a flexible, working database, it will not contain all the details and rationale supporting each action (these will remain in Supporting Plans). During future planning processes, these actions will be reviewed to avoid duplication, and updated as needed to reflect process outcomes.

Council's Strategic Plans

At the beginning of each term in office, Mayor and Council create a Strategic Plan, identifying priorities to achieve during their term.

How they fit:

As Strategic Plans are created, Council may wish to consider and prioritize actions within the *Integrated Action Plan* or identify new emerging priorities that could be added into the *Integrated Action Plan*.

Monitoring Plan

As we move forward, we'll want to keep tabs on how we're doing. Monitoring allows us to take stock and shift directions so our efforts keep us on the right path.

How it fits:

Based on the goals of City Plan, the Monitoring Plan will identify key indicators and targets used to track progress and report back to the community.

Supporting Plans

Supporting Plans will continue to provide background, research, analysis, context and rationale behind the actions our city will take.

How they fit:

Connected to the *Integrated Action Plan*, Supporting Plans will provide the detail. When new plans are created, the *Integrated Action Plan* may be updated to integrate or change actions based on new findings and outcomes.

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> Destiny is not a matter of chance, but of choice. Not something to wish for, but to attain.
>
> *- William Jennings Bryan*

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part B foundatio



ons



> The aim is to meet the needs of all people within the means of the living planet.
>
> *- Kate Raworth*

01

FRAMEWORK

B1.1 THE NANAIMO DOUGHNUT

The Nanaimo Doughnut is our framework – a way of organizing how we plan for Nanaimo's future in a balanced and integrated way.

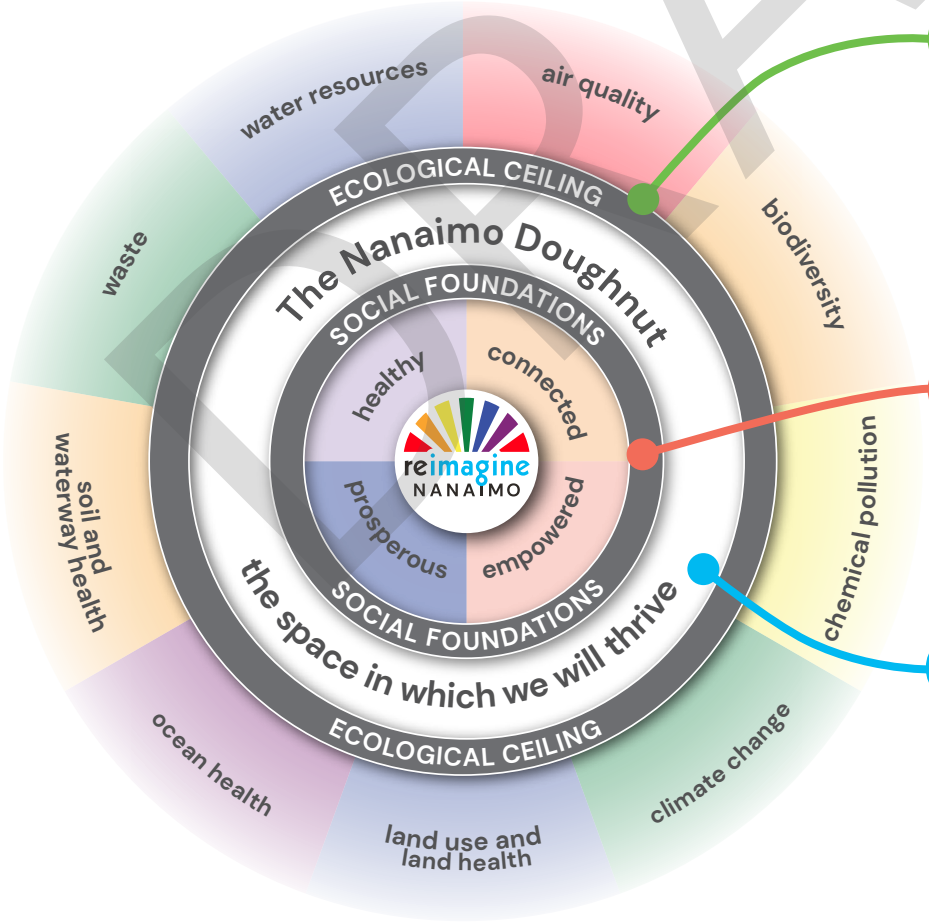
At the city level, this means strengthening our **social foundations** so that all community members can live well without falling short on life's essentials, while at the same time staying within our **ecological ceiling** by making choices that protect and enhance our environment, and ensuring we use our resources without threatening our future security and prosperity.

WHAT IS THE NANAIMO DOUGHNUT?

The Nanaimo Doughnut is based on a theory created by Kate Raworth called **Doughnut Economics** which is a way of thinking for the 21st century – striving towards a "sweet spot" (the doughnut) of meeting our needs within the limits of our social foundations and environment.

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Figure 11: The Nanaimo Doughnut



The Outer Circle – Ecological Ceiling

- Living within our means
- Minimizing the harm we do to the natural environment
- Maximizing the amount of ecological benefit we give back

The Inner Circle – Social Foundations

- Addressing shortfalls and meeting needs
- Creating opportunity for all

The Centre – Our Aim

- The "sweet spot", where we are meeting the needs of all while respecting the limits of our environment
- Where we will thrive

B1.2 GLOBAL CONTEXT

The City of Nanaimo is part of a series of larger contexts: the Traditional Territories of First Nations, Greater Nanaimo Region, Vancouver Island, the Province of British Columbia, the country of Canada, and the world. We are intertwined in global environmental, economic, and social forces that do not abide by political boundaries. We are global citizens and we live on a shared planet, so how do we plan to support our world?

Doughnut Economics began at the global scale, seeking to consider the minimum standard of living to which every human being has a claim alongside our planetary boundaries for respecting Earth's critical life-supporting systems.

While addressing global issues is beyond the scope of City Plan, we recognize the importance of doing our part and making choices that support not only the wellbeing of our city, but of our region, nation, and world.

City Plan focuses primarily on transformative social and ecological change at the local scale. Our community success in areas like GHG emissions reduction, urban containment, protection and enhancement of natural areas, and many more areas will also support global efforts to respect our planet. Opportunities to consider decisions around procurement practices, enabling local businesses, empowering local citizens, and more will help support global social wellbeing.

The City will continue to learn and collaborate with others to be a place that thrives, while respecting the future needs of our planet.

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Cities have a unique role and opportunity to shape humanity's chances of thriving in balance with the rest of the living planet this century.

– *Thriving Cities Initiative*



02 GOALS

If you don't know where you are going,
you'll end up someplace else.

- Yogi Berra

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B2.1 FIVE CITY GOALS

Five City Goals, organized around the framework of the Nanaimo Doughnut, represent the five areas of focus for our city's future. Together, they are meant to guide a balanced approach to achieving our goals.

Figure 12: Relationship between the Nanaimo Doughnut and Five City Goals



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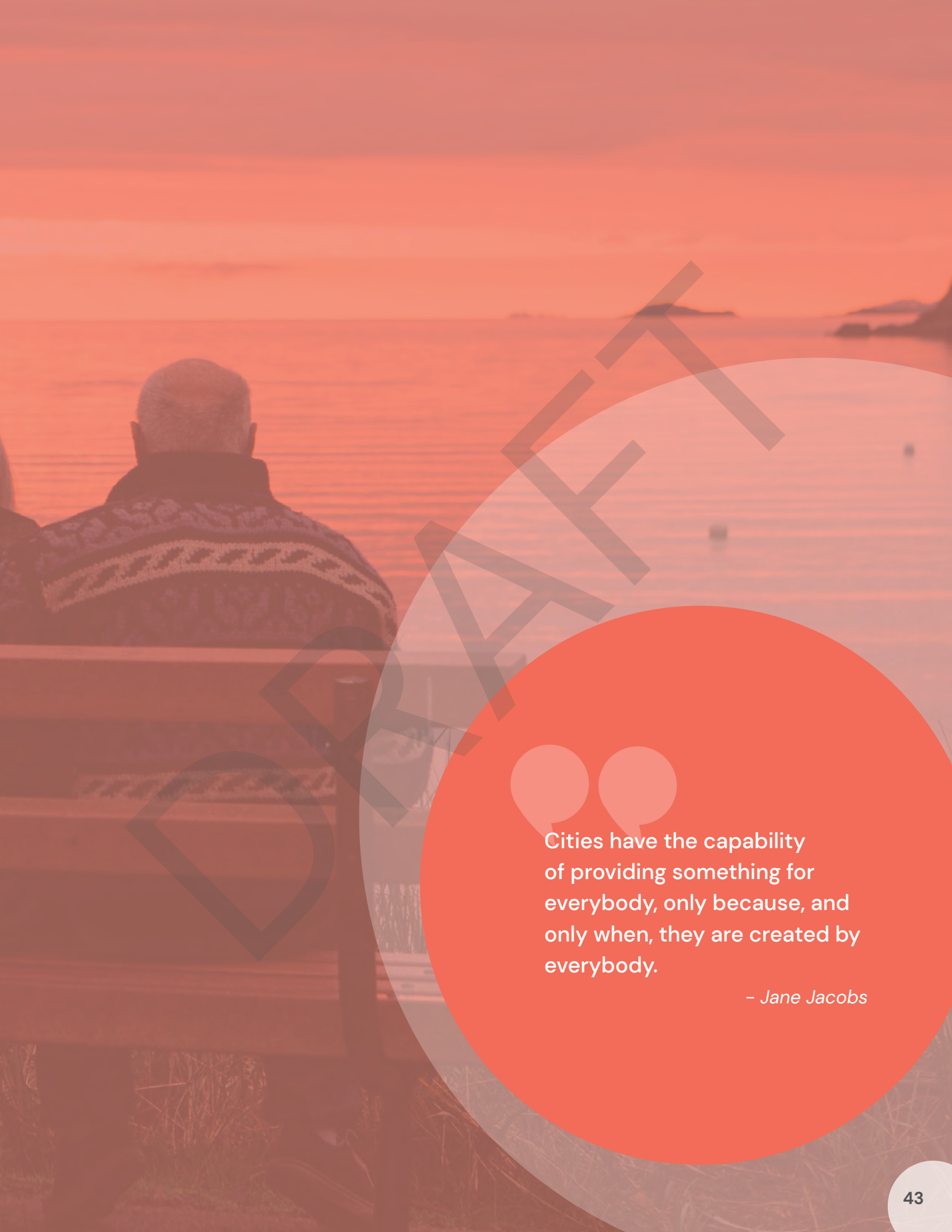
While each of the five City Goals represents an area of focus, a city is a complex organism where each goal cannot be considered in isolation. The goals we have and the choices we make invariably intersect and overlap. It is these intersections that make a community truly whole.

The goals will provide the organizing structure for policies in City Plan. Achieving our goals will happen through a collective commitment to selecting and implementing directions that consistently move the needle closer to where we desire to be.



part C policies

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Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.

- Jane Jacobs

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HOW POLICY AREAS WERE IDENTIFIED

Through RE**IMAGINE NANAIMO**, the community identified values of importance to residents both for today and as we move into the next phase of our evolution as a city. These values have informed the five City Goals, along with policy statements that will guide how we will make progress and assess choices.

Refer to the RE**IMAGINE NANAIMO Phase 1 & Phase 2 Public Engagement Summaries** for more details on community input

12 COMMUNITY INPUT THEMES

Access to Nature & Outdoor Recreation

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.

Central Hub Identity

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

Livable Neighbourhoods

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

A Waterfront Identity

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

City Living

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 to ensure this transition is thoughtful, with attention to place making and character.

A Thriving & Creative Downtown

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.

A Green Approach

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.

Mobility Choice

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

Supportive City

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.

Inclusive & Equitable

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.

Affordable City

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.

Great Jobs & Businesses

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

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This part of City Plan organizes and communicates broad, city-scale policies to guide decision-making to reach our goals. The *Integrated Action Plan* (separate document) provides specific actions that will put change into motion.

5 CITY GOALS

- A GREEN NANAIMO: **RESILIENT& REGENERATIVE ECOSYSTEMS**
- A CONNECTED NANAIMO: **EQUITABLE ACCESS & MOBILITY**
- A HEALTHY NANAIMO: **COMMUNITY WELLBEING & LIVABILITY**
- AN EMPOWERED NANAIMO: **RECONCILIATION, REPRESENTATION & INCLUSION**
- A PROSPEROUS NANAIMO: **THRIVING & RESILIENT ECONOMY**

35 CITY PLAN POLICY TOPIC AREAS

C1.1 Greenhouse Gas Emissions Reduction
C1.2 Climate Adaptation & Hazard Management
C1.3 Urban Tree Canopy, Natural Areas & Greenways
C1.4 Healthy Watersheds
C1.5 Water, Sewer, & Stormwater Services
C1.6 Solid Waste Management
C1.7 Brownfield Sites
C1.8 Artificial Lighting & Dark Skies

C2.1 Complete Communities
C2.2 Integrated Walk, Roll, Cycle, & Transit Network
C2.3 Recreational Trails
C2.4 Safe Mobility (Vision Zero)
C2.5 Complete Streets

C3.1 Affordable Housing
C3.2 Intergenerational Living
C3.3 Food Security
C3.4 Community Safety & Wellbeing
C3.5 Emergency Management
C3.6 Recreation, Culture & Wellness

C4.1 Truth & Reconciliation
C4.2 Equity & Inclusivity
C4.3 Political Voice & Engagement
C4.4 Access for All
C4.5 Culture
C4.6 Archaeological & Heritage
C4.7 Public Art Projects & Programs
C4.8 Community Events, Tournaments, & Gatherings
C4.9 Parkland & Park Amenity Management
C4.10 Waterfront Use & Protection

C5.1 Economic Capital
C5.2 Human, Social, & Environmental Capital
C5.3 Business Development
C5.4 Innovation & Technology
C5.5 Place Making & Investment Attraction
C5.6 Tourism

DRAFT



A GREEN NANAIMO:

RESILIENT & REGENERATIVE ECOSYSTEMS

01

The climate we experience in the future depends on our decisions now.
– IPCC presentation on the recent Sixth Assessment Report

ABOUT A GREEN NANAIMO

A Green Nanaimo is about how we can support lands, air, and waters. It is about advancing collective knowledge, living in harmony with our environment, and responding and reducing the impacts of climate change while protecting natural systems, people, businesses, and infrastructure. It means making decisions that prioritize a resilient and regenerative environment, moving us towards a city that gives back to our natural world rather than taking from it. A Green Nanaimo recognizes and embraces its role as a sustainable city that helps maintain what we value in our larger region and beyond.



WHY IS A GREEN NANAIMO IMPORTANT FOR OUR FUTURE?

We know that action is required by all to reduce greenhouse gas emissions and preserve the lands and waters on which we rely. We also know that our world is growing and we will be asked to support more people in our community, while at the same time facing significant uncertainties and potential disruptions due to climate change. Reducing our emissions, pursuing clean alternatives, shifting to green infrastructure, and planning to protect our region's valued lands mitigates climate change impacts and builds resilience to hazards.



A Green Nanaimo also encourages community members to adopt environmentally-friendly attitudes and behaviors. Engagement and education that aim to help our community members feel a sense of place in our city is a key component of a Green Nanaimo because when we feel attached to a place, we are more likely to protect it, steward it, and help it thrive for years to come.



C1.1 Greenhouse Gas Emissions Reduction

C1.2 Climate Adaptation & Hazard Management

C1.3 Urban Tree Canopy, Natural Areas & Greenways

C1.4 Healthy Watersheds

C1.5 Water, Sewer, & Stormwater Services

C1.6 Solid Waste Management

C1.7 Brownfield Sites

C1.8 Artificial Lighting & Dark Skies



View related background and maps on the environmental network in **Section D.03 Blue & Green Network** and on parks and trails in **Section D.06 Parks, Recreation, Culture, & Wellness**.

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INTEGRATION

What does **A GREEN NANAIMO** look like in an **URBAN CENTRE**?

A ROBUST TREE CANOPY

Consistent integration of protected and planted native and drought tolerant trees for habitat, shade, beauty, and reduced urban heat island effects

SUSTAINABLE BUILDINGS

Increased energy efficiency and sustainability in all new and retrofitted buildings, along with prioritization of sustainable materials and construction practices



EFFICIENT SERVICING

Phased upgrades to water, sewer, and stormwater services in Urban Centres to encourage growth where it will contribute to the creation of vibrant, complete, and sustainable communities

GREEN INFRASTRUCTURE

Maximized opportunities to sustain watershed and ecosystem health through integrated networks that include protected natural greenways, storm water retention and infiltration, absorbent landscapes, and smart water use

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Stormwater swale



Constructed wetland



Urban tree canopy

Image: Paul Krueger



Green retrofits

Image: Calderoliver



Green standards for new construction



Green roof

Image: pnwra

INTEGRATION

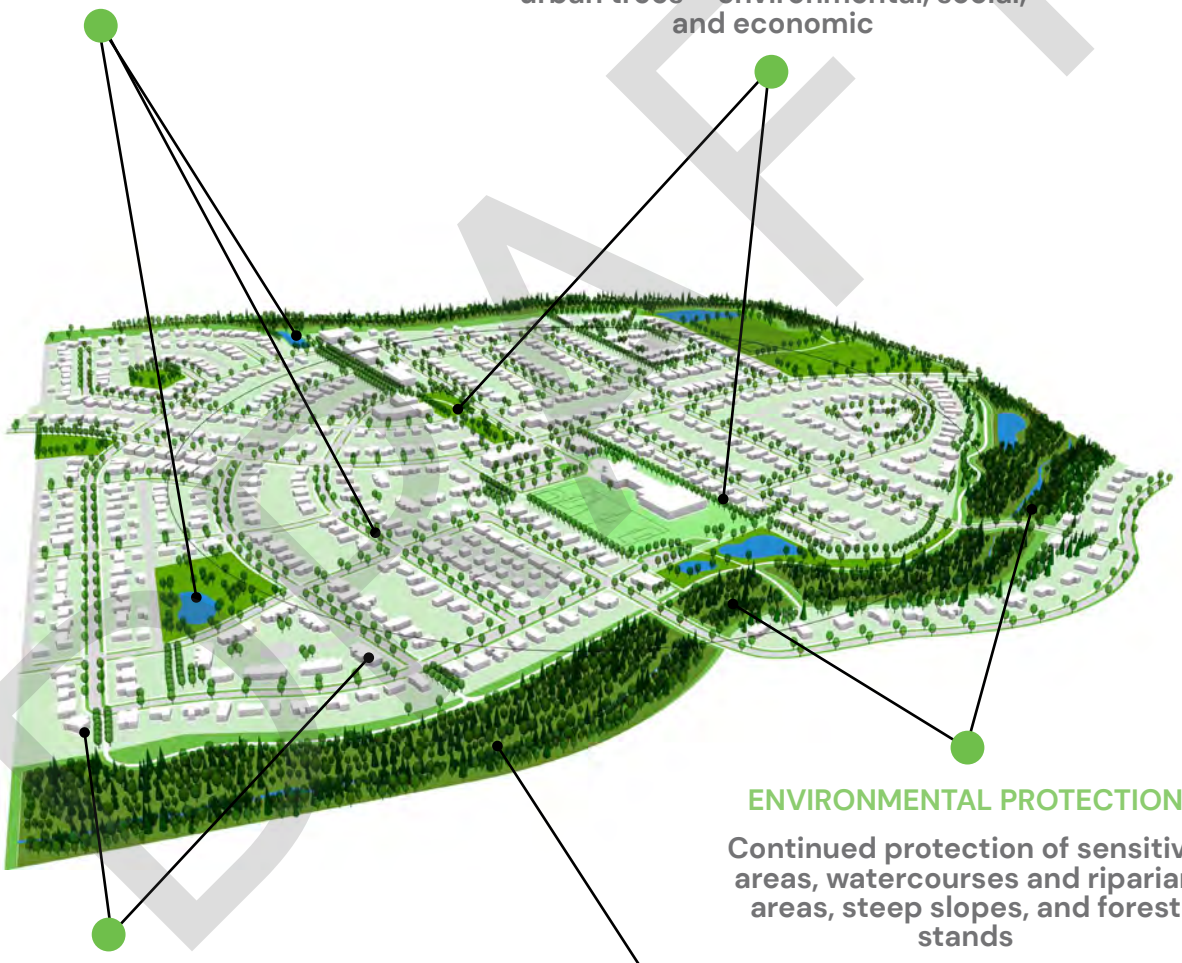
What does **A GREEN NANAIMO** look like in a **NEIGHBOURHOOD**?

WATERSHED SMART

Landscapes that absorb and mimic natural water systems, including stormwater detention, absorbent landscapes, and low water use standards to support watershed health

HEALTHY URBAN TREES

A thriving urban tree canopy supported by retaining existing and planting new trees on both public and private property and enhanced understanding about the value of urban trees – environmental, social, and economic



ENVIRONMENTAL PROTECTION

Continued protection of sensitive areas, watercourses and riparian areas, steep slopes, and forest stands

CLIMATE MITIGATION & ADAPTATION AT THE LOCAL & INDIVIDUAL SCALE

Efforts to shift individual behaviours to reduce reliance on personal vehicles, limit GHG emissions in homes through retrofits like heat pumps, protect homes and individuals from climate change impacts, and support one another during emergencies

DARK SKIES

Thoughtful public and private lighting to limit light pollution and preserve dark skies, especially in natural areas so wildlife can thrive and residents can enjoy views of the night sky

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Absorbent landscapes



EV Charging in homes



Tree planting on private properties



Existing urban tree canopy



Efficient home heating upgrades



Protected sensitive areas

C1.1 GREENHOUSE GAS EMISSIONS REDUCTION

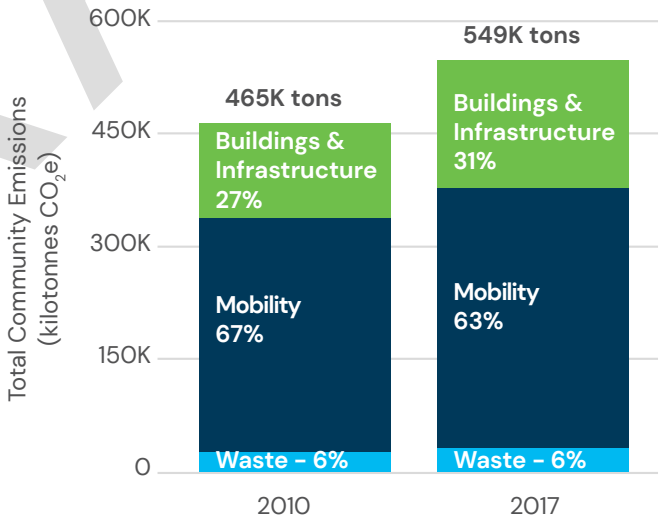
Climate change is happening and affecting the world we live in. While some climate change impact is inevitable due to historical greenhouse gas (GHG) emissions, we have an opportunity to avoid greater changes by reducing emissions. In 2018 the Intergovernmental Panel on Climate Change (IPCC) warned of significant global impacts associated with a 2° Celsius increase in global temperatures.

City of Nanaimo Council declared a Climate Emergency in 2019. To mitigate climate impacts, Nanaimo is taking a leadership role to significantly reduce our GHG emissions through changes to our buildings, mobility (transportation) system, solid waste management, and in our decision-making.

TERRITORIAL GHG EMISSIONS

Territorial GHG emissions refer to greenhouse gases produced within our municipality and follow the Global Protocol for Community-Scale Greenhouse Gas Emissions Inventory accounting and reporting standard for cities. For Nanaimo, territorial GHG emissions include emissions from energy used to power buildings in Nanaimo, transportation (based on Nanaimo's registered vehicles), waste, industrial processes and product use, as well as agriculture, forestry, and other land use within our city's borders. Our city's GHG reduction targets are based on the territorial GHG emissions inventory.

Figure 13: Sources of Emissions in Nanaimo



OUR GHG EMISSION SOURCES

- The city's emissions are primarily from transportation
- Our emissions have gone up since 2010 (an increase of ~84,000 tons of CO_2)
- Key emission sources are: gasoline and diesel for vehicles; and natural gas and oil for heating and hot water
- Burning of fossil fuels by residents is a primary driver of our community emissions

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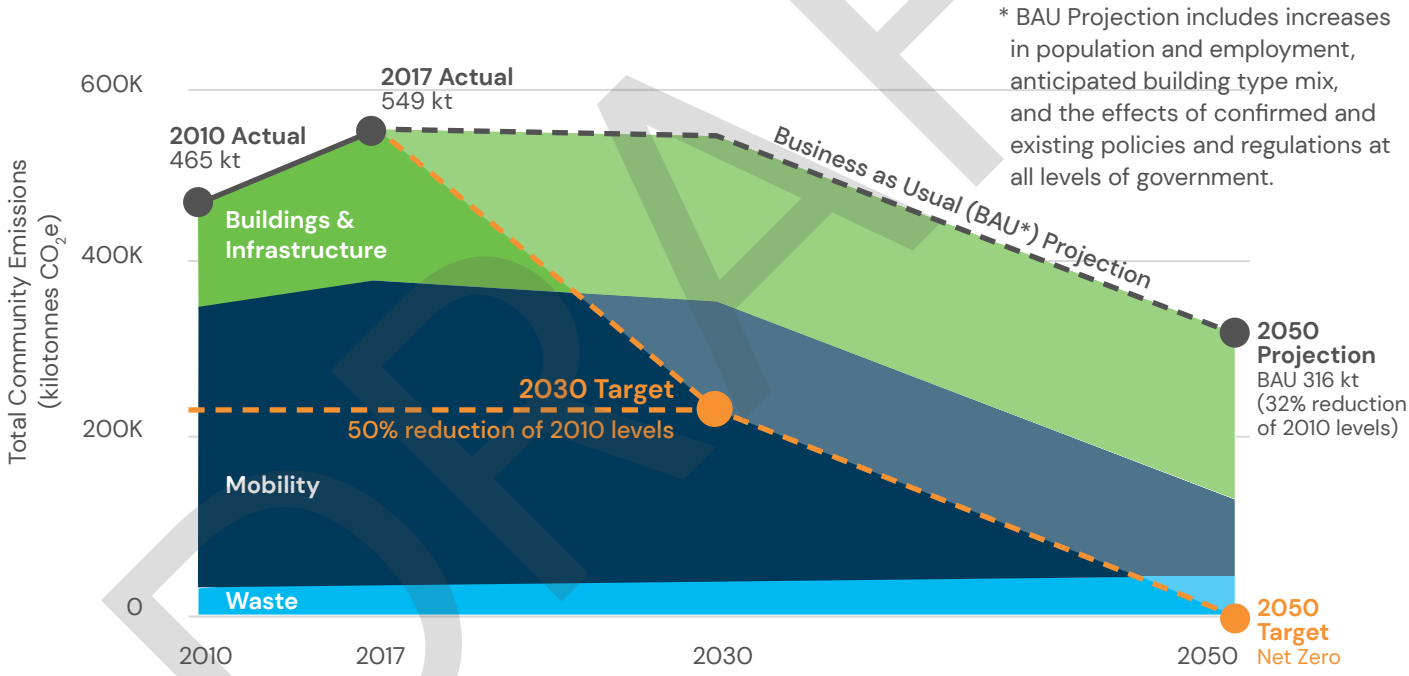
REDUCING OUR EMISSIONS

In April 2019, Nanaimo's City Council declared a Climate Emergency and set new community-wide emissions reduction targets:

2030 Target
↓50%
(50-58% below 2010 levels)

2050 Target
↓100%
(94-107% below 2010 levels)

Figure 14: 2020 Modeling of Nanaimo GHG Emissions Reduction



The policies currently in place at municipal, provincial, and federal levels will help reduce Nanaimo's GHG emissions. However, these government policies are not enough to reach the reduction targets necessary to avoid climate impacts that would impose serious hardship on residents and exceed the capacity of our ecological systems and infrastructure.

As illustrated in Figure 14 above, energy and emissions modeling analysis indicates that we are not on track to achieve our ambitious targets and projects only a 32% GHG reduction from 2010 levels by 2050. The CleanBC *Roadmap to 2030* released in November 2021 by the Province suggests policies that will help local governments meet their reduction targets, but the community will also have to take action

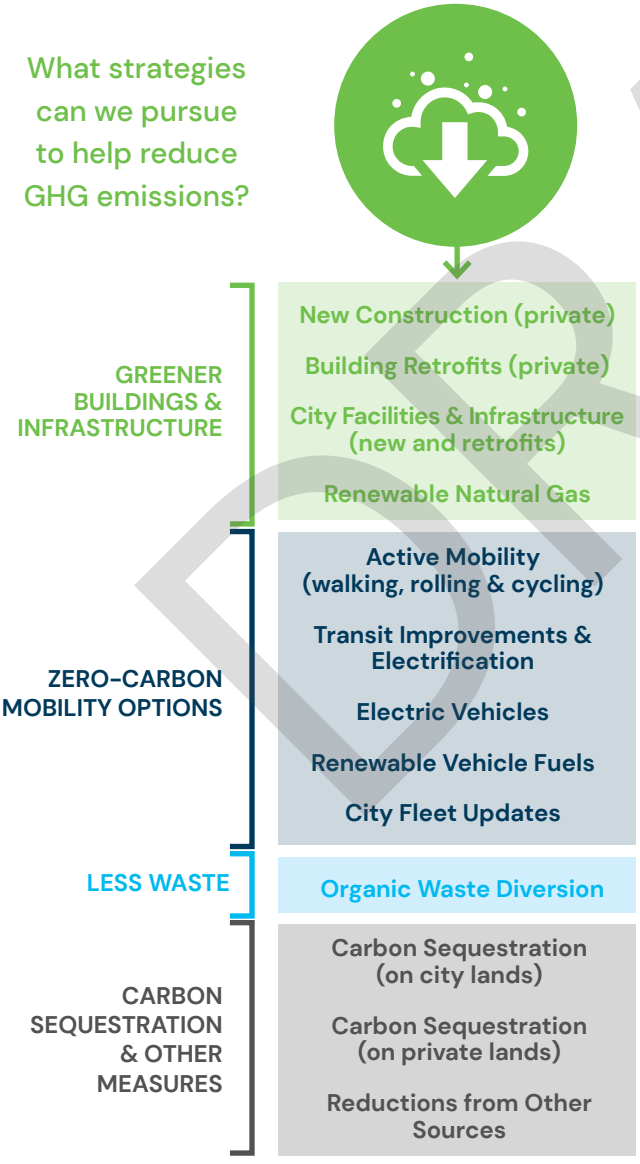
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SUMMARY OF STRATEGIES TO GHG EMISSIONS REDUCTION TARGETS

There are many strategies to reducing territorial GHG emissions in Nanaimo. However, our climate impacts have reached a state that the question is no longer which actions to take, but how quickly we can implement them and which to do first. To reach our targets we will need to make substantial progress in all strategies and leverage and capitalize on new technology, senior government programs, and other opportunities that come our way.

Figure 15 outlines key strategies to reducing GHG Emissions in Nanaimo and Figure 16 provides a visual summary of the relative level of municipal influence on each of these identified strategies as well as each strategy's relative impact on emissions reduction. Through the *Integrated Action Plan*, the City will identify and implement GHG emissions reduction actions.

Figure 15: Emissions Reductions Strategies



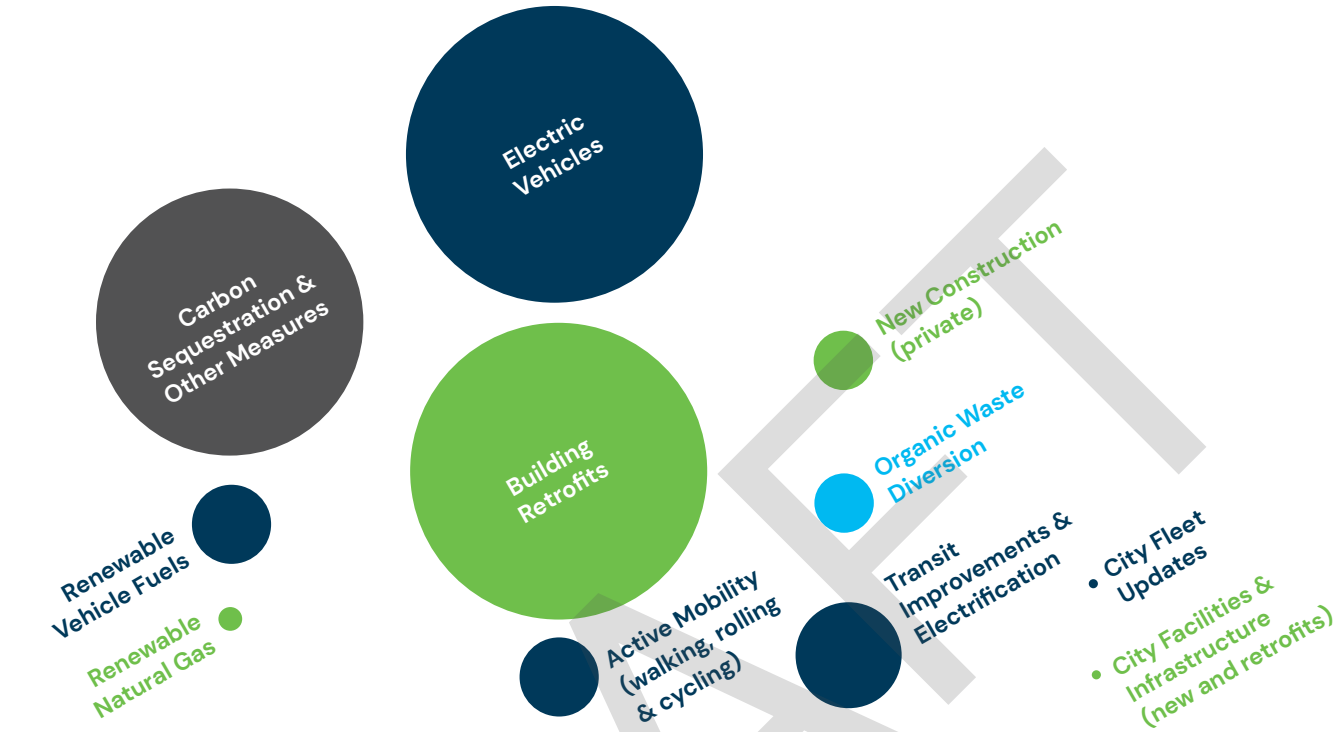
EMISSIONS REDUCTIONS ARE A SHARED RESPONSIBILITY.

Local government, senior levels of government, local residents and business all have different levels of control for change and different areas of influence. Reducing our community emissions takes more than policies; it takes actions from all parties.

WE ARE ALL IN THIS TOGETHER!

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Figure 16: Exploring the Relative Impact of Strategies to Reduce GHG Emissions in Nanaimo



WHAT DOES THIS MEAN?

1 CIRCLE SIZE: This indicates the relative impact of each strategy on emissions reduction

e.g., a large circle has a high impact on emissions reduction, and a small circle has a low impact

2 CIRCLE LOCATION: Each circle above is located along the arrow spectrum to illustrate the level of municipal influence on that specific emissions reduction strategy.

e.g., circles on the right are strategies that have a high level of municipal influence, where circles on the left are strategies that have a low level of municipal influence.

3 CIRCLE COLOUR: Each strategy for emissions reduction above correlates to a colour-coded group:

- = MOBILITY
- = BUILDINGS & INFRASTRUCTURE
- = WASTE
- = SEQUESTRATION & OTHER

DID YOU KNOW...

The City of Nanaimo's corporate emissions account for 1% of our community's total emissions?

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Desired Outcomes

Become a 100% renewable city by 2050 and achieve the City's greenhouse gas emissions reduction goals as part of our commitment to minimizing Nanaimo's climate change impact.

Be a model of efficient use of land and resources to create healthy and comfortable built environments through individual behavior change; zero-carbon and energy efficient buildings, neighbourhoods, and employment centres; and use of renewable energy options.

Policies

OVERALL

C1.1.1 Leverage Nanaimo's available resources and authority and work with community members, organizations, businesses, and other levels of government to shift away from fossil fuels to 100% renewable energy by 2050 and, by sequestering or removing carbon, reduce Nanaimo's overall community greenhouse gas emissions to below zero by 2050.

C1.1.2 Set and actively work towards interim targets for greenhouse gas emission reductions for 2030, 2035, and 2040.

C1.1.3 Monitor progress annually towards targets and review / update greenhouse gas reduction targets every three years to ensure they are in line with the recommendations from the Intergovernmental Panel on Climate Change and reflect actions from Provincial and Federal Governments.[1]

BUILDINGS

C1.1.4 Accelerate zero-carbon and energy efficient building design and practices for all new construction before 2030 and require this for all new construction after 2030.

C1.1.5 Support the upgrade of existing buildings so that all buildings achieve net zero emissions by 2050.

C1.1.6 Develop a framework for evaluating the full life cycle of carbon emissions of buildings, including embodied emissions, while retaining heritage character and value for recognized heritage buildings.

TRANSPORTATION

C1.1.7 By 2050, all transportation trips are zero-carbon.

C1.1.8 Prioritize walking, cycling and transit over other transportation modes to help Nanaimo achieve a zero-carbon transportation system.

Integrated Policy Areas (view the below sections to see related policies)



C1.2 Climate Adaptation & Hazard Management
C1.6 Solid Waste Management
C2.1 Complete Communities
C2.2 Integrated Walk, Roll, Cycle, & Transit Network
C2.5 Complete Streets
C5.4 Innovation & Technology

1 The net-zero emissions goal is consistent with Federal and Provincial government policy. On 2021-JUN-29 the Government of Canada enacted the Canadian Net-Zero Emissions Accountability Act which committed the government of Canada to achieve net-zero emissions by 2050. The Provincial CleanBC Roadmap to 2030 also set a target of net zero emissions by 2050.

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C1.2 CLIMATE ADAPTATION & HAZARD MANAGEMENT

Climate adaptation is critical to lessen the impacts of climate change and ensure our community continues to thrive even as climate change occurs.

Desired Outcomes

Protected and enhanced ecological assets and natural diversity that support resiliency and prepare for a changing climate.

Increased agility in preparing for, responding to, and recovering from climate-related hazards.

Enhanced community awareness, support, and understanding about climate change and adaptation measures.

People and major community assets protected from the impacts of climate change.

Policies

COMMUNICATION & CAPACITY BUILDING

C1.2.1 Improve community capacity and resilience by increasing awareness of climate change, its expected local impacts, and how individuals, businesses, community groups, and others can contribute to mitigation and adaptation.

C1.2.2 Support community and neighbourhood organizations that help community members prepare for climate change and other hazards.

C1.2.3 Encourage and incentivize community members and local businesses to adopt mitigation and adaptation strategies to make homes, businesses, and the local economy resilient to a changing climate.

PLANNING & STRATEGY

C1.2.4 Prioritize hazardous lands and properties at risk for consideration in the City's property acquisition strategy. Advocate to the Province for support in acquisition.

C1.2.5 Apply a climate change resilience lens when assessing, planning, designing, or retrofitting city-owned facilities and infrastructure.

C1.2.6 Encourage shoreline naturalization to support and protect waterfront properties from flooding risk and landslip while also protecting and restoring habitats.

DRAFT

C1.2.7 Manage lands and infrastructure to:

- » reduce wildfire risk while balancing urban tree canopy health, environmental protection, and community use and enjoyment.
- » reduce flood and landslip risk while balancing protection of public and private property and protection of aquatic environments and sensitive slopes where possible.
- » adapt to sea level rise while balancing protection of public waterfront assets.
- » protect and increase resilience of infrastructure against sea level rise and climate extremes.

C1.2.8 Discourage and redirect existing and future development away from areas prone to flooding, landslip, or sea level rise. Where development does occur, require efforts to mitigate climate change impacts while protecting the natural environment.

C1.2.9 Regularly update coastal flooding plans and regulations to encourage public and private development to avoid areas at risk of anticipated sea level rise, and where development exists be resilient to potential sea level rise during the remaining life cycle of the development.

C1.2.10 Ensure contingency reserves contain an allowance for recovery from severe weather-related events.

C1.2.11 Work with community partners to minimize the health impacts of extreme weather on community members.

C1.2.12 Incorporate climate resilience into large new construction projects and building retrofits.

C1.2.13 Support climate change resilience adaptations for new and existing homes.

DRAFT

Integrated Policy Areas (view the below sections to see related policies)

C1.1 Greenhouse Gas Emissions Reduction

C1.3 Urban Tree Canopy, Natural Areas & Greenways

C1.4 Healthy Watersheds

C1.5 Water, Sewer, & Stormwater Services

C3.3 Food Security

C3.5 Emergency Management

C3.6 Recreation, Culture & Wellness

C4.1 Truth & Reconciliation

C4.10 Waterfront Use & Protection

C1.3 URBAN TREE CANOPY, NATURAL AREAS & GREENWAYS

Urban tree canopies and natural areas are a fundamental part of the city's infrastructure and provide many benefits. They support wildlife habitat; ecological services including rainwater attenuation, air, and water quality improvements; heat island attenuation and climate resiliency; human health and safety; and community livability. The City now manages over 1,000 hectares of parkland, of which over 70% is forested natural area with significant tree canopy and lands along watercourses. Creating and maintaining a connected urban tree canopy, natural area, and greenway network is essential to our ongoing community health and wellbeing.

Desired Outcomes

Natural and constructed infrastructure and landscapes that are adapting to climate change, increasing our resiliency, and being sustained through management of trees and absorbent areas on both public and private lands.

Increased number and quality of trees throughout all parts of the city.

Continuation of Nanaimo's treed character and recreational networks through a strongly integrated system of connected parks and trails, open spaces, and habitat corridors.

Improved community understanding of the benefits of tree canopies and green infrastructure.

Policies

URBAN TREE CANOPY

C1.3.1 Endeavour to maintain and expand the city's tree canopy in balance with other desired land use outcomes.

C1.3.2 Consider street tree planting and other climate resilient landscaping in new neighbourhoods and redevelopment sites.

C1.3.3 Promote planting of trees on public and private lands throughout the city.

C1.3.4 Consider ecosystem biodiversity and resilience when replacing or planting new trees in public spaces.

C1.3.5 Encourage private landowners to retain trees that are not a hazard and to replant or plant new trees that support and enhance the treed character of the city.

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C1.3.6 Discourage removal of trees purely for view enhancement.

C1.3.7 Provide information and education to raise community awareness on the importance of healthy urban trees.

C1.3.8 Consider incentives and programs that encourage retention of existing trees or planting of new trees on private lands.

NATURAL AREAS

C1.3.9 Seek to avoid activities that result in changes to ecological features such as steep slopes, watercourses, riparian areas, significant trees, and environmentally sensitive lands.

C1.3.10 Encourage appropriate restoration where riparian or other environmentally sensitive sites have been altered from natural state historically or by development as a part of redevelopment, targeting net gain of ecological values.

C1.3.11 Maintain existing treed areas and restore tree and vegetative cover on steep slope areas for the purpose of controlling erosion, enhancing ecological services, reducing visual and aesthetic impacts, and protecting the ecosystem.

C1.3.12 As part of development applications, seek to protect private lands with significant environmental, urban tree canopy, natural capital, or recreational value by means of tools such as covenant, eco-gifting, or land dedication.

C1.3.13 When planning for natural assets and park spaces, strive to find creative solutions that protect ecological assets and functions and allow defined public access and amenities if and where appropriate while balancing watercourse, tree protection, and environmentally sensitive area regulations.

C1.3.14 Endeavour to preserve ecosystem integrity by removing invasive species from natural areas, restoring disturbed ecologically sensitive areas with native and/or appropriate non-invasive vegetation, and joint stewardship and restoration initiatives through programs and partnerships.

C1.3.15 Continue to acquire natural areas as parkland and continue to manage existing forests and ecosystems within them so they adapt and evolve with climate change.

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GREENWAYS

C1.3.16 Work with other agencies and interested community groups to promote and implement potential greenways, including both habitat greenway systems and recreational greenway systems, which may be combined in appropriate locations.

C1.3.17 Continue to create an interconnected greenway network over time, including along lake and ocean waterfronts, watercourses, and slopes.

C1.3.18 Continue to establish greenways to protect and enhance natural habitat, support wildlife, and allow for active transportation routes where environmental setbacks and constraints allow. Support development of trails, viewing points, and rest areas within greenways, sited and installed in an environmentally sensitive manner.

DRAFT

Integrated Policy Areas (view the below sections to see related policies)

C1.2 Climate Adaptation & Hazard Management

C1.4 Healthy Watersheds

C1.8 Artificial Lighting & Dark Skies

C2.3 Recreational Trails

C4.9 Parkland & Park Amenity Management

C4.10 Waterfront Use & Protection

C5.6 Tourism

C1.4 HEALTHY WATERSHEDS

In addition to the role of vegetated riparian shoreline areas, ecological function in Nanaimo's streams, lakes, wetlands, and waterfronts is dependent on the quality and quantity of water provided by related watersheds that drain to them.

Desired Outcomes

A significant number and wide array of biologically diverse freshwater and saltwater ecosystems throughout the city that are preserved for future generations.

Restoration of areas that have been impacted by erosion related to past development.

Thoughtful integration of urban development and built and natural systems that protect and enhance the quality of the city's watersheds, even as the city densifies.

Policies

C1.4.1 Review and update City design standards and regulations regularly for public and private development and stormwater and rainwater management systems to be resilient to anticipated climate change, including attention to cumulative flows and water quality at the watershed scale. Objectives include:

- » supporting stream summer base flows and limiting in-stream or bank erosion related to high stormwater flows and volumes, by addressing extent and sizing of rainwater management best practices and detention storage;
- » maintaining environmental water quality standards by addressing erosion and sediment control and stormwater pollution risks; and
- » managing risks of flooding including overland flow paths and relationships with sea level rise.

C1.4.2 Incorporate best management practices, wherever possible, for new and existing developments to support watershed health, such as pervious paving, rain gardens and bioswales, deep absorbent soils, green / blue roof, rainwater capture or detention systems, or other best practices that evolve.

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C1.4.3 Continue to protect and manage freshwater and saltwater shoreline areas to maintain the best possible hydrological functions.

C1.4.4 Continue to work with adjacent jurisdictions including Snuneymuxw First Nation, the RDN, and other organizations to collaborate on areas of shared interest for watershed management including drinking water protection.

DRAFT

Integrated Policy Areas (view the below sections to see related policies)



C1.2 Climate Adaptation & Hazard Management

C1.3 Urban Tree Canopy, Natural Areas & Greenways

C1.5 Water, Sewer, & Stormwater Services

C1.7 Brownfield Sites

C4.1 Truth & Reconciliation

C4.9 Parkland & Park Amenity Management

C4.10 Waterfront Use & Protection

C1.5 WATER, SEWER, & STORMWATER SERVICES

Provision of affordable and sustainable utility services is critical to the health of a community. Thoughtful, compact urban growth and adoption of best practices for conservation and management helps to control costs of servicing; reduces pressure to increase taxes, servicing levies, and development cost charges; and frees up money for investment in other community services.

The City's role in servicing includes:

- **Drinking Water Provision:** The City owns and operates its water system, with supply provided by the South Nanaimo River watershed, located 20 km southwest of the City. Water is delivered to all customers through a system of dams, distribution mains, treatment facilities, reservoirs, and pumping stations. The City manages water supply so it can continue to serve a growing population and encourages conservation so that costs of expansion are managed.
- **Sewer Services:** The City is responsible for the collection of sanitary sewage and conveyance to the Regional District of Nanaimo's sewer trunk mains and wastewater treatment facilities.
- **Stormwater Services:** The City oversees infrastructure to manage runoff from rainfall within the City. Effective management of rainwater reduces flood risk and protects natural aquatic environments. With impacts of climate change contributing to more intense rainfall events, the City takes a forward-looking view to stormwater management and seeks to integrate both built infrastructure and natural assets such as wetlands, ponds, and creeks.

Desired Outcomes

A clean, safe, cost-effective, resilient and sustainable drinking water supply for all customers that supports continued growth while maintaining environmental quality and accounting for climate change impacts.

Continued provision of an efficient sewer system to the urban areas of the city that meets public health and environmental standards and supports thoughtful urban growth.

An affordable, resilient stormwater system that integrates both built infrastructure and natural assets to provide flood protection, support healthy aquatic environments, and meet demands of climate change resiliency.

Sufficient capital and operating funds to ensure long-term financial viability of city services and certainty regarding future development cost charges.

Innovations that support service delivery that is more cost-effective, sustainable, and environmentally friendly developed in partnership with other levels of governments and organizations.

Strongly linked growth and servicing capacity planning so that expansion and upgrades are strategic and efficient.

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Policies

OVERALL

C1.5.1 Do not proceed with growth in areas with sewer, water, drainage, or transportation infrastructure capacity restrictions until there is confirmed funding and plans to address capacity shortfalls.

C1.5.2 Investigate and apply current climate science to ensure resilience of infrastructure life-cycle financial planning and sustainable maintenance.

C1.5.3 Coordinate utility infrastructure upgrades with transportation and/or parks improvements to minimize disruption and optimize community investments.

C1.5.4 Make land use, planning, and capital investment decisions with a long-term life cycle asset management perspective for the design, maintenance, and renewal of servicing infrastructure, including natural assets.

C1.5.5 Consider mitigation of air, noise, and light pollution associated with the provision of city infrastructure including parks, buildings, and facilities, where possible.

DRINKING WATER PROVISION

C1.5.6 Continue to participate in planning and monitoring land and water use in the region in conjunction with the other major water users and license holders to ensure the long-term sustainable use and protection of its water source.

C1.5.7 Continue to advance the City's water conservation program.

WATER AND SEWER SERVICES

C1.5.8 Reflect in planning for future expansion and upgrading of water and sewer services:

- priority of servicing of Urban Centres based on their priority designation (see policy D4.3.7);
- priority of servicing land within the UCB, except lands designated low-density residential or resource management; and
- limiting new services outside the UCB.

C1.5.9 Support the RDN's Liquid Waste Management Plan (LWMP). The City's sewage collection system will continue to evolve to support the principles, goals, and objectives of the LWMP.

C1.5.10 Continue to explore and implement ways to improve the efficiency of the liquid waste collection and treatment system with the RDN.

STORMWATER MANAGEMENT SERVICES

C1.5.11 Maintain watercourses used for storm drainage in a natural state and daylighted where practical.

C1.5.12 Continue to maintain and update a Stormwater Management Policy, along with subdivision standards and specifications for stormwater management, to support the goals and desired outcomes of City Plan.

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C1.5.13 Work with the RDN regarding stormwater management planning where drainage basins cross jurisdictional boundaries.

C1.5.14 Recognize the importance of integrated stormwater management planning for significant watercourses and their watersheds and support preparation of Drainage Master Plans for significant watercourses in Nanaimo.

C1.5.15 Recognize the integrated role of watercourses both as drainage and flood control systems and as ecosystems that provide valuable aquatic habitat.

C1.5.16 Acknowledge that overland flooding resulting from heavy rainfall may increase with climate change and seek to identify, enhance, and establish overland flood paths, drainage basins, and protected rights-of-ways on private property to reduce potential impacts.

C1.5.17 Recognize and support the role of natural assets in stormwater management and support the protection, enhancement, and maintenance of their function.

C1.5.18 To ensure sustainable funding for storm drainage and natural assets, pursue a Storm Water Utility.

SERVICING COSTS

C1.5.19 Endeavour to reflect the land use designations in this Plan in determining the demands and priorities for use of Development Cost Charges (DCCs) funds in capital project planning.

C1.5.20 Review and update DCCs on a regular and ongoing basis (generally every five years), and involve input from stakeholders and the public.

C1.5.21 Seek to achieve equitable distribution of DCCs between existing and future residents to offset the costs associated with new development.

C1.5.22 Consider including comprehensive servicing planning, capital and life-cycle planning, and costing as part of Area Planning processes for Urban Centres (see policy D4.3.8).

C1.5.23 Prioritize servicing investments to align with the development of Urban Centres based on their priority designation (see policy D4.3.7).

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Integrated Policy Areas (view the below sections to see related policies)



C1.2 Climate Adaptation & Hazard Management
C1.4 Healthy Watersheds
C1.6 Solid Waste Management
C2.1 Complete Communities
C3.1 Affordable Housing
C5.1 Economic Capital

C1.6 SOLID WASTE MANAGEMENT

Solid waste management is a collaborative process. The City is responsible for curb-side compost, garbage, and recycling pickup while the RDN is responsible for solid waste management and disposal, including the Regional Landfill site on Cedar Road. Private sector services also provide recycling drop-off depots and other services. Reduction in solid waste supports preservation of land, reduction of greenhouse gas emissions, and other benefits.

Desired Outcomes

Effective and responsible solid waste, composting, and recycling collection, management, and disposal to meet community needs.

Progress towards zero waste throughout the full life cycle of production, consumption, recycling, and disposal to achieve local and regional waste management goals.

Support for development of circular economies which aim for maximum use of finite resources, transition to renewable resources, and recovery of materials and products that result in minimum waste generation.

Policies

PARTNERSHIPS

C1.6.1 Work with the RDN, Nanaimo residents, businesses, partners, and agencies to accelerate waste reduction and avoidance in support of regional goals.

C1.6.2 Work with appropriate government partners to change existing regulatory barriers that discourage the reuse of materials and promote material exchange networks and the re-engineering of recycled materials..

C1.6.3 Support the RDN's Solid Waste Management Plan.

C1.6.4 Work with similar local governments across the globe to develop and enhance circular economies.

ZERO WASTE

C1.6.5 Support eliminating organic matter sent to the Regional Landfill.

C1.6.6 Increase public awareness to overcome barriers to recycling, reuse, and waste reduction through City outreach programs and community partnerships. Practice the "four R's," providing city residents opportunities to refuse, reduce, reuse, and recycle, as well as to explore redesign, composting, and other practices.

DRAFT

C1.6.7 Incorporate zero waste management and circular economy principles in the development of new buildings, landscapes, and neighbourhoods.

C1.6.8 Increase public awareness and participation in the zero waste mandate and refusing, reducing, reusing, and recycling by improving access to recycling and re-use opportunities and supporting programs for the sharing of resources.

C1.6.9 Support waste diversion through improved reuse and recycling services for a diversity of materials.

C1.6.10 Set the fee structure for solid waste collection so that it provides residents with an acceptable basic level of service at sustainable cost while encouraging users to reduce unnecessary waste.

C1.6.11 Provide incentives for users to pursue the "four R's" as alternatives to waste disposal through City-operated recycling services.

C1.6.12 Continue to set good examples of waste reduction in the City's procurement practices.

C1.6.13 Encourage the adaptive reuse of buildings to help reduce construction waste.

C1.6.14 Support local material bans that align with regional, provincial, and federal initiatives.

DRAFT

Integrated Policy Areas (view the below sections to see related policies)

C1.1 Greenhouse Gas Emissions Reduction

C1.4 Healthy Watersheds

C1.5 Water, Sewer, & Stormwater Services

C1.7 BROWNFIELD SITES

Redeveloping brownfields is a promising way to promote environmental, economic, and social health in Nanaimo and aligns with the Nanaimo Doughnut. Nanaimo has a number of brownfield sites throughout the community which are a legacy from the City's coal mining history, early industrial activities, and fossil fuel storage for transportation. Many sites are found in prime locations with significant development potential, but have sat idle for years as redevelopment is complicated by remediation costs, regulations, liability concerns, and other barriers.

Desired Outcomes

Redevelopment of key brownfield sites in Nanaimo, ensuring that the work generates significant triple-bottom line benefits by improving the City's economic, environmental, and social health.

Policies

C1.7.1 Stimulate and leverage private and public sector investment to promote the remediation, rehabilitation, adaptive re-use, and overall improvement of brownfield sites throughout the city.

C1.7.2 Increase community awareness of the economic, environmental, and social benefits of brownfield redevelopment.

C1.7.3 Leverage financial opportunities from a range of stakeholders.

C1.7.4 Continue to use City resources to demonstrate leadership in the remediation, rehabilitation, adaptive re-use, and overall improvement of brownfield sites throughout the city.

C1.7.5 Achieve appropriate permanent redevelopment or interim uses of brownfield sites throughout the city.

C1.7.6 Consider risks and public benefit of accepting the property when considering land dedication of potentially contaminated sites.

Integrated Policy Areas (view the below sections to see related policies)

C1.4 Healthy Watersheds

C3.4 Community Safety & Wellbeing

C4.9 Parkland & Park Amenity Management

C5.5 Place Making & Investment Attraction

DRAFT

C1.8 ARTIFICIAL LIGHTING & DARK SKIES

Enjoyment of dark night skies is becoming increasingly challenging in our city due to light pollution from artificial lighting. Besides affecting views of the night sky, light pollution can have harmful effects on ecosystems, wildlife, and quality of life. Careful consideration of the use of artificial lighting on streets, buildings, community spaces, and facilities can improve the quality of our urban environments while also addressing community safety, quality of life and environmental health, and energy savings

Desired Outcomes

Recognition of Nanaimo as a Dark Sky Community through public and private initiatives to protect dark sky views.

Effective and smart lighting on public and private lands that protects access to dark sky views while also directing light where it is needed for human safety.

Education of community and organizations of the environmental and quality of life benefits of dark skies and ways to avoid light pollution, increase safety and save energy through lighting design and placement.

Policies

PARTNERSHIPS

C1.8.1 Work with neighbouring governments including Snuneymuxw First Nation, District of Lantzville and the RDN, Nanaimo residents, businesses, partners, and agencies to build awareness and understanding of the benefits of protecting dark skies and support for collaborative strategies and actions.

URBAN LIGHTING

C1.8.2 Continue to balance community safety, energy, and dark sky preservation in the selection and installation of new and upgraded street lighting infrastructure.

C1.8.3 Continue to balance dark sky values with safety principles when building new or retrofitting existing City buildings and facilities.

C1.8.4 Continue to support dark sky principles balanced with safety considerations for new and upgraded buildings and developments.

DRAFT

PARKS, TRAILS, AND NATURAL AREAS

C1.8.5 Work with community and other interested parties to prioritize the designation of suitable City Parks as Dark Sky Parks or Preserves.

C1.8.6 Recognize Dark Sky spaces as recreational amenities for community members and visitors.

C1.8.7 Work to establish a hierarchy of lighting of trails, parks, and natural areas to provide a range of user options that balance dark sky and community safety.

DRAFT

Integrated Policy Areas (view the below sections to see related policies)

C1.3 Urban Tree Canopy, Natural Areas & Greenways

C2.3 Recreational Trails

C2.4 Safe Mobility (Vision Zero)

C3.4 Community Safety & Wellbeing

C3.6 Recreation, Culture & Wellness

C4.9 Parkland & Park Amenity Management



A CONNECTED NANAIMO:

EQUITABLE ACCESS & MOBILITY

02

By being sweet to the pedestrian and the cyclist you hit five birds with one stone – you get a lively city, you get an attractive city, you get a safe city, you get a sustainable city, and you get a city that's good for your health. These are all things we are very concerned about at this time in history.

- Jan Gehl

ABOUT A CONNECTED NANAIMO

A Connected Nanaimo allows people to easily access what matters to them. Everyone needs to be able to get around safely, equitably, and comfortably. Complete, compact neighbourhoods that provide daily needs closer to home support more walking and cycling. A well-linked multi-modal transportation system provides more choices for traveling through our city and beyond. A Connected Nanaimo means access and mobility for everyone.

WHY IS A CONNECTED NANAIMO IMPORTANT FOR OUR FUTURE?

As our population grows, more people will be moving around. Building bigger roads to accommodate more vehicle travel is costly and creates more assets to maintain. Making investments to enable more people to move on our existing roads is financially and environmentally beneficial. The responsible and sustainable approach makes the best use of what we have. To do this, alternative mobility options need to become more attractive than single-occupancy vehicles. Planning ahead to become a more complete and connected community that provides more choices to move, while reducing the distances we must go, increases livability, decreases pollution, enhances safety, and connects us to our destinations and to each other.









C2.1 Complete Communities

C2.2 Integrated Walk, Roll, Cycle, & Transit Network

C2.3 Recreational Trails

C2.4 Safe Mobility (Vision Zero)

C2.5 Complete Streets

View related background and maps on Mobility in **Section D.05 Mobility Network**.

DRAFT

INTEGRATION

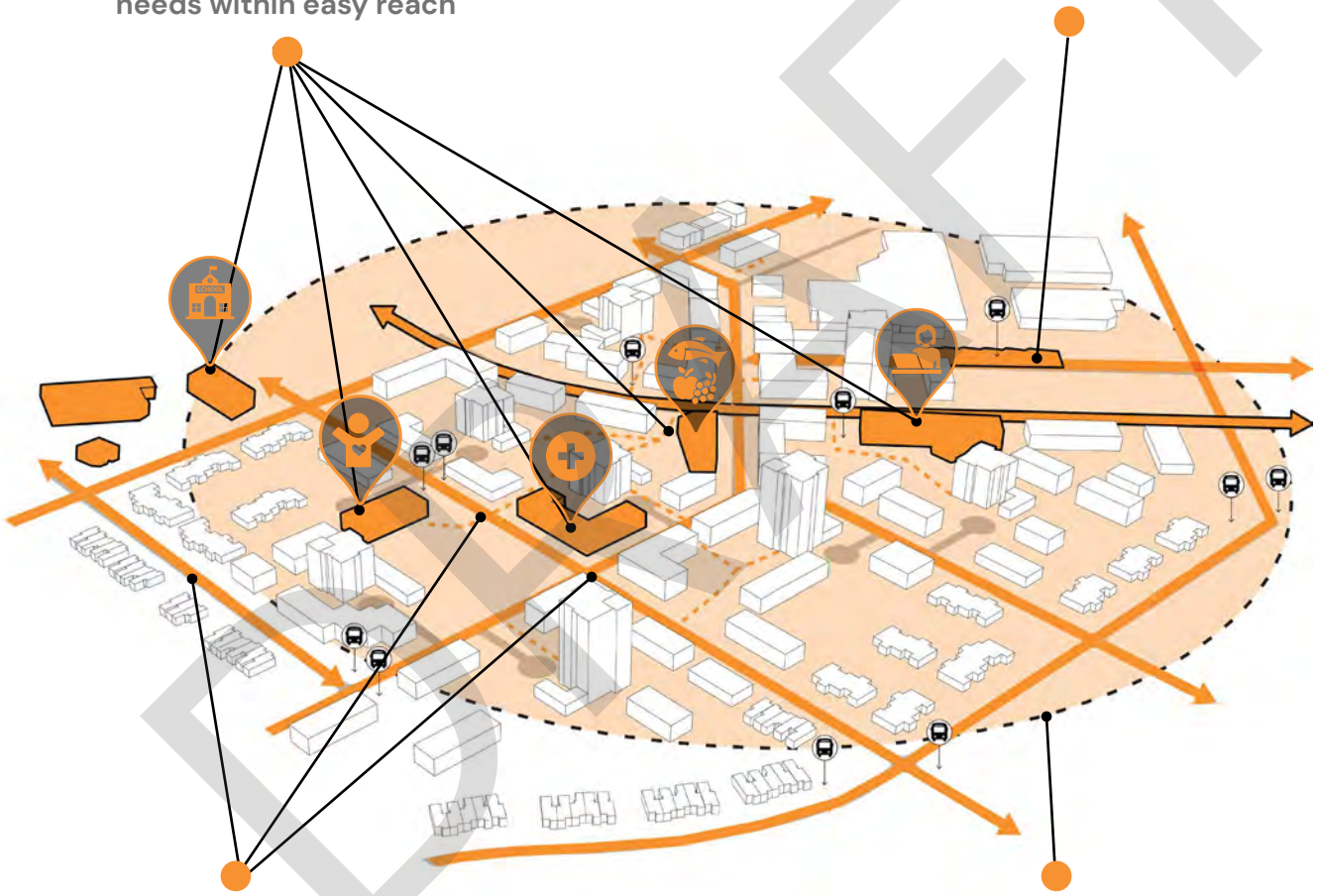
What does **A CONNECTED NANAIMO** look like in an **URBAN CENTRE**?

CAR-FREE DAILY NEEDS

Ability for residents who choose or must live car-free to access their daily needs within easy reach

TRANSIT EXCHANGE

An attractive, easy-to-reach transit exchange that links people between Urban Centres, along Corridors, and to the broader region



ACTIVE TRANSPORTATION NETWORK

Prioritized walking, cycling, and transit networks that are safe, attractive, and comfortable

WALKABLE BLOCKS

A fine-grained and well-connected street network in the Urban Centre with short blocks providing direct routes that are easy to navigate for pedestrians

DRAFT



Dedicated safe cycle routes

Image: Paul Krueger



Walking access to daily needs / car-free living

Image: Francois Hogue



Multi-modal streets

Image: Payton Chung



Walking networks



Transit Exchange

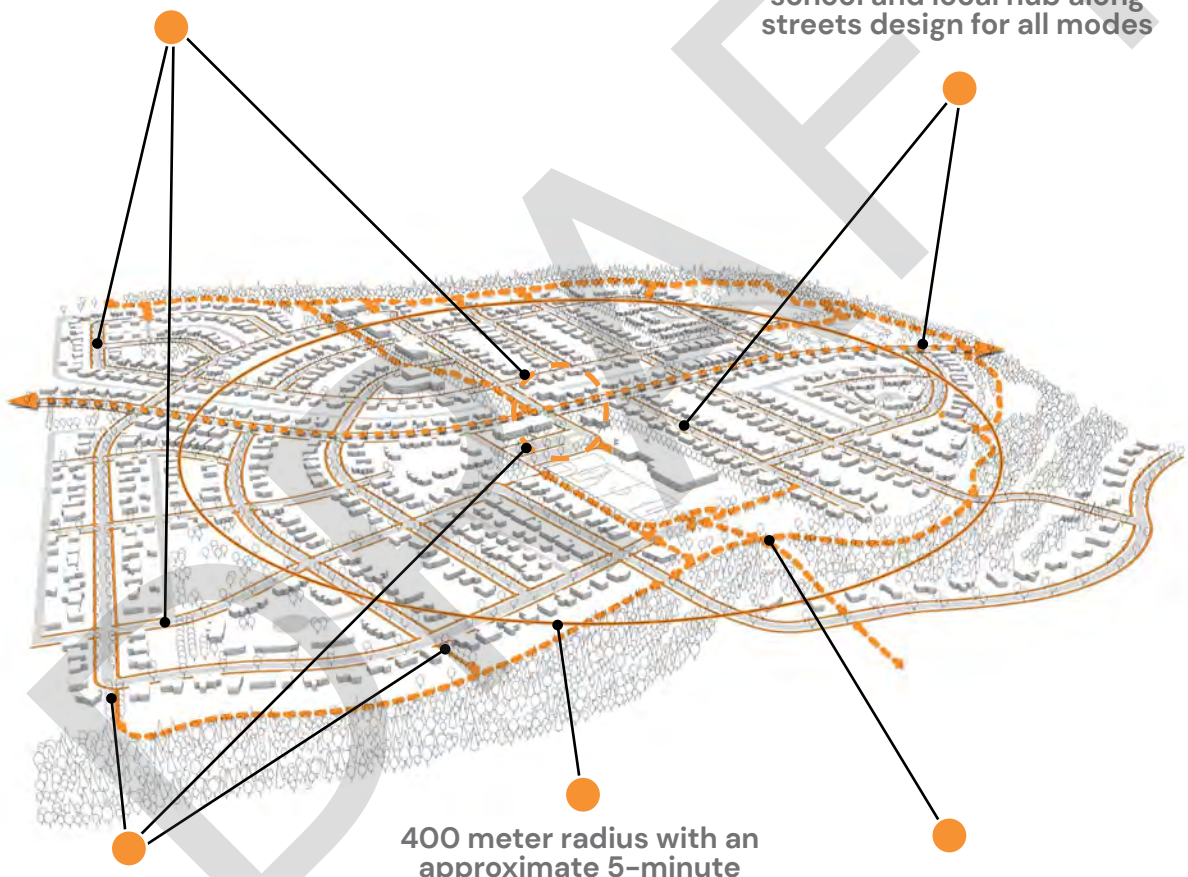
Image: TriMet



Mid-block pedestrian route

INTEGRATION

What does **A CONNECTED NANAIMO** look like in an **NEIGHBOURHOOD**?



TRANSIT

Central transit stop and potential for additional transit on-demand options

SAFE ROUTES TO SCHOOL AND HUBS

Safe walking and cycling to school and local hub along streets design for all modes

400 meter radius with an approximate 5-minute walk to centre

CONNECTIONS AND CROSSINGS

Pedestrian and cycle connections through dead-ends and cul-de-sacs and at key intersections to provide direct access through the neighbourhood

TRAILWAY SYSTEM

Connected trailways near nature for health, recreation, and wildfire buffers

DRAFT



Multi-modal streets



Safe walking routes

Image: Hogan



Slow streets

Image: SDOT



Nature trails



Covered central transit stop



Pedestrian connections

Image: Road Engineer

C2.1 COMPLETE COMMUNITIES

Complete communities are those that aim to meet the basic needs of all residents with easy access. The nearness of everyday services like groceries, restaurants, shops, schools, parks, and wellness facilities encourage less driving and more walking and rolling.

Desired Outcomes

Alignment between land uses and mobility networks with higher density land uses developing in Urban Centres and along Corridors, supporting transit and increasing walkability.

A fine-grained street network that is comfortable and safe for all, especially vulnerable road users.

Behavioural changes including reduction in average distance driven per person per day and reduction in household car ownership that in turn help reduce vehicle emissions and other environmental impacts of transportation as well as congestion.

Policies

COMMUNITY MOVEMENT

C2.1.1 Prioritize walking, rolling, cycling, and transit routes in all Urban Centres (see policy D4.3.20).

C2.1.2 Ensure that new developments and redevelopments incorporate a fine-grained, redundant street network that encourages walking, rolling, and cycling, augmented with active mobility connections via pathways and parks.

C2.1.3 In rezoning, subdivision, and development permit approvals, seek to acquire active mobility and trails routes through road dedication or secured by statutory right-of-way. Dedication as part of park and/or school lands are also accepted.

C2.1.4 Partner with other organizations like the School District and ICBC to identify safe routes for walking, rolling, and cycling and encourage these options.

DRAFT

C2.1.5 Manage transportation demand to reduce vehicle emissions and other environmental impacts of transportation.

C2.1.6 Prioritize the placement of high quality "first kilometre / last kilometre" amenities to encourage active and sustainable modes of travel, transit, cycling, electric vehicles, CarShare, and other options.

C2.1.7 Manage parking city-wide and with recognition that an abundance of cheap and convenient parking tends to increase vehicle use and reliance.

COMMERCIAL MOVEMENT

C2.1.8 Ensure the efficient movement of commercial goods and services.

C2.1.9 Support maintenance of the Nanaimo Parkway and Duke Point Highway (Route 19) as primary routes through Nanaimo while working with the Ministry of Transportation and Infrastructure to maintain safety and travel time performance along these corridors.

C2.1.10 Support efforts to shift more commercial vehicles to the Duke Point ferry terminal.

C2.1.11 Support public and private commercial ferry services for commercial goods movement between Vancouver Island and Metro Vancouver.

C2.1.12 Manage the road network in an efficient, cost-effective manner.

DRAFT

Integrated Policy Areas (view the below sections to see related policies)

C1.1 Greenhouse Gas Emissions Reduction

C2.2 Integrated Walk, Roll, Cycle, & Transit Network

C2.3 Recreational Trails

C2.4 Safe Mobility (Vision Zero)

C2.5 Complete Streets

C4.4 Access for All

C5.1 Economic Capital

D4.3 Centres

D4.4 Corridors

D4.5 Neighbourhoods

C2.2 INTEGRATED WALK, ROLL, CYCLE, & TRANSIT NETWORK

To support climate mitigation and to manage traffic congestion, we must reduce our dependence on personal vehicles. A comprehensive, connected, and attractive network of walking, rolling, cycling, and transit routes is essential to making changes to our mobility habits.

Desired Outcomes

A well-integrated walking, rolling, cycling, and transit network that is safe, comfortable, convenient, accessible, and enjoyable for persons of all ages and abilities.

An increase in the share of trips being made with active mobility in Nanaimo.

An increase in the share of trips being made with transit in Nanaimo.

Policies

OVERALL

C2.2.1 Prioritize expansion and enhancement of pedestrian, rolling, cycling, and transit routes to create an integrated mobility network.

C2.2.2 Prioritize implementation of Primary Active Mobility Routes as identified on the Active Mobility and Primary Transit Network map on Schedule 3, through capital projects, development, and other opportunities. Complete Secondary Active Mobility Routes as identified on Schedule 3 as opportunity allows.

C2.2.3 Include consideration of Primary Active Mobility Routes and transit connections in operational planning.

C2.2.4 Incorporate features in the public realm that make it more attractive and comfortable to walk, cycle, or use transit such as vegetation, wider sidewalks, rest areas, shade and shelter, and other amenities.

C2.2.5 Implement a comprehensive wayfinding strategy for walking, rolling, cycling, and transit, for residents and visitors.

C2.2.6 Apply Crime Prevention Through Environmental Design (CPTED) principles to the design of pedestrian, cycling, and transit facilities to increase user comfort and safety.

DRAFT

C2.2.7 Continue to update active mobility facility and recreational trail standards in the Manual of Engineering Standards and Specifications (MOESS) to meet best practices and guidelines for design and management.

C2.2.8 Implement Transportation Demand Management programs to shift trips to non-automobile modes, reduce automobile trips and travel distances, and reduce parking demand.

ACTIVE MOBILITY

C2.2.9 Develop an active mobility network that makes cycle and pedestrian travel appealing for commuting, recreation, and tourism.

C2.2.10 Prioritize pedestrian facility improvements based on safety, demand, equity, and other factors.

C2.2.11 Implement new and upgraded pedestrian crossings to eliminate barriers to walking.

C2.2.12 Implement and maintain safe, accessible, and comfortable infrastructure for bicycles.

C2.2.13 Use low cost enhancement strategies to address gaps in non-priority (i.e., not Primary or Secondary) Active Mobility links.

C2.2.14 Provide convenient and secure bicycle parking in Urban Centres, along Corridors, and at key locations, including parks.

C2.2.15 Support education and awareness efforts for motorists, pedestrians, and cyclists.

C2.2.16 Work with partners and community to understand and reduce personal safety barriers to increase walking and cycling for all peoples particularly those who may feel more vulnerable due gender, age, or other attributes.

C2.2.17 Establish appropriate levels of service to maintain the active mobility network, and budget for sufficient operations and maintenance resources.

C2.2.18 Support bicycle parking retrofits within existing office, commercial, and medium- / high-density residential complexes

TRANSIT

C2.2.19 Work with the RDN and BC Transit to provide safe, convenient, reliable, and accessible transit service across the City.

C2.2.20 Work with the RDN to support operation of rapid and frequent transit between Urban Centres and along Corridors.

C2.2.21 Work with the RDN to develop Neighbourhood and Connector Routes that link transit service between neighbourhoods and Urban Centres.

C2.2.22 Support programs to reduce financial and other barriers to using transit (e.g., using transit passes).

DRAFT

C2.2.23 Support transit priority measures in partnership with BC Transit and the Ministry of Transportation and Infrastructure along Primary Transit Routes where warranted.

C2.2.24 Prioritize transit improvements in Urban Centres, along major transit corridors, at community parks, and other key destinations.

C2.2.25 Support improved transit integration with BC Ferries service at the Departure Bay and Duke Point ferry terminals.

OTHER CONNECTIONS

C2.2.26 Work with neighbouring jurisdictions when planning active mobility connections to support regional connectivity.

C2.2.27 Preserve options for future mobility infrastructure in the E&N Railway Corridor.

C2.2.28 Work with the RDN, BC Transit, BC Ferries, Nanaimo Airport, and other transportation providers to integrate and connect land-based, marine, and air transportation modes and reduce reliance on personal vehicles when connecting between modes.

C2.2.29 Support BC Ferries to maintain the reliability, frequency, and affordability of ferry services to Metro Vancouver.

C2.2.30 Work with BC Ferries to encourage scheduling, fare technologies, and terminal improvements that reduce the impact of ferry traffic on Nanaimo's road network and neighbourhoods.

C2.2.31 Support efforts by the Nanaimo Airport to expand the number of daily flights and destinations served, and to improve flight reliability and passenger facilities.

C2.2.32 Continue to support connectivity to Vancouver via float plane and helicopter, and integrate with multi-modal linkages.

DRAFT

Integrated Policy Areas (view the below sections to see related policies)

C1.1 Greenhouse Gas Emissions Reduction

C2.1 Complete Communities

C2.3 Recreational Trails

C2.4 Safe Mobility (Vision Zero)

C2.5 Complete Streets

C4.2 Equity & Inclusivity

C4.4 Access for All

C2.3 RECREATIONAL TRAILS

Trails are at the intersection of mobility and green space, supporting both recreation and transportation. A highly valued recreation amenity, a robust trails network can promote healthy lifestyles, offer mobility alternatives, support natural area protection and experience, and enhance tourism and economic development.

Desired Outcomes

An extensive and accessible trails network that provides opportunities and various types of trails for all ages, abilities, and lifestyles.

Seamless connectivity between the active mobility and recreational trails networks, supporting comprehensive access throughout the city.

High quality trail maintenance that keep trail assets in good conditions through the seasons and over time.

Policies

C2.3.1 Where possible, connect recreational trails to Primary and Secondary Active Mobility Routes to support connected circuits and loops.

C2.3.2 Integrate recreational trails as part of the network that provides safe routes to school, neighbourhood centres, parks, and other destinations.

C2.3.3 Continue to expand the recreational trails network, linking to natural attractions and varied, year-round recreational and wellness opportunities.

C2.3.4 Integrate trail planning efforts to support access, enjoyment, and protection of natural areas, supporting active lifestyles while managing detrimental impacts on waterways, sensitive habitats, tree health, steep slopes, and vegetation (see Section C1.3 Urban Tree Canopy, Natural Areas & Greenways).

C2.3.5 Plan recreational trails and active transportation routes in greenways where appropriate (see City Plan Section D1.3).

DRAFT

C2.3.6 Site and design recreational trails to support multiple objectives including hazard mitigation (e.g., wildfire breaks, sea level rise protection), emergency access routing, and maintenance access.

C2.3.7 Establish good relations and pursue land, trail building, and maintenance partnerships among trail users, mountain bike clubs, volunteers, First Nations, and all levels of government.

C2.3.8 Encourage and support the involvement of user and community groups in trail stewardship.

C2.3.9 Pursue actions to improve responsibility and reduce conflicts among trail users.

C2.3.10 Close and return redundant recreational trails to a natural state.

C2.3.11 Develop recreational trails to Manual of Engineering Standards (MOESS) where applicable, or to current trail standards, while also meeting best practices.

C2.3.12 Design recreational trails to be safe, multi-use corridors and accessible to a wide range of users and abilities with universal access where appropriate and possible.

DRAFT

Integrated Policy Areas (view the below sections to see related policies)

C1.1 Greenhouse Gas Emissions Reduction

C1.2 Climate Adaptation & Hazard Management

C1.3 Urban Tree Canopy, Natural Areas & Greenways

C2.1 Complete Communities

C2.2 Integrated Walk, Roll, Cycle, & Transit Network

C3.5 Emergency Management

C3.6 Recreation, Culture & Wellness

C4.4 Access for All

C4.9 Parkland & Park Amenity Management

C5.5 Place Making & Investment Attraction

C5.6 Tourism

C2.4 SAFE MOBILITY (VISION ZERO)

Safe mobility means taking a proactive, preventative approach that prioritizes traffic safety as a public health issue. Vision Zero starts with the belief that everyone has the right to move safely in their communities and seeks to enhance the design of our networks to improve the roadway environment and traffic management systems to lessen the severity of crashes.

Desired Outcomes

Elimination of traffic fatalities and serious injuries on the city street network.

Safe, healthy, and equitable mobility for all persons within the city.

Policies

C2.4.1 Adopt a Vision Zero approach to safe mobility.

C2.4.2 Apply Complete Streets road design principles to prioritize safety and comfort for vulnerable road users.

C2.4.3 Apply traffic calming measures and programs to address identified safety and livability issues.

C2.4.4 Prioritize safety improvements based on crash data, traffic volume, speed, and other indicators.

C2.4.5 Use technology to proactively address safety issues within the transportation system.

DRAFT

Integrated Policy Areas (view the below sections to see related policies)

C2.2 Integrated Walk, Roll, Cycle, & Transit Network

C2.4 Safe Mobility (Vision Zero)

C2.5 Complete Streets

C3.4 Community Safety & Wellbeing

C3.5 Emergency Management

C4.2 Equity & Inclusivity

C4.4 Access for All

C5.4 Innovation & Technology

C2.5 COMPLETE STREETS

Complete Streets move people, not just cars. They are designed and operated to enable safe and comfortable use for all, regardless of age or ability. They recognize that streets have different roles, functions, and characteristics depending on their context.

73% of participants in a 2020 Statistically-Valid Survey* identified increasing the feeling of safety from traffic when walking or cycling as a active mobility priority

*Refer to the RE**IMAGINE NANAIMO Phase 1 & Phase 2 Public Engagement Summaries** for more community input

Desired Outcomes

Streets and other mobility infrastructure safely accommodate all persons and modes of travel in an attractive and comfortable setting.

Streets are planned and designed based on their adjacent land use, so that facilities support the level and type of mobility anticipated.

Policies

C2.5.1 Incorporate Complete Street principles in road retrofits and new construction, supported by City standards, guidelines, and best practices.

C2.5.2 In road projects, include improvements to walking, rolling, cycling, transit, goods movement, and streetscapes and support a human-scale environment.

C2.5.3 Encourage future development to implement street-oriented design formats that support vibrant and accessible streetscapes.

C2.5.4 Ensure access for all travel modes through the development process, prioritizing walking, cycling, transit, and goods movement.

C2.5.5 Maximize the use of the existing road network before building new facilities.

C2.5.6 Work with the Ministry of Transportation and Infrastructure to operate and maintain a transportation network that supports the needs of the community and the region and aligns mobility and land use goals.

Integrated Policy Areas (view the below sections to see related policies)

C1.1 Greenhouse Gas Emissions Reduction

C2.1 Complete Communities

C2.2 Integrated Walk, Roll, Cycle, & Transit Network

C2.4 Safe Mobility (Vision Zero)

C4.4 Access for All

DRAFT





A HEALTHY NANAIMO:

COMMUNITY WELLBEING & LIVABILITY

03

We expect too much of new buildings,
and too little of ourselves.
- *Jane Jacobs*

ABOUT A HEALTHY NANAIMO

A Healthy Nanaimo is about both the wellbeing of all our residents and the livability of our city. A healthy city means that all people have the opportunity to access and maintain a high standard of living – regardless of their life stage, family composition, abilities, or socio-economic status. Nanaimo envisions a city where a person can live an entire lifetime, finding comfort and happiness in a safe and secure community with access to affordable housing, recreation, culture, and wellness services, healthy food, parks, nature, and education. A Healthy Nanaimo is where people are securely housed, fed, and cared for. It is a city where we can all thrive.

WHY IS A HEALTHY NANAIMO IMPORTANT FOR OUR FUTURE?

When people are able to access the housing and services they need, they are better able to connect with others and be part of our city fabric. When residents face challenges finding suitable housing, getting nutritious food, or are experiencing homelessness, the health of our whole community is compromised. Working together to improve conditions for all residents to live their best lives is imperative to a Healthy Nanaimo.









C3.1 Affordable Housing

C3.2 Intergenerational Living

C3.3 Food Security

C3.4 Community Safety & Wellbeing

C3.5 Emergency Management

C3.6 Recreation, Culture & Wellness

View related background and maps on community wellness in **Section D.06 Parks, Recreation, Culture, & Wellness**.

DRAFT

INTEGRATION

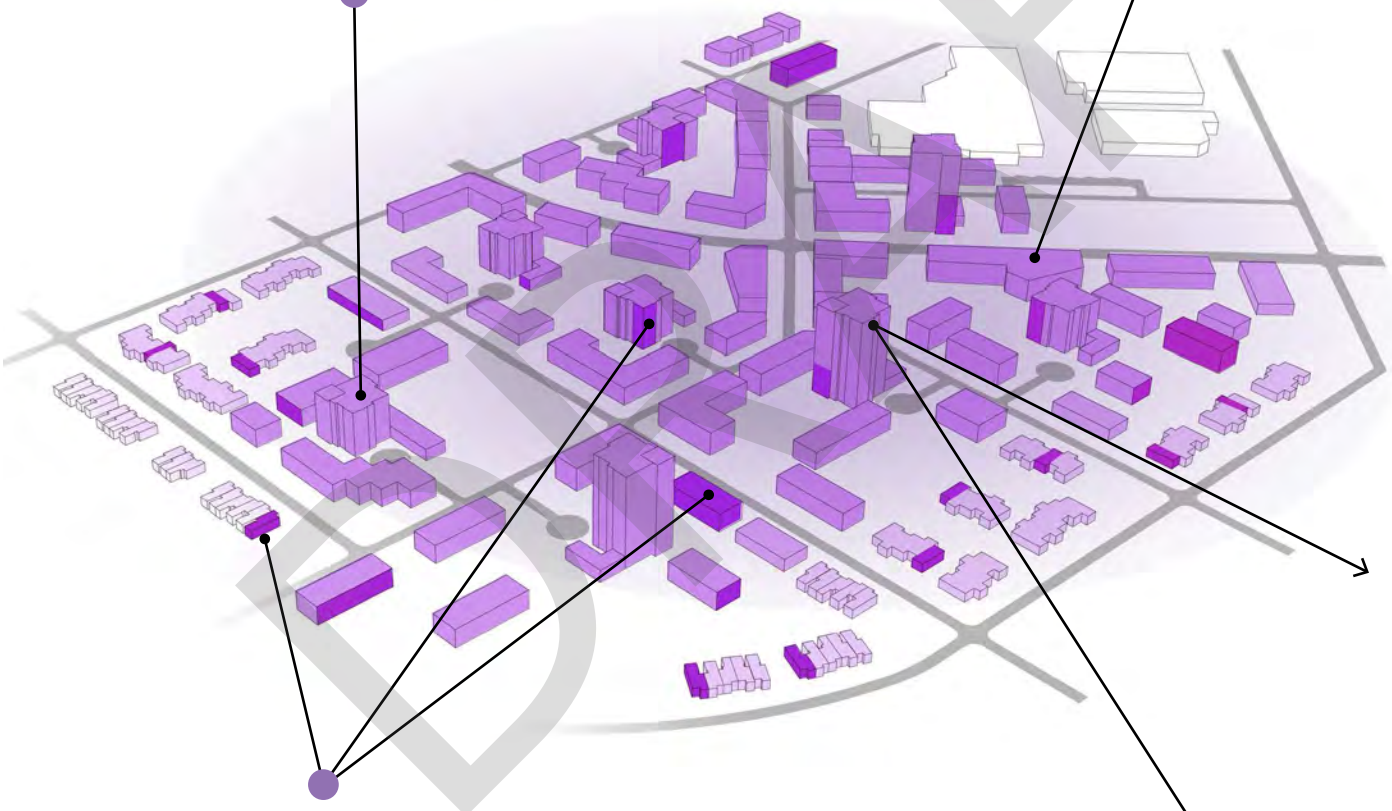
What does **A HEALTHY NANAIMO** look like in an **URBAN CENTRE**?

DESTINATION WELLNESS HUB

A wellness centre within walking distance of the core where people can access recreation, health programs, activities, and socialization

FACILITIES FOR INTERGENERATIONAL LIVING

Schools, seniors facilities, child care spaces, and more are combined to support intergenerational sharing of experiences



INTEGRATED AFFORDABLE AND SUPPORTIVE HOUSING OPTIONS

Collaborative creation of a broad range of affordable units and non-market housing options mixed throughout the Urban Centre

GENTLE HEIGHT TRANSITIONS FROM CORE TO PERIPHERY

Building heights planned to create a stepped transition from the Urban Centre core to adjacent lower-height neighbourhoods

DRAFT



Nanaimo Aquatic Centre



Building heights stepping down towards neighbourhoods



Urban elementary school



Housing for all family types



Higher-density housing with varied units and amenity spaces

Image: beccabug



Vibrant streetscapes

INTEGRATION

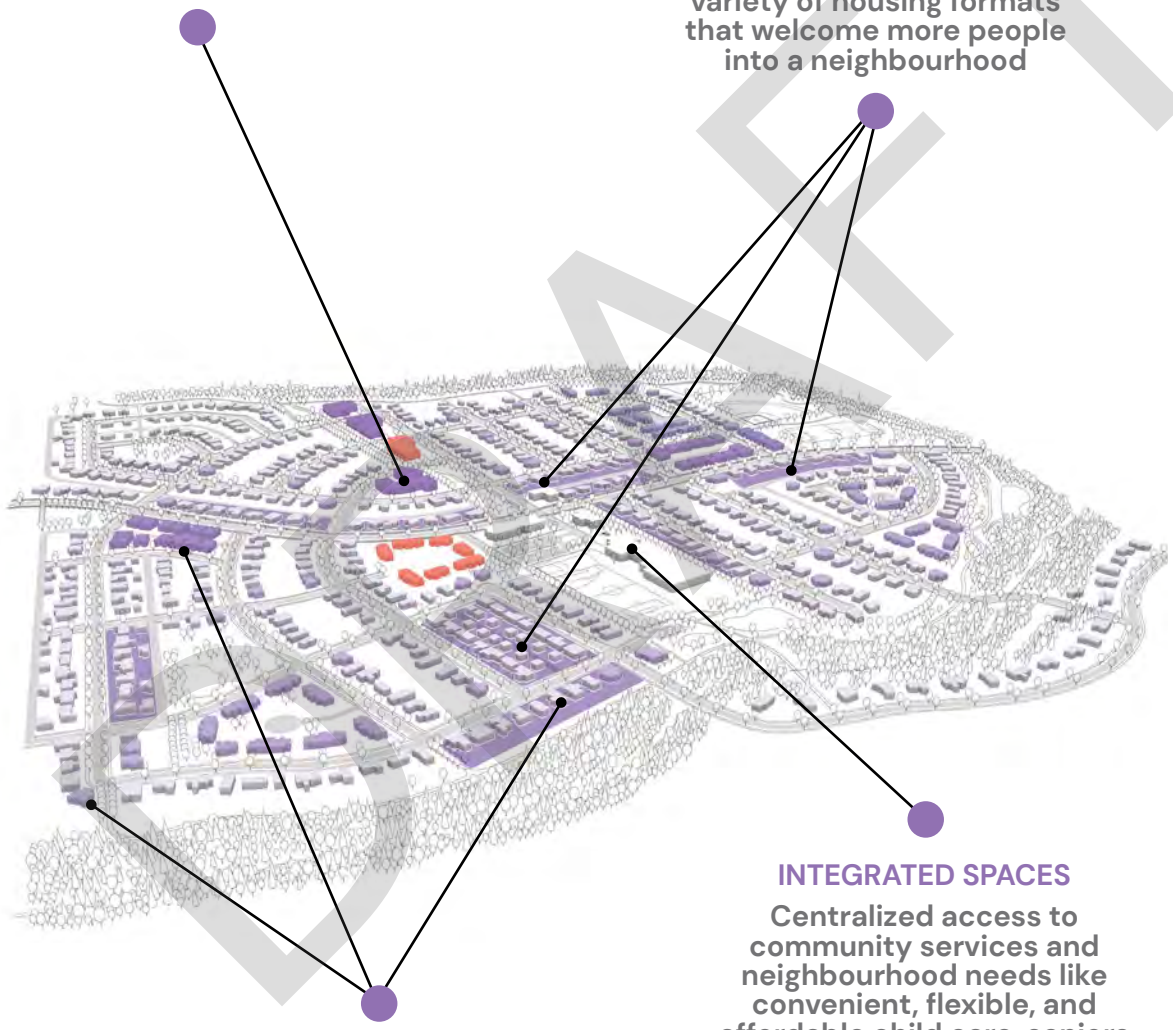
What does A HEALTHY NANAIMO look like in a NEIGHBOURHOOD?

LONG TERM OPTIONS

A broad range of housing options that allow people to age in place and live a lifetime in their neighbourhood

AFFORDABLE HOUSING

Integration of secondary suites, coach houses, and a variety of housing formats that welcome more people into a neighbourhood



INTEGRATED SPACES

Centralized access to community services and neighbourhood needs like convenient, flexible, and affordable child care, seniors activities, community gardens, and more

HOUSING MIX

Single-family homes with integration of small lot and ground-oriented duplex, townhomes, and other low-rise forms that add housing options while maintaining a neighbourhood character

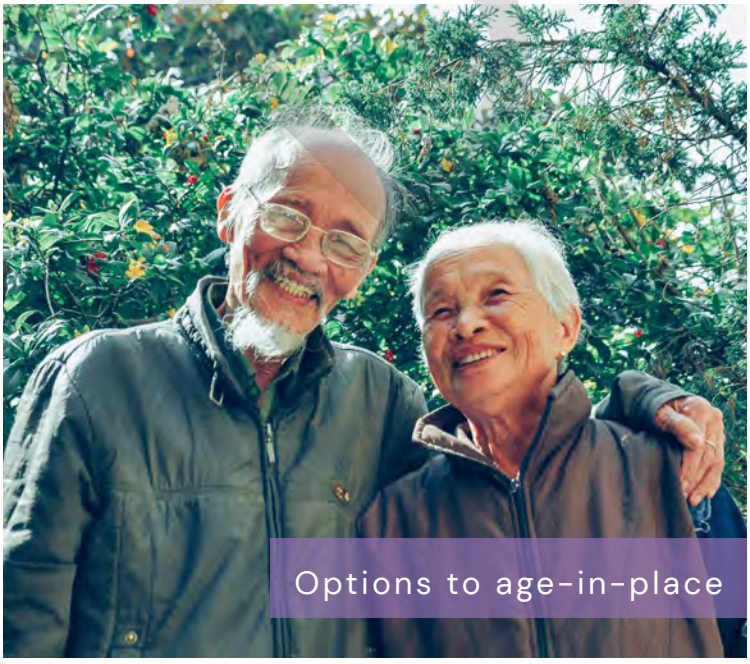
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Secondary suites


Neighbourhood community gardens


Activity opportunities for all


Thoughtful infill


Options to age-in-place


Access to child care

C3.1 AFFORDABLE HOUSING

For Nanaimo to remain a great home to people of all income levels, it is critical to maintain a stock of affordable housing and to create opportunities for the creation of new affordable homes.

45% of participants in the 2020 Statistically-Valid Survey* identified affordability of housing and daily needs as a top concern for the future of the city

*Refer to the RE**IMAGINE NANAIMO Phase 1 & Phase 2 Public Engagement Summaries** for more community input

Desired Outcomes

More affordable housing options with diverse types, tenure, affordability levels, and health supports to meet a variety of community needs.

Ongoing leadership in identifying and removing barriers to maintaining existing and delivering new affordable housing.

Equitably distributed affordable housing options across all residential areas.

Low to moderate income households continuing to succeed even as housing prices and rental rates rise.

Affordable housing innovations supported through emerging regulatory tools, funding, and initiatives.

Strong community support and trust built through transparent and meaningful engagement on affordable housing.

Making the most of external resources opportunities including senior government funding, programs, partnerships, and incentives to generate affordable housing options.

Policies

TOOLS

C3.1.1 Consider use of rental zoning to secure a portion or 100% of new residential development on selected sites for rental housing.

C3.1.2 Assess sites for affordable and supportive housing projects based on criteria specific to the target population.

C3.1.3 Provide additional incentives to new residential development projects where a share of rental units are secured at below market rent levels, targeting low and moderate income households.

C3.1.4 Permit affordable and supportive housing in all residential and mixed-use designations. Consider permitting supportive housing in light industrial designations where appropriate.

DRAFT

C3.1.5 Prioritize the use of City-owned land for socially-beneficial uses such as affordable and supportive housing and seek opportunities to partner with agencies and organizations that support community wellbeing.

C3.1.6 Use incentives to encourage the development of affordable and accessible rental and owned housing units. Consider providing additional density, parking relaxations, development cost charge reductions, payment of legal fees, or other types of financial measures.

C3.1.7 Explore opportunities to secure a proportion of housing units as affordable through the rezoning process.

FUNDING

C3.1.8 Continue to encourage and support investment from senior levels of government to develop and maintain adequate access to affordable and supportive housing through dedicated units, income support, and other methods.

C3.1.9 Use tax revenues from short-term rental accommodation to support increased access to low income and special needs housing.

C3.1.10 Maintain a *Housing Legacy Reserve Fund* for cash-in-lieu contributions negotiated with developers through rezoning and make funds available for affordable housing development across all areas of the city. Review the *Housing Legacy Reserve* policy on a regular basis to ensure the funds are meeting the diverse needs of residents.

C3.1.11 Develop a land acquisition and funding strategy to acquire sites for affordable housing.

PROTECTION OF EXISTING AFFORDABLE HOUSING

C3.1.12 Continue to support programs aimed at preventing net loss of rental housing units.

C3.1.13 Restrict strata conversion of existing residential rental buildings of four or more units when the rental vacancy rate falls below 3% in the city.

C3.1.14 Require tenant relocation plans as a condition of rezoning or redevelopment of existing mobile home parks and purpose-built rental buildings of four or more units.

C3.1.15 Encourage retention or replacement of existing rental units as redevelopment occurs through tools that include *Rental Only Zoning* and *Rental Replacement Obligations*, housing agreements, or an equivalent cash-in-lieu contribution made to the City's *Housing Legacy Reserve Fund*.

C3.1.16 Restrict short-term rentals to maximize supply of rental units available for long-term residential rentals.

HOUSING OPTIONS

C3.1.17 Support development of projects with innovative and affordable forms of ownership or rent.

C3.1.18 Use housing agreements to secure different types of affordable and supportive units over the long term, including family-friendly, seniors, accessible, and adaptable units.

DRAFT

C3.1.19 Support development of accommodation and housing options to rapidly re-house those experiencing homelessness including shelters, transitional housing, and supportive housing.

C3.1.20 Encourage development of affordable, supportive seniors housing that provides adequate care, nutrition, safety, and socialization.

C3.1.21 Support amenity zoning programs that include family-sized units. In appropriate locations, encourage developers to place family-sized and accessible units on the ground floor.

AMENITIES

C3.1.22 Encourage developers to incorporate amenity spaces that promote resident interaction and relationship-building.

C3.1.23 Encourage integration of community-serving facilities within affordable housing projects, such as child / elder care spaces, health services, educational, and recreational and wellness programs.

C3.1.24 Recognize that required onsite parking increases affordable housing costs and ensure that parking requirements consider the intended resident group of new affordable housing developments and accommodate parking variances where appropriate.

COLLABORATION

C3.1.25 Consider opportunities to co-locate City facilities and affordable housing where appropriate. Explore partnerships with other levels of government and non-profit housing providers to facilitate development of new housing as part of City administration buildings, community centres, fire halls, or other City facilities.

C3.1.26 Work with the Province, Federal Government, First Nations and other public / private / non-profit community partners to maintain and increase non-market housing options to serve a diversity of health and housing needs.

C3.1.27 Support coordination efforts to implement the *Health and Housing Action Plan* as updated.

C3.1.28 Explore opportunities to increase permanent supportive housing and transitional housing, rapid re-housing, shelter, detox treatment, and inpatient treatment beds with Island Health, BC Housing, provincial, federal, local government, private sector, and service provider partners.

C3.1.29 Work with the RDN, neighbouring First Nations, and local governments to address regional housing needs.

Integrated Policy Areas (view the below sections to see related policies)

C2.1 Complete Communities
C3.2 Intergenerational Living
C3.4 Community Safety & Wellbeing
C3.6 Recreation, Culture & Wellness
C4.2 Equity & Inclusivity
C4.4 Access for All
C5.2 Human, Social, & Environmental Capital
D4.3 Centres
D4.4 Corridors
D4.5 Neighbourhoods
D4.6 Industrial Lands

DRAFT

C3.2 INTERGENERATIONAL LIVING

Intergenerational living means opportunities for residents to live, work, socialize, and enjoy leisure together in their neighbourhoods and community through all stages of their lives from childhood and youth, through entry into the workforce, family development, and ultimately retirement and old age.

34% of participants in the 2020 Statistically-Valid Survey* identified an aging population and need to accommodate more seniors living in the community as a top concern for the future of the city

33% of participants in the 2020 Statistically-Valid Survey* identified accessible and affordable childcare as a top priority for social equity

*Refer to the RE**IMAGINE NANAIMO Phase 1 & Phase 2 Public Engagement Summaries** for more community input

Desired Outcomes

Access to affordable child care spaces with a variety of options available across the City.

More accessible residential dwellings that offer adaptable or universally-designed units for people of all abilities and ages.

Spaces and programs that encourage intergenerational sharing of experiences and invite all generations to be together.

Incentives that encourage incorporation of intergenerational features, services, and amenities into new development or redevelopment.

Integrated services and supports for all life stages with emphasis on supporting periods of transition.

Age-friendly, intergenerational considerations within City services including decision-making, communications, and engagement.

Policies

CHILDREN & YOUTH

C3.2.1 Support the provision of affordable child care spaces to meet community needs in appropriate areas of the city, specifically close to employment, schools, and residential areas.

C3.2.2 Encourage proactive approaches to supporting healthy and resilient families, children, and youth through access to City recreation programs (see Section C3.6 Recreation, Culture & Wellness).

C3.2.3 Encourage and support an integrated service delivery approach across all levels of government and community organizations to meet the needs of children and youth, including those with higher vulnerabilities and special education needs.

C3.2.4 Support the integration of child care spaces at elementary school sites across the city.

DRAFT

INTERGENERATIONAL CONNECTION

C3.2.5 Promote the development of multi-unit housing which facilitates social interaction and intergenerational living.

C3.2.6 Support the location of new child care facilities, youth centres, public schools, recreation, culture and wellness centres, and seniors-oriented facilities and services in close proximity to each other and encourage joint programming and volunteer opportunities that build intergenerational understanding and connection (see Section C3.6 Recreation, Culture & Wellness).

C3.2.7 Support built and natural environments that increase intergenerational interaction, exploration, and play.

AGING IN PLACE

C3.2.8 Explore requiring a minimum number of adaptable units for all new developments, including flexibility and options for different types of housing.

C3.2.9 Encourage development that meets Accessible BC Standards.

C3.2.10 Consider higher adaptable unit requirements for seniors-oriented developments.

C3.2.11 Encourage integration of universal design features and principles to create housing options for people of all ages and abilities and to support aging in place (see Section C4.4 Access for All).

C3.2.12 Encourage the efforts of senior governments and community agencies to place greater emphasis on transition services between childhood and adolescence, and adolescence and adulthood, in order to ensure continuity of programming and services that support resilience across life stages especially for vulnerable children and youth.

C3.2.13 Encourage options, programs, and services that facilitate active aging and aging in place. These can include: parks, open spaces, recreation facilities, programs, health services, land uses, and housing options.

ENGAGEMENT & COMMUNICATIONS

C3.2.14 Ensure City communications and outreach are intergenerationally age-friendly (see Section C4.3 Political Voice & Engagement).

DRAFT

Integrated Policy Areas (view the below sections to see related policies)

C2.1 Complete Communities
C3.1 Affordable Housing
C3.4 Community Safety & Wellbeing
C3.6 Recreation, Culture & Wellness
C4.2 Equity & Inclusivity
C4.3 Political Voice & Engagement
C4.4 Access for All
C5.2 Human, Social, & Environmental Capital
D4.3 Centres
D4.4 Corridors
D4.5 Neighbourhoods

C3.3 FOOD SECURITY

A sustainable food system is vital to community health and wellness. It can help increase resilience to hazards and emergencies (including climate change impacts), generate positive economic activities, support equity, and promote community connections and health.



GROWING OUR FOOD SECURITY

In 2022, City-owned lands were supporting:

7 community gardens

3 food forests

1.5 hectares of land to grow food

Desired Outcomes

Sustainable and equitable local food systems with more local and regionally-grown foods and reduced reliance on food transported from far distances.

Strong partnerships that support the creation, provision, distribution, and sharing of food between the City, First Nations, other levels of government, agencies and local community organizations.

Access to nutritious food products for all residents both in regular times and during emergency situations that lead to food shortages or mandated rationing.

Increased food literacy that broadens understanding of food and its relationship to local and regional agriculture, so residents are able to make informed decisions about food sources, choices, and health.

Policies

FOOD SECURITY

C3.3.1 Support and continue to advocate for food security and nutrition for all residents.

C3.3.2 Engage and empower vulnerable populations in food security planning processes.

C3.3.3 Support efforts to address barriers to accessing safe, affordable, nutritious, and culturally-appropriate food for all residents.

C3.3.4 Support efforts to educate and promote awareness of the relationship between food production, health, and community impacts.

DRAFT

PARTNERSHIPS

C3.3.5 Continue to collaborate and partner with community organizations to support food production on City-owned land.

C3.3.6 Encourage collaboration with the RDN, First Nations, and neighbouring local governments to address food security needs at a regional level.

C3.3.7 Support the efforts of organizations like local food banks that recover and redistribute food to meet the needs of community members with limited resources.

C3.3.8 Encourage the use of circular economy principles and innovations to both reduce wasted food while increasing food security.

C3.3.9 Encourage partnerships between the City, School District, and community groups for inclusive access to productive food spaces.

C3.3.10 Encourage partnerships between the City of Nanaimo, School District, and community groups for programming and education related to the growing and processing of food.

C3.3.11 Leverage opportunities to integrate food production in new development projects and existing infrastructure adaptations.

C3.3.12 Acknowledge and recognize Indigenous treaty rights in accessing traditional foods, including protocols and approaches to food gathering and harvesting and support protection and enhancement of food resources.

PUBLIC LAND AND INFRASTRUCTURE

C3.3.13 Continue to support local food infrastructure on City-owned lands, including farmers markets, urban farms, greenhouses, food forests, and community gardens.

C3.3.14 Continue to explore creative ways to safely integrate edible landscaping on public lands where appropriate.

C3.3.15 Support installation of required infrastructure for food production in appropriate City-owned locations (water supply, irrigation, soils, etc.).

C3.3.16 Continue to work with partners to stock and protect local fish populations and habitat.

C3.3.17 Continue to provide fishing and launching access points to water bodies for fishing.

C3.3.18 Continue to acquire parkland in locations that support the health and protection of water and food systems for future generations.

DRAFT

Integrated Policy Areas (view the below sections to see related policies)

C2.5 Complete Streets

C3.4 Community Safety & Wellbeing

C3.5 Emergency Management

C3.6 Recreation, Culture & Wellness

C4.1 Truth & Reconciliation

C4.2 Equity & Inclusivity

C4.9 Parkland & Park Amenity Management

C5.2 Human, Social, & Environmental Capital

D4.8 Green Spaces

C3.4 COMMUNITY SAFETY & WELLBEING

A healthy community is a safe community. A feeling of safety and belonging is essential to quality of life and Nanaimo wishes to be the kind of community that provides a high quality of life to all its community members.

69% of participants in the 2020 Statistically-Valid Survey* identified social challenges such as public drug use and crime as a top concern for the future of the city

*Refer to the RE**IMAGINE NANAIMO Phase 1 & Phase 2 Public Engagement Summaries** for more community input

Desired Outcomes

A caring, healthy, accessible, inclusive, and safe community that empowers its community members to realize their aspirations.

A high degree of perceived and actual public safety where all people can equitably live, work, play, create, and learn.

Programs and services that address root causes, reducing points of entry or re-entry to experiencing poverty, mental health and substance use, criminal activity, and violence.

Continued use of best practices when reviewing design, land use, and space programming to consider community safety issues such as crime reduction, traffic safety, and emergency response.

A wealth of safe, equitable, and inclusive public spaces where everyone can be present without discrimination or harassment.

Safe Neighbourhoods and Urban Centres where a diversity of community members and businesses thrive.

Policies

PLANNING, ENGAGEMENT & STRATEGY

C3.4.1 Continue to enhance public safety and enable the coordination and delivery of policing and fire services through the maintenance and regular update of the relevant plans, policies, and protocols.

C3.4.2 Promote public safety through sensible design and relationship building with community safety experts.

C3.4.3 Develop programs in conjunction with other service providers and senior levels of government to ensure support services are in place for residents in need of assistance.

C3.4.4 Continue to advocate for effective use of health resources, adequate funding, and appropriate programs to address the root causes and effects of mental health and substance use disorders.

DRAFT

SAFE & EQUITABLE PUBLIC SPACES

SEE SECTION C4.4 ACCESS FOR ALL FOR RELATED POLICIES

C3.4.5 Consider public safety, social wellbeing, and strategies such as Crime Prevention through Environmental Design (CPTED), place making, and the social context in all areas of public space and new project design.

C3.4.6 Consider factors beyond physical space when assessing and enhancing public safety, including the social context of the area. Apply an equity and inclusion lens to CPTED.

C3.4.7 Consider the space needs of users from all backgrounds to prevent exclusionary and discriminatory practices when applying CPTED principles.

C3.4.8 Integrate features in public spaces that promote a welcoming sense of comfort, enjoyment, and protection for all, including marginalized and vulnerable populations.

COLLABORATION & COORDINATION

C3.4.9 Encourage and support innovative collaboration and coordination of different levels of government, agencies, schools and non-profits to improve early identification, screening, intervention, and supports to build resilience of children, youth, and their families to improve their social determinants of health that affect future challenges and risks including homelessness, mental health, substance use disorders, and interactions with the justice system.

C3.4.10 Encourage and support coordination of funding and actions by senior levels of government, health care providers, and non-profits to improve health outreach and services to isolated, disadvantaged, and/or marginalized members of the community, including people experiencing homelessness, a disability, mental health issues, substance use disorders, recent immigrants, LGBTQ2S+, seniors, and youth.

C3.4.11 Work with First Nations, other levels of government, non-profits, the business community, and others to develop innovative solutions and pilot projects to improve community wellbeing and address social challenges.

DRAFT

Integrated Policy Areas (view the below sections to see related policies)

C2.1 Complete Communities
C3.1 Affordable Housing
C3.3 Food Security
C3.5 Emergency Management
C3.6 Recreation, Culture & Wellness
C4.1 Truth & Reconciliation
C4.2 Equity & Inclusivity
C4.9 Parkland & Park Amenity Management
C5.2 Human, Social, & Environmental Capital
D4.8 Green Spaces

C3.5 EMERGENCY MANAGEMENT

Emergency Management is about building resilience in the community through preparedness and mitigation, while continually working at increasing our ability to respond and recover quickly and effectively in the event of an emergency.

Desired Outcomes

Strong coordination amongst all levels of government and agencies in planning and delivery of emergency management.

Reduction in risk to public and private property from major hazards, including an earthquake event.

Demonstrated emergency management leadership including high seismic standards in new and upgraded facilities and infrastructure.

A culture of preparedness and resilience in City government, workplaces, households and businesses across the community.

Policies

PLANNING

C3.5.1 Consider emergency management objectives (including preparedness, response, prevention, mitigation, and recovery) in the development and update of City plans, policies, bylaws, and works.

C3.5.2 Prepare to deal with known hazards and emerging threats, both natural and human-caused, to limit the adverse impacts of events and effectively manage emergencies.

C3.5.3 Use an equity lens to support all community members when developing emergency plans.

C3.5.4 Consider emergency access and egress routes when planning in natural areas and park sites.

C3.5.5 Continue to use City facilities, buildings, and spaces as temporary sites for emergency management.

C3.5.6 Utilize *Hazard Risk and Vulnerability Assessments*, and ensure identified hazards are considered in organizational business continuity planning; land use and infrastructure plans; policies; bylaws; and decisions for maintenance, upgrades, and replacement of public and private property.

C3.5.7 Strengthen the City's capacity for emergency preparedness, response, and recovery by improving knowledge of hazards with potential to impact land, buildings, and infrastructure.

DRAFT

C3.5.8 Continue to strengthen the resiliency of City buildings, structures, and infrastructure to seismic events through high standards and resources allocated for physical upgrades.

BUSINESS CONTINUITY

C3.5.9 Continue to maintain up to date business continuity plans and take actions to reinforce resiliency of City service provision before, during, and after emergency events.

C3.5.10 Provide education and information to businesses, non-profits, and other organizations advocating for business continuity plans to ensure maximum resiliency, response, and recovery of services and operations for their clients during and after emergency events.

PARTNERSHIP AND COORDINATION

C3.5.11 Continue to work with the RDN, First Nations, senior levels of government, and other local partners to explore and take opportunities to enhance mitigation, preparedness, response, and recovery to emergency events and effective coordination of emergency management in the region.

C3.5.12 Continue to work with Snuneymuxw First nation to build mutual resilience and collaboration on emergency management including maintaining formal agreements and sharing training opportunities to prepare for, respond to, and recover from emergencies.

C3.5.13 Advocate to senior governments, public agencies, and utility providers to invest in physical and technological upgrades that increase resilience of infrastructure to major hazards.

C3.5.14 Work with industry partners to develop a best practice knowledge base for dealing with disasters.

COMMUNICATION

C3.5.15 Maintain a centralized warning system and continually work to improve communication methods to businesses and community members in the event of any potential emergencies.

C3.5.16 Continue to maintain and promote accessible information materials on emergency preparedness to reach a wide diversity of community members.

C3.5.17 Educate and train as many community members and neighbourhoods as possible on emergency preparedness and self-reliance to meet daily needs for food, water, energy, and other materials under emergency conditions.

Integrated Policy Areas (view the below sections to see related policies)

C1.2 Climate Adaptation & Hazard Management

C1.5 Water, Sewer, & Stormwater Services

C2.5 Complete Streets

C3.3 Food Security

C3.4 Community Safety & Wellbeing

C3.6 Recreation, Culture & Wellness

C4.2 Equity & Inclusivity

C4.3 Political Voice & Engagement

C4.9 Parkland & Park Amenity Management

C5.3 Business Development

DRAFT

C3.6 RECREATION, CULTURE & WELLNESS

Living well means that everyone in Nanaimo has access to supportive recreation, culture, and wellness services and the opportunity to engage in meaningful experiences that foster individual leisure and community wellness in healthy, supportive, natural, and built environments. We can choose physical, social, intellectual, creative, and spiritual pursuits that enhance our lives and the overall health as individuals and our community as a whole.

PARTICIPATING IN RECREATION & WELLNESS

In the 2020 Statistically-Valid Survey*:

53% of participants reported having registered for a City-led parks and recreation program in the past 5 years

*Refer to the RE**IMAGINE NANAIMO Phase 1 & Phase 2 Public Engagement Summaries** for more community input

Desired Outcomes

An active community with many physical and social recreation, culture, and wellness opportunities, supporting a strong, caring community that embraces preventative health.

A strong focus on equity and inclusion, providing quality recreation and wellness services and experiences for all.

Supportive environments and a network that enables individual capacity through recreation and health promotion.

Programs and services continuing to evolve to provide for the changing needs and aspirations of community members over time.

High quality City facilities that meet growing demands and are inclusive, accessible, and sustainable, providing supportive physical and social environments that encourage participation.

People connecting to nature and each other through recreation and active living opportunities in a variety of forms, amenities, programs, and services.

Policies

RECREATION SERVICES

C3.6.1 Continue to provide recreational facilities, services, programs, and infrastructure to meet the demands of the community as it grows and that support overall recreation, culture, and wellness needs.

C3.6.2 Continue to evolve recreation programs and services to meet changing community needs and to address community diversity.

DRAFT

C3.6.3 Continue to deliver safe and enjoyable recreation, culture, and wellness programs and opportunities for residents of all ages, abilities, interests, and levels of mobility.

C3.6.4 Ensure recreational, park, sport, and cultural programming reflects the identity, values, practices, and heritage of all residents.

C3.6.5 Strive to make all park, recreation, and culture programs inclusive and accessible.

C3.6.6 Plan programs and services that take into account underrepresented populations.

C3.6.7 Continue to improve and adapt programs to meet the needs of an aging population.

C3.6.8 Provide opportunities, amenities, and educational programs that encourage people to be active and participate in wellness, recreational, cultural, and environmental stewardship activities in parks, open spaces, and natural environments.

C3.6.9 Continue ongoing engagement with the community to understand evolving community needs and interests for recreation services and programs and update programs and services to remain relevant.

C3.6.10 Identify and address barriers to programs for key groups with lower participation in active living and wellness activities.

C3.6.11 Reduce barriers to recreation services and participation by maintaining fair and equitable fees for recreational services and ensure recreation passes and programming are accessible to all people.

C3.6.12 Encourage intergenerational active-living opportunities that support lifelong participation in sport, culture, and recreation.

C3.6.13 Provide opportunities and amenities for people to be active and participate in recreation, culture, and wellness activities on a drop-in basis.

C3.6.14 Communicate and use marketing strategies to educate community on the health and wellness benefits of active living through physical and social recreation.

C3.6.15 Continue to develop sponsorship strategies and policies for existing and new park, recreation, culture, and wellness facilities and programming.

C3.6.16 Continue to work with First Nations on access to recreation, sport, culture, and wellness facilities and services.

C3.6.17 Encourage and support community-led recreation initiatives and events that support community health and wellness.

C3.6.18 Develop and implement community wellness strategies with a focus on youth and their needs. Where possible, directly involve youth in park, recreation, and culture program and facility planning processes.

DRAFT

CITY RECREATION / WELLNESS FACILITIES

C3.6.19 Plan for community recreation, culture, and wellness facilities including:

- Indoor community centres (such as community spaces, arenas, pools, youth space, gymnasiums, health centres, public schools, and university spaces);
- Indoor cultural facilities (such as performance spaces, art facilities, and galleries); and
- Outdoor recreation amenities (such as outdoor classrooms, courts, sport fields, spray parks, playgrounds, sport pitches, bike parks, and skateparks). Refer to C4.9 Parkland & Park Amenity Management for additional policies related to outdoor recreation amenities.

C3.6.20 When planning and designing new or upgraded indoor and outdoor City facilities, consider:

- integration of uses with Island Health, School District, Libraries, VIU, RDN, health providers, and other public and private services and organizations rather than working in stand alone centres;
- innovation and incorporation of emerging best practices;
- accommodation of diverse and changing needs and interests;
- universal accessibility;
- a focus on multi-use facility design features to allow for a diverse range of sports, recreation, and culture events and program;
- use through all seasons;
- potential role in emergency management systems;
- climate mitigation commitments and sustainable building practices;
- integration of physical and mental health services;
- integration of healthy food options;
- integration of creative or artistic features, spaces, or public art;
- use of high-quality design practices; and
- geographical demographics and areas of need.

C3.6.21 Building on the RE**IMAGINE NANAIMO** process and information gathered, complete a needs assessment with recommendations for phased upgrading and adding of new indoor recreation facilities, including but not limited to: additional ice sheets; gym space; racket sports; aquatic; and other sport and recreation needs.

C3.6.22 Continue the phased implementation of the Beban Park Master Plan and the Beban Park Facility Plan and update the plans based on engagement from the RE**IMAGINE NANAIMO** process.

C3.6.23 Prepare for life cycle upgrades of key recreational facilities, including Beban and Bowen complexes, including consideration for new spaces that reflect current trends and improvements for energy efficient and green buildings.

DRAFT

C3.6.24 Work with other levels of government, non-profit organizations, developers, and community groups to plan and fund indoor and outdoor facilities.

C3.6.25 Align facility and development planning to add new and updated facilities where they are most needed, starting with a community centre in South Nanaimo.

C3.6.26 Prioritize new facilities in under-serviced areas and aim to integrate recreational services into each Urban Centre (see Section D4.3).

C3.6.27 Plan City facilities and programs to provide a welcoming atmosphere and support a sense of belonging.

C3.6.28 Manage existing City facilities to incorporate upgrades that maintain safety, support ongoing relevance, and lengthen the lifespan of the facility.

RECREATION AND COMMUNITY PARTNERSHIPS

C3.6.29 Continue to collaborate with community partners on the use and development of recreation, culture, wellness, and sport facilities with the goal of maximizing benefits to all community members.

C3.6.30 Work with partners to secure spaces for programs that are distributed in an equitable manner by:

- establishing new City facilities in underserved locations; and
- working with partners such as the School District, VIRL, VIU, Island Health, faith organizations, community organizations, and other groups to utilize existing spaces.

C3.6.31 Collaborate with the private sector to offer a broad array of programs that meet evolving community needs for recreation, culture, and wellness while limiting duplication or competition.

C3.6.32 Through partnerships, continue to develop sport and special event facilities and opportunities to meet community wellness needs, as well as sport tourism objectives.

C3.6.33 Maximize coordinated communication and marketing to increase public awareness of parks, recreation, and cultural opportunities, assets, and activities.

COMMUNITY SCHOOLS

C3.6.34 Support school sites in the Urban Centre, Corridor, and Neighbourhood Land Use designations (see Section D.04 Land Use Plan).

C3.6.35 Continue to work with School District 68 to research, plan, and determine specific locations for future schools and co-development and use opportunities with parks, recreation, culture, and wellness services.

C3.6.36 Review suitability of subdivision applications for future potential school use in areas where School District 68 has indicated a need for future school land.

C3.6.37 Where feasible, plan school sites as local neighbourhood hubs with integrated or adjacent neighbourhood-level services or amenities.

DRAFT

C3.6.38 Continue to work with School District 68 to develop and support program partnerships and events.

C3.6.39 Advocate and provide support for programs to increase the percentage of secondary students who carry on to post-secondary.

HEALTH AND WELLNESS SERVICES

C3.6.40 Encourage the provision of primary health care centres that deliver an integrated and coordinated approach to community health services.

C3.6.41 Advocate for the provision of adequate, coordinated health programs and services to meet community needs and strengthen the health of all community members.

C3.6.42 Collaborate with community partners across all sectors to address important issues around public health. Support efforts to achieve wellness in all dimensions of health, including physical, mental, and emotional wellness.

C3.6.43 Encourage the location of affordable and accessible health facilities, social services, child care, education, and health programs in areas well-services by the transit system.

C3.6.44 Seek to coordinate transit and active transportation services and amenities in order to support equitable access to community and health programs, services, and City facilities.

C3.6.45 Encourage the Province and non-profits to provide adequate residential treatment and supportive recovery housing for community members of all ages who would benefit from substance use support.

C3.6.46 Encourage the Province and non-profits to shift social integration activities to ensure that those who are marginalized are connected to wider networks, beyond those from the social services sector, for instance, to sports leagues or professional networks.

C3.6.47 Encourage and support provincial and federal actions and investment in health services and facilities to meet demand for short- and long-term care facilities help address homelessness for people who need health supports to stay housed. This includes people with disabilities of all life stages, people with mental health and substance use disorders, and those with developmental and acquired brain injuries.

DRAFT

Integrated Policy Areas (view the below sections to see related policies)

C1.1 Greenhouse Gas Emissions Reduction
C2.1 Complete Communities
C3.2 Intergenerational Living
C3.4 Community Safety & Wellbeing
C4.2 Equity & Inclusivity
C4.4 Access for All
C4.9 Parkland & Park Amenity Management
C5.5 Place Making & Investment Attraction
C5.6 Tourism
D4.3 Centres
D4.4 Corridors
D4.5 Neighbourhoods

AN EMPOWERED NANAIMO:

RECONCILIATION, REPRESENTATION, & INCLUSION

04

What is the city but the people?
–William Shakespeare



ABOUT AN EMPOWERED NANAIMO

An Empowered Nanaimo feels welcoming and safe to all those who choose this city as home. Together, we are actively making progress towards reconciliation. We are relearning the past, acknowledging the truth of past wrongs, and committing to working together respectfully and collaboratively towards a common future. An Empowered Nanaimo honours and celebrates the long and rich history and living culture of the First Peoples whose Traditional Territories our City is situated.

Our differences are what makes our community interesting, innovative, and vital. An Empowered Nanaimo is about being an inclusive and accessible community. One that provides equitable opportunities for all to enjoy and participate in community activities and spaces, including our parks, waterfronts, recreation, cultural and heritage facilities, and programs. Inclusion involves hearing each voice in civic life – through effective engagement and public process – where everyone has an opportunity to contribute and see themselves as part of our city's story and future. By embracing diversity, we can find what unifies our community spirit.



WHY IS AN EMPOWERED NANAIMO IMPORTANT FOR OUR FUTURE?

Everyone deserves a chance to live their best life and feel like they belong. Nanaimo aspires to be the kind of community that provides these opportunities for all. When citizens feel safe, can meet their basic needs, and have found their place and voice in the community, they can learn, grow, share, and celebrate together. Empowered people, in turn, are reflected in our community pride, character, and identity.

C4.1 Truth & Reconciliation

C4.2 Equity & Inclusivity

C4.3 Political Voice & Engagement

C4.4 Access for All

C4.5 Culture

C4.6 Archaeological & Heritage

C4.7 Public Art Projects & Programs

C4.8 Community Events, Tournaments, & Gatherings

C4.9 Parkland & Park Amenity Management

C4.10 Waterfront Use & Protection

View related background and maps on parks and culture in **Section D.06 Parks, Recreation, Culture, & Wellness**.



DRAFT

INTEGRATION

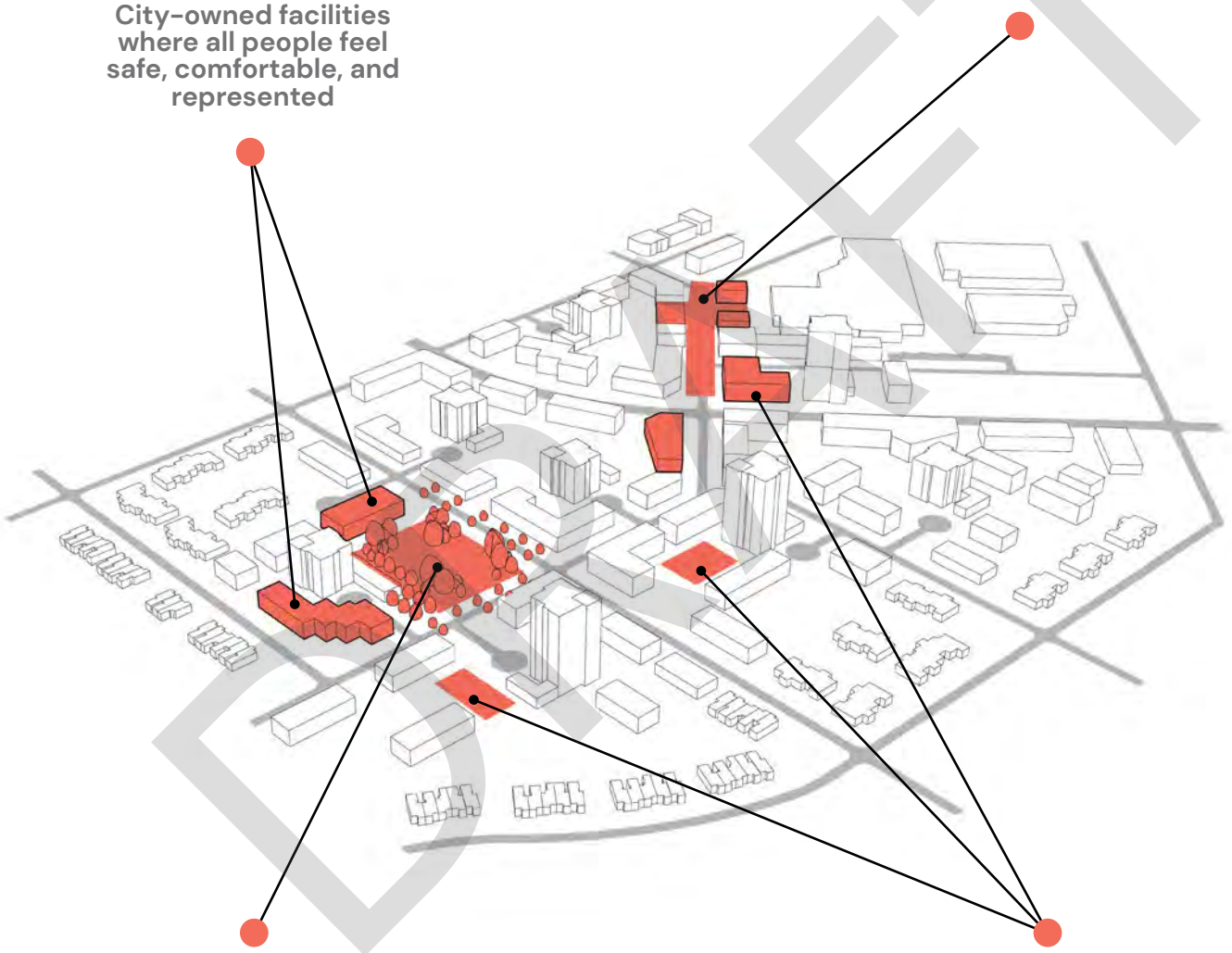
What does **AN EMPOWERED NANAIMO** look like in an **URBAN CENTRE**?

CULTURAL HUBS

A lively and vibrant atmosphere supported by public plazas, visible arts, outdoor markets, and performance spaces

INCLUSIVE & WELCOMING SPACES

City-owned facilities where all people feel safe, comfortable, and represented



DESTINATION PARK

A large greenspace within a short walk for all residents creating a hub for social activity, relaxation, and access to green and nature

CELEBRATION

Events that invite the entire community to come together in celebration and play

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Celebration of cultural heritage



Outdoor street markets / events



Playful public art



Destination park



Youth arts programming



Community connection

DRAFT

INTEGRATION

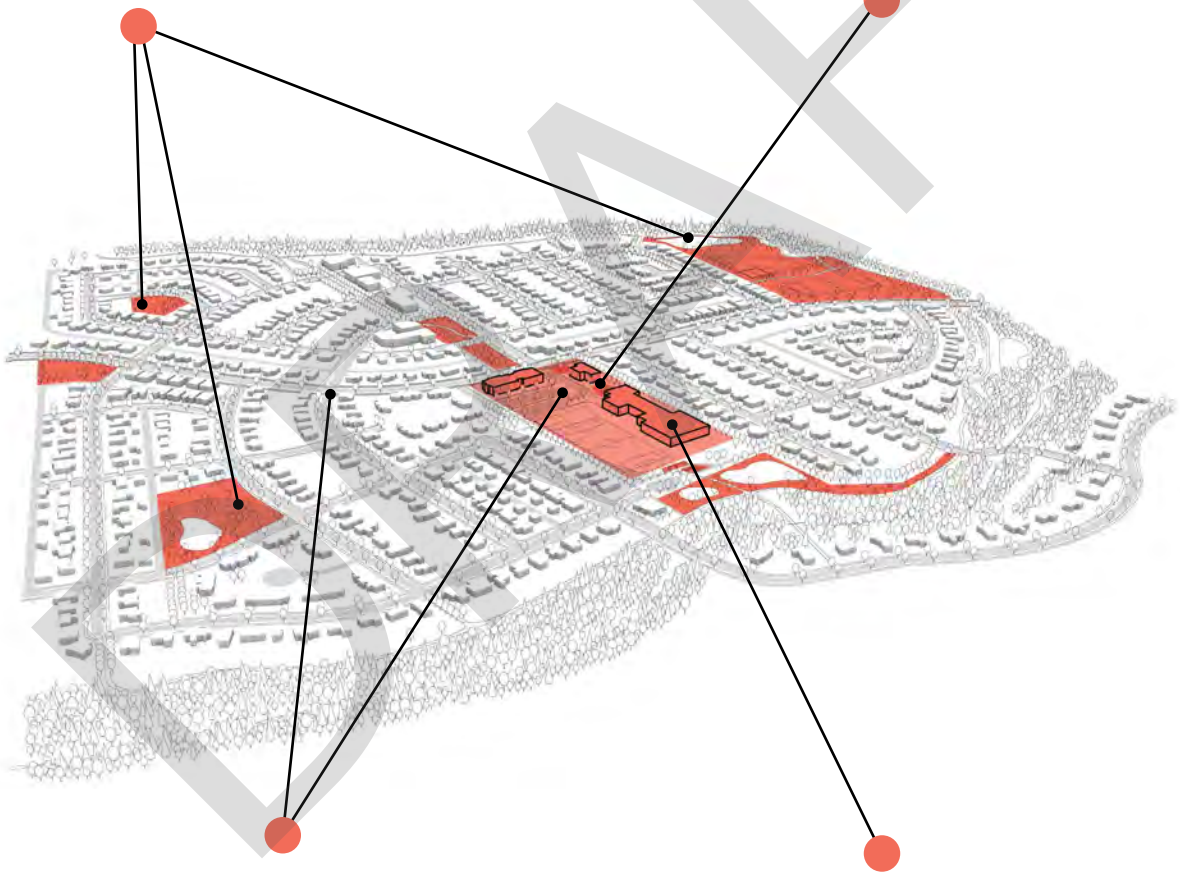
What does **AN EMPOWERED NANAIMO** look like in a Neighbourhood?

NEIGHBOURHOOD PARKS

Access to local play and outdoor recreation destinations within easy walk for most residents

LOCAL HUBS

Evolution of a neighbourhood "heart" centred around a local elementary school for daycare, small-scale daily needs, and joint use recreation and culture facilities



ACCESSIBLE SPACES & PLACES

Universal accessibility throughout the community supporting inclusive access for all

CENTRAL SCHOOL LOCATION

Elementary school or similar community facility central to the neighbourhood

DRAFT


Access to nature parks


Music events in the park


Neighbourhood parks
Image: Steven Depolo


Accessible places and spaces


Arts and cultural programming
Image: North Charlston


Access to waterfront areas

C4.1 TRUTH & RECONCILIATION

We respectfully acknowledge that the city boundary lies within the Traditional Territory of Snuneymuxw First Nation who have many significant ancestral village sites throughout the city including Stlilnup (Departure Bay) and Sxwuyum (Millstone River). We recognize Snuneymuxw's Treaty of 1854 which speaks to the protection of village sites. We also respectfully acknowledge that to the north of the city, Snaw-Naw-As (Nanoose First Nation) shares some interests with Snuneymuxw.

We are committed to the hard work of advancing Truth and Reconciliation through government-to-government relations and protocols. This includes working together in a good way with First Nations leadership, to continue acknowledging and respecting their long-standing relationship with these lands, and addressing inequities and intergenerational impacts of colonial systems experienced by Indigenous peoples in Nanaimo. Through these government-to-government relations and protocols, we will strive to strengthen positive and constructive relations that respect and raise up First Nations Governments and their mustimuxw (peoples).

Desired Outcomes

The City of Nanaimo acknowledges ongoing planning and land development occurs on the Traditional Territories of the First Nations governments of Snuneymuxw and Snaw-Naw-As.

Respectful relations between City of Nanaimo and First Nations governments with a focus on relationship-building as a key component of fostering strong government-to-government relationships.

A fully inclusive community that supports the equity, health, and well-being of community members of diverse cultural backgrounds, especially those who identify as Indigenous.

Recognition of the Truth and Reconciliation Commission's 94 Calls to Action and ongoing action in all areas where the City has impact or influence.

Improved community cohesion and Indigenous belonging through education and awareness of the culture and strengths of Canada's Indigenous peoples with focus on the First Nations whose Territories the city boundary lies within, and taking ongoing actions to address and heal the impacts of colonialism and racism.

DRAFT

Policies

AWARENESS, EDUCATION AND EQUITY

C4.1.1 Continue to provide learning opportunities for City Staff on the history of Indigenous Peoples in Canada with special focus on the First Nations whose Territories the city boundary lies within. This includes the history and legacy of residential schools and other colonial systems, the United Nations Declaration on the Rights of Indigenous Peoples, Treaties, and Indigenous rights.

C4.1.2 Create opportunities for community members to educate themselves about the history of the First Nations whose Territories the city boundary lies within and learn about Canada's historical relationship with Indigenous Peoples, including information about the history of residential schools and hospitals.

C4.1.3 Contribute any relevant City records to First Nations and the National Centre for Truth and Reconciliation relevant to the history and legacy of the Indian residential school system and hospitals in Nanaimo.

C4.1.4 Work with First Nations and other government partners to support and encourage partnerships and initiatives that improve the health and wellbeing of all Indigenous community members including those represented by the Métis Nation, Inuit, and other Urban Indigenous Peoples.

C4.1.5 Continue to work collaboratively with First Nations and other partner organizations to establish culturally sensitive opportunities to honour all the children lost through the residential school system and support healing for survivors and their families.

GOVERNMENT-TO-GOVERNMENT RELATIONS

C4.1.6 Engage government-to-government with First Nations in accordance with existing and future *Protocol Agreements*.

C4.1.7 Recognize that the City's boundary lies predominantly within the Traditional Territories of Snuneymuxw, who share interests with Snaw-Naw-As to the north of the city. Where overlapping or shared Territorial interests exist, support collaboration and partnerships.

C4.1.8 Recognize and acknowledge the Traditional Territories of First Nations at the start of public meetings and events.

C4.1.9 Continue to collaborate with First Nations governments on projects of mutual environmental, economic, social, and cultural interest on their Traditional Territories.

C4.1.10 Encourage and support First Nations government, and as appropriate, other Indigenous representation on committees, task forces, and tables addressing topics of mutual interest.

DRAFT

C4.1.11 Partner with First Nations to increase their visible presence and recognize their Traditional Territories through a variety of projects including signage, place-naming, art, incorporation of Hul'qumi'num language into public spaces, communications materials, and other ideas.

C4.1.12 Ensure approval by First Nations governments prior to starting any City public art, culture, or heritage projects with Indigenous content to be located on City-owned spaces on their Traditional Territories.

DRAFT

Integrated Policy Areas (view the below sections to see related policies)

C3.3 Food Security

C4.5 Culture

C4.6 Archaeological & Heritage

C4.7 Public Art Projects & Programs

C4.8 Community Events, Tournaments, & Gatherings

C4.9 Parkland & Park Amenity Management

C4.10 Waterfront Use & Protection

C5.3 Business Development

C5.5 Place Making & Investment Attraction

C5.6 Tourism

C4.2 EQUITY & INCLUSIVITY

Equity recognizes that each person has different circumstances and allocates resources and opportunities to support more positive outcomes for all regardless of age, ability, gender, sexual orientation, faith practice, ancestry, or background. By identifying inequities and targeting investment in prevention and intervention, the wellbeing and inclusion of the diversity of peoples that make up our entire community can be enhanced, creating a community that puts people first and supports a sense of belonging.

Desired Outcomes

An inclusive Nanaimo that provides opportunities for active involvement and prosperity for all; welcomes contributions of all members; facilitates participation and social interaction across cultures, orientations, ages, and abilities; and recognizes and fosters respect for diversity.

Environments and spaces across all areas of the city that are diverse and vibrant for the enjoyment of all residents.

Celebration of diverse cultures and a community that is welcoming, inclusive, and accepting of all cultures.

Equitable access to services, programs, and facilities for all residents.

Continued City leadership by receiving training, sharing resources and knowledge, and applying an equity, diversity, and inclusion lens in City initiatives and decision-making.

Policies

C4.2.1 Create a welcoming, inclusive atmosphere in City-owned facilities where all people feel safe, comfortable, and represented.

C4.2.2 Incorporate an equity lens into land-use planning decisions and resource allocation across Nanaimo.

C4.2.3 Encourage a fair distribution of community services, social services, facilities, and mobility options across the city, to support the diverse needs of Nanaimo residents.

C4.2.4 Strive to reduce financial barriers to community spaces, programs, and services for community members with smaller incomes.

DRAFT

C4.2.5 Encourage development of accessible and inclusive public spaces and buildings through universal design principles, and the provision of accessible and inclusive amenities and infrastructure for all ages, abilities, and genders.

C4.2.6 Create and adapt recreational programming and facilities to support respectful and inclusive services for all people.

C4.2.7 Design all new washroom facilities, and retrofit existing facilities where possible, to include universal and gender-neutral spaces.

C4.2.8 Encourage diversity awareness to actively build a culture of compassion and inclusion for people of all cultures, orientations, ages, and abilities.

C4.2.9 Support and welcome newcomers to settle in Nanaimo and encourage their awareness, understanding, and respect for Firsts Nations governments and mustimuxw (peoples) and other Indigenous peoples.

C4.2.10 Encourage programs that create employment opportunities and link diverse and under-represented groups to those opportunities.

DRAFT

Integrated Policy Areas (view the below sections to see related policies)



C2.2 Integrated Walk, Roll, Cycle, & Transit Network

C3.6 Recreation, Culture & Wellness

C4.1 Truth & Reconciliation

C4.4 Access for All

C4.5 Culture

C5.2 Human, Social, & Environmental Capital

C4.3 POLITICAL VOICE & ENGAGEMENT

An informed and aware community who can participate in political processes; share opinions, ideas, and feedback; and exercise rights and responsibilities effectively is indispensable for strengthening the quality of community.

Desired Outcomes

An Informed and aware community who can meaningfully participate in city processes and shape city decisions.

Opportunities for all people to express their voice on community matters important to them.

City leadership in active listening to the diverse voices in the community.

Space for representation that reflects the diverse population of Nanaimo so that decision-making, planning, policy development, and creation of procedures considers a broad range of perspectives that are representative of community diversity.

Respectful and kind conversations that allow for differing opinions while demonstrating respect for others.

Policies

C4.3.1 Ensure that all people have opportunities to be engaged in City matters and processes by offering a range of accessible engagement tools and methods to encourage participation.

C4.3.2 Use engagement tools and methods that encourage representative and diverse feedback from Neighbourhoods, Urban Centres and/or city-wide demographics as appropriate.

C4.3.3 Use statistically-valid engagement methods, where representative community opinions are very important.

C4.3.4 Incorporate the voices of children, youth, and their families into the development of City initiatives, programs, planning, and policies that serve and affect them.

C4.3.5 Continue to work collaboratively with schools, higher education institutions, and others to support and leverage engagement of children, youth, and their families.

C4.3.6 Ensure vulnerable, marginalized, and under-represented groups including children and youth; elders; those with physical, sensory, or cognitive disabilities; and their supporters have opportunities to provide input into City services, programs, and policy development.

DRAFT

C4.3.7 Engage with a broad range of community members and organizations who offer diverse perspectives, interests, and solutions on emerging issues and opportunities, including residents, businesses, non-profits, major institutions, and other levels of government.

C4.3.8 Integrate participant feedback questions into engagement processes to obtain input on the process and tools used and identify improvements for future engagement.

C4.3.9 Focus community engagement to allow participants to provide feedback that brings the most value, and that recognizes their experiences and "expertise."

C4.3.10 Clearly identify the scope and purpose of community engagement so participants understand what they are being engaged on, and their level of influence on decisions.

C4.3.11 Consider findings of community engagement alongside technical analysis and expert knowledge.

DRAFT

Integrated Policy Areas (view the below sections to see related policies)

C3.2 Intergenerational Living

C4.2 Equity & Inclusivity

C4.4 ACCESS FOR ALL

The ability to freely and fully access and experience our community affects individual wellbeing. The City is committed to improving accessibility for all by identifying, removing, and preventing barriers that limit access to services, amenities, and public life. Access is vital for all residents to have an equitable and enjoyable experience of what Nanaimo has to offer.

COMMUNITY ACCESSIBILITY INPUT*

In 2020, meetings with accessibility stakeholders revealed areas for improvement:

- Downtown area
- Playgrounds and parks
- Availability of transit (handyDART and scheduled transit)
- Street crossings and sidewalks
- More places to live where daily needs are within easy access for a person with physical disabilities

*Refer to the RE**IMAGINE NANAIMO Phase 1 & Phase 2 Public Engagement Summaries** for more community input

Desired Outcomes

There are many ways for people of all ages and abilities to move freely throughout the City and without barriers.

People of all ages, abilities, and income levels have easy access to services and spaces without barriers.

Policies

ADMINISTRATIVE

C4.4.1 Continue to provide accessible meeting space for in-person Council and Committee meetings as well as access to online live streamed and recorded options with closed captioning.

C4.4.2 Ensure that online communications are adapted to reduce barriers to a range of audio-visual accessibility needs.

C4.4.3 As requested, offer access to City services online, via phone, or in person, to support a person's specific accessibility needs using a range of existing and emerging technologies, including use of video relay services to support those with hearing or speech disabilities.

C4.4.4 Where applicable, include an 'accessibility lens' to Council reports and consultant reports delivered to Staff and Council.

DRAFT

C4.4.5 Continue to address and remove barriers to employment for new and existing employees of all ages and abilities consistent with Canada's *Human Rights Code*.

C4.4.6 Where possible, ensure that all or most owned or leased City facilities meet accessibility requirements in the latest version of the *BC Building Code*.

C4.4.7 Ensure that new City facilities and buildings (including major renovations) meet universal accessibility standards.

C4.4.8 Include universal design principles in City plans, policies, designs, standards, programs, and services that consider the needs of all people including those with physical, sensory, and cognitive disabilities.

PARKS AND RECREATION FACILITIES

SEE SECTIONS C3.6 RECREATION, CULTURE & WELLNESS AND C4.9 PARKLAND & PARK AMENITY MANAGEMENT FOR RELATED POLICIES

C4.4.9 Provide opportunities for all people to pursue healthy, active, and social lifestyles through a range of inclusive, accessible, and affordable events, festivals, parks, and recreational / cultural facilities and programs.

C4.4.10 Ensure that public spaces are available and accessible to all members of the community where possible.

C4.4.11 Continue to increase the provision of accessible play equipment and park amenities.

C4.4.12 Where possible, provide safe, clean, and accessible washroom facilities (including change tables for children and adults) throughout the City to enhance public space experiences for all.

C4.4.13 Where possible, provide universal access to parks, open spaces, and outdoor recreation opportunities. Where universal access is not possible in natural areas, prioritize meaningful opportunities for people of all abilities to participate in areas where universal accessibility is feasible.

RECREATION PROGRAMS

SEE SECTION C3.6 RECREATION, CULTURE & WELLNESS FOR RELATED POLICIES

C4.4.14 Strive to make all City Parks, Recreation, and Culture programs as inclusive and accessible as possible for all ages and abilities.

C4.4.15 Continue to provide a variety of inclusive and barrier-free activities that support different age groups including seniors and youth.

C4.4.16 Continue to offer adaptive sport options, working with partners and organizations, wherever possible.

C4.4.17 Continue to partner with social clubs to provide meeting space for people with disabilities.

C4.4.18 Continue to use Physical Literacy as a method of programming for youth to teach and adapt skills needed to learn purposeful physical pursuits.

DRAFT

C4.4.19 Continue to incorporate accessibility and inclusiveness into recreational programs through adaptability and instruction.

LAND USE AND DEVELOPMENT

C4.4.20 Encourage private home-owners, landlords, developers, and non-profit housing providers to build new or update existing buildings and spaces to meet adaptable and accessibility standards.

C4.4.21 Encourage and consider incentives for private developers and non-profit housing organizations to develop and maintain a percentage of adaptable and accessible housing rental units in new or existing market and affordable developments.

C4.4.22 Encourage seniors to 'age in place' through alternative housing options, including making existing housing accessible, installing in-law or secondary suites, sharing housing with students, co-housing, etc.

MOBILITY AND TRANSPORTATION

C4.4.23 Continue to support RDN and BC Transit efforts to maintain and improve accessibility to public transit through bus design.

C4.4.24 Ensure that design of new or upgraded public transit infrastructure (transit shelters, exchanges, etc.) consider accessibility for all users.

C4.4.25 Work to reduce transportation barriers to City-owned facilities and City-run programs.

C4.4.26 Where possible, exceed minimum requirements for universal accessibility for parking access and design standards.

C4.4.27 Work with community partners to develop universally accessible trails where appropriate and provide information about trail conditions and barriers at the trailheads and online.

DRAFT

Integrated Policy Areas (view the below sections to see related policies)

C2.1 Complete Communities

C2.2 Integrated Walk, Roll, Cycle, & Transit Network

C2.5 Complete Streets

C3.1 Affordable Housing

C3.2 Intergenerational Living

C3.6 Recreation, Culture & Wellness

C4.2 Equity & Inclusivity

C4.3 Political Voice & Engagement

C4.9 Parkland & Park Amenity Management

C4.10 Waterfront Use & Protection

C4.5 CULTURE

Culture connects us and defines us as a community. It is about our history, our values, and our beliefs. It evolves over time. Our culture is what makes our city unique, distinctive, and vibrant and is why people love where they live. Creativity, innovation, arts, and culture are at the heart of a thriving Nanaimo.

PARTICIPATING IN CULTURE



In the 2020 Statistically-Valid Survey*:

84% of participants reported having attended an event or activity at a City-owned arts and culture facility in the past 5 years

*Refer to the RE**IMAGINE NANAIMO Phase 1 & Phase 2 Public Engagement Summaries** for more community input

Desired Outcomes

Culture is recognized as a significant contributor to the city's quality of life and residents from all ages, abilities, and walks of life can participate, express themselves, and find belonging.

First Nations culture is celebrated and honoured to strengthen recognition and understanding of their Traditional Territories and presence.

The culture of all people of Nanaimo is celebrated and shared in a way that encourages residents and visitors to experience the diversity of our city.

Nanaimo has excellent cultural places, spaces, and facilities that are welcoming, accessible, vibrant, and memorable.

Residents and visitors encounter art and culture in public places throughout the city as part of their daily experiences.

Nanaimo's cultural identity is widely recognized and is a source of economic prosperity, supported by strategic investment, celebration, marketing, and partnerships.

Policies

SPACES & PLACES

C4.5.1 Regularly partner with First Nations to increase the visibility of their presence and recognition of their Traditional Territories through partnership projects including art, signage, place-naming, and other ideas.

C4.5.2 Establish flexible and innovative cultural facilities that anticipate and enable a wide range of cultural programs and can accommodate a variety of production, exhibition, and performance experiences.

DRAFT

C4.5.3 Make arts and culture visible and accessible throughout the City and especially in each of the designated Urban Centres with a special focus on Downtown.

C4.5.4 Continue to facilitate the growth of the Downtown as a cultural area by:

- Locating new facilities or redeveloping facilities suited for cultural purposes in this area; and,
- Encouraging property owners to include spaces that support arts and culture (for example, live/work spaces, studio spaces, etc.).

C4.5.5 Provide spaces for arts and culture programming within City-owned facilities.

C4.5.6 Work to increase cultural investment through regular capital and operating budgeting processes.

C4.5.7 Support and encourage street entertainment as part of a vibrant street and waterfront, and lively visitor experience.

C4.5.8 Consider opportunities to integrate cultural elements into community improvement and renewal projects.

EXPERIENCES

C4.5.9 Recognize and promote the role that culture and the creative sector play in the community with respect to community identity and quality of life.

C4.5.10 Foster equitable opportunities for all community members of different ages, abilities, and backgrounds to create, engage, experience, and contribute to Nanaimo's arts and culture.

COLLABORATION

C4.5.11 Collaborate with partners to identify cultural planning and development opportunities and market Nanaimo as a creative city in order to facilitate the growth and economic benefit of arts and culture in Nanaimo.

C4.5.12 Continue to support community-led arts and culture programs, including annual funding to assist groups in the production and growth of arts and cultural activity.

C4.5.13 Work with First Nations governments, the School District, and other community-based organizations to support and promote opportunities for the participation of children, youth, and other under-served groups to participate in cultural activities that promote individual resilience and wellbeing.

C4.5.14 Work with partners to establish creative hubs that provide a range of spaces and resources that grow the capacity of artists and art organizations in support of creating art and learning.

C4.5.15 Collaborate with partners to promote food and culinary tourism as part of the cultural experience of Nanaimo.

DRAFT

C4.5.16 Support stronger collaboration with, and between, arts and cultural organizations, businesses, and other agencies to increase opportunities for working together to share resources and build capacity within organizations.

C4.5.17 Continue to pursue public and private partnerships for community events and festivals, cultural facility development, and cultural programs.

DRAFT

Integrated Policy Areas (view the below sections to see related policies)



C2.1 Complete Communities
C3.6 Recreation, Culture & Wellness
C4.1 Truth & Reconciliation
C4.2 Equity & Inclusivity
C4.6 Archaeological & Heritage
C4.7 Public Art Projects & Programs
C4.8 Community Events, Tournaments, & Gatherings
C4.10 Waterfront Use & Protection
C5.5 Place Making & Investment Attraction
C5.6 Tourism
D4.3 Centres

C4.6 ARCHAEOLOGICAL & HERITAGE

Natural, cultural, and built heritage tell stories of the richness of our past and creates a sense of place, belonging, and pride for First Nations (whose Territories the City is located on) and all Nanaimo residents. This past is reflected in archaeological sites, First Nations cultural heritage sites, cultural landscapes, historically significant buildings and structures, traditions, and more. Heritage conservation seeks to maintain and share information about these reminders of the past so that people can exchange knowledge, learn about, and understand how the past has contributed to who we are today.

Desired Outcomes

Tangible, or physical, heritage resources, are identified and protected from impacts that could destroy their heritage attributes, including archaeological sites, First Nations cultural heritage sites, cultural landscapes, buildings, and structures.

Intangible, or non-physical cultural heritage resources are safeguarded and passed from generation to generation, including oral traditions, performing arts, social practices, knowledge, and craftsmanship.

First Nations cultural heritage is recognized and protected in keeping with their protocols.

Heritage resources, both tangible and intangible, continue to support a distinct community identity and contribute effectively to community prosperity and quality of life for all.

Residents and visitors are aware of and support ongoing protection of heritage resources, both tangible and intangible.

Policies

HERITAGE PROTECTION

C4.6.1 Protect archaeological features located on lands owned by the City by avoiding archaeological features wherever feasible, or through appropriate mitigation measures if avoidance is not possible.

C4.6.2 Work with First Nations to identify and collaborate on updates to the Province's *Archaeological Overview Assessment* information for Nanaimo.

C4.6.3 Work with First Nations to identify and understand sites of special cultural and traditional significance.

C4.6.4 Maintain and enhance City-owned heritage assets and consider protecting sites of high historical or archaeological value through future park land acquisition.

DRAFT

C4.6.5 Maintain a comprehensive *Heritage Conservation Program* to accomplish the following:

- » Integrate heritage considerations into the City's development approval process;
- » Maintain a community heritage register of buildings, structures, and sites that have heritage value;
- » Work with First Nations and others to identify, and recognize areas of cultural and heritage significance;
- » Continue to celebrate Nanaimo's unique, authentic, and culturally diverse history and connection to the past; and
- » Encourage the protection of individual heritage properties using heritage conservation covenants, heritage revitalization agreements, heritage impact assessments, financial assistance, incentives, or other available tools.

C4.6.6 Recognize Downtown as the location of the greatest concentration of built heritage sites dating back to when the city was established, and continue to provide long-term protection for the Downtown-Fitzwilliam Street Corridor through a *Heritage Conservation Area*.

C4.6.7 Broaden the focus of heritage to include areas beyond Downtown.

HERITAGE OBSERVANCE

C4.6.8 Work with First Nations to raise the visibility of their history and connection with the land, particularly on public sites within the City.

C4.6.9 Continue to support the Nanaimo Museum, Nanaimo Military Museum and Nanaimo Community Archives, and encourage their efforts to support reconciliation initiatives involving First Nations.

C4.6.10 Better define "heritage," "culture," and "who we are" as a city so people know what these terms mean. Unify and reconcile our story based on the perspectives of First Nations Mustimuxw with all residents understanding of our evolution as a city (including the long, rich history of First Nations, impacts of colonialism, and smaller communities now forming Nanaimo).

C4.6.11 Feature more cultural history and diversity in the Nanaimo story and heritage interpretive materials, with a special focus on First Nations, while also including more recent Chinese, Italian, and other communities.

C4.6.12 Move heritage beyond places such as museums and galleries and into settings where people can interact with it, for example in parks, at festivals, or in commercial areas.

DRAFT

COMMUNICATIONS

C4.6.13 Increase public awareness, understanding, and appreciation of Nanaimo's heritage through the continued use of promotional and educational materials such as interpretive signage, online information and brochures.

C4.6.14 Work with First Nations to ensure that existing and new interpretive signs and other heritage information reflect their stories and identify areas and information they wish to highlight to community and visitors.

C4.6.15 Expand interpretive signage and other promotional materials for historic parts of the city, including parks, along trails, and the waterfront to inform and educate users about the natural environment, First Nations long history and presence, and Nanaimo's more recent history.

C4.6.16 Connect heritage to the present by using new technologies for information sharing, highlighting heritage resources in public spaces, and encouraging heritage-based programming, storytelling, and performance.

DRAFT

Integrated Policy Areas (view the below sections to see related policies)

C1.3 Urban Tree Canopy, Natural Areas & Greenways

C4.1 Truth & Reconciliation

C4.5 Culture

C4.7 Public Art Projects & Programs

C4.8 Community Events, Tournaments, & Gatherings

C4.10 Waterfront Use & Protection

C5.5 Place Making & Investment Attraction

C5.6 Tourism

C4.7 PUBLIC ART PROJECTS & PROGRAMS

Public art enhances community and creates powerful place-making experiences. Public art is a cultural contribution that fuels imagination, sparks curiosity and critical thinking, and offers a unique reflection of place and people, contributing to character and shared sense of identity.

49% of participants in the 2020 Statistically-Valid Survey* identified public spaces enriched by art as a priority for the future of culture in Nanaimo

*Refer to the RE**IMAGINE NANAIMO Phase 1 & Phase 2 Public Engagement Summaries** for more community input

Desired Outcomes

Public art is accessible and integrated into the experience of the community, stimulating creativity, learning, and a powerful city identity.

Indigenous art is visible in public spaces throughout the community, endorsed by First Nations Governments and created through collaborations with local First Nations artists.

Policies

C4.7.1 Maintain and regularly update guidelines for art in public places.

C4.7.2 Recognize that public art is situated at the intersection of public life, cultural ideas, and the social conditions of our time. Encourage public art projects and programming to:

- » support reconciliation through protocol agreements and processes with First Nations;
- » create memorable spaces and experiences;
- » provide a sense of place and celebration;
- » be a point of community pride;
- » reflect the environment and history of the community;
- » create a better understanding and appreciation of cultures and communities, with a special focus on First Nations;
- » employ sustainable practices and enhance the environment and community resiliency;
- » contribute to equitable public spaces by reflecting and engaging artists from a wide range of cultures, demographics, experiences, and orientations;
- » be accessible and freely available to everyone throughout the community to experience and enjoy; and
- » help define the nature of our community for residents and visitors.

DRAFT

C4.7.3 Consider integration of public art and public realm improvement projects in the development / renovation of civic infrastructure including streets, buildings, and parks, where feasible and appropriate.

C4.7.4 Encourage incorporation of public art within new or redeveloped private projects, especially within Urban Centres and Corridors.

C4.7.5 Ensure approval by First Nations prior to starting any City public art, culture, or heritage project with First Nations or other Indigenous content to be located on their Traditional Territories.

C4.7.6 Regularly seek opportunities to work with local First Nations artists.

C4.7.7 Consider integration of public art opportunities of various scales in the design and construction of City-owned sites that are being improved by Parks, Recreation, and Culture and other City departments as part of their capital plans.

C4.7.8 Consider incorporating public art into trails and unexpected places.

C4.7.9 Foster neighbourhood identity by supporting community-driven art projects.

DRAFT

Integrated Policy Areas (view the below sections to see related policies)

C2.1 Complete Communities

C2.3 Recreational Trails

C3.6 Recreation, Culture & Wellness

C4.1 Truth & Reconciliation

C4.5 Culture

C4.10 Waterfront Use & Protection

C5.2 Human, Social, & Environmental Capital

C5.5 Place Making & Investment Attraction

C5.6 Tourism

D4.3 Centres

D4.4 Corridors

C4.8 COMMUNITY EVENTS, TOURNAMENTS, & GATHERINGS

Community events and gatherings are an essential part of how we celebrate who we are as a city and a people. Celebrating our diversity and showcasing our local cultural resources, artistic talents, and community pride through events and gatherings to both residents and visitors, builds a higher quality of life, a stronger economy, and a more connected Nanaimo.

SUPPORT FOR EVENTS

In the 2020 Statistically-Valid Survey*:

- Participants identified outdoor venues for live performances and festivals as something Nanaimo could use more of
- **34%** of participants indicated that more special events area is a recreational programming priority

*Refer to the RE**IMAGINE NANAIMO Phase 1 & Phase 2 Public Engagement Summaries** for more community input

Desired Outcomes

Cultural experiences, sporting events, and celebrations that advance reconciliation and build understanding about community diversity through celebration, sport, culture, art, music, writing, performance, and more.

An animated and lively public realm with public spaces well-used for community gathering, both formal and informal, and special events.

An open invitation to all members of the community to access and participate in gatherings, events, tournaments, community celebrations, and festivals.

Strong community pride and sense of place supported by events and community gathering.

Policies

C4.8.1 Continue to work with First Nations to support the development of venues and co-hosting of local, regional, provincial, and national sporting and cultural events including specific Indigenous events such as Tribal Journeys, North American Indigenous Games, National Day for Truth and Reconciliation, and National Indigenous Peoples Day.

C4.8.2 Continue to host, permit, and support festivals, celebrations, sporting events, and other events in public spaces such as parks, streets, parking lots, plazas, waterfront areas, and other open spaces.

C4.8.3 Integrate space for events and gathering as part of each of the City's designated Urban Centres with a special focus on the Downtown.

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C4.8.4 Support the image of Downtown as Nanaimo's cultural area by continuing to host, and encouraging partners and community organizations to host, events in the Downtown with a focus on Swy-a-Lana Lagoon / Maffeo Sutton Park, Commercial Street, Diana Krall Plaza, and other spaces.

C4.8.5 When planning and designing facilities and public spaces, including sports venues, recreation centres, plazas, parks, and streets, continue to integrate considerations for creating flexible spaces that can serve as venues for community events and gathering through all seasons.

C4.8.6 Continue to support the development and improvements to the Sport Zone / Stadium District to be able to host a variety of sporting events, tournaments, and other community events

C4.8.7 Encourage and support event and festival organizations to provide interesting, vibrant, and timely events and festivals throughout the year, and to elevate Nanaimo's tourism potential as an events and festivals destination.

C4.8.8 Host and support events that celebrate Nanaimo's diverse cultures.

C4.8.9 Seek to activate public rights-of-way to support formal and informal gathering spaces through innovative measures like permanent or temporary closures to vehicle traffic, widening of pedestrian and amenity areas, and other measures that increase usable public space.

C4.8.10 Consider providing annual funding to assist groups in the production and growth of community events and gatherings.

C4.8.11 Invest in and support new and revitalized events and festivals – especially those in the shoulder and off-seasons.

C4.8.12 Facilitate, support, and encourage off-site parking / shuttle opportunities, as well as transit, for large events and festivals in public spaces.

C4.8.13 Provide logistical and financial support to events, tournaments, and festival organizations.

C4.8.14 Create new outdoor community performance spaces to support festivals, community events, and public gathering.

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Integrated Policy Areas (view the below sections to see related policies)

C2.1 Complete Communities

C2.5 Complete Streets

C3.6 Recreation, Culture & Wellness

C4.1 Truth & Reconciliation

C4.5 Culture

C4.9 Parkland & Park Amenity Management

C4.10 Waterfront Use & Protection

C5.5 Place Making & Investment Attraction

C5.6 Tourism

D4.3 Centres

C4.9 PARKLAND & PARK AMENITY MANAGEMENT

Parks, open spaces, and park amenities are essential to a high quality of life for local residents. Strategic expansion of park spaces, alongside development and management of existing assets and park infrastructure, will support continued opportunities for people to connect with nature, with the community, and with one another.

In the 2020 Statistically-Valid Survey*:

91% of participants identified access to nature, parks, and open spaces as one of the top things they love about Nanaimo

65% of participants rated protecting our natural environment as one of their top priorities for the future of parks

*Refer to the RE**IMAGINE NANAIMO Phase 1 & Phase 2 Public Engagement Summaries** for more community input

Desired Outcomes

Parks, open spaces, and amenities that continue to meet the needs of a growing, diversifying, and evolving Nanaimo population.

Effective co-management of parks of significance to First Nations.

An abundance of protected natural parkland, beautiful open spaces, amenities, outdoor recreation infrastructure, and green linkages, that celebrate our unique landscapes and help people connect to nature.

A reputation of having a world-class parks, amenities, and open space system that is one of the key reasons people choose to live in or visit Nanaimo.

Multi-functional parks spaces that support our city's wellness goals and integrate green infrastructure and stormwater management, biodiversity, urban tree canopy, and climate resiliency alongside engaging recreational experiences.

Parks that are dynamic city-wide and regional destinations for year-round recreation, wellness, events, and open space, supporting community health and well-being, recreation, and community enjoyment

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Policies

FOR PARKS & OPEN SPACE LAND USE, SEE SECTION D4.8

ACQUISITION

C4.9.1 Use an equity lens when considering acquisition and development of parks so that all residents have access to parkland and park amenities.

C4.9.2 Seek to provide public park space within a 5-minute walk of all residents whenever possible.

C4.9.3 Continue to implement strategies to acquire properties for parks that achieve multiple community objectives, including, but not limited to:

- waterfront and shoreline access (ocean and freshwater);
- preservation of natural areas, wildlife corridors, significant tree stands, and significant environmentally sensitive features including rare plants and riparian areas;
- protection of special features, including heritage and cultural features;
- connection of existing park spaces to form linked corridors;
- potential support for green infrastructure components;
- provision of recreation and wellness amenities (i.e., built facilities like playgrounds, sports fields, outdoor classrooms, courts, dog off-leash parks, covered spaces, picnic shelters, disc golf, etc.);
- multiple values in the provision of sport and recreation facilities including evolving sport needs, reconciliation objectives, sport support amenities, intergenerational use, accessibility tournament needs, gathering, and special events;
- appropriate location within the community they serve with strong road frontage and public access; and
- bridging and connecting old and new neighbourhoods.

C4.9.4 Continue to work with the School District to co-locate park spaces and future school sites to support shared use of outdoor and indoor amenities and development of local community hubs.

C4.9.5 Integrate parks, open spaces, and gathering spaces into planned developments to create places for culture, public rest, recreation, and community access to diverse wellness amenities.

C4.9.6 Prioritize incorporation of park space within all Urban Centres.

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PARK DEVELOPMENT

C4.9.7 When developing public use and recreational amenities in parks, consider the following:

- » environmentally sensitive areas;
- » appropriate level of public access based on the sensitivity of the lands;
- » protection and/or restoration of existing sensitive wildlife and habitat corridors wherever possible;
- » protection of existing cultural and heritage features;
- » integration of recreational, active mobility, and other public uses that are compatible with existing park features and environment;
- » limiting development of amenities to previously disturbed areas wherever possible;
- » maintenance of public views;
- » maintenance of urban tree canopy values; and
- » creation of complementary relationships among uses and retaining adequate buffers between non-complementary use areas.

C4.9.8 Design parks and open spaces with the overall goal of creating safe, inclusive, and accessible places for all age groups and abilities.

C4.9.9 Consider all season use of park spaces, incorporating amenities that support outdoor gathering and recreation in all weather.

C4.9.10 Provide opportunities for the community to visually and physically connect with nature in park spaces.

C4.9.11 Ensure that parks intended for public use are visible and easy to access, with consideration for connection via active mobility and trail linkages.

C4.9.12 Provide public access to lands with recreational values beyond the city boundary through integrated planning, collaboration with First Nations and other neighbouring communities, and provision of parks and trails in key locations.

PLANNING & MANAGEMENT

C4.9.13 Partner with First Nations and others to co-manage parks identified as mutual priorities.

C4.9.14 Coordinate appropriate increases in operational, maintenance, and life-cycle costs with park acquisition and capital improvements to preserve the value of park investments.

C4.9.15 Encourage appropriate integration and buffering between park spaces and adjacent land uses to balance passive surveillance and privacy of adjacent properties and provide attractive park edges.

C4.9.16 Ensure that parks function as a key part of a linked and connected publicly accessible space network that also includes road right-of-ways, public infrastructure, accessible open spaces, and other spaces with public access.

C4.9.17 Ensure that park designations (e.g., Destination, Neighbourhood, Sports field, etc.), adjacent access routes, level of service and amenity, and operations and maintenance are matched to support the function of the park.

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C4.9.18 Assign park zones (i.e., PRC 1, 2, and 3) to meet current and future expected uses of a park and maintenance expectations.

C4.9.19 Provide universal accessibility in parks, open spaces, and outdoor recreation areas wherever possible. Where universal access is not possible in natural areas, meaningful opportunities for people of all abilities to participate in areas where universal accessibility can be provided will be prioritized.

C4.9.20 Manage park landscaping and natural vegetation, including treed areas, to adapt and be resilient to the impacts of climate change, and where appropriate, manage to mitigate risk of wildfire, wind storms, flooding, and other extreme weather events.

FLEXIBLE USE & ADAPTATION

C4.9.21 Continue to review parkland inventory and usage and seek opportunities for adaptation and creative uses of underutilized spaces.

C4.9.22 Seek to maximize use of sport field and court amenities through design and development of adaptable and flexible facilities that support new and emerging sport trends while continuing to support traditional uses.

C4.9.23 Design hardscape spaces, including plazas and parking areas, to be adaptable and supportive of varied uses including, but not limited to, parking, informal sport and other recreational / cultural activities, and events.

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Integrated Policy Areas (view the below sections to see related policies)

C1.2 Climate Adaptation & Hazard Management

C1.3 Urban Tree Canopy, Natural Areas & Greenways

C1.4 Healthy Watersheds

C2.1 Complete Communities

C2.3 Recreational Trails

C3.6 Recreation, Culture & Wellness

C4.1 Truth & Reconciliation

C4.4 Access for All

C4.8 Community Events, Tournaments, & Gatherings

C4.10 Waterfront Use & Protection

C5.5 Place Making & Investment Attraction

C5.6 Tourism

D4.3 Centres

D4.8 Green Spaces

C4.10 WATERFRONT USE & PROTECTION

Waterfronts are magical places of life, natural resources, and beauty. With approximately 270 km of saltwater and freshwater shorelines, Nanaimo is a water city. Not only are we a harbour city next to the Salish Sea, freshwater is all around us in lakes, marshes, and streams. As community, we strongly value our waterfronts and protect sensitive environments while supporting increased access and enjoyment for all.

In the 2020 Statistically-Valid Survey*:

74% of participants identified beautiful waterfront as one of the top things they love about Nanaimo

66% of participants rated providing good public access to lakes and oceanfront as one of their top priorities for the future of parks

*Refer to the RE**IMAGINE NANAIMO Phase 1 & Phase 2 Public Engagement Summaries** for more community input

Desired Outcomes

A high-quality, accessible, and continuous Waterfront Walkway from Departure Bay Beach to the Nanaimo River Estuary that respects and reflects Snuneymuxw interests and values.

Visual and physical access to thriving freshwater and marine waterfront areas for public use and enjoyment.

Balanced use of waterfront areas to integrate environmental protection, Snuneymuxw and other First Nations cultural uses, marine use and employment, and public access and enjoyment.

Resilient waterfronts that can adapt to our changing climate.

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Policies

FOR WATERFRONT LAND USE, SEE SECTION D4.7

WATERFRONT WALKWAY

C4.10.1 Endeavor to create an uninterrupted Waterfront Walkway from Departure Bay Beach to the northerly extent of the Nanaimo River Estuary by:

- working with Snuneymuxw First Nation, the Nanaimo Port Authority, British Columbia Ferry Services Inc. (BC Ferries), and other partners to identify routes for safe and enjoyable access;
- working with Snuneymuxw First Nation, the BC Ministry of Environment, and Federal Department of Fisheries and Oceans in determining the most environmentally responsible methods of constructing the Waterfront Walkway in sensitive areas; and
- negotiating with existing land owners and occupiers along the waterfront for the necessary agreements and rights-of-ways.

C4.10.2 Seek opportunities, as conditions of development, to widen the existing Waterfront Walkway.

C4.10.3 Continue to collaborate with the Nanaimo Port Authority and other partners to ensure the Waterfront Walkway is seamless for public use and maintained to high levels of service.

C4.10.4 Add amenities and infrastructure to make use of the Waterfront Walkway more comfortable and enjoyable for all.

C4.10.5 Consider the following in the design of new / upgraded sections of the Waterfront Walkway:

- enhancement of adjacent marine and terrestrial habitat values;
- respect for Snuneymuxw's interests when locating the walkway near their residential lands;
- opportunities to maximize use and enjoyment of the walkway including provision of facilities that support public comfort such as washrooms and seating;
- quality and character that recognizes the important role of the walkway in the city;
- unifying design elements and features that enhance the visual identity and connectivity of the Waterfront Walkway;
- opportunities to connect with and support adjacent commercial activity;
- animation with public art, cultural celebration, history, and heritage presentation / interpretation with special focus on Snuneymuxw art and culture;
- continuous, uninterrupted access, including in locations where the walkway moves away from the water;
- promotion of outdoor fitness, recreation, and social connectivity;
- increasing opportunities to access and touch the water and shoreline.

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WATERFRONT EXPERIENCE

C4.10.6 Prioritize waterfront lands, both freshwater and marine, for future park land acquisition and improvements.

C4.10.7 Seek to provide public waterfront access and/or viewpoints and seating areas (where grades do not permit access) every 500 metres where possible throughout the city.

C4.10.8 Continue enhancing waterfront experiences throughout the community through beach and waterfront park amenity upgrades.

C4.10.9 Provide, encourage, and support programs and services that allow residents and visitors to experience Nanaimo's waterfront areas.

C4.10.10 Protect views and provide wayfinding that support awareness about water access points and the Waterfront Walkway.

C4.10.11 Seek opportunities to expand spaces that support waterfront activities including non-motorized boating, fishing, swimming, paddling, and diving.

C4.10.12 Provide and maintain a variety of locations and amenities that support public waterfront access for activities including, but not limited to, boating, diving, launching, paddling, swimming, and fishing.

ENVIRONMENTAL PROTECTION

C4.10.13 Balance economic and recreational use of waterfront areas with protection and enhancement of natural foreshore habitat for fish and other aquatic life.

C4.10.14 Manage public access to and within waterfront natural areas and waterfront hazard lands. Work with partners to monitor, protect, and restore aquatic and sensitive environments.

C4.10.15 Consider exploring options for marine park and/or preservation areas in collaboration with community partners and other levels of government.

C4.10.16 Seek opportunities to convert, purchase, exchange, or create easements on private lands that support protection or enhancement of waterfront assets.

C4.10.17 Collaborate with stewardship groups to restore public waterfront assets.

CLIMATE RESILIENCE

C4.10.18 Consider climate resiliency when designing and building public and private improvements, amenities, or developments near lakes and watercourses.

C4.10.19 Build sea level rise recommendations into future public and private improvements, amenities, and developments in areas potentially affected by sea level rise.

Integrated Policy Areas (view the below sections to see related policies)



C1.2 Climate Adaptation & Hazard Management
C1.3 Urban Tree Canopy, Natural Areas & Greenways
C1.4 Healthy Watersheds
C2.1 Complete Communities
C2.3 Recreational Trails
C3.6 Recreation, Culture & Wellness
C4.1 Truth & Reconciliation
C4.4 Access for All
C4.8 Community Events, Tournaments, & Gatherings
C4.10 Waterfront Use & Protection
C5.5 Place Making & Investment Attraction

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A PROSPEROUS NANAIMO:
THRIVING & RESILIENT ECONOMY

05

Our vision for the future is Nanaimo being THE city of choice, a vibrant, globally connected gathering place at the forefront of innovation in economic and community development.

ABOUT A PROSPEROUS NANAIMO

A Prosperous Nanaimo is about leveraging the City's strategic assets, growing a sustainable economy, and enhancing the exceptional quality of life by providing leadership, a culture of collaboration, and resources for growing investment and innovative practices in community development. Enabling homegrown ideas, talent, and enterprises while welcoming new people and energy from around the world will advance our city's prosperity. It involves harnessing our unique assets, generating interest and investment, and building upon what makes our city special. A Prosperous Nanaimo is known as a great place to live, to work, and to experience.

WHY IS A PROSPEROUS NANAIMO IMPORTANT FOR OUR FUTURE?

There is a strong link between economic prosperity and quality of life, which together create a healthy community. A strong economy provides jobs for residents and a tax base that supports excellent services and amenities that contribute to our quality of life. A Prosperous Nanaimo benefits everyone who lives, works, does business in, or receives services in Nanaimo.

C5.1 Economic Capital

C5.2 Human, Social, & Environmental Capital

C5.3 Business Development

C5.4 Innovation & Technology

C5.5 Place Making & Investment Attraction

C5.6 Tourism









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INTEGRATION

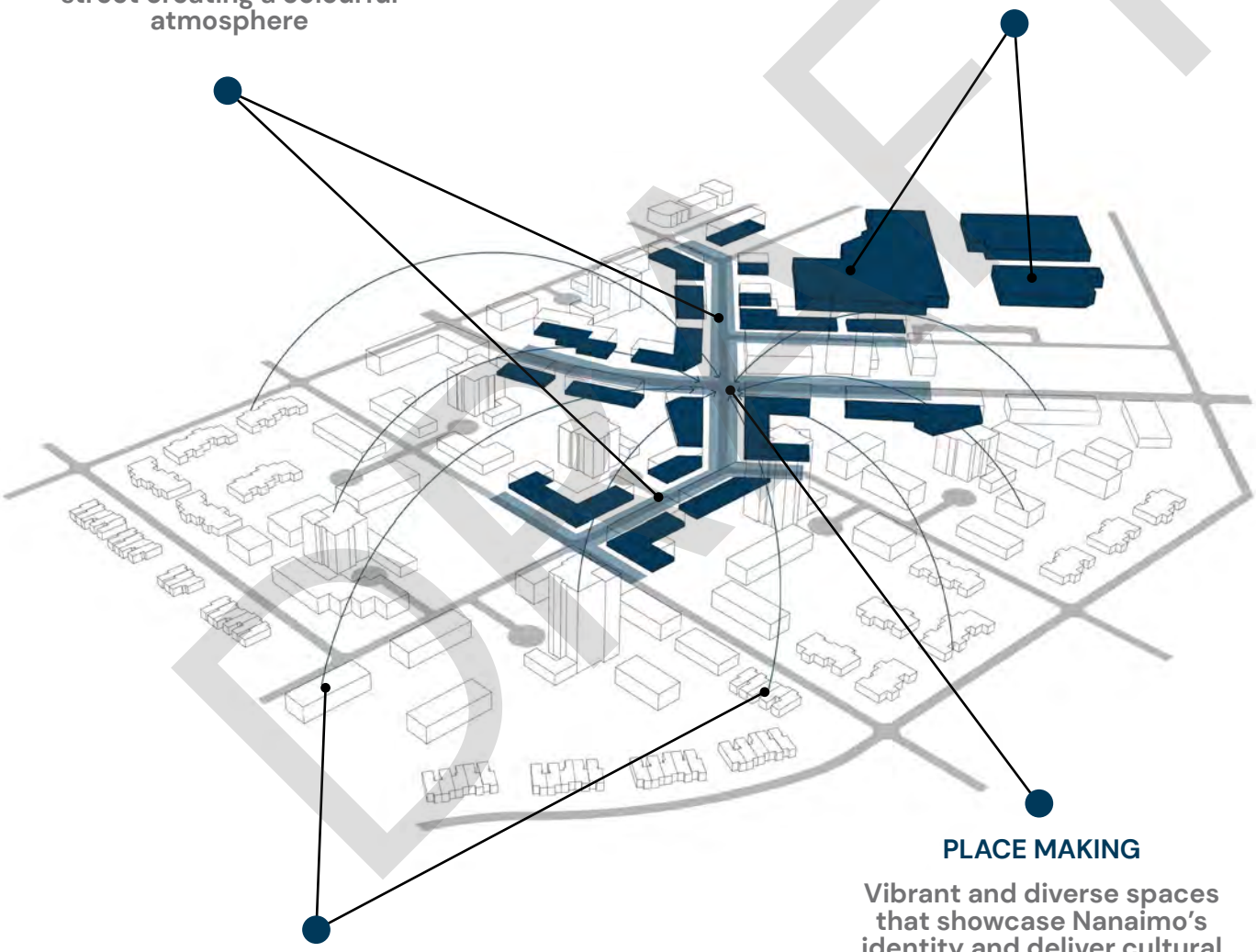
What does **A PROSPEROUS NANAIMO** look like in an **URBAN CENTRE**?

VIBRANT RETAIL STREETS

Beautiful shopping streets faced with active ground floor uses like dining and shopping, with patios and goods spilling out to the street creating a colourful atmosphere

EMPLOYMENT MAGNET

A strong magnet like a key civic, commercial, or institutional destination that provides many jobs and draws people to the Urban Centre



RESIDENTS SUPPORT LOCAL BUSINESSES

Many residents living in and close to the Urban Centre who can support its businesses alongside others that visit from elsewhere in the city, region, and beyond

PLACE MAKING

Vibrant and diverse spaces that showcase Nanaimo's identity and deliver cultural products and unique experiences for residents and visitors

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Outdoor dining



Vibrant retail streets



Hospital Campus - employment magnet

Image: Google



VIU - employment magnet

Image: Google



Local residents to support businesses

Image: SDOT



Regional destination

Image: Citta Vitta

INTEGRATION

What does **A PROSPEROUS NANAIMO** look like in a **NEIGHBOURHOOD**?

LOCAL HUBS AT THE HEART OF NEIGHBOURHOODS

Partnerships with the School District to combine access to education with community amenities, wellness, culture, and programs

LOCAL SERVICES

Small-scale services in neighbourhood centres or local hubs accessible to nearby residents



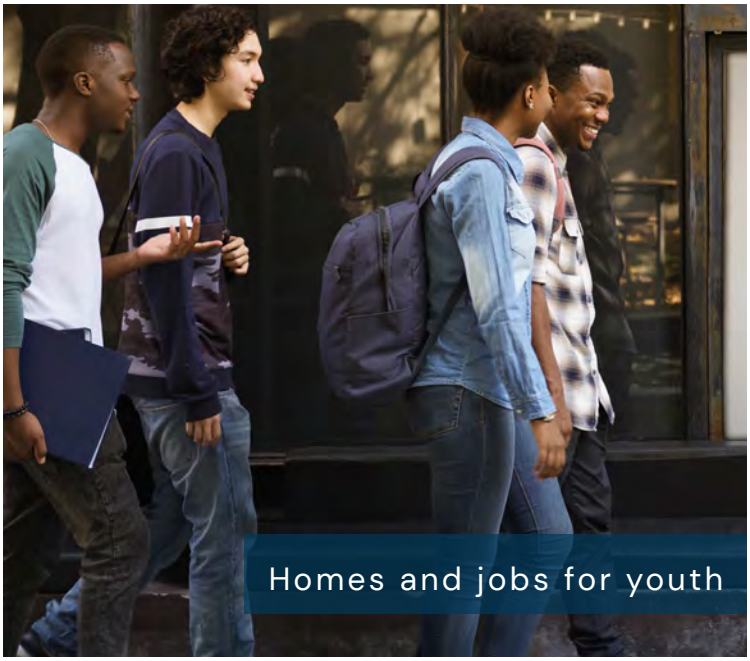
CELEBRATION OF COMMUNITY ASSETS

Preservation, enhancement, and awareness of the natural, recreational, wellness, cultural, historic, and social assets that set Nanaimo apart

HOME-BASED EMPLOYMENT OPPORTUNITIES

Compatible, home-based businesses and work-from-home options across the neighbourhood

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Homes and jobs for youth



Home-based businesses



Successful neighbourhood businesses

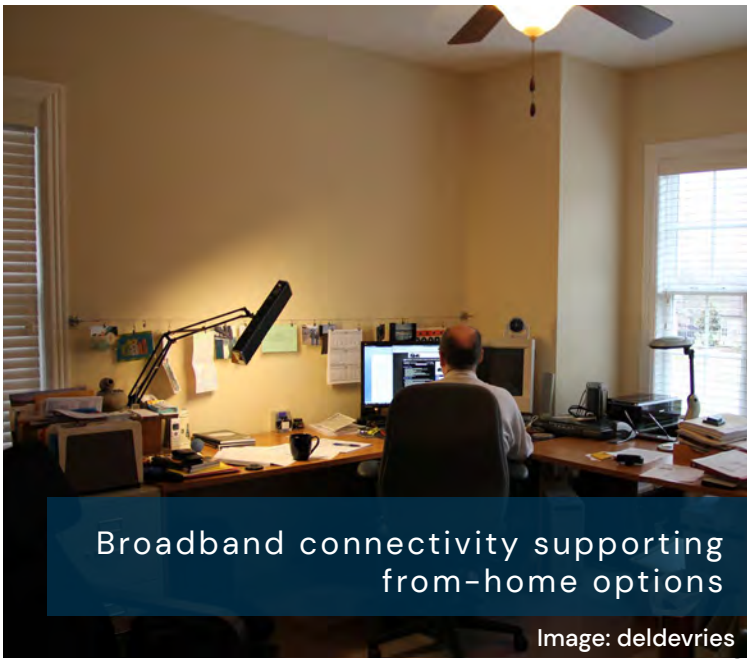


Social connection and pride of place

Image: Garry Knight



Neighbourhood volunteerism



Broadband connectivity supporting from-home options

Image: deldevries

C5.1 ECONOMIC CAPITAL

Planning ahead for what our economy needs, allows us to attract investment. Economic capital, including core assets like infrastructure and land, are critical inputs for building productive capacity .

Desired Outcomes

Quality physical infrastructure that supports building a diversified economy, including infrastructure that supports training talent, global market access, telecommunications, and amenities that make the City a place where people want to live and work.

Policies

C5.1.1 Provide and leverage quality infrastructure through communication of City plans and priorities to developers and investors and by leveraging City assets with other public and private infrastructure.

C5.1.2 Create and maintain ten-year community infrastructure plans.

C5.1.3 Revitalize the Downtown core and waterfront.

C5.1.4 Maintain an adequate supply of appropriately zoned land to support existing business expansion and new business operations.

C5.1.5 Advocate and provide support for creation of a Health Care Centre of Excellence in Nanaimo.

C5.1.6 Support becoming the transportation, cargo, and logistics hub of Vancouver Island. Expand, enhance, and maintain physical transportation links that connect businesses to their markets and enables the efficient movement of people, goods, and services.

Integrated Policy Areas (view the below sections to see related policies)

C1.5 Water, Sewer, & Stormwater Services

C2.5 Complete Streets

C3.4 Community Safety & Wellbeing

C3.6 Recreation, Culture & Wellness

C4.10 Waterfront Use & Protection

C5.5 Place Making & Investment Attraction

D4.3 Urban Centre

D4.6 Industrial Lands

D4.7 Waterfront

DRAFT

C5.2 HUMAN, SOCIAL, & ENVIRONMENTAL CAPITAL

People are the heart of a healthy economy. Human capital embraces skills and talent development, while social and environmental capital includes partnerships in community development such as health and housing and green business.

Desired Outcomes

A skilled and talented workforce that meets the changing needs of regional industry sectors.

A "circular economy" that promotes business opportunities towards a net-zero carbon future.

An inclusive workforce that provides many opportunities for marginalized groups facing social, physical, and equity challenges to participate in training and employment.

Policies

C5.2.1 Increase retention of existing talent and attract new talent to meet various industry sector needs.

C5.2.2 To enhance human capital, ensure the labor force is being trained to fill the jobs of today and the future by facilitating greater integration of education / training institutions with the various industry sectors.

C5.2.3 Nurture strategic partnerships with community, social, sport, recreational, wellness, cultural, and environmental organizations and provide support for collaborative initiatives.

C5.2.4 Recognize the importance of child care in economic health, recruiting workers, and supporting a diverse work force. Encourage child care to be included in places of employment and shared child care facilities between employers.

C5.2.5 Support business opportunities for a "green" economy including green energy generation and promotion of energy conservation.

C5.2.6 Support the development of the circular economy in Nanaimo to build on the principles of Doughnut Economics.

Integrated Policy Areas (view the below sections to see related policies)

C1.1 Greenhouse Gas Emissions Reduction

C1.2 Climate Adaptation & Hazard Management

C1.6 Solid Waste Management

C3.2 Intergenerational Living

C3.6 Recreation, Culture & Wellness

C5.5 Place Making & Investment Attraction

D4.6 Industrial Lands

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C5.3 BUSINESS DEVELOPMENT

Business development targets retention, expansion, and entrepreneurship as pathways to growing the local economy and supporting thriving businesses throughout the community.

Desired Outcomes

A strong local economy that supports entrepreneurs, retains and expands existing businesses, and attracts new businesses.

A business-friendly environment that welcomes and supports business.

Policies

C5.3.1 Enhance business development through supporting new entrepreneurs and business retention and expansion. In business attraction initiatives, focus on economic driver industries.

C5.3.2 Provide comprehensive research products on demography and economy to enable informed policy and investment decisions.

C5.3.3 Identify and promote trade and export opportunities.

C5.3.4 Work collaboratively with First Nations to identify areas of joint action and economic development initiatives that bring shared prosperity.

C5.3.5 Build understanding among business, political, and community leaders about the value of sustainable economic development in building a prosperous and healthy community.

C5.3.6 Ensure that Nanaimo is competitive relative to other business locations in British Columbia.

C5.3.7 Facilitate communication with and between businesses to help them achieve their goals.

C5.3.8 Assist economic emergency preparedness by assisting businesses with response and recovery.

Integrated Policy Areas (view the below sections to see related policies)

C3.5 Emergency Management

C4.1 Truth & Reconciliation

C4.3 Political Voice & Engagement

C5.1 Economic Capital

C5.4 Innovation & Technology

C5.5 Place Making & Investment Attraction

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C5.4 INNOVATION & TECHNOLOGY

Capitalizing on Nanaimo's existing base of technology companies, as well as leveraging technology to unlock potential in other sectors of the community, helps position Nanaimo as a leader, attracting new business opportunities and talent.

Desired Outcomes

A strong technology sector with encouragement for research and development in high technology industries.

Recognition as a "Smart City" that puts data and digital technology to work to make better decisions and improve quality of life for residents.

Policies

C5.4.1 Build robust connectivity to expand technology-led development. Prioritize the Downtown as a fiber optic related infrastructure area, followed by the University and Hospital Urban Centres.

C5.4.2 Promote and support equitable and affordable access to the Internet for all community members.

C5.4.3 Encourage further development of the technology sector by strengthening the physical and personal connections between technology companies.

C5.4.4 Build the Innovation Ecosystem for the technology sector. Utilize innovation in the technology sector to strengthen and grow other sectors of the economy.

C5.4.5 Leverage existing technology companies to broker and bridge programs for cluster development in the technology sector.

C5.4.6 Build and support initiatives that take advantage of information and communication technologies (ICT) in order to solve urban challenges leading to greater efficiency and sustainability.

Integrated Policy Areas (view the below sections to see related policies)

C1.1 Greenhouse Gas Emissions Reduction

C1.2 Climate Adaptation & Hazard Management

C4.2 Equity & Inclusivity

C5.2 Human, Social, & Environmental Capital

D4.3 Centres

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C5.5 PLACE MAKING & INVESTMENT ATTRACTION

Nanaimo is a special place. Place making and attraction requires us to have a welcoming business climate and opportunities for investors to create jobs and prosperity for Nanaimo. We need to communicate this broadly by promoting Nanaimo to residents and the wider investment community. Entrepreneurs, investors and innovators will drive growth in the future.

Desired Outcomes

An image as THE city of choice – a vibrant, globally-connected gathering place at the forefront of innovation.

A strong reputation both inside and outside the community – within the community, increased pride as a place to live and work and outside the community, a reputation as an attractive and supportive place to live and invest.

Preservation, enhancement, and celebration of Nanaimo's unique features that contribute to quality of life for people and businesses, including assets like the waterfront, Downtown, arts and culture scene, natural areas, recreational opportunities, and more.

Collaborations with First Nations on place making initiatives that acknowledge and celebrate their Traditional Territories and cultural values.

Policies

C5.5.1 Enhance and promote a vibrant and diverse downtown. Create and maintain public access to Nanaimo's waterfront and encourage its use.

C5.5.2 Invest strategically in public, wellness, and cultural amenities, services, natural areas, and open spaces that give Nanaimo a unique identity while retaining availability, choice, and access for residents and visitors.

C5.5.3 Partner with First Nations on projects that support place making and investment, including Indigenous tourism businesses, cultural and sporting events, public space design features, signage, art and other ideas.

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C5.5.4 Support businesses involved in the production, marketing, and/or delivery of artistic or cultural products such as art, music, theatre, festivals, and special events. Build community pride and awareness of Nanaimo's history, accomplishments, assets, and unique character.

C5.5.5 Build a positive attitude about Nanaimo among the local population.

C5.5.6 Develop and implement a communication strategy for promoting the "Nanaimo brand" outside the region. Market Nanaimo for resident, talent, and investment attraction.

C5.5.7 Ensure that new or updated public and private built environments are high-quality, visually appealing, and communicate pride and sense of place.

C5.5.8 Host and support community events that celebrate Nanaimo's diverse cultures and heritages.

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Integrated Policy Areas (view the below sections to see related policies)

C1.3 Urban Tree Canopy, Natural Areas & Greenways

C2.3 Recreational Trails

C4.1 Truth & Reconciliation

C4.5 Culture

C4.6 Archaeological & Heritage

C4.7 Public Art Projects & Programs

C4.8 Community Events, Tournaments, & Gatherings

C4.9 Parkland & Park Amenity Management

C4.10 Waterfront Use & Protection

C5.6 Tourism

C5.6 TOURISM

Tourism in its many forms is an important part of our local and regional economy, inviting visitors from across Canada and around the world. Welcoming visitors allows others to share in the unique character and experience of Nanaimo and helps raise the profile of our city and support our prosperity.

Desired Outcomes

Our "tourism products" and assets are preserved, enhanced, developed, and showcased, making Nanaimo a desirable place to visit.

Nanaimo is regarded as a unique and premier tourism destination with many coming to experience our city and its numerous attractions.

Policies

C5.6.1 Partner with other organizations on comprehensive destination development plans to include investment in visitor-facing infrastructure, capitalizing on leisure, sport, and business tourism opportunities throughout the community.

C5.6.2 Work with community partners to develop Nanaimo's tourism marketing brands.

C5.6.3 Encourage sufficient supply of quality accommodation.

C5.6.4 Promote Nanaimo as destination for leisure, sport, and business tourism by highlighting and developing our natural, historical, cultural, and recreational assets.

C5.6.5 Promote the development of Indigenous-led tourism opportunities and experiences through partnerships with First Nations and others.

C5.6.6 Build our reputation as a waterfront destination and continue featuring Nanaimo's waterfront in our tourism initiatives.

Integrated Policy Areas (view the below sections to see related policies)



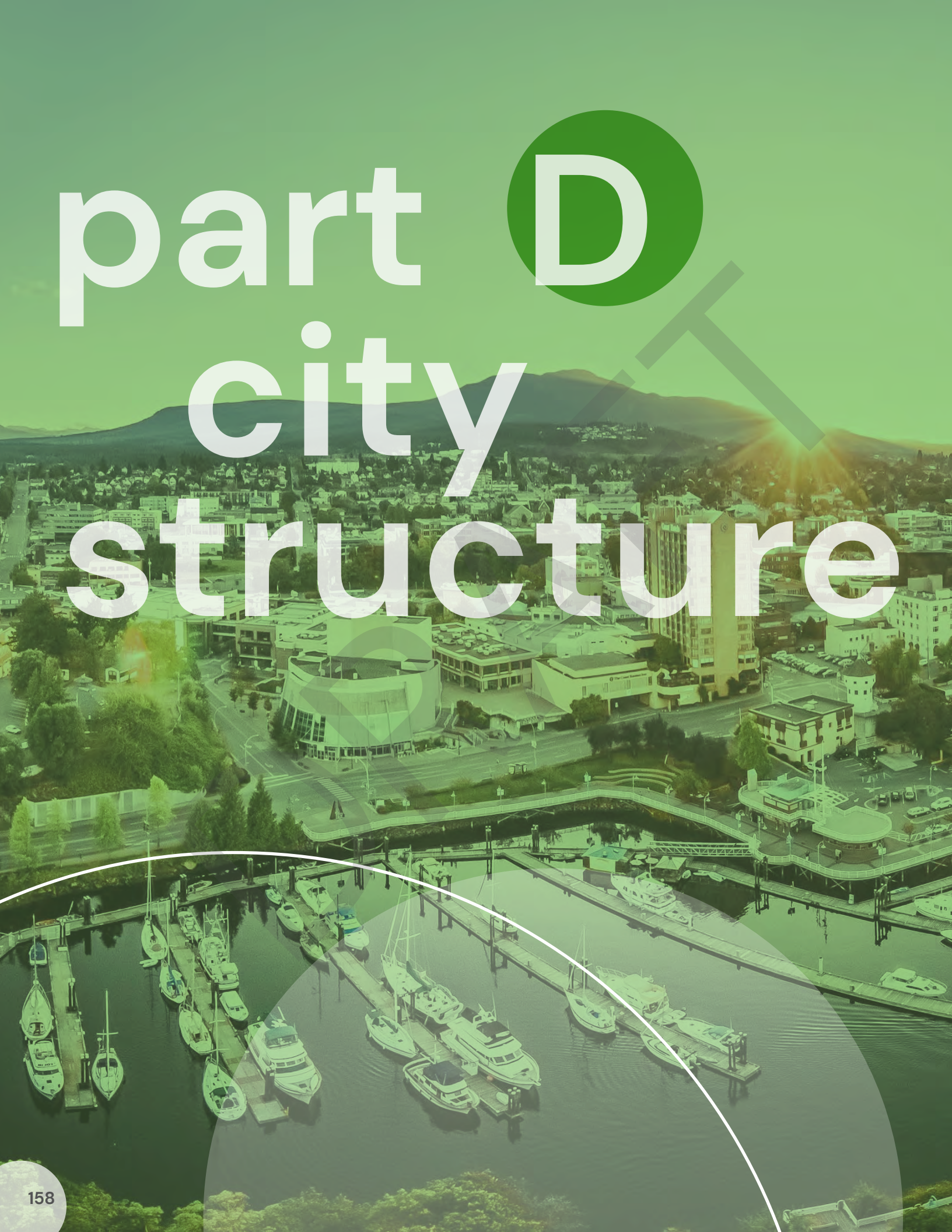
C3.6 Recreation, Culture & Wellness
C2.3 Recreational Trails
C4.1 Truth & Reconciliation
C4.5 Culture
C4.6 Archaeological & Heritage
C4.7 Public Art Projects & Programs
C4.8 Community Events, Tournaments, & Gatherings
C4.9 Parkland & Park Amenity Management
C4.10 Waterfront Use & Protection
C5.5 Place Making & Investment Attraction

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part D city structure

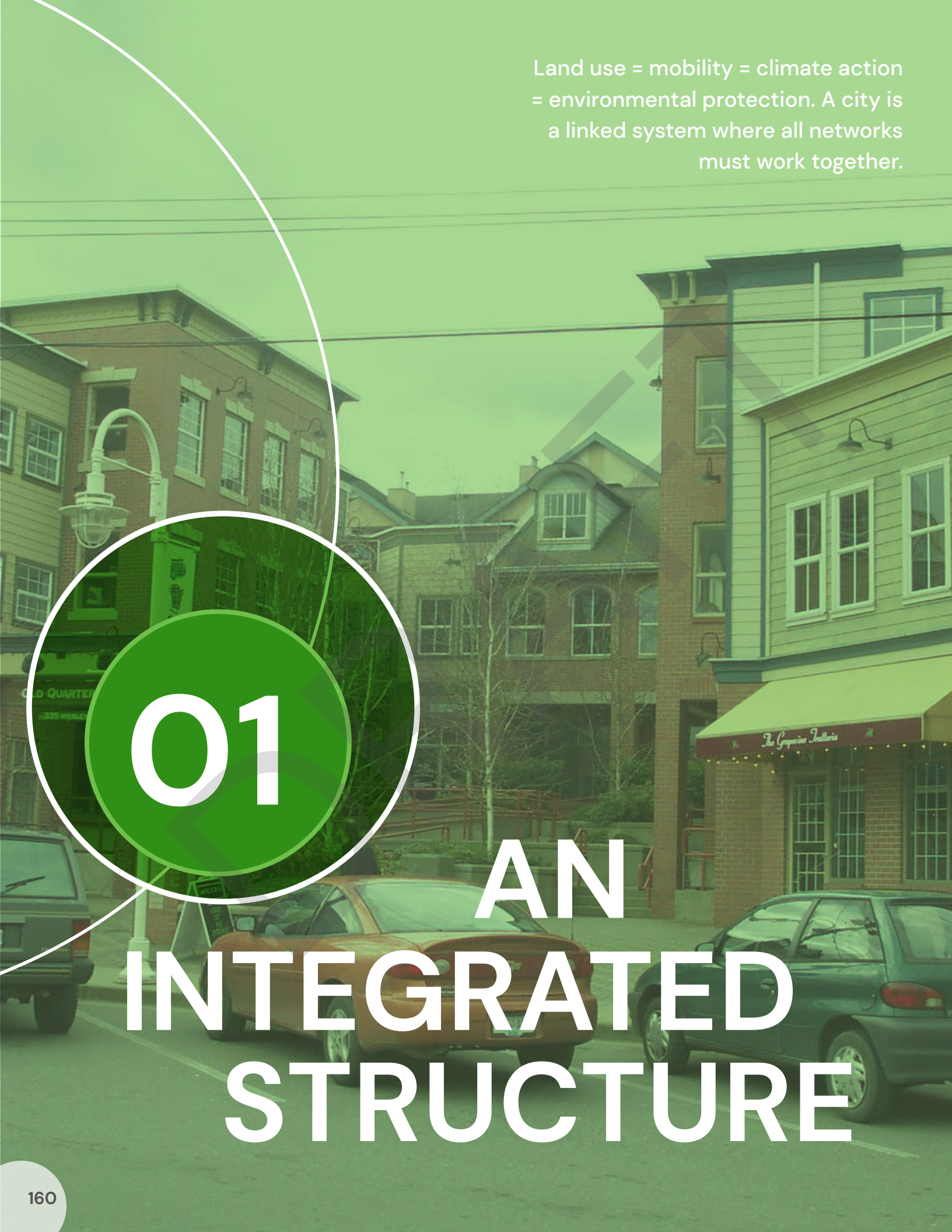




You've got to think about big things while you're doing small things, so that all the small things go in the right direction.

- Alvin Toffler

Land use = mobility = climate action = environmental protection. A city is a linked system where all networks must work together.



01 AN INTEGRATED STRUCTURE

D1.1 CONCEPTUAL CITY STRUCTURE

Our **Conceptual City Structure** is our physical growth plan that puts our framework and goals into action. 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 blue and green networks in an increasingly urban environment. By creating an integrated city-wide system that layers these key networks, we're able to harmonize and create efficiency in our city.

5 LAYERS

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

Go to Section C.02

The **Blue & Green Network** provides places for nature to thrive. The network includes both urban and natural areas and provides habitat that connects our city to the natural landscapes beyond.

Go to Section C.03

The **Land Use Plan** guides how and where we will focus places for living, working, and experiencing Nanaimo. It's how we allocate space within the city to create a vibrant and sustainable mix of uses.

Go to Section C.04

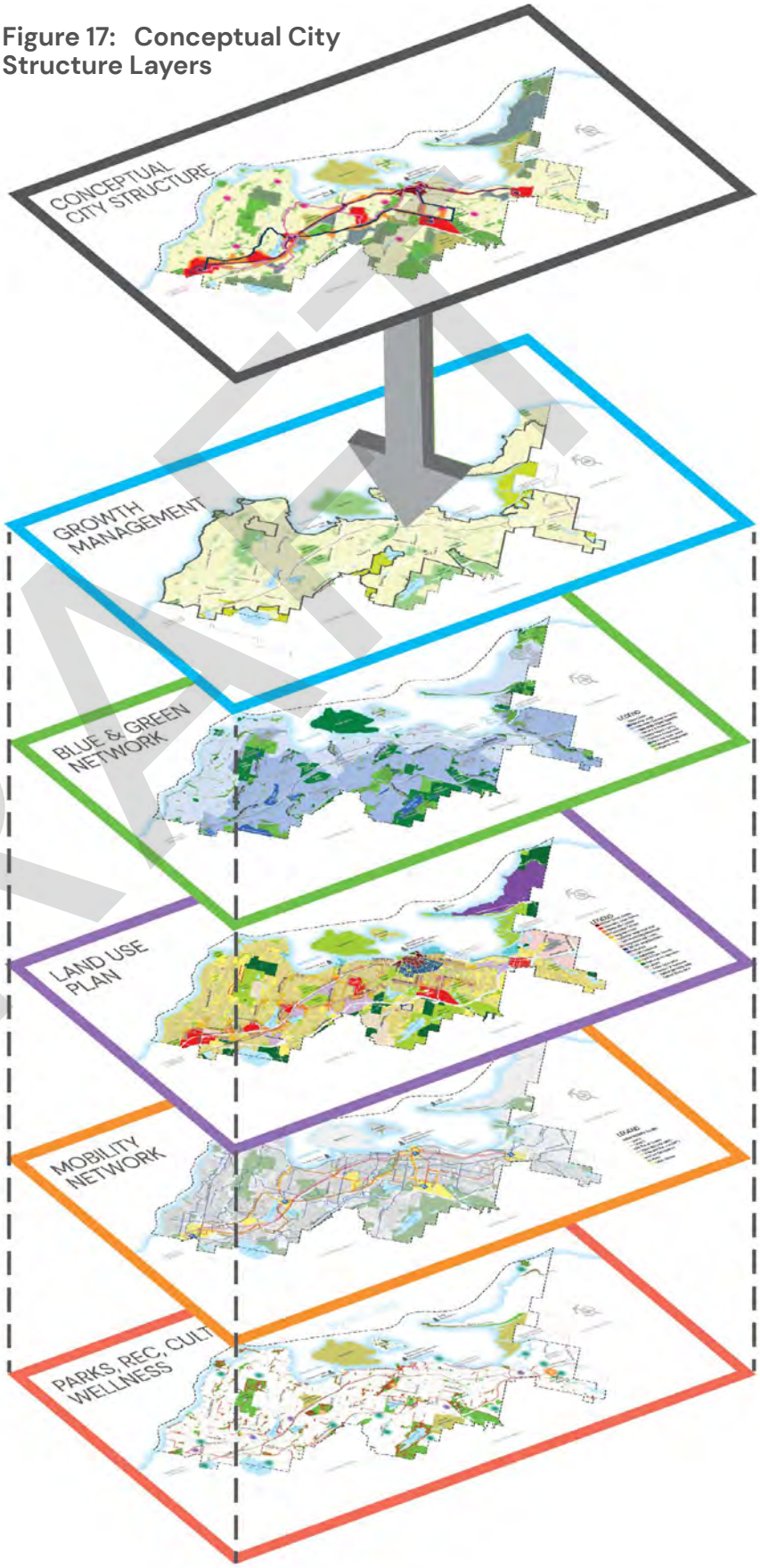
The **Mobility Network** indicates how we will meet the demands of an increasing population and shift to a network that prioritizes a broad range of sustainable transportation options.

Go to Section C.05

The **Parks, Recreation, Culture & Wellness Plan** indicates where we will invest in growing the critical amenities that support our community wellbeing and quality of life.

Go to Section C.06

Figure 17: Conceptual City Structure Layers



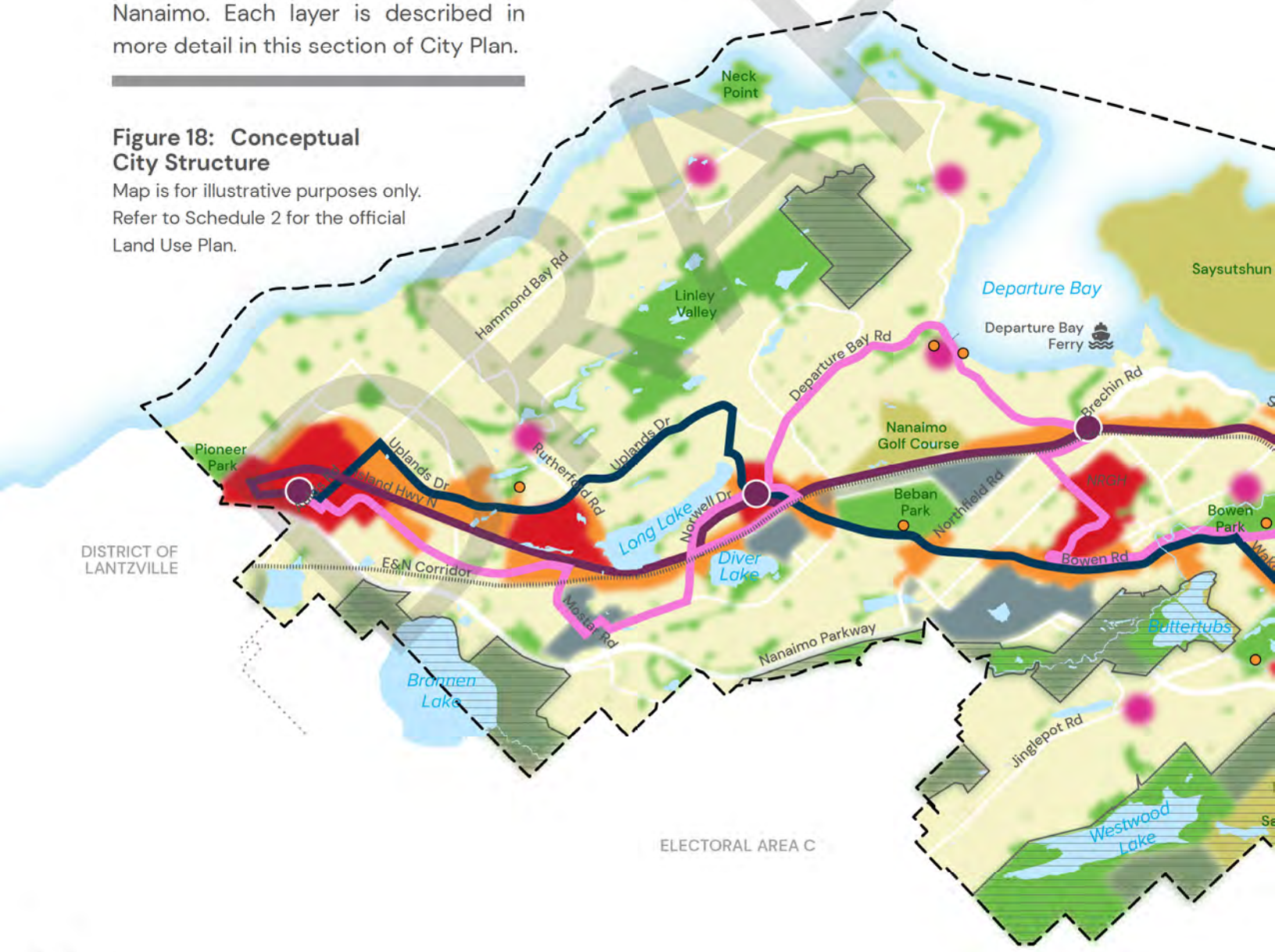
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AN INTEGRATED CITY CONCEPT

The principles of an integrated city structure include transitioning density from high to low density neighbourhoods and focusing areas of residential and employment density near transit and mobility hubs. The pattern highlighted in the diagram above illustrates how the five layers shown in Figure 17 (previous page) – Growth Management, Blue & Green Network, Land Use Plan, Mobility Network, and Parks, Recreation, Culture & Wellness Plan –combine to reinforce an integrated vision for the future of Nanaimo. Each layer is described in more detail in this section of City Plan.

Figure 18: Conceptual City Structure

Map is for illustrative purposes only. Refer to Schedule 2 for the official Land Use Plan.



LAND USE PLAN
see section C.04 for more details

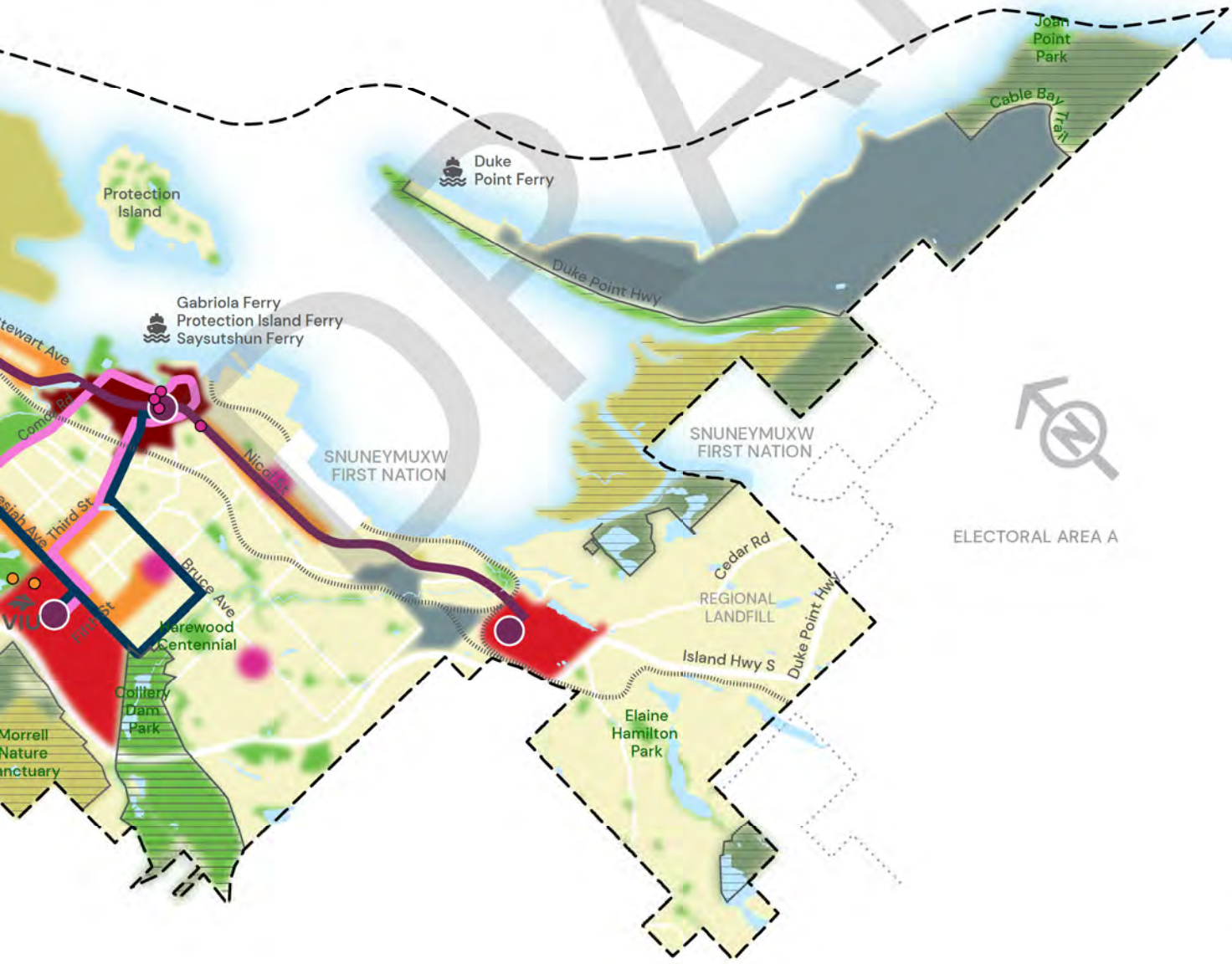
- Primary Urban Centres / Highest Density Area
- Secondary Urban Centre / High Density Areas
- Corridors / Moderate Density Areas
- Neighbourhood Centres / Moderate to Low Density Areas
- Lowest Density Residential Areas
- Employment / Industrial Areas

MOBILITY NETWORK
see section C.05 for more details

- Future Transit Exchange
- Future Rapid Transit Line
- Future Frequent Transit - VIU Line
- Future Frequent Transit - Hospital Line

PARKS, REC, CULTURE & WELLNESS PLAN
see section C.06 for more details

- Existing City-owned Parks
- Parks & Open Space Owned by Others
- Existing Recreation Facilities
- Existing Cultural Facilities



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D1.2 INTEGRATION EXAMPLES

The following diagrams illustrate the integration of Nanaimo's city structure and our policy directions. While the examples illustrate two key land uses, Urban Centres and Neighbourhoods, the principles of integration are common to all land uses.

Integrated Urban Centres

Integrated Urban Centres are intended to have the city's highest density and mix of land uses, working towards creating a critical mass of housing, employment, services, and civic activities that support a vibrant and active urban character. Urban Centres also service as mobility hubs and are destinations for the community and are integral to our transit and transportation network. To attract residents and be sustainable, Urban Centres need to be both beautiful and practical, delivering a range of housing, employment, and mobility options; cultural amenities; services; and public spaces to support many lifestyles.

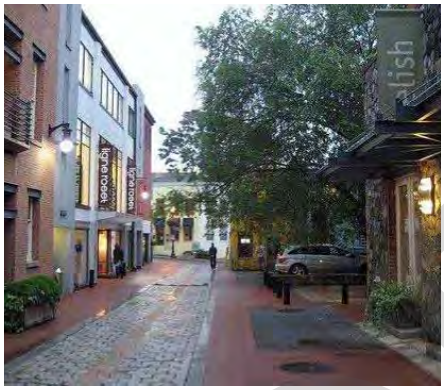
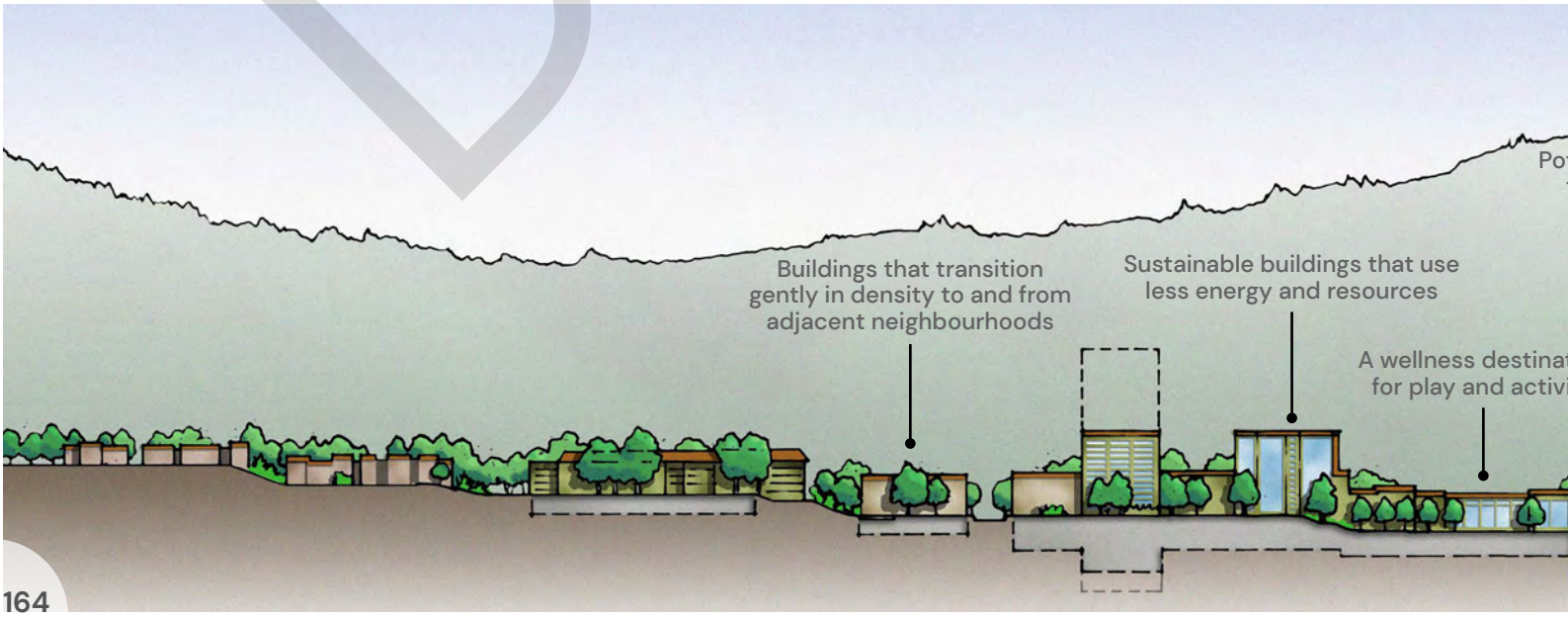




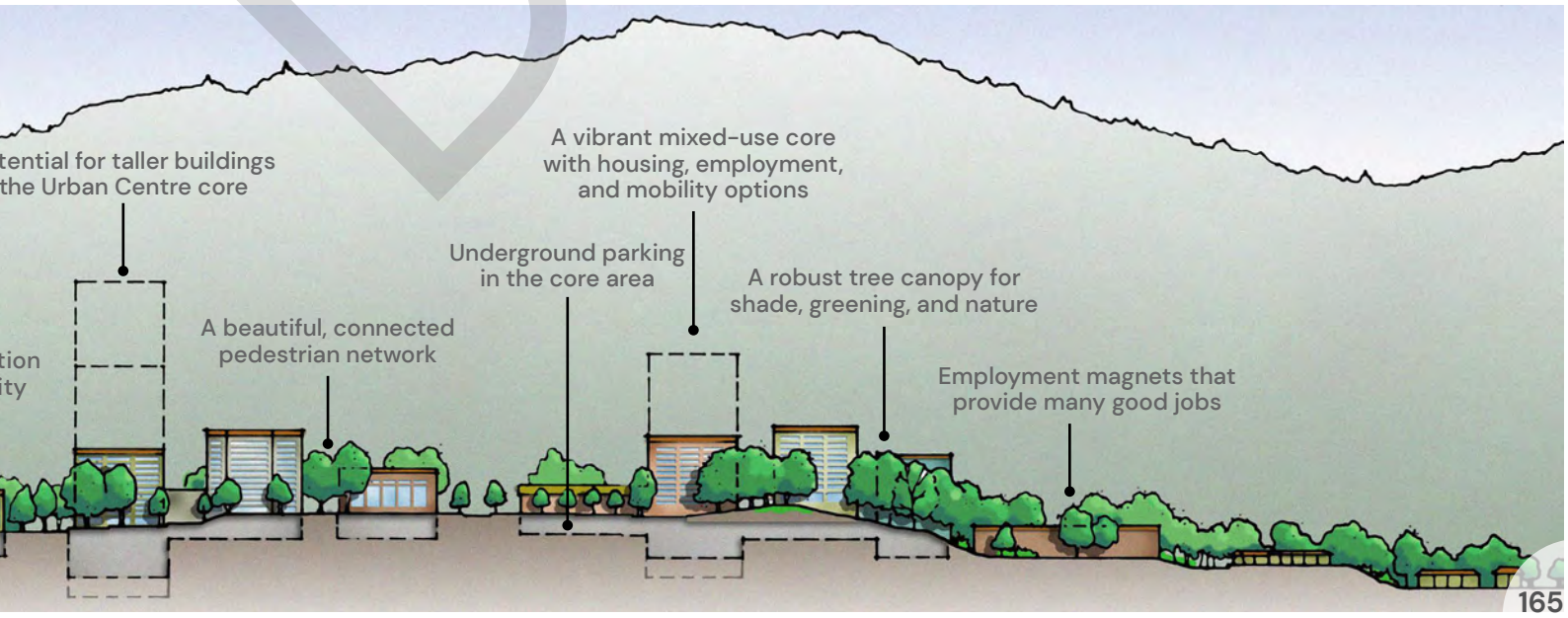


Figure 19: Integrated Urban Centre Section



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Figure 20: Integrated Urban Centre Sketch



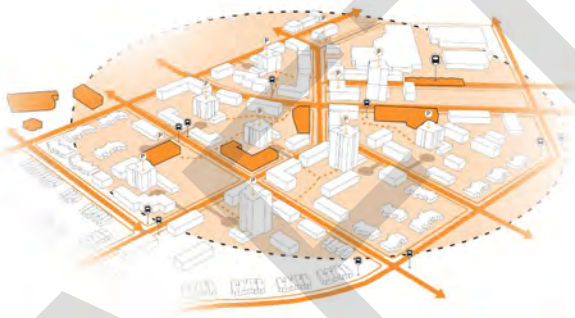
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INTEGRATED GOALS: URBAN CENTRES

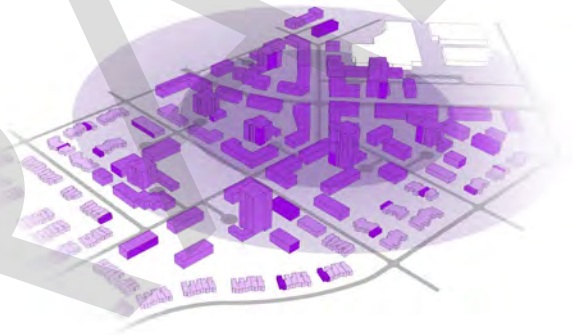
A GREEN NANAIMO:
RESILIENT& REGENERATIVE ECOSYSTEMS



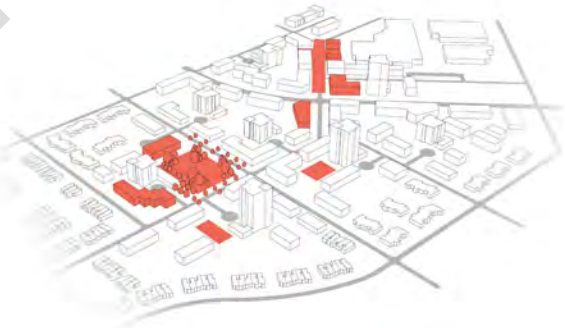
A HEALTHY NANAIMO:
COMMUNITY WELLBEING & LIVABILITY



A CONNECTED NANAIMO:
EQUITABLE ACCESS & MOBILITY



AN EMPOWERED NANAIMO:
RECONCILIATION, REPRESENTATION, & INCLUSION



A PROSPEROUS NANAIMO:
THRIVING & RESILIENT ECONOMY



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WHAT IS IN AN URBAN CENTRE?



Green infrastructure that mimics natural systems



Sustainable buildings that use less energy and resources



A robust tree canopy for shade, greening, and nature



Absorbent landscapes like green rooves



Ability to access daily needs close to home



A beautiful, connected pedestrian network



Multi-modal and inclusive streets



An attractive and efficient transit hub



A vibrant and busy mixed core with housing and jobs



Varied housing options for all socio-economic levels



Buildings that transition gently to adjacent neighbourhoods



Accessible and convenient community services



A community wellness destination for play and activity



A destination green space for rest and relaxation



Spaces and features that celebrate art and culture



Social activities and celebrations that bring people together



A busy shopping street with shops at ground level



Many residents living nearby that support local businesses



Employment magnets that provide quality jobs



Place making that attracts interest

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Integrated Neighbourhoods

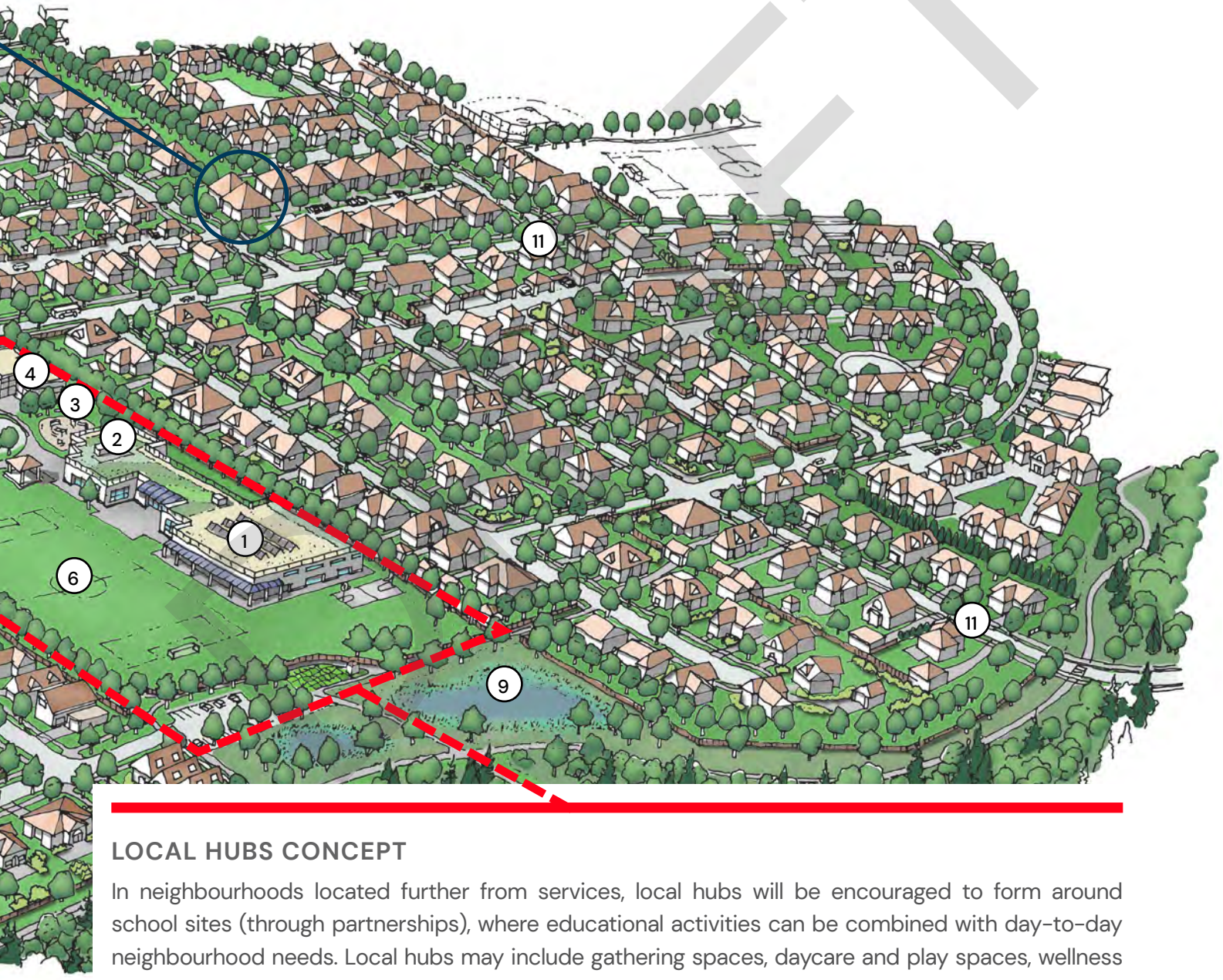
Nanaimo's Neighbourhoods will be places for living with an emphasis on community connection. While it is expected that some growth and redevelopment will occur in neighbourhoods, it is anticipated they will remain low density with fewer services than Urban Centres and Corridors.

Figure 21: Integrated Neighbourhood Sketch & Typical Land Uses



COMMON NEIGHBOURHOOD FEATURES

1. School with Joint Use Community Wellbeing Facilities
2. Daycare
3. School / Neighbourhood Play Area
4. Potential Small-scale Local Tenants (e.g., corner store, cafe, medical)
5. Parking Area with Joint School / Community Use (e.g., potential bike / vehicle co-op)
6. Joint Use 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



LOCAL HUBS CONCEPT

In neighbourhoods located 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, wellness and community meeting spaces, cafes, public art and cultural performance facilities, and other neighbourhood-scale activities. These local hubs are envisioned to fill an existing gap in neighbourhood-scale services and support more people in neighbourhoods having better access to daily needs.

INTEGRATED GOALS: NEIGHBOURHOODS

A GREEN NANAIMO:
RESILIENT& REGENERATIVE ECOSYSTEMS



A HEALTHY NANAIMO:
COMMUNITY WELLBEING & LIVABILITY



A CONNECTED NANAIMO:
EQUITABLE ACCESS & MOBILITY



AN EMPOWERED NANAIMO:
RECONCILIATION, REPRESENTATION, & INCLUSION



A PROSPEROUS NANAIMO:
THRIVING & RESILIENT ECONOMY



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WHAT IS IN A NEIGHBOURHOOD?



Stormwater detention and absorbent landscapes for watershed health



Tree canopy for shade, CO_2 sequestration, and beauty



Protection of environmentally sensitive and green areas



Climate resilience preparation for heat, fire, drought, and flood risks



Safe routes to school for all modes of transportation



Connected trailways near nature



Central transit stop and possible on-demand options



Routes that connect through cul-de-sacs and dead ends



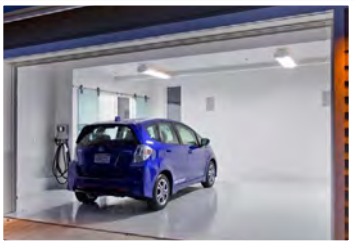
Intergenerational living and ability to age in place



Some higher density in areas connected to services and transit



Integration of secondary suites and coach houses



New development / retrofits that support GHG reduction targets



Spaces for local play and outdoor recreation



Nearby daycare and preschool options



Combined school and park spaces that support community



Social activities that bring residents together



Local services accessible to residents



Integration of compatible home-based employment





Partnerships with School Districts to support community programming, wellness, and culture opportunities

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> 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 NANAIMO participant*

02 GROWTH MANAGEMENT

D2.1 URBAN CONTAINMENT BOUNDARY

A City Boundary and Urban Containment Boundary (UCB) are tools that help focus growth and development to defined areas (both regionally, and within the city) so our city is efficiently serviced and supports complete, compact communities while protecting ecologically valuable and productive lands beyond.

Desired Outcomes

A clear separation between urban and rural land uses, through of a City Boundary and Urban Containment Boundary (UCB).

Strategic growth combined with efficient servicing, transportation, and amenities inside the City Boundary and UCB, while protecting lands with natural, agricultural, or ecological values outside.

Policies

D2.1.1 The City Boundary and Urban Containment Boundary are shown in Figure 22 and on Schedule 1.

D2.1.2 The City will complete a boundary review to identify potential adjustments to reflect current land use and future needs including consideration of the Regional District of Nanaimo's Regional Growth Strategy (RGS), and senior government treaty negotiations with First Nations. The review may look at areas to both add and remove.

D2.1.3 Consider revisions to the UCB every three years starting from City Plan adoption, or as part of a major review of City Plan or the RDN's Regional Growth Strategy, or senior government treaty settlements with First Nations.

D2.1.4 Consider future changes to the UCB based on the following:

- In the case of land proposed for inclusion inside the UCB, the land is not in the Agricultural Land Reserve;
- The City deems there is a community need to move the City Boundary or UCB to either include land from outside the boundary or exclude land from inside the boundary; and
- The inclusion or exclusion of land inside the UCB on balance contributes towards the goals of the Regional Growth Strategy.

D2.1.5 The City will support full community servicing (road, sewer, water, and storm) for all lands within the UCB, excluding lands in the UCB that are within the Semi-Rural Neighbourhood designation or Resource Management designation.

D2.1.6 For those areas within the city that are located outside the UCB, no new community water or community services will be extended to those lands except for health or environmental reasons.

D2.1.7 The City will consider the supply of water services to adjacent communities beyond city boundaries, subject to servicing agreements and approvals as needed from the Province.

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Legend & Notes

- City of Nanaimo Boundary (aligns with RDN Growth Containment Boundary)
- Urban Containment Boundary (UCB)
- Lands Outside the UCB

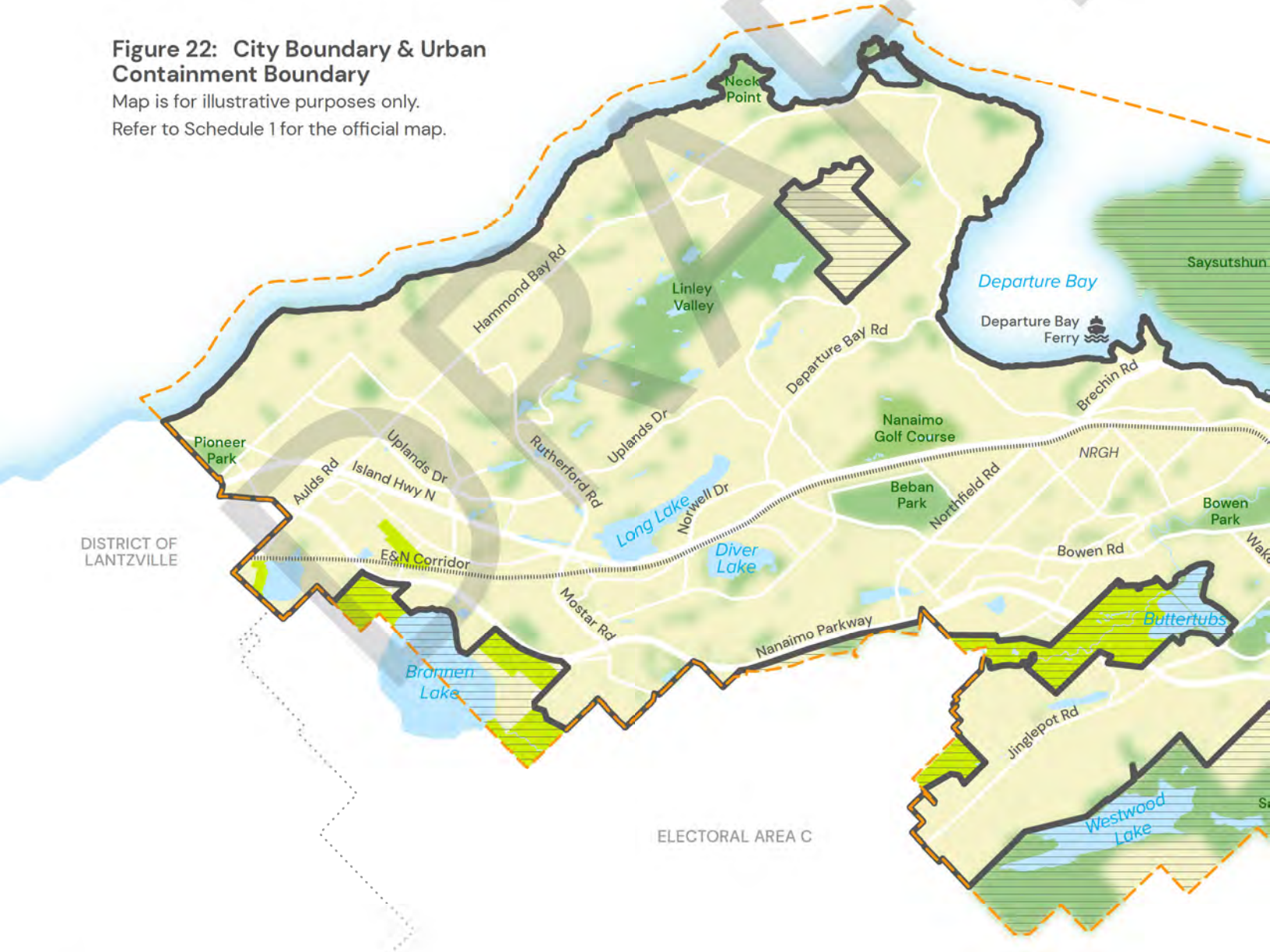
Lands outside the UCB do not allow for urban development and will not have community services like water and sewer extended to them (see Policy D2.1.6)

- Agricultural Land Reserve (ALR)
- Parks & Open Space

View policies for ALR & Parks & Open Space:

D4.8
Green Spaces

Figure 22: City Boundary & Urban Containment Boundary
Map is for illustrative purposes only.
Refer to Schedule 1 for the official map.



BENEFITS OF A UCB

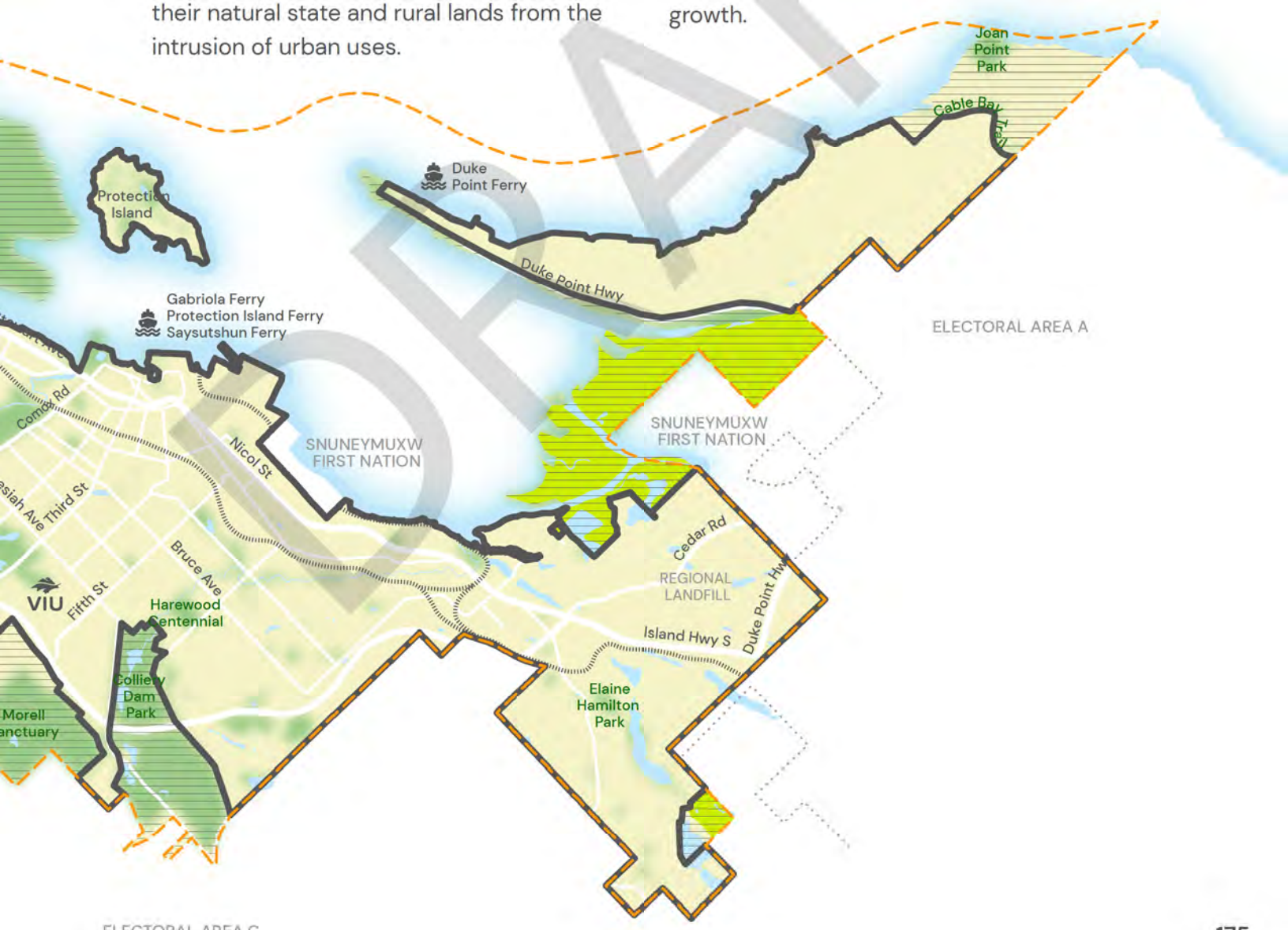
- Directs the majority of future growth towards urban areas in order to help achieve the sustainability goals of both City Plan and the Regional Growth Strategy.
- Supports efficient use of roads, sewer, water, and storm services and provides cost savings as new development use existing infrastructure and community services like schools and hospitals.
- Encourages a development pattern and population density that supports more viable public transit, cycling, and walking facilities.
- Protects environmentally sensitive areas in their natural state and rural lands from the intrusion of urban uses.

ESTABLISHMENT OF NANAIMO'S UCB

The City of Nanaimo has worked to contain urban growth since the late 1980s and continues to encourage development and redevelopment of lands within a defined urban containment boundary.

There is enough serviced land, either vacant or underutilized, within the UCB to accommodate the projected demands for housing to 2046 (based on higher density housing forms), and commercial lands until 2041 .

The UCB helps to focus growth in areas where urban uses make sense from social, economic, and environmental perspectives. In the regional context, Nanaimo is one of the hubs of urban growth.



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> Sustainable development is the pathway to the future we want for all. It offers a framework to generate economic growth, achieve social justice, exercise environmental stewardship, and strengthen governance.
>
> *- Ban Ki-Moon*

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03 BLUE & GREEN NETWORK

D3.1 ABOUT THE BLUE & GREEN NETWORK

The Blue and Green Network sustains us, provides places for nature to thrive and people to recharge, and supports our adaptation to a changing climate.

In a city, a Blue and Green Network is necessarily integrated with the built environment through parks, water bodies and waterways, watersheds, greenways, and urban tree canopy. It includes both urban and natural areas and provides habitat that connects our city to the natural landscapes beyond.

In early decades of development, Nanaimo's natural environment was modified by human activity and urbanization. In recent decades, the community has been working to protect its blue and green network through use of progressive Development Permit Areas (DPAs); updated engineering and building code standards; strategic park acquisitions and restoration projects; tree protection and planting; and integration of green infrastructure.

There is a need to reinforce and raise awareness of this stewardship. Healthy ecosystems within Nanaimo play a broader role in a healthy region and beyond. By integrating a Blue and Green Network layer into our City Structure, we're signaling the importance of these networks as part of a healthy Nanaimo.

The Blue and Green Network is focused on habitat values and ecosystem services within our environment – our waterfronts, lakes and watercourses, our forests and tree canopy, and also in the sponge of absorbent soils and vegetation cover within our developed areas. We will strive to manage urban development and redevelopment in ways that sustain or restore ecosystem functions of our watersheds, even as urban density increases in some areas.

A key driver for continuing to integrate our Blue and Green Network is climate change adaptation. Although local and world efforts on greenhouse gas (GHG) emissions reduction are critical and urgent, there are impacts of climate change coming nevertheless. As our city and the climate changes, our goal is to protect both urban development and ecosystem functions with integrated adaptation strategies. The Blue and Green Network plays a fundamental role in adaptation.

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HOW IS OUR CLIMATE CHANGING?

CHANGES IN TEMPERATURE

- Warmer temperatures across all seasons
- Higher hottest day temperatures (~35°C)
- Double the number of days above 25°C
- Warmer winters with more frost-free days

WHAT ARE THE CHALLENGES?

- Changes to species' natural ranges, increased invasive species, and drought-stress on natural systems
- Human health impacts including heat-related illness and smoke inhalation from wildfires
- Increased pressure on our water supply and food production
- Increased heating and cooling demands, impacting energy cost and emissions

CHANGES IN PRECIPITATION

- More days of rainfall in every season except summer
- More intense rainfall and storm events and more precipitation overall on rainy days
- Less winter snowfall

WHAT ARE THE CHALLENGES?

- Erosion, slope instability / risk of landslides, and increased sedimentation of aquatic habitats
- Challenges to the stormwater system, localized flooding, and river flood risk

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PREPARING FOR MORE WATER

A key (and cost-intensive) adaptation effort will be preparing for more extreme storms and flooding. Our policies and actions support:

- Continuation of current stormwater management practices including requirements for new development to retain runoff to pre-development levels and forward-looking approaches to consider how storms will impact our community in the future.
- Broad adoption of rainwater best management practices including deeper soils, rain gardens, pervious paving, onsite storage, and more in new development or redevelopment, but also in retrofitting of existing developed areas.
- Planning for overland flow paths during storm events that minimize risk and damage to property.
- Preparation for Sea Level Rise impacts in low-lying parts of the community including Departure Bay, Downtown, and Protection Island.
- Preparation for slope stability impacts due to shoreline erosion and saturation.
- See **Section C.01 A Green Nanaimo: Resilient & Regenerative Ecosystems** for detailed policies.

Figure 23: The Impact of Climate Change in Nanaimo
Source: Integral with Tamsin Mills Resilience Consulting, 2020. City of Nanaimo Climate Change Resilience Strategy.

INCREASED FREQUENCY & SEVERITY OF EXTREME EVENTS

- Increased wildfire risk
- More frequent and intense wind and rain events
- Increased snow and ice in winter

WHAT ARE THE CHALLENGES?

- Human health impacts including wildfire smoke inhalation, public safety during storms, and mental health impacts
- Increased demands / costs for emergency operations
- Damage to power, water, or other key networks such as communication

SEA LEVEL RISE

- Higher sea levels (up to 0.5 m by 2050)
- King tides and storm surge coinciding with sea level rise cause coastal and river flooding

WHAT ARE THE CHALLENGES?

- Damage to buildings and infrastructure and interruption of services
- Shoreline erosion affecting vulnerable slopes
- Loss of low-lying waterside lands
- Damage to archaeological and significant First Nations cultural sites and resources

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PREPARING FOR MORE HEAT

Our policies and actions support:

- Green building policies that support energy efficient building and site design to adapt to hotter temperatures.
- Continuation of Nanaimo's open streams policy to avoid further piping of watercourses.
- Restoration of streamside riparian areas and values.
- Protection of existing trees and planting of new trees throughout the city for shading, habitat, and reduction of heat-island effects.
- Implementation of wildfire protection planning and measures.
- Water conservation strategies and planning ahead for a long-term drinking water supply.
- See **Section C.01 A Green Nanaimo: Resilient & Regenerative Ecosystems** for detailed policies.

Legend & Notes

City of Nanaimo Boundary

WATERSHEDS

Piped Systems

Piped watersheds flow to the shoreline via piped storm drain networks

Surface Streams

Surface stream watersheds flow to the shoreline via open watercourses

View policies for watersheds:

C1.4 Healthy Watersheds

C1.5 Water, Sewer, & Stormwater Services

SENSITIVE AREAS

Riparian Areas

Areas that border on streams, lakes, and wetlands that link water to land

Sensitive Ecosystems

Rare, ecologically fragile, or at-risk ecosystems.

View policies for sensitive areas:

C1.3 Urban Tree Canopy, Natural Areas & Greenways

C1.5 Water, Sewer, & Stormwater Services

DPA 1 | Environmentally Sensitive Areas

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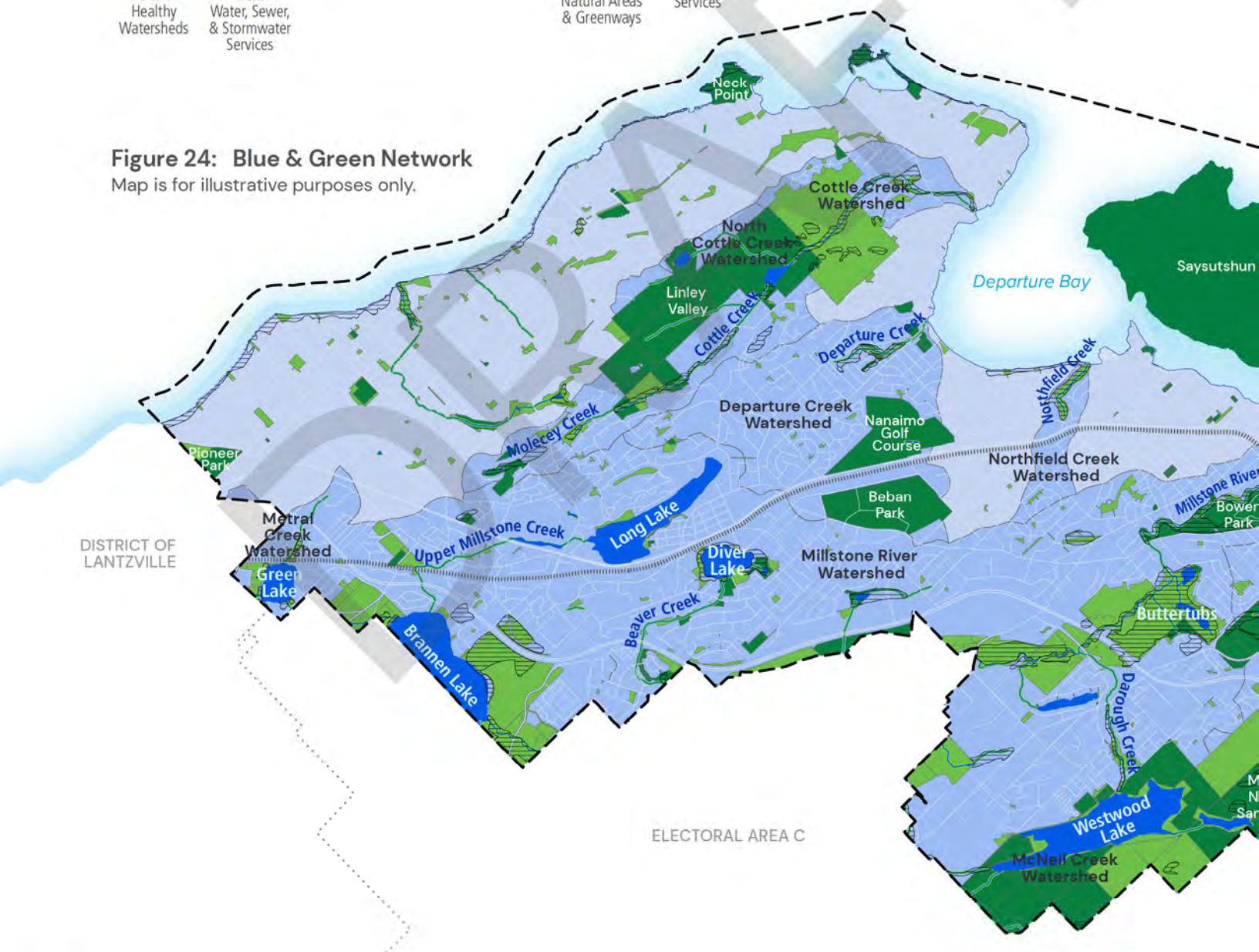


Figure 24: Blue & Green Network

Map is for illustrative purposes only.

WATER BODIES

Lakes

Freshwater resources that provide ecological and recreation values

Watercourses

Open streams and channels which have ecological values and form part of the stormwater management network

Harbour & Foreshore

Harbour and foreshore areas are where land and ocean meet providing rich ecological environments

View policies for water bodies:

C1.4 Healthy Watersheds

C1.5 Water, Sewer, & Stormwater Services

C4.10 Waterfront Use & Protection

D4.7 Waterfront

DPA 3 | Sea Level Rise

RELATED LAND USES

FOR ALL LAND USES, SEE SECTION D.04

Parks & Open Space

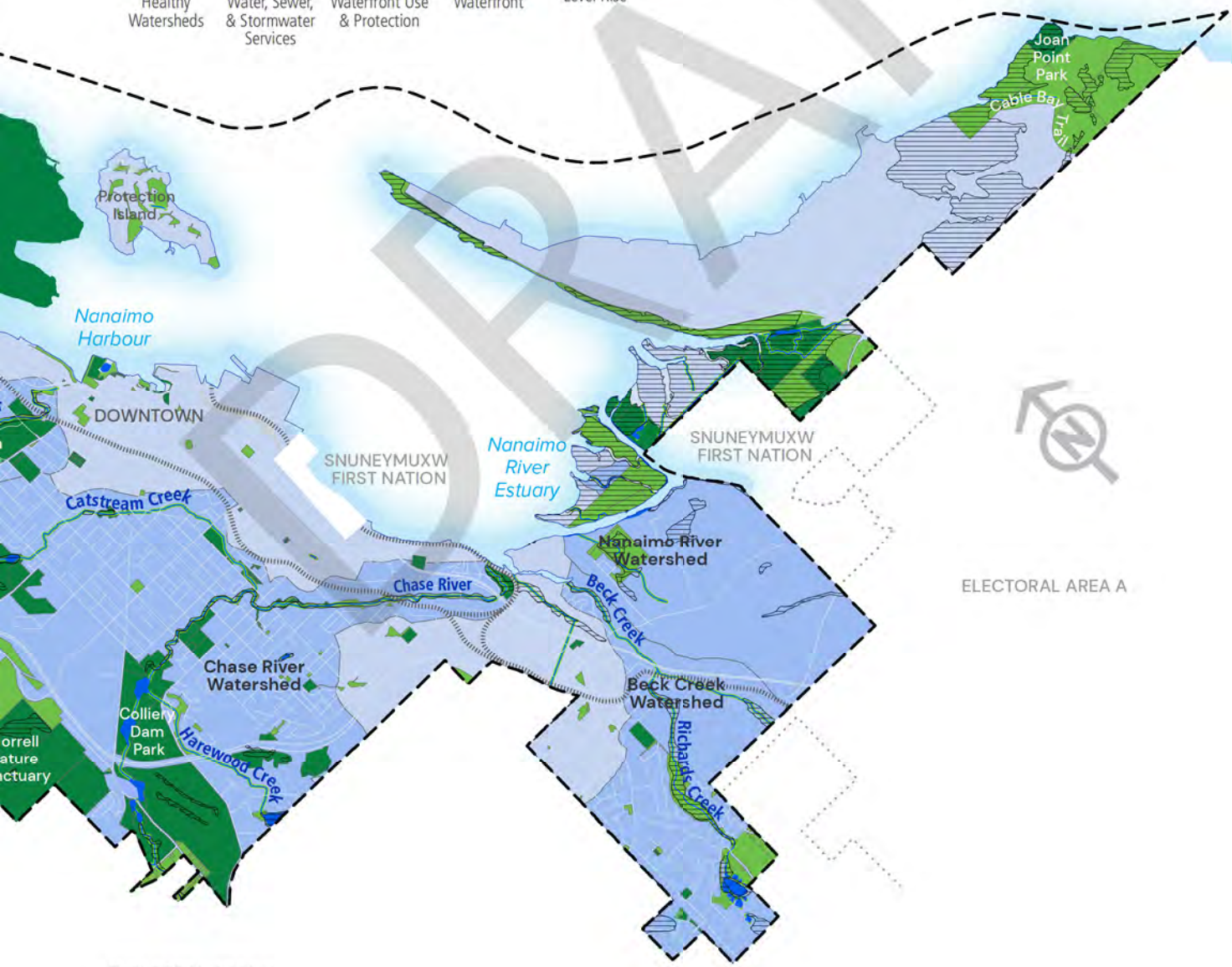
Lands designated park often protect water bodies and sensitive areas

Resource Management

Lands designated Resource Management can include environmentally sensitive areas and have limited urban development

View policies for related land uses:

D4.8 Green Spaces



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You can't rely on bringing people downtown, you have to put them there.
– *Jane Jacobs*

LAND USE PLAN

04

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D4.1 OUR LAND USE PLAN

Great cities aren't created by accident. They are created through thoughtful plans and intentional actions. Nanaimo's Land Use Plan provides a framework to guide how future development can fit together to create vibrant and diverse areas for living, working, and experiencing our city.

The Land Use Plan, which is based on the Conceptual City Structure shown in Figure 17, illustrates how growth will be accommodated within Nanaimo's current boundary. The Land Use Plan is organized to provide room to revitalize and reimagine, while continuing to keep the best aspects of our city alive.

This means creating a thoughtful city pattern for future development that allocates space for higher densities and an expanded range of services, while at the same time continuing to strategically support lower density areas.

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

City Plan builds from Nanaimo's previous Official Community Plan to support land uses that embrace Nanaimo's existing structure, while filling in gaps to create a more regenerative city. The Land Use Plan is comprised of a mix of land uses, with varying forms and functions that work together to create complete and equitable neighbourhoods. Figure 25 provides a summary of the high level land use categories.

Figure 25: Land Use Categories at a Glance



D4.3 Centres

Centres are 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.



D4.4 Corridors

Corridors connect Urban Centres along major transportation routes, support medium-density residential and mixed-uses, and increasingly becoming places for living and commerce anchored by the mobility network.



D4.5 Neighbourhoods

Neighbourhoods continue to support lower density mixed residential housing options, with local-scale services.



D4.6 Industrial Lands

Industrial Lands support a diverse employment base and strengthen our prosperity.



D4.7 Waterfront

Waterfront Lands respect the important relationship between city and waterfront, with context-specific land uses adjacent to different sections of Nanaimo's waterfront.



D4.8 Green Spaces

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

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Legend & Notes

City of Nanaimo Boundary

CENTRES
SEE SECTION **D4.3**

- Primary Urban Centres
- Secondary Urban Centre
- Neighbourhood Centre

NEIGHBOURHOODS
SEE SECTION **D4.5**

- Neighbourhood
- Suburban Neighbourhood
- Old City Neighbourhood
- Semi-rural neighbourhood

INDUSTRIAL LANDS
SEE SECTION **D4.6**

- Industrial
- Light Industrial

CORRIDORS
SEE SECTION **D4.4**

- Mixed-Use Corridor
- Residential Corridor

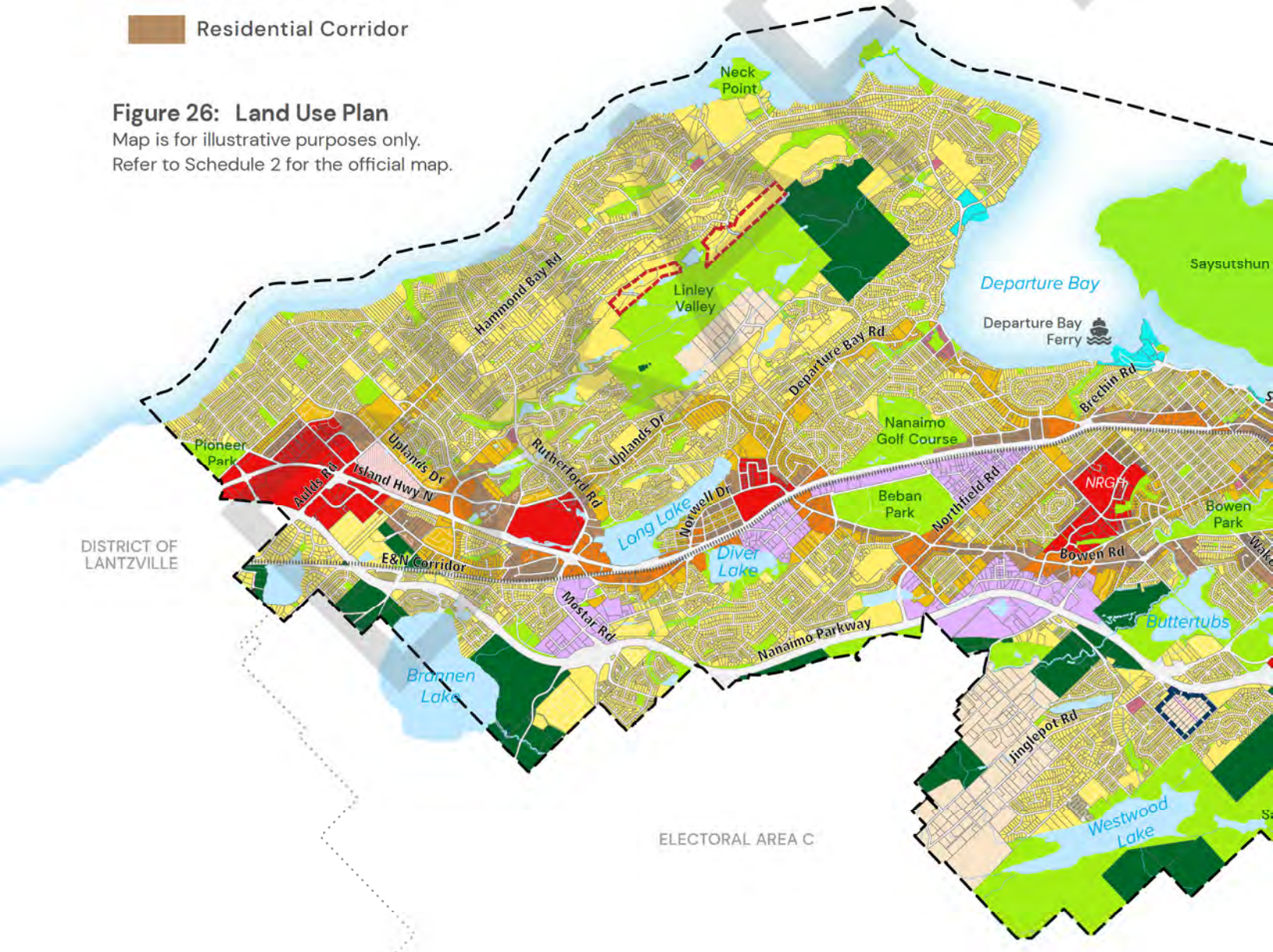


Figure 26: Land Use Plan
Map is for illustrative purposes only.
Refer to Schedule 2 for the official map.

WATERFRONT
SEE SECTION **D4.7**

Waterfront

GREEN SPACES
SEE SECTION **D4.6**

Parks & Open Spaces

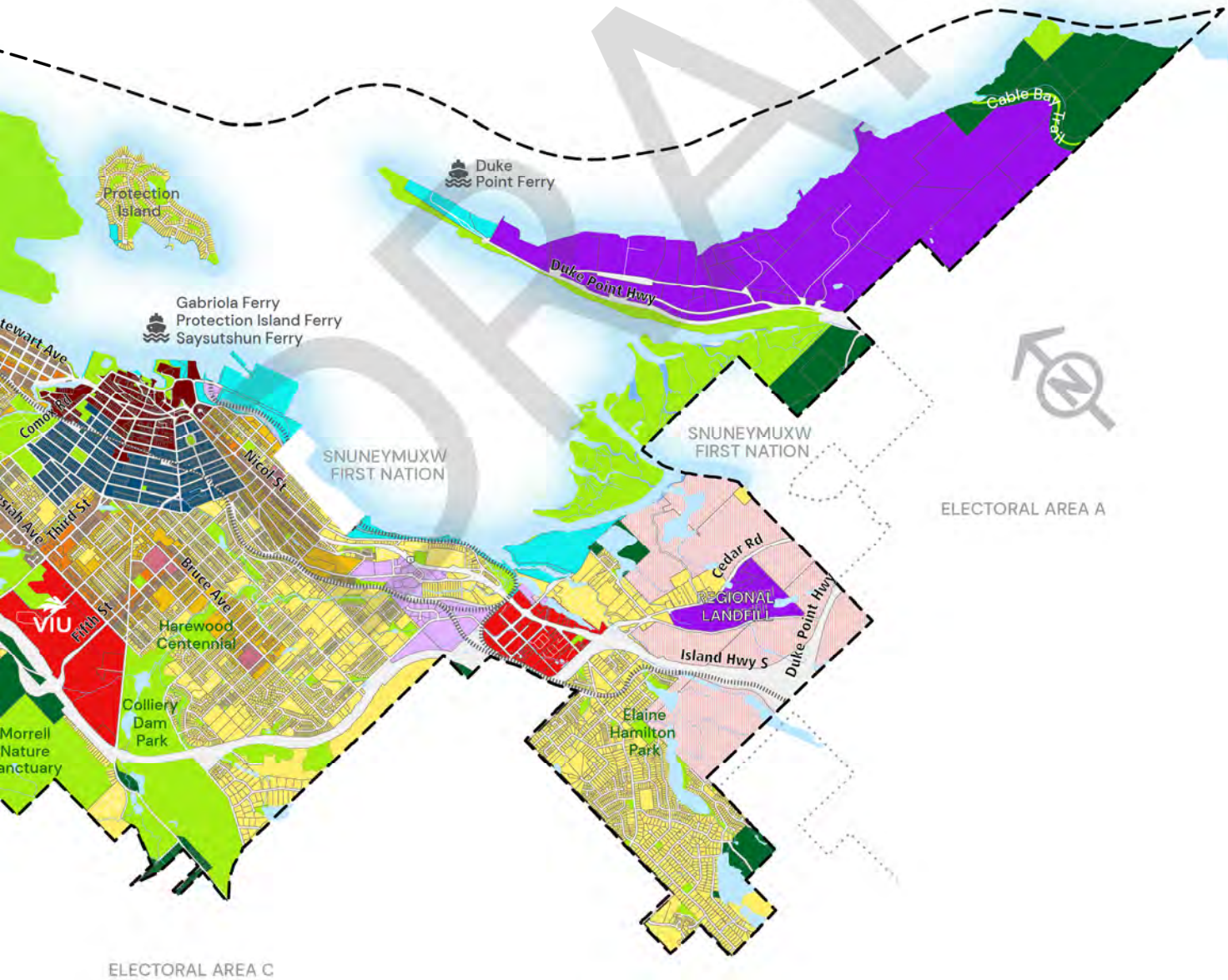
Resource Management

OTHER

Special Servicing Area
(see Policy D4.5.23)

Special Study Area
(see Policy D4.5.44)

Active Application
Major ongoing OCP
Amendment Application

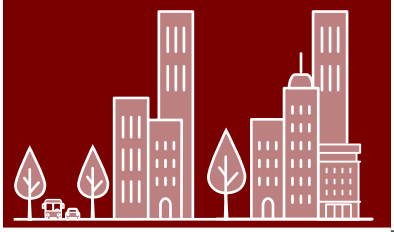


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D4.2 LAND USE DESIGNATION TABLE

The Land Use Designations Table is a summary of the range of land uses that comprise the Land Use Plan, depicted on Figure 26 (on the previous page) and Schedule 2. The Land Use Table is intended to be read and interpreted in conjunction with all goals and policies of City Plan. Desired outcomes and polices for each land use in the table can be found in Sections D4.3 through D4.8.

Table 2: Land Use Designation Table

LAND USE	DESCRIPTION & INTENT	TYPICAL BUILDING FORMS	TYPICAL USES	TARGET DENSITY*
CENTRES (see Section D4.3)				
Primary Urban Centre 	» Downtown Nanaimo and the "Heart of the City" » City's distinct cultural, economic, and mobility hub with the highest density and mix of uses » Critical mass of housing, employment, and civic activities that serve a city-wide function » Excellent transit access and pedestrian and cycling routes	» Mix of low-rise, mid-rise, and high-rise mixed-use or residential » Minimum of 2 storeys and up to 12 storeys with taller buildings supported in specific locations	» Mixed-use, commercial, office, and residential » Residential in apartment formats » Civic / institutional uses » Parks, plazas, and open spaces	250+ uph (units per hectare)
Secondary Urban Centre 	» Large scale Urban Centre that serves the entire city » Typically anchored by public institutions and employment centres » Offers a broad range of housing types » Excellent transit access and pedestrian and cycling routes	» Mix of low-rise, mid-rise, and limited high-rise mixed-use or residential » Minimum 2 storeys up to 12 storeys with potential for limited additional height where community benefit provided	» Mixed-use, commercial, office, and residential » Residential in apartment formats » Civic / institutional uses » Parks, plazas, and open spaces	200 uph
Neighbourhood Centre 	» A neighbourhood gathering and services destination for local residents » Local shopping providing day-to-day needs of local residents mixed with multi-unit residential to form an active hub	» Mix of low-rise, mixed-use with street-facing commercial and residential above / behind » Commercial » Low-rise residential apartments » Townhomes » Minimum 2 storeys up to 4 storeys	» Mixed-use commercial and residential » Local-servicing commercial » Residential » Parks, plazas, and open spaces » Community / institutional uses	60 uph

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LAND USE	DESCRIPTION & INTENT	TYPICAL BUILDING FORMS	TYPICAL USES	TARGET DENSITY*
CORRIDORS (see Section D4.4)				
Mixed-Use Corridor 	» Mixed-use along Mobility Arterial and Collector roads » A destination in itself, while also providing critical connections between Urban Centres and Neighbourhoods » A focus on supporting primarily mixed-uses	» Low- to mid-rise mixed-use with street-facing commercial and residential above / behind » Limited stand-alone residential may be considered » Minimum 3 to up to 6 storeys	» Mixed-use commercial and residential. » Residential » Parks, plazas, and open spaces » Community / institutional uses	100 uph
Residential Corridor 	» Medium-density residential along Urban Arterial and Collector roads » Provides critical connections between urban centres and neighbourhoods	» Low- to mid-rise residential apartments » Townhomes » Minimum 3 up to 6 storeys	» Residential » Parks, plazas, and open spaces » Community / institutional uses	100 uph
NEIGHBOURHOODS (see Section D4.5)				
Neighbourhood 	» Primarily low-rise residential areas, closer to services and transit hubs » Provides a transition in building forms between Urban Centres, Corridors, and Suburban Neighbourhoods » Encourages residential infill that offers a broader mix of housing forms and types to meet varied housing needs	» Single-unit dwellings with secondary suites » Two-unit dwellings » Ground oriented multi-unit dwellings including tri/fourplex, townhomes, low-rise apartment » Small scale commercial / mixed-use » Up to 4 storeys	» Residential » Home-based business » Local-serving commercial » Parks, plazas, and open spaces » Community / institutional uses	60 uph
Old City Neighbourhood 	» Primarily low-rise residential, close to downtown, services and transit hubs » Recognizes the unique heritage value of this established area and encourages preservation of architecturally / historically significant buildings	» Single-unit dwellings with secondary suites » Two-unit dwellings » Ground oriented multi-unit dwellings including tri/ fourplex, townhomes » Small-scale commercial / mixed-use » Up to 3 storeys with potential for more in strategic locations	» Residential » Home-based business » Small scale commercial » Parks, plazas, and open spaces » Community / institutional uses	50 uph

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LAND USE	DESCRIPTION & INTENT	TYPICAL BUILDING FORMS	TYPICAL USES	TARGET DENSITY*
NEIGHBOURHOODS - continued (see Section D4.5)				
Suburban Neighbourhood 	» Primarily low-rise residential, further from services and transit hubs	» Single-unit dwellings with / without secondary suites » Two-unit dwellings » Ground oriented multi-unit dwellings including tri/fourplex, townhomes » Small scale commercial / mixed use » Up to 3 storeys	» Residential » Home-based business » Local-serving commercial » Parks, plazas, open spaces » Community / institutional uses	25 uph
Semi-Rural Neighbourhood 	» Lands not intended for urban development due to physical or servicing constraints including transportation, servicing, or steep grades	» Single-unit dwellings with / without secondary suites » Up to 2 storeys	» Residential » Home-based business » Agriculture » Open space	<2 uph
INDUSTRIAL LANDS (see Section D4.6)				
Industrial 	» Lands within an Industrial Park setting that attract and support industry, providing jobs for city residents. » Activities that are not suitable adjacent to Urban Centres, Corridors, and Neighbourhoods	» Industrial buildings and structures	» Warehousing, distribution, transportation, and logistics » Manufacturing » Processing	n/a
Light Industrial	» Lands that attract and support industry, providing jobs for city residents » Activities that are suitable adjacent to Urban Centres, Corridors, and Neighborhoods	» Industrial buildings and structures. » Up to 3 storeys, with potential for more in strategic locations	» Warehousing, distribution » Low-impact manufacturing and storage contained within a building e.g., mini-storage » Auto supplies and repairs » Auto sales in specified locations » Equipment repairs » Construction » Wholesalers » Supportive housing in appropriate locations » Office and sales as ancillary uses only	n/a

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LAND USE	DESCRIPTION & INTENT	TYPICAL BUILDING FORMS	TYPICAL USES	TARGET DENSITY*
WATERFRONT (see Section D4.7)				
Waterfront 	» Ocean and foreshore areas and adjacent lands with important connections to the waterfront	» Varies by location and use	» Public access facilities, trails, recreation » Water transportation » Marine services and marinas » Mixed-use » Ocean-focused industry » Residential	Varies
GREEN SPACES (see Section D4.8)				
Parks & Open Spaces 	» Lands for respite, recreation, wellness, cultural use, and enjoyment of residents » Environmental protection	» Park buildings » Community service buildings » Height varies	» Natural areas » Active parks » Plazas » Community wellness, recreation, and service facilities » Golf courses	n/a
Resource Management 	» Agricultural, forested, or environmentally sensitive lands adjacent to Urban Centres, Corridors, and Neighbourhoods » Intended to be managed for sustainable agricultural, forestry, environmental protection, and recreational purposes	» Small scale ancillary buildings » Single-unit dwellings » Up to 2 storeys	» Natural areas » Agriculture » Forestry, silviculture » Nature parks	<1 uph

NOTES

*Target densities, where shown, are intended to describe general density and massing for the overall land use designation and to support monitoring. These land use target densities do not regulate actual densities on individual lots; this is the function of the Zoning Bylaw. Densities are not intended to be applied to individual parcels on a project-by-project basis as each development will have unique site circumstances.

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D4.3 CENTRES

Urban Centres and Neighbourhood Centres are our places of activity where Nanaimo residents come together. They are the commercial, service, employment, cultural, wellness, and housing focal points of Nanaimo. City Plan provides a vision for growth that focuses on investing in existing places to help them evolve to reach their potential as centres of activity.

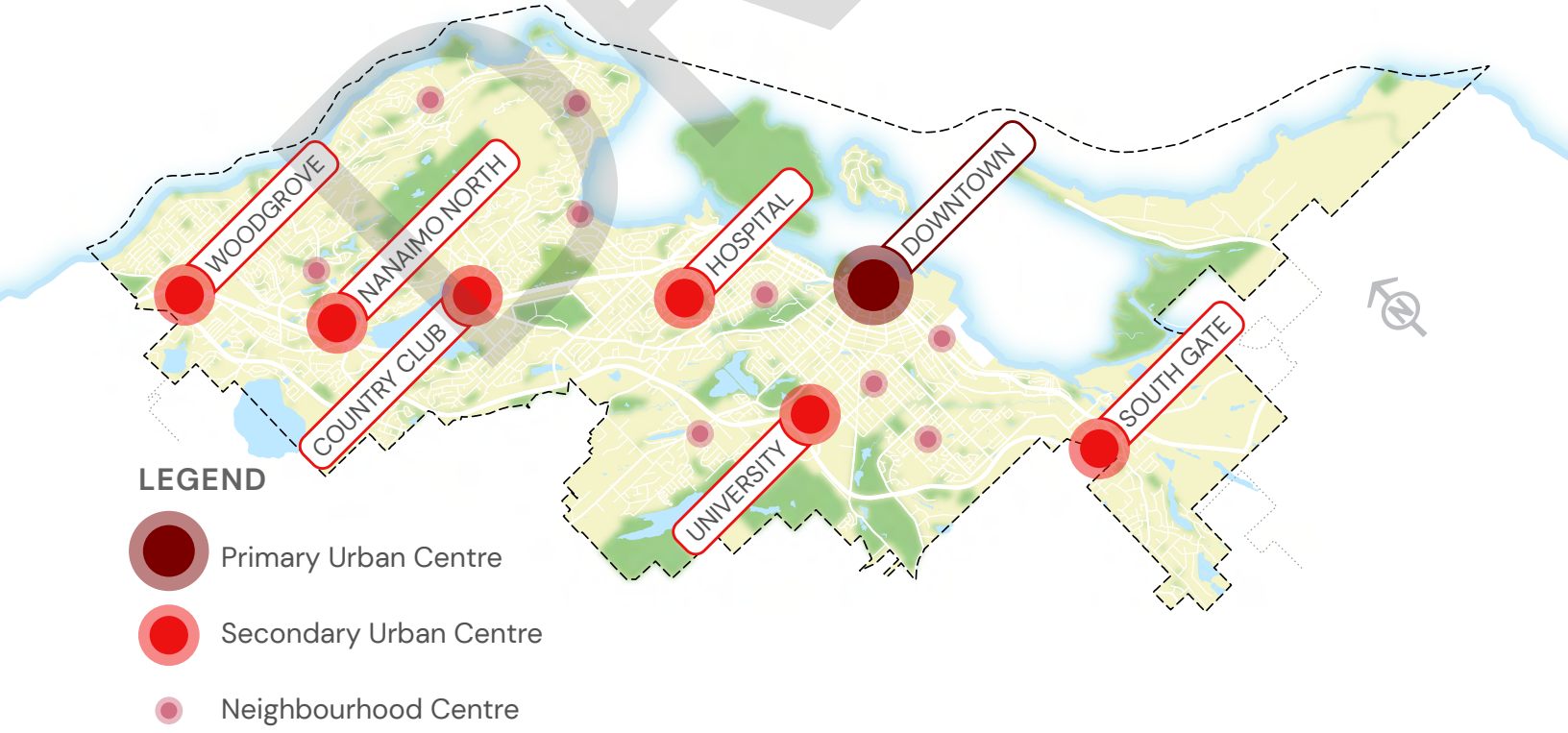
Living within our urban boundaries means reinvesting in existing places. To realize this vision, vacant lots become sites for infill; underutilized lands are repurposed for higher and better uses; and missing services are added to improve our quality of life. Adding housing, jobs, and services in places where some of these uses already exist is a cost-effective way for a city to grow and better use existing infrastructure without expanding its footprint. By focusing growth in Centres, we can positively impact our entire city and better serve the Nanaimo region and beyond.

City Plan includes Centres of different scales.

Primary and Secondary Urban Centres build on existing city destinations and mobility hubs and are envisioned to become complete and walkable communities where residents can find the housing, employment, services, and amenities they need for daily living without relying on car ownership while also serving the broader city and region.

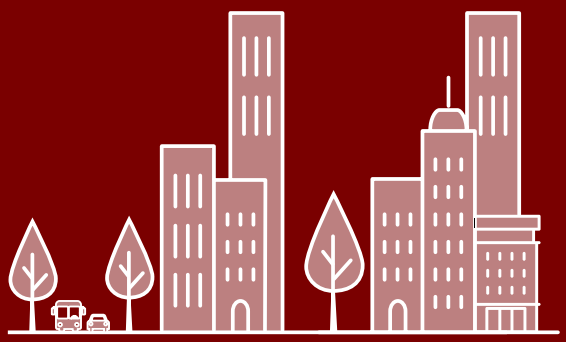
Neighbourhood Centres, formed around existing local clusters of activity, focus on providing local services to nearby Neighbourhood areas.

Figure 27: Locations of Centre
Map is for illustrative purposes only.



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Figure 28: Types of Centres



Primary Urban Centre

Downtown is Nanaimo's Primary Urban Centre – the distinct cultural, economic, tourism, and mobility hub with the highest density and mix of land uses. It is a destination for all residents and a special destination for those visiting.

Connected to the waterfront, Downtown is the community's gathering space for events and festivals and is home to strong urban design that builds on authentic cultural and historic spaces and buildings. The future of this area involves reimagining and rebuilding the spaces between established heritage areas with a diversity of buildings and animated public spaces – knit together to complete a thriving Downtown.



Secondary Urban Centre

Secondary Urban Centers are hubs that serve the city, typically anchored by public institutions and significant employment centres. These centres capitalize on excellent transit access, connected to one another via Corridors, and support higher density development and a widening mix of urban land uses.

Secondary Urban Centres attract workers, residents, and visitors from across the city and region using all modes of transportation. Within each Secondary Urban Centre there are a variety of places and spaces, often with areas that include more residential, commercial, employment, or institutional focuses.



Neighbourhood Centre

Neighbourhood Centres serve residential areas with clusters of shopping, services, and higher density that support daily needs for local residents. Neighbourhood focal points for business, services, gathering, and housing, these are places that support activity and animation. Neighbourhood Centres are integrated within neighbourhoods and feature strong pedestrian and cycling linkages and access to transit.

Desired Outcomes for Centres

Focused urban growth so that Centres become the city's hubs of activity.

Recognition and celebration of the unique characteristics of each Centre.

Integration of land use and mobility to encourage walking, cycling, and transit in, around, and to Centres.

Complete Centres with a broad mix and range of services.

Policies

Urban Centres - Primary & Secondary

GENERAL

D4.3.1 Develop Urban Centres as the city's primary hubs of activity with the highest intensity of land uses and an increased mix of uses and forms appropriate to each centre. Each Urban Centre is intended to be a "complete community" that includes housing, employment, and services and allows for daily needs to be met without the requirement for travel outside an Urban Centre.

D4.3.2 Encourage the evolution of Urban Centres to offer a mix and range of services that support the social, health, recreational, wellness, and open space needs of residents living both in the Urban Centre and in the surrounding community.

D4.3.3 Recognize and celebrate the unique characteristics of each Urban Centre by retaining and complementing attractive existing natural and built features through new development and redevelopment, upgrading infrastructure, and supporting community initiatives.

D4.3.4 Include a mix of high- and medium-density residential development in Urban Centres to provide more housing near employment; maximize the use of infrastructure, services, and amenities; and meet changing demographics and a mix of incomes.

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

D4.3.6 Locate a central transit exchange or transit stop in each Urban Centre that is highly accessible and relates to surrounding development with integrated pedestrian access.

D4.3.7 Consider prioritizing City investments in Urban Centres in the following order:

- Downtown
- Woodgrove
- Hospital / University
- Country Club / South Gate / Nanaimo North

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D4.3.8 Require Area Plans for Urban Centres to provide more detailed land use and policy guidance for future development to remove constraints, coordinate infrastructure, and identify amenity needs. Take into account the full extent of the Urban Centre boundary in an Area Plan.

D4.3.9 Support redevelopment of large properties within Urban Centres where a proposal demonstrates the following characteristics:

- » improved street connectivity, through identification of new streets and pathways that break up large blocks and provide more direct and effective walk, cycle, and mobility links that coordinate with existing and potential future street crossings and intersections and adjacent property development in the area;
- » improved pedestrian and cycling facilities to create a comfortable user environment;
- » identification and dedication / development of parks, public spaces, and community recreation and wellness facilities, urban forests and tree canopies, and/or rainwater management infrastructure; and
- » Integration of transit infrastructure.

D4.3.10 Ensure building heights and forms in Urban Centres provide appropriate transitions between taller buildings and adjacent existing residential land uses. Adjacent land uses include properties adjacent to an Urban Centre designation that share a property line or are directly across a road from an Urban Centre designated property.

- » Where an Urban Centre designation is adjacent to Neighbourhood or Old City Neighbourhood, maximum building height will be 6 storeys.
- » Where an Urban Centre designation is adjacent to Suburban Neighbourhood, maximum building height will be 4 storeys.

D4.3.11 Recognize that parks, open spaces, and recreation facilities are integral to the wellness and recreation of residents in Urban Centres. As Urban Centres develop, strive to have 20% of the land area of each Urban Centre in the form of parks, trails, plazas, urban tree canopy, recreation and wellness facilities, market spaces, and other publicly accessible space. Prioritize new opportunities to incorporate parks, open spaces, and recreation, culture, and wellness facilities in all development proposals with a goal of creating strong connections and integration.

D4.3.12 In Urban Centres, include public gathering places such as plazas and open spaces with a range of cultural and community uses that are welcoming to a diversity of residents and visitors.

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D4.3.13 Encourage and accommodate growth of the creative community in Urban Centres, including but not limited to, live/work spaces and business-related incubator spaces.

D4.3.14 Direct large office developments to Urban Centres and emphasize Downtown as the preferred destination for these uses.

D4.3.15 Support large format retail in Urban Centres, provided that it is designed in a format consistent with the walk, cycle, and transit-oriented nature envisioned for these areas and integrated within mixed-use developments.

D4.3.16 Do not support new large areas of surface parking and drive-thrus in Urban Centres, with strong preference for under-building or underground parking. Continue to evolve auto-oriented uses into more pedestrian-friendly and accessible development forms and mix of uses.

D4.3.17 Distribute social and community services among all Urban Centres and Corridors to best meet the needs of residents and target populations. Prioritize locations that are accessible by transit in compact, walkable areas to improve access for all, especially those with limited mobility.

D4.3.18 Encourage locating future school sites, child care facilities, and recreational, cultural, and wellness facilities within Urban Centres, as Urban Centres will be highly accessible for all modes of transportation and will have higher population density. Recognizing that land areas are typically more constrained in Urban Centres, consider the following for urban schools and facilities:

- shared use of facilities, sports fields, and playgrounds;
- pedestrian-oriented access and safe site circulation;
- increased building heights and use of building roofs for play spaces;
- integration of compatible uses such as multi-unit housing, commercial, and other institutional or civic uses where appropriate; and
- reduced or shared parking requirements.

D4.3.19 Use road design and traffic calming techniques in Urban Centres to reduce vehicle travel speed, provide safe access and passage for other road users, and permit the temporary closure of streets for community activities or special events.

D4.3.20 Prioritize walking and biking on roads in Urban Centres and set road speeds to support safe and comfortable mobility within these areas.

D4.3.21 Transition Island Highway through or adjacent to all Urban Centres to become a Mobility Arterial street including accommodation for all modes, as well as beautification and an enhanced streetscape character.

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Primary Urban Centre

DOWNTOWN URBAN CENTRE

D4.3.22 Plan the Downtown Urban Centre, also known as the Primary Urban Centre, to be the "heart of the city." The Downtown is the city's distinct culture, economic, and mobility hub with the highest density and mix of uses.

D4.3.23 Use the *Nanaimo Downtown Plan* and *Port Drive Waterfront Master Plan* as the Area Plans for the Downtown Urban Centre providing detailed policy guidance for this area. These documents form part of City Plan. City Plan also supports implementation of the *Downtown Urban Design Plan and Guidelines*.

D4.3.24 Support the following typical building forms: mix of low-rise, mid-rise, and high-rise buildings, typically in mixed-use formats (with ground-floor commercial and residential / office above) or in residential formats.

D4.3.25 Set the minimum building heights to be 2 storeys. Encourage high-rise development as per locations and guidelines described in the *Nanaimo Downtown Plan* and *Port Drive Waterfront Master Plan*.

D4.3.26 Support the following typical uses: mixed-use commercial, office, and residential; residential in apartment formats; civic / institutional uses; and, parks, plazas, and open spaces.

D4.3.27 Work towards an overall target density for the Downtown Urban Centre designation of 250+ units per hectare. This target density is intended to describe general density and massing for the overall land use.

D4.3.28 Ensure the Downtown Urban Centre has excellent transit access, walking, rolling, and cycling routes supporting a critical mass of housing, employment, and civic activities that serve a city-wide function.

D4.3.29 Encourage a strong presence of local, provincial, and federal governments in the Downtown Urban Centre.

D4.3.30 Encourage the Downtown Urban Centre to be a hub for post-secondary institutional and satellite campuses.

D4.3.31 Support removal of off-street parking minimums for all uses in the Downtown Urban Centre.

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Secondary Urban Centres

ALL SECONDARY URBAN CENTRES

D4.3.32 Plan Secondary Urban Centres to be large-scale Urban Centres that serve the entire city. They are typically anchored by public or civic institutions and employment centres and offer a broad range of housing types with excellent transit access and pedestrian and cycling routes.

D4.3.33 Support the following typical building forms: mix of low-rise, mid-rise, and high-rise buildings, typically in mixed-use formats (with ground-floor commercial and residential / office above) or in residential formats.

D4.3.34 Set the minimum building height to be 2 storeys and the maximum building height to be 12 storeys. Additional building height may be supported in Secondary Urban Centres on key sites where the proposal:

- is consistent with any existing Urban Centre Area Plan;
- is a slender or point tower on a well-articulated building base that contributes to a human scale and walkable public realm;
- is of a high quality design that contributes to the city skyline;
- responds to the existing or planned context and provides an appropriate transition in scale to adjacent buildings and open space; and
- provides additional amenities that implement City Plan policies.

D4.3.35 Support the following typical uses: mixed-use, commercial, office, and residential; residential in apartment formats; civic / institutional uses; and, parks, plazas, and open spaces.

D4.3.36 Work towards an overall target density for the Secondary Urban Centre designation of 200 units per hectare. This target density is intended to describe general density and massing for the overall land use.

WOODGROVE URBAN CENTRE

D4.3.37 Recognize Woodgrove Urban Centre as the city's northern gateway, serving a city-wide and regional centre function for commercial activity.

D4.3.38 Develop Woodgrove Urban Centre as the northern mobility hub where major regional and city-wide mobility networks connect. Safe and accessible pedestrian, rolling, cycling, and transit connections will be a priority in this centre.

D4.3.39 Support development forms that contribute to the function of Woodgrove Urban Centre as a mixed-use centre with an integrated mix of residential, commercial, recreational, and cultural components.

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NANAIMO NORTH URBAN CENTRE

D4.3.40 Recognize Nanaimo North Urban Centre as a commercial and higher density residential hub with increasing transit options, open space, community services, and services that support seniors.

D4.3.41 Support development forms that contribute to the function of Nanaimo North Urban Centre as a mixed-use centre with an integrated mix of residential, community, and commercial components.

D4.3.42 Recognize the intersection of Island Highway and Mostar Road / Rutherford Road as a highly visible and important intersection. Require new development on the corners of this intersection to contribute to an urban street-oriented character.

COUNTRY CLUB URBAN CENTRE

D4.3.43 Recognize Country Club Urban Centre as a central commercial, community services, and mobility hub.

D4.3.44 Develop Country Club Urban Centre as the central mobility hub where major mobility networks connect. Safe and accessible pedestrian, rolling, cycling, and transit connections will be a priority in this centre.

D4.3.45 Recognize the intersection of Island Highway and Bowen Road / Norwell Drive as a highly visible and important intersection contributing to the character of Nanaimo and this Urban Centre. Require new development on the corners of this intersection to contribute to an urban street-oriented character.

HOSPITAL URBAN CENTRE

D4.3.46 Recognize the Hospital Urban Centre as a city-wide and regional centre for health services, seniors housing, medical professional offices, and higher density residential.

D4.3.47 Use the *Hospital Area Plan* as the Area Plan for the Hospital Urban Centre providing detailed policy guidance for this area. This document forms part of City Plan.

D4.3.48 Support development forms that recognize the Hospital Urban Centre as the core area for health services in the city and mid-Island region with housing and services directed to support seniors and hospital employees.

D4.3.49 Recognize the Hospital Urban Centre as having a major employment focus for Nanaimo with health-related professional offices and services.

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D4.3.50 Prioritize development of safe and accessible cycling, pedestrian, and transit connections to encourage a shift in commuting travel modes and reduce the parking demand within surrounding neighbourhoods.

D4.3.51 Require new development and redevelopment to account for the movement of emergency and support vehicles, including helicopter flight path.

UNIVERSITY URBAN CENTRE

D4.3.52 Recognize the University Urban Centre as a city-wide and regional centre for educational and recreational services as well as related commercial and residential.

D4.3.53 Support development forms that recognize the University Urban Centre as a focal point for post-secondary education, institutional, and recreational uses for Nanaimo, mixed with commercial and higher density residential.

D4.3.54 Recognize the University Urban Centre as having a major employment focus for Nanaimo.

D4.3.55 Develop the University Urban Centre as a major mobility hub where transportation networks connect. Safe and accessible pedestrian, rolling, cycling, and transit connections will be a priority in this centre.

D4.3.56 Recognize that the Department of National Defence lands are scheduled to transfer to Snuneymuxw First Nation as treaty lands. Once these lands have been transferred and are part of Snuneymuxw First Nation jurisdiction, they will no longer be subject to the plan policies. The City will work with Snuneymuxw First Nation to determine the servicing needs and associated agreements related to future intended land uses for this site.

D4.3.57 Through development and redevelopment of land in this Urban Centre seek to attract investment, strengthen the city's competitive position, and draw upon the research and development expertise and interests of Snuneymuxw, Vancouver Island University, Federal, Provincial, and private research office facilities.

SOUTH GATE URBAN CENTRE

D4.3.58 Recognize South Gate Urban Centre as the city's southern gateway, providing a welcoming entrance to the city.

D4.3.59 Develop South Gate Urban Centre as the southern mobility hub where major regional and city-wide mobility networks connect. Safe and accessible pedestrian, rolling, cycling, and transit connections will be a priority in this centre.

D4.3.60 Support development forms that contribute to the function of South Gate Urban Centre as the city's southern mixed-use centre with an integrated mix of commercial, service, community, and residential components.

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Neighbourhood Centres

D4.3.61 Plan Neighbourhood Centres as local-scale neighbourhood gathering and service destinations that support the daily needs of residents in the surrounding neighbourhoods.

D4.3.62 Include a mix of commercial uses and compact housing designs to form a walkable neighbourhood-scale centre.

D4.3.63 Support the following typical building forms: mix of low-rise, mixed-use with street-facing commercial and residential above / behind; commercial; low-rise residential apartments; and townhomes.

D4.3.64 Set the minimum building height to be 2 storeys and the maximum building height to be 4 storeys.

D4.3.65 Support the following typical uses: mixed-use, commercial, office, and residential; residential in apartment formats; civic / institutional uses; and, parks, plazas, and open spaces.

D4.3.66 Consider local-scale services that include, but are not limited to:

- food, retail, services, and programs;
- medical, health, recreation, culture, and wellness services;
- financial services;
- child care and schools; and
- places of worship and other public gathering spaces.

D4.3.67 Work towards an overall target density for the Neighbourhood Centre designation of 60 units per hectare.

D4.3.68 Create Neighbourhood Centres to be human-scale, walkable areas that provide:

- retail, restaurants, and service uses at grade and fronting Collector and Arterial streets;
- public gathering places such as plazas or parks;
- clear, comfortable pedestrian routes (including through surface parking lots);
- higher density compact housing forms; and
- an attractive transition between the public and private realm, including landscaping and street trees, to maximize pedestrian comfort.

D4.3.69 Do not support development of primary parking areas between the front face of the buildings and the street in Neighbourhood Centres.

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D4.4 CORRIDORS

Corridors are the city's connective tissue – tying together Urban Centres and destinations. These prominent city streets will become destinations in themselves, beautiful routes designed for movement, living, and commerce, while continuing to be the network that connects areas of our city.

Corridors will become livable and complete places that have an urban character with rich and vibrant street life, diverse travel modes, and public parks and plazas.

Aligning with Nanaimo's rapid and frequent transit networks, Corridors will be places where transit is easily accessed and travel by walking, rolling, or cycling to nearby services is comfortable. Buildings that line Corridors will connect to the street, supporting a strong identity and sense of place.

Corridors should be limited in length, separated by existing or new green and open spaces along a route, maintaining a sense of place for each Corridor segment and avoiding monotonous strip development. The cadence and character of Corridors will vary, with sections closest to transit maintaining a strong mixed-use component, while other stretches will be primarily residential. The goal is to focus commercial activity into areas that are accessible by walking, rolling, and cycling.

Figure 29: Types of Corridors



Mixed-Use Corridor

Mixed-Use Corridors will be places of activity, with street-oriented commercial or institutional services at ground level serving the surrounding neighbourhood. Oriented around high-use transit stops and connection points in the mobility network, these areas will be places where people can access their daily needs.



Residential Corridor

Residential Corridors will be spaces focused primarily on living, with daily needs met in nearby Mixed-Use Corridors or Urban Centres.

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Desired Outcomes for Corridors

Attractive Corridors with higher intensity residential and mixed-uses.

Corridors that are destinations with beautiful human-oriented, pedestrian-oriented, and safe options for all modes of travel.

Green public spaces in all Corridors.

Policies

ALL CORRIDORS

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

D4.4.2 Develop human-scale building forms that are pedestrian-oriented and provide for safe and accessible movement of pedestrians, cyclists, and transit.

D4.4.3 Include green public open spaces and landscaping features along the pedestrian realm that provide respite between concentrations of urban activity.

D4.4.4 Distribute social and community services among all Urban Centres and Corridors to best meet the needs of residents and target populations. Prioritize locations that are accessible by transit in compact, walkable areas to improve access for all, especially those with limited mobility.

D4.4.5 Ensure development addresses the interface with adjacent Neighbourhood designations by carefully considering design elements such as building siting, height, and massing to ensure a stepped transition in form and scale. These design elements can include upper floors that form a step-like wall; effective screening and buffering of parking and refuse areas; and site lighting.

D4.4.6 Support the consolidation of properties and locating vehicle accesses from lanes or side streets to maintain a continuous street character and to prioritize pedestrian and cyclist mobility along the primary street frontage of Corridors.

D4.4.7 Transition all Collector and Arterial Streets, including the Provincial Highway, that are within or adjacent to Corridor designations, to provide urban, pedestrian-oriented, and attractive street character.

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D4.4.8 Supports redevelopment of large properties within Corridors where a proposal demonstrates the following characteristics:

- » improved street connectivity, through identification of new streets and pathways that break up large blocks;
- » improved pedestrian and cycling environment;
- » identification and dedication of parks, public spaces, and community recreation, culture, and wellness spaces; and
- » integration of pedestrian-oriented connections and transit infrastructure.

MIXED-USE CORRIDORS

D4.4.9 Plan Mixed-Use Corridors to be destinations in themselves, located along Arterial and Collector Streets. These Corridors focus on supporting primarily mixed-uses.

D4.4.10 Support the following typical building forms: low- to mid-rise mixed-use with street-facing commercial and residential above / behind. Limited stand-alone residential apartments may be considered in strategic locations.

D4.4.11 Set the minimum building height to be 3 storeys and the maximum building height to be 6 storeys.

D4.4.12 Support the following typical uses: mixed-use commercial and residential; residential apartments; parks, plazas, and open spaces; and institutional uses.

D4.4.13 Work towards an overall target density for the Mixed-Use Corridor designation of 100 units per hectare.

D4.4.14 Do not support the development of primary parking areas and/or a drive-thru between the front face of a building and the street.

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RESIDENTIAL CORRIDORS

D4.4.15 Plan Residential Corridor to be located along Arterial and Collector Streets. These Corridors focus on supporting residential uses only.

D4.4.16 Support the following typical building forms: low- to mid-rise residential apartments and townhomes.

D4.4.17 Set the minimum building height to be 3 storeys and the maximum building height to be 6 storeys.

D4.4.18 Support the following typical uses: residential; parks, plazas, and open spaces; and institutional uses.

D4.4.19 Work towards an overall target density for the Residential Corridor designation of 100 units per hectare.

D4.4.20 Do not support the development of primary parking areas between the front face of a building and the street.





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D4.5 NEIGHBOURHOODS

Neighbourhoods are primarily residential areas that make up the majority of the city. Each of Nanaimo's Neighbourhoods has a unique character – a combination of history, housing style, physical and natural setting, location, and people. Neighbourhood diversity and identity contribute to Nanaimo's vitality.

Our Neighbourhoods historically have tended to be more reliant on private vehicles to meet transportation needs, as many are too far from work and daily needs for convenient walking or cycling. The low-density of Neighbourhoods do not support frequent transit. While it is expected that some growth and redevelopment will occur in these areas, it is anticipated Neighbourhoods will remain lower density with more limited services. However, even as these areas remain lower density, the addition of small-scale local services may be supported to contribute to livability and walkability in these areas and reduce vehicle trips to meet daily needs.

Starting in 2017, new multi-unit housing starts have outpaced single-unit housing starts, a trend that is expected to continue in Nanaimo. While undeveloped Neighbourhood lands continue to develop, single-unit housing growth will slow as lands are built-out.

Even as this form of development slows, Nanaimo's Neighbourhoods will continue to have an important role in accommodating modest growth through infill in the form of secondary suites and carriage homes, townhomes and rowhouses, subdivision of larger lots, and conversion of larger houses to small-scale apartments.

An increasing mix of lower density housing types that compliment neighbourhood character is encouraged in all Neighbourhoods along with small scale commercial and community services, parks and open spaces, special needs housing, and home-based businesses.

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Figure 30: Types of Neighbourhoods



Neighbourhood

The Neighbourhood designation includes areas that are closer to Urban Centres, Corridors, and/or key transit routes. Modest growth in these areas is encouraged through residential infill, keeping in mind the scale of existing Neighbourhood areas. A greater diversity of housing options are supported ranging from single-unit homes up to four-storey apartments. Investment in increasing transportation options and convenient connectivity to services in nearby Urban Centers and Corridors is supported.



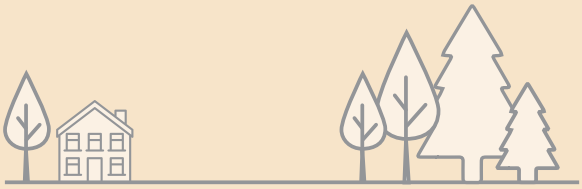
Suburban Neighbourhood

The Suburban Neighbourhood designation includes areas that are further away from services and transit. The likelihood is higher that more residents will rely on personal vehicles as a primary mode of transportation in these areas. It is intended that Suburban Neighbourhoods remain primarily low-density to maintain a supply of low-density housing and limit increases in the number of residents that must rely on driving to work, school, or services. These areas are intended to primarily include ground-oriented residences, serving mostly single-unit and duplex forms on various lot sizes, and often including secondary suites or carriage homes.



Old City Neighbourhood

City Plan recognizes that the Old City is a unique and important part of Nanaimo. This area provides a mix of residential and small-scale commercial uses within a setting that has specific heritage values and character that warrants special attention and preservation. At the same time, it is important to support sensitive urban infill and activity close to the Downtown and University Urban Centres.



Semi-Rural Neighbourhood

The Semi-Rural Neighbourhood designation includes lands that are physically constrained by transportation, utility services, and/or steep slopes. These lands are not intended for urban development and are to remain as low-density for the lifetime of this plan.

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Desired Outcomes for Neighbourhoods

Livable, diverse Neighbourhoods with modest increases in housing choice and preservation of existing residential character.

Ongoing, equitable reinvestment in Neighbourhoods to maintain their viability and attractiveness.

Thriving local-scale services embedded into Neighbourhoods providing resident access to daily needs closer to home.

Ongoing community engagement with Neighbourhoods to identify local priorities.

Policies

GENERAL

The following policies apply to the Neighbourhood, Suburban Neighbourhood, and Old City Neighbourhood designations.

D4.5.1 Develop Neighbourhood designations primarily as residential areas that support low to modest increases in housing choices. They include livable, diverse neighbourhoods that respect the existing residential character.

D4.5.2 Support the development and redevelopment of lands for residential infill to enhance the livability of Neighbourhoods. The design is to take into consideration surrounding context, including architecture, scale, densities, as well as lot and lane configuration.

D4.5.3 Support ongoing and equitable investment in Neighbourhoods to maintain their viability, meet the needs of changing demographics and increase attractiveness, including infrastructure upgrades, expansion of community services, and attractive open spaces.

D4.5.4 Support clusters of small-scale commercial and community services for residents to meet their daily needs closer to home. These clusters are located on Collector Streets and within a walkable distance for neighbourhood residents.

D4.5.5 In areas where services are more limited, encourage local hubs at or adjacent to school sites. Local hubs are intended to create areas where educational activities are co-located with local-scale community amenity and neighbourhood needs, filling a gap in neighbourhood-scale services. Local hubs will be carefully planned in consultation with the School District, and other partners.

D4.5.6 Incorporate parks and open spaces as key focal points in Neighbourhoods and prioritize parks and open spaces in the design and development of new neighbourhoods and subdivisions.

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D4.5.7 Strengthen social connectedness and encourage amenities and spaces that provide opportunities for residents of all ages, abilities, and backgrounds to connect with their neighbours.

D4.5.8 Provide for safe pedestrian movement through well-connected street and trail networks that encourage walking and cycling. Design for new Neighbourhoods and subdivisions will:

- include grid road networks with multiple points of connection in the transportation network;
- discourage cul-de-sacs. Where cul-de-sacs are used, inclusion of a pedestrian and cyclist connection will be encouraged to create a publicly accessible connection to adjacent residential areas (whether existing or future); and
- not have transportation routes that dead-end without a cycling or pedestrian connection.

D4.5.9 Encourage cluster housing designs and siting that protect environmentally sensitive features, hazard lands, and existing trees and that provide for open spaces. Additional density may be considered in exchange for the preservation of open space.

D4.5.10 Do not support gated communities.

D4.5.11 Support home-based businesses as a secondary use to the principal residence, where compatible with adjacent uses and the environment.

NEIGHBOURHOOD

D4.5.12 Plan Neighbourhoods to support primarily low-rise residential areas, close to services and transit hubs.

D4.5.13 Provide a transition in building forms between Urban Centres, Corridors and Suburban Neighbourhoods.

D4.5.14 Support the following typical building forms: single-unit dwellings with secondary suites; two-unit dwellings; ground oriented multi-unit dwellings including triplex, fourplex, and townhomes; low-rise apartment; and small-scale commercial / mixed-use.

D4.5.15 Set the maximum building height to be 4 storeys.

D4.5.16 Support the following typical uses: residential; home-based business; local servicing commercial; parks, plazas, and open spaces; and institutional uses.

D4.5.17 Work towards an overall target density for the Neighbourhood designation of 60 units per hectare.

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SUBURBAN NEIGHBOURHOOD

D4.5.18 Plan Suburban Neighbourhoods to support primarily low-rise residential areas, further from services and transit hubs.

D4.5.19 Support the following typical building forms: single-unit dwellings with / without secondary suites; two-unit dwellings; ground-oriented multi-unit dwellings including triplex, fourplex,and townhomes; and, small-scale commercial / mixed use.

D4.5.20 Set the maximum building height to be 3 storeys.

D4.5.21 Support the following typical uses: residential; home-based business; local servicing commercial; parks, plazas, and open spaces; and institutional uses.

D4.5.22 Work towards an overall target density for the Suburban Neighbourhood designation of 25 units per hectare.

D4.5.23 Lands north of Linley Valley are designated as Special Servicing Areas as indicated on Schedule 2. Prior to rezoning or subdivision of lands in these areas, separate comprehensive servicing studies are required for the lands adjacent to Burma Road and the lands adjacent to Tanya Drive. Funding of surplus capital, operational, and maintenance costs for City services will be funded by private landowners through long-term funding options including, but not limited to, Local Improvement Areas.

OLD CITY NEIGHBOURHOOD

D4.5.24 Plan the Old City Neighbourhood as a distinct neighbourhood independent of the Downtown Urban Centre. The designation also recognizes the unique heritage values of this established neighbourhood and supports preservation of architecturally / historically significant buildings.

D4.5.25 Promote the preservation and rehabilitation of character homes and heritage features.

D4.5.26 Support low- to medium-density residential and commercial uses.

D4.5.27 Supports the conversion of character homes to multi-unit residential and/or small-scale business and professional offices.

D4.5.28 Support development and redevelopment of lands for residential infill. Infill design is to take into consideration the surrounding context including architecture, scale, character, densities, and lot and lane configuration. Refer to *Old City Multi-Family Design Guidelines*.

D4.5.29 Support the following typical building forms: single-unit dwellings; secondary suites; multi-unit dwellings including duplex, triplex, and fourplex; and townhomes.

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D4.5.30 Set the maximum building height to be 3 storeys. Building heights greater than 3 storeys may be considered where:

- » Transition is provided with adjacent land uses; and
- » Height impacts are minimized by onsite or nearby natural or built features (e.g. slope of land or major transportation corridor).

D4.5.31 Support the following typical uses: residential; home-based business; commercial in strategic locations; parks, plazas, and open spaces; and institutional uses.

D4.5.32 Support businesses / commercial uses that are compatible near existing commercial uses, do not encroach in existing residential areas, and contain residential uses within upper storeys.

D4.5.33 Enhance the pedestrian orientation and character of the neighbourhood.

D4.5.34 Preserve public ocean views to the greatest extent possible.

D4.5.35 Encourage public squares, plazas, mini-parks, and other urban space opportunities in conjunction with new development.

D4.5.36 Work towards an overall target density for the Old City Neighbourhood designation of 50 units per hectare.

SEMI-RURAL NEIGHBOURHOOD

D4.5.37 Plan Semi-Rural Neighbourhoods for low-density land uses. They are not intended for urban development.

D4.5.38 Support the following typical building forms: single-unit dwellings and secondary suites.

D4.5.39 Set the maximum building height to be 2 storeys.

D4.5.40 Support the following typical uses: residential; home-based business; agriculture; and open space.

D4.5.41 Work towards an overall target density for the Semi-Rural Neighbourhood designation of less than 2 units per hectare.

D4.5.42 Do not support rezoning of Semi-Rural Neighbourhoods for higher density residential development. Zoning existing at the time of the Plan's adoption may allow some higher densities.

D4.5.43 Do not extend existing and new water and sewer to, or within, Semi-Rural Neighbourhoods.

D4.5.44 Prior to rezoning or subdivision of lands shown as Special Study Area on Schedule 2, a comprehensive road networking study is required.

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RESIDENTIAL BUILDING SUMMARY

People choose different types of housing to suit their personal needs and lifestyle at different life stages. A city necessarily contains a broad range of residential building forms that provide housing options. The Residential Land Use Overview provides a visual illustration of residential building heights and densities associated with land uses where residential is permitted.



26 storey high-rise

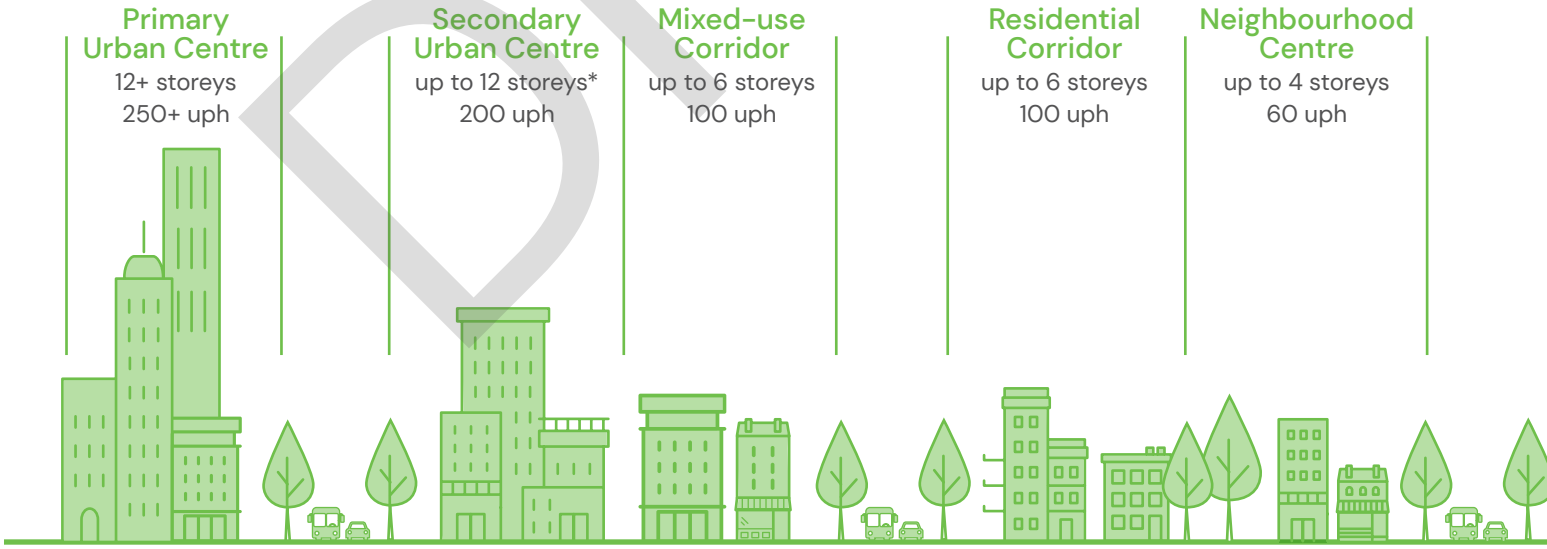
12 storey apartment





Figure 31: Residential Land Use Overview

Summary of heights and target densities for residential land uses
uph = units per hectare



HIGHER DENSITY & TALLER BUILDINGS

* potential for additional storeys in select circumstances

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5 storey apartment

2 storey townhomes



4 storey apartment



2 storey single-unit home

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Neighbourhood
up to 4 storeys
60 uph

Old City Neighbourhood
up to 3 storeys*
50 uph

Suburban Neighbourhood
up to 3 storeys
25 uph

Semi-Rural Neighbourhood
up to 2 storeys
<2 uph



LOWER DENSITY & LOWER BUILDINGS

D4.6 INDUSTRIAL LANDS

Productive Industrial Lands support ongoing business and employment. Nanaimo is strategically positioned as the central hub of Vancouver Island, with strong transportation connections via water, air, and land that link the city to various markets. It is within our Industrial areas that we can strategically activate economic opportunities and sustain Nanaimo over the long-term.

The *2020 Land Inventory and Capacity Analysis Report* suggests that Nanaimo is facing a shortfall of Industrial Lands. Our existing Industrial Lands have been impacted through encroachment by office, retail, and recreational uses as well as adjacent residential development. This has led to issues around depletion of land available for industrial activity; increased traffic, parking, and pedestrian conflicts; and land use and nuisance conflicts. Industrial Lands should be protected by directing encroaching uses to Urban Centres and Corridors. Maintaining viable Industrial Lands is essential to supporting local employment and minimizing vehicle trips outside the community for people accessing jobs.

The definition of industry is evolving as Nanaimo moves away from a traditionally resource-based economy to more diversified service, technology, and manufacturing based industries. With this shift comes opportunity to encourage innovative and sustainable forms of industrial land design.

Recent broad trends have shown emerging interest in innovations like:

- Multi-use industrial centres that combine limited residential with industrial uses resulting in mixed-use neighbourhoods where people can work and live; and
- Eco-industrial networking which seeks to establish relationships between industrial businesses to share new and existing energy, raw and waste material, and water thereby improving competitiveness and community and ecosystem health. For example, the heat or waste generated from one industrial cluster could be used by another industrial activity (also known as eco-industrial parks, zero emissions clusters, industrial ecosystems, and sustainable technology parks).

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Figure 32: Types of Industrial Lands



Industrial

The Industrial designation applies to industrial park areas in the city, primarily focused on the lands at Duke Point. This area is served by critical transportation connections that enable trade and is envisioned to remain home to large-format industrial uses that rely on larger land areas and land and water-based transportation connections.



Light Industrial

Light Industrial supports business and employment in locations near urban areas, providing jobs and services close to home. These areas are intended to be compatible with the urban environment, while providing for the size, activities, and transportation connections needed to support business and industry.





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Desired Outcomes for Industrial Lands

A sufficient ongoing supply of Industrial Lands that support jobs and a strong economy.

A broad and innovative range of uses in Industrial Lands.

Policies

GENERAL

D4.6.1 Plan Industrial Lands to support jobs and a strong economy and protect these areas for industrial purposes, minimizing encroachment by uses that could fit into other land uses.

D4.6.2 Support growth of research, development, and technology-based industries.

D4.6.3 Encourage a regional approach to managing Industrial Lands, recognizing that industrial business needs are connected across the region, with different local contexts, neighbouring and local governments, First Nations, and the Regional District of Nanaimo playing unique and important roles

D4.6.4 To ensure their use for industrial purposes and to protect employment opportunities, do not support the re-designation or rezoning of Industrial Lands to other uses. This includes limiting land speculation for residential and commercial uses in Industrial Lands with the exception of supportive housing in appropriate locations.

D4.6.5 Encourage the use of circular economy principles in industrial areas.

D4.6.6 Require that development on new or existing Industrial lands that are adjacent to or visible from Island Highway and Highway 19 will be designed to provide an attractive façade or natural buffer facing the highway, regardless of the orientation of the building entrance. Approaches may include greater façade articulation, colour variation, windows, landscaping, or vegetative screening that add visual interest along the highway corridor. Blank side or rear walls, storage yards, and garage doors visible from the highway corridor are not supported.

D4.6.7 Encourage synergies between industries in Industrial Lands and support businesses in developing an eco-industrial network to share energy, resource use, and waste management.

D4.6.8 Recognize that clean, sustainable industrial uses are important for the future and support and encourage industrial businesses to use available technology to reduce water and energy use, reduce greenhouse gas emissions, and eliminate noise, odours, and other emissions.

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INDUSTRIAL

D4.6.9 Plan lands designated as Industrial to accommodate industry that requires larger land areas, generates fewer trips for employees/customers, and may generate noise, vibration, or odours incompatible with the urban environment. Activities that are not suitable adjacent to Urban Centres, Corridors, and Neighbourhoods will be located here.

D4.6.10 Support the following typical building forms: industrial buildings and structures.

D4.6.11 Support the following typical uses: warehousing; distribution; transportation; manufacturing; processing; and, assembly operations.

D4.6.12 Due to urbanization of Nanaimo, the need to maintain natural areas, and the evolution of the City's economy away from resource extraction, no future sand or gravel extraction areas are identified in the Plan.

D4.6.13 Only permit general retail uses as accessory uses within the Industrial designations where they are needed to provide services to employees within the surrounding Industrial area. Where retail uses are provided, they must provide adequate off-street parking and pedestrian improvements to support such uses.

D4.6.14 Support primary and secondary manufacturing and processing industries including marine industries and waste processing at the Duke Point Industrial area.

D4.6.15 Designate waterfront lots adjacent to an Industrial designation for marine-dependent industrial uses.

D4.6.16 Recognize the unique role that the Duke Point Industrial area plays as a large-scale industrial area by:

- » encouraging heavy / large format industrial uses in this area, such as manufacturing and warehousing that are not suitable closer to urban areas and require convenient access to multi-modal transportation (e.g., highways, ferries, rail, airports).
- » discouraging the creation of small-lot industrial properties in this area in order to maintain larger lots that continue to support more land-intensive forms of industry;
- » discouraging uses on the waterfront that could impact access to the waterfront or navigable waterways for industry relying on this connection; and,
- » planning for and coordinating utility and transportation infrastructure to service industrial growth in this area.

D4.6.17 Provide a minimum 50 meter forested buffer between industrial lands and Cable Bay Trail to reduce the impact of industrial activities and maintain the natural experience for trail users.

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LIGHT INDUSTRIAL

D4.6.18 Plan lands designated as Light Industrial to accommodate less land-intensive industries with high employee numbers and goods and services that are accessed on a regular basis, generating more activity.

D4.6.19 Support the following typical building forms: industrial buildings and structures.

D4.6.20 Set the maximum building height to be 3 storeys. Building heights greater than 3 storeys may be considered where:

- Transition is provided with adjacent land uses; and
- Height impacts are minimized by onsite or nearby natural or built features (e.g. slope of land or major transportation corridor).

D4.6.21 Support the following typical uses: processing, manufacturing, assembly operations, warehousing, distribution, equipment sales and repairs, printing and reproduction, wholesale, transportation, communication related businesses, and auto parts retailers.

D4.6.22 In special circumstances, supportive, transitional, or emergency housing may be considered in appropriate locations.

D4.6.23 Support uses that are suitable adjacent to Urban Centres, Corridors, and Neighbourhoods, and which:

- have limited accessory retail sales for products made or assembled on-site;
- require access to major roads for supply and distribution;
- are not a shopping destination or a primary retail use;
- are not a recreational or community service use;
- discourage outdoor storage as primary use; and
- does not require large customer parking lots and areas, and in its place encourage underground or under-building parking and compact multi-storey building forms.

D4.6.24 Require that uses in the Light Industrial designation must not:

- create noise or emissions;
- operate at hours incompatible with residential uses;
- have visual impacts from public sightlines due to outdoor storage; and
- use, generate, or store hazardous materials.

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D4.6.25 Only allow office uses as ancillary to permitted Light Industrial primary uses.

D4.6.26 Require a substantial buffer of either natural or man-made features or uses that provide adequate transition to residential uses between Light Industrial and residential uses.

D4.6.27 To recognize the needs of local entrepreneurs, consider limited small lots and development of small scale "incubator" facilities in the Light Industrial designation.

D4.6.28 To maximize the use of Light Industrial Lands, support intensification and efficient use of building space, including multi-storey buildings,



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D4.7 WATERFRONT

Nanaimo is a harbour city and the waterfront is a cherished resource. The Waterfront designation is applied to ocean and foreshore areas in the city. It designates lands for a wide variety of uses that intersect with the ocean environment.

Nanaimo's waterfront varies throughout the city, as do land uses adjacent to it. Areas to the north are largely residential, while the intensity of uses grows southward toward the Downtown. The harbour waterfront from Departure Bay Ferry to the Nanaimo River Estuary is the heart of Nanaimo's "working" waterfront, supporting marine industries and commercial enterprises, as well as tourism and recreational uses. To the south is the Nanaimo River Estuary, the second largest estuary on Vancouver Island and a highly sensitive habitat which is home to more than 200 bird species, four species of salmon, and other plant and animal species that thrive in this delicately balanced environment.

Figure 33: Types of Waterfront Lands

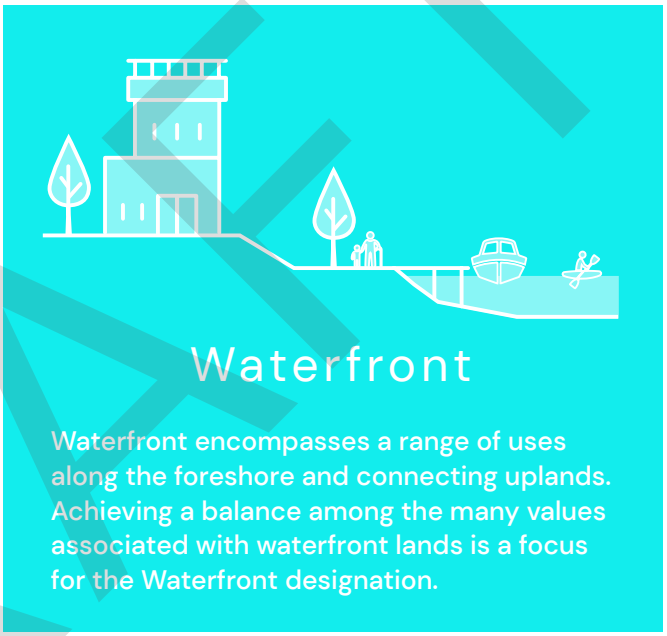
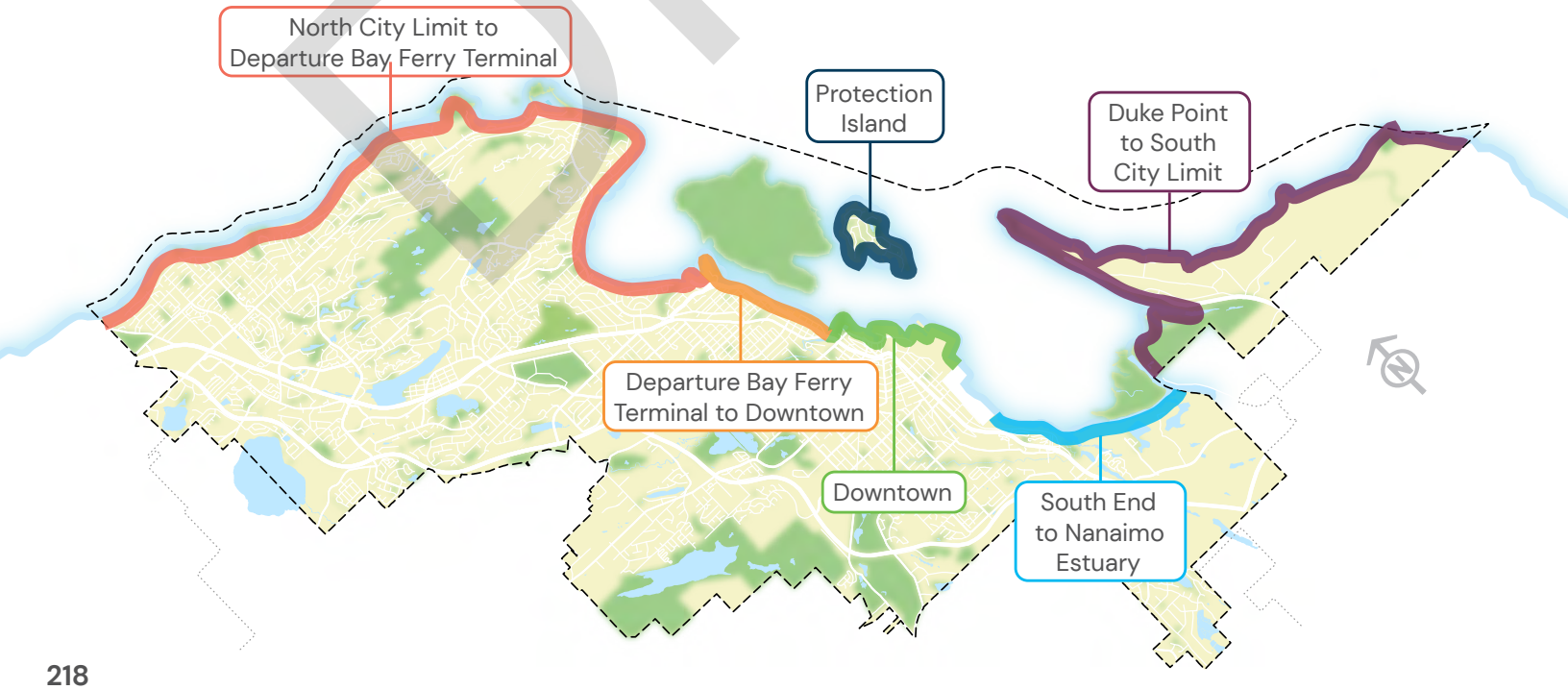


Figure 34: Nanaimo Waterfront Segments
Map is for illustrative purposes only.



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Desired Outcomes for Waterfront

Protected and enhanced areas of natural foreshore habitat that supports fish and other aquatic life.

Strong physical and visual public access to the waterfront throughout the city.

Protected Waterfront lands that support marine-dependent uses.

Preservation of character views of waterfront areas.

Policies

FOR WATERFRONT USE & PROTECTION, SEE SECTION C4.10

GENERAL

D4.7.1 Include ocean and foreshore areas and adjacent lands with important connections to the waterfront in the Waterfront designation.

D4.7.2 Support fish and other aquatic life, with particular focus on protection of the sensitive habitat in the Nanaimo River Estuary.

D4.7.3 Support marine industrial services, marine transport, and water-based recreation and services, balanced with a vibrant waterfront that invites public uses and enjoyment without compromising marine employment.

D4.7.4 Support uninterrupted waterfront trail for as much as the waterfront as possible.

D4.7.5 Support preservation of character views including of the inner harbour, Newcastle Channel, and Departure Bay.

D4.7.6 Recognize that building forms in the Waterfront designation that vary by location and use.

D4.7.7 Support the following typical uses: public access facilities, trails, recreation; water transportation; marine services and marinas; ocean-focused industry; mixed-use; and, residential.

D4.7.8 Recognize that the target density for the Waterfront designation will vary.

WATERFRONT DEDICATION

D4.7.9 Seek to enhance public access to all Waterfront areas (both marine and freshwater) by encouraging the Approving Officer to exercise their authority through subdivision approval under the *Land Title Act* (Section 75) to procure dedicated access to the waterfront to the maximum extent provided for in the Act.

D4.7.10 Seek right-of-way agreements with landowners to allow for public access to the waterfront for development projects where the provisions of the *Land Title Act* do not apply.

D4.7.11 Secure publicly accessible lands to support construction of a continues Waterfront Walkway (see C4.10.1).

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NORTH CITY LIMIT TO DEPARTURE BAY FERRY TERMINAL

D4.7.12 Generally focus Waterfront uses in this section on public access facilities, parks, wharves, piers, and trails adjacent to upland residential uses.

D4.7.13 Recognize both the upland facilities and marine uses related to the research and development function of the federal Pacific Biological Station.

D4.7.14 Recognize the Departure Bay Ferry Terminal as a key transportation facility in this area of the waterfront. Complement vehicle transportation by pedestrian-oriented trails, parks, and open space at the ferry terminal.

DEPARTURE BAY FERRY TERMINAL VILLAGE TO DOWNTOWN

D4.7.15 Generally focus on a mix of Waterfront uses in this section including marinas and marine-related uses, commercial, hotels, residential, recreational, open space, and pedestrian activity

D4.7.16 Prioritize marine tourism and public uses at the Departure Bay Ferry Village area, located south of the Departure Bay Ferry Terminal, including a Waterfront Walkway and pedestrian linkage between the Brechin neighbourhood and the ferry terminal. Also consider residential and commercial uses in this area.

D4.7.17 Encourage existing heavy industrial uses in the Waterfront designation and adjacent upland areas to relocate to more appropriate industrial areas in the community. In particular, encourage the oil dock and fuel storage facilities to relocate to industrial areas at Duke Point.

D4.7.18 When considering land and water-based development in this section, seek to preserve the character of and access to existing public views of Newcastle Channel and Saysutshun from Stewart Avenue.

D4.7.19 To preserve views and waterfront character in the Newcastle Channel, encourage the Nanaimo Port Authority to minimize development of new fixed or floating enclosed structures below the high watermark in the Newcastle Channel and the Downtown harbour area.

DOWNTOWN

D4.7.20 Generally focus Waterfront uses in this section on public access facilities, tourism facilities, transportation, parks, wharves, trails, and marine-oriented employment connected to the Downtown Urban Centre.

D4.7.21 Continue to support facilities for the fishing fleet in the Downtown harbour area as a vital and attractive element of Nanaimo's maritime heritage.

D4.7.22 Support a foot passenger ferry service between Gabriola Island and Downtown.

D4.7.23 As an addition to the existing Departure Bay and Duke Point vehicle ferry service to Vancouver, support and encourage a harbour-to-harbour foot passenger ferry service from Downtown Nanaimo to Downtown Vancouver.

D4.7.24 Encourage ongoing and expanding foot passenger ferry service between Downtown Nanaimo and Saysutshun and Protection Island.

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D4.7.25 When considering land and water-based development in this section, seek to preserve the character of and access to existing views of Newcastle Channel and Saysutshun from the Downtown waterfront.

D4.7.26 Recognize the importance of the Assembly Wharf for marine-oriented employment, transportation, and select areas of tourism and waterfront park facilities that recognize the adjacency of the Nanaimo River Estuary.

D4.7.27 Encourage and support enhanced multi-modal connectivity between Assembly Wharf and the Downtown Urban Centre.

PROTECTION ISLAND

D4.7.28 Generally focus Waterfront uses in this section on support for marine access and marine services for Island residents.

D4.7.29 Consider tourist commercial and multi-unit development within the Waterfront designation where sensitive to the private, low-density residential neighbourhood context of adjacent lands.

SOUTH END TO NANAIMO ESTUARY

D4.7.30 Generally focus Waterfront uses in this section on environmental protection and trails.

D4.7.31 Recognize the goals and objectives of the *Nanaimo Estuary Management Plan* and support the Plan's policies on restoration and balance in the Estuary.

D4.7.32 Encourage construction of a public viewing platform with views to the Assembly Wharf marine activities in conjunction with an extension of the Waterfront Walkway.

D4.7.33 Support compatible marine-based industrial uses between the waterfront and Esplanade Street.

D4.7.34 Recognize that waterfront areas along Maki Road and adjacent to the Estuary have important ecological values. Support low impact uses including recreational, open space, and clustered residential uses that preserve and enhance areas adjacent to the shoreline for ecological protection and trail connections.

DUKE POINT TO SOUTH CITY LIMIT

D4.7.35 Generally focus Waterfront uses in the Duke Point area of this section on marine support for upland industrial uses at Duke Point, including marine transportation facilities.

D4.7.36 Generally focus Waterfront uses in the area east of the Duke Point industrial area to the south city limits (Joan Point Park) on public access facilities including wharves, piers, and trails adjacent to upland rural and park uses.

D4.7.37 Recognize the Duke Point Ferry Terminal as a key transportation facility in this area of the waterfront.

D4.7.38 Recognize Cable Bay Trail as a key recreation link to the waterfront and protect and buffer it to support ongoing public use and enjoyment. A minimum vegetated buffer of 50-metres is required on both sides of the trail.

D4.7.39 Prioritize securing an upland public trail between Cable Bay Trail, Joan Point Park, and the city boundary to the south.

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D4.8 GREEN SPACES

Nanaimo's green spaces are vital to the biodiversity, ecological connectivity, and the defining character and health of Nanaimo. This network includes our creeks, ponds, and streams; forests; agricultural lands; and parks and open spaces. These areas are our most sensitive spaces that require special planning and care so inherent values are maintained.

Figure 35: Types of Green Spaces



Parks & Open Spaces

The Parks and Open Space designation applies to lands across Nanaimo that are titled as parkland or otherwise serve as parks, plazas, open spaces, or recreation lands. This includes a network of active and passive parks, with a range of park sizes from small neighbourhood parks to large destination park spaces and trails that provide respite and recreation for residents of the mid-Island area. Golf courses, open space areas, regional and provincial parkland, community recreation facilities, and undeveloped Crown lands are also included in this designation, as well as lands used or reserved for public utilities and services. Lands deeded or titled as parkland may be contained in any land use designation.



Resource Management

The Resource Management designation includes environmentally sensitive areas, forested areas, and agricultural lands located adjacent to urban areas of the city and requiring protection and preservation. These areas provide a green and open space function, support sustainability, and provide opportunity for local food production or harvesting. This includes lands within the Provincial Agricultural Land Reserve (ALR). Resource Management lands in Nanaimo complement rural lands outside the city boundary. Resource Management lands are not intended for urban development and instead should be preserved for agricultural, resource, environmental, and recreational purposes.

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Desired Outcomes for Green Spaces

Protected resources within the urban area.

Ongoing provision of adequate parks and open spaces for natural and recreational opportunities.

Well-distributed parks and open spaces accessible to all residents throughout the city.

Conservation of Nanaimo's natural and cultural heritage.

Policies

FOR PARKLAND & PARK AMENITY MANAGEMENT, SEE SECTION C4.9

GENERAL

D4.8.1 Plan Green Spaces to support the protection of environmentally sensitive areas and areas of high agricultural and forestry values.

D4.8.2 Support provision of opportunities for safe, high-quality recreation throughout the city for use by both residents and the local tourism industry.

D4.8.3 Support balanced provision of maintained and natural parks and linkages between open spaces.

D4.8.4 Supports the acquisition and interpretation of environmentally and culturally significant areas.

PARKS & OPEN SPACES

D4.8.5 Acquire future park land in accordance with priorities of the City's *Land Acquisition Strategy*. The City will update the strategy regularly to identify candidate areas that would support the goals of City Plan. Broad areas of acquisition priority consideration are shown in Schedule 5.

D4.8.6 Use the 5% dedication of land for parks received through subdivision to acquire lands that complement the city's parks and trail network and to fulfill park needs.

D4.8.7 Encourage subdivision applicants to dedicate more than 5% of a parcel where portions of the parcel are largely undevelopable, and the proposed dedicated area can serve some park or open space functions, protect environmentally sensitive areas, and/or avoid natural hazards.

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D4.8.8 Consider the option to accept cash-in-lieu of the 5% dedication under one or more of the following circumstances:

- » 5% of total parcel size would be too small for a park or trail component;
- » no part of the parcel would complement the park or trailway system; and/or
- » significant park and open spaces already exist in the neighbourhood and would not benefit from additions.

D4.8.9 Consider designated lands acquired for parks under the *Park Dedication Bylaw* to provide consistent identification of city parks.

D4.8.10 Ensure that lands dedicated for parks and trails will be adequate in size to protect existing tree stands and natural features, safeguard habitat features, and buffer from adjacent private properties, in addition to providing adequate area for their intended use and programming.

RESOURCE MANAGEMENT

D4.8.11 Include in the Resource Management designation, Agricultural Land Reserve and other lands of resource, environmental, and open space value.

D4.8.12 Support agricultural and resource uses, including farm use or agriculture, forestry, wood lots and silviculture, as well as park and open space uses, including natural parks, passive recreation uses, protected areas, and environmentally-sensitive areas in the Resource Management designation.

D4.8.13 Recognize that the policies of Sections C1.3 Urban Tree Canopy, Natural Areas & Greenways and C1.4, Healthy Watersheds, of this Plan apply to ESAs within a Resource Management designation. Select exemptions may be provided for agricultural activities.

D4.8.14 Do not support applications to the Agricultural Land Commission to remove lands from the ALR except in extraordinary circumstances where such exclusion would otherwise be consistent with the goals, objectives, and other policies of this Plan.

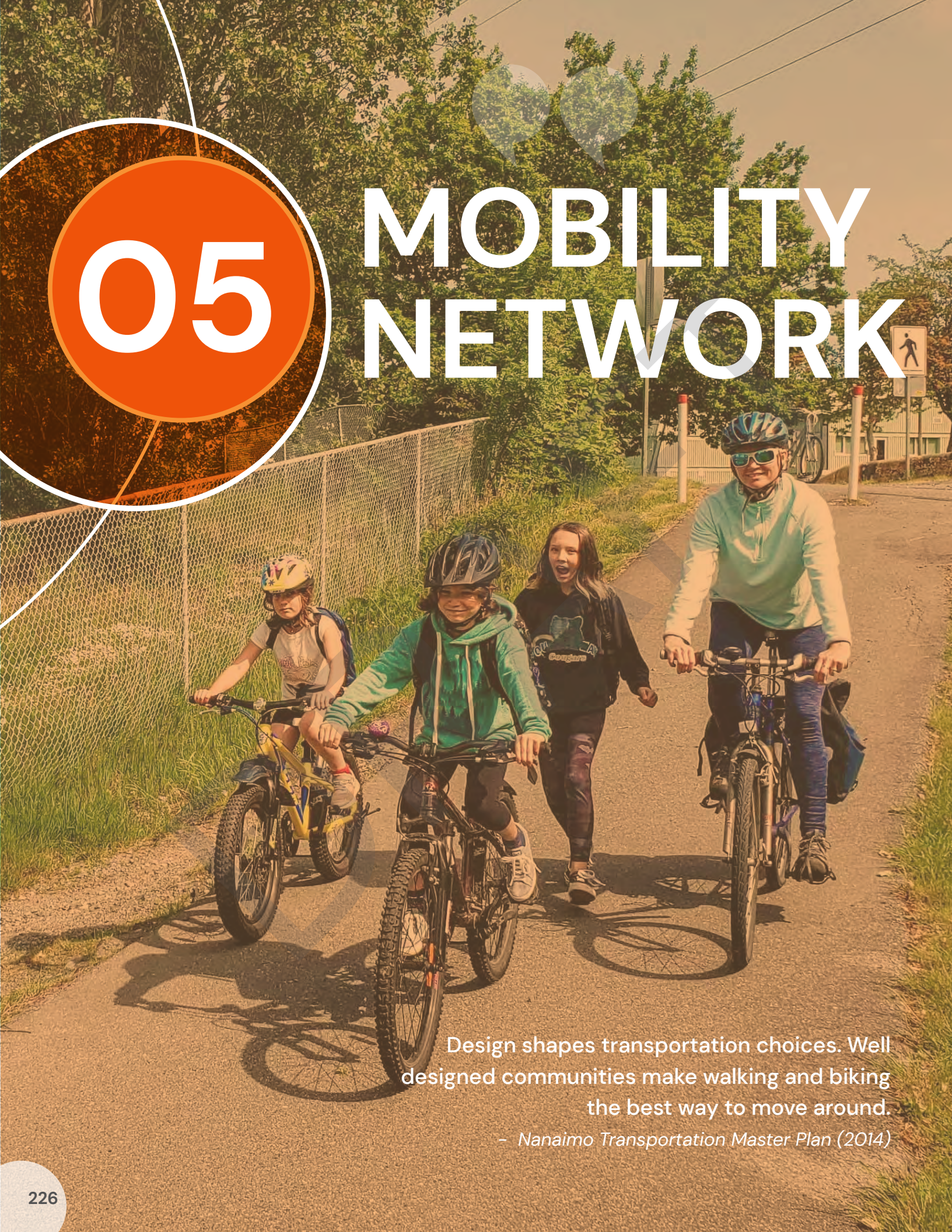
D4.8.15 Allow provision for modifications and amendment to the Resource Management designation through detailed assessment of lands to confirm and refine the extent of environmentally sensitive areas.

D4.8.16 Where other land uses are adjacent to Agricultural Land Reserve lands, buffers that meet or exceed provincial standards will be provided with consideration given to provincial guidelines for buffering agricultural lands.

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05 MOBILITY NETWORK



Design shapes transportation choices. Well designed communities make walking and biking the best way to move around.

– *Nanaimo Transportation Master Plan (2014)*

D5.1 ABOUT THE MOBILITY NETWORK

As Nanaimo grows to 140,000 people, the way we move around the city will need to evolve. 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.

An active and sustainable mobility network is critical to building a great city. City Plan aligns Nanaimo's planned Urban Centres and Corridors with our mobility hubs and active transportation, transit, and road networks. This alignment strengthens integration between our existing and future mobility network and where our densest growth is anticipated.

Nanaimo's vision is a multi-modal mobility system that connects residents and businesses to each other, the rest of Vancouver Island, and beyond. It provides inclusive transportation choices that are safe, comfortable, and accessible for people of all ages and abilities, as well as the efficient movement of commercial goods and activity. A system of interconnected facilities and services aims to provide affordable mobility while supporting a shift towards a more sustainable mix of transportation options. A transportation mode shift will address and manage the increased demand to move in a growing city.

This section provides an overview of the future mobility network. See **Section C.02 – A Connected Nanaimo: Equitable Access & Mobility** for mobility policies.

BENEFITS OF A ROBUST ACTIVE & SUSTAINABLE MOBILITY NETWORK

- Reduces GHG Emissions
- Reduces congestion on roads
- Reduces transportation-related costs for individuals
- Encourages lively, compact neighbourhoods
- Increases safety
- Enhances fitness and quality of life
- Provides a wider range of transportation options
- Increases equity and accessibility for all residents
- Supports an active and vibrant tourism sector
- Reinforces a viable public transit network and transit-oriented development

NANAIMO
TRANSPORTATION MASTER PLAN

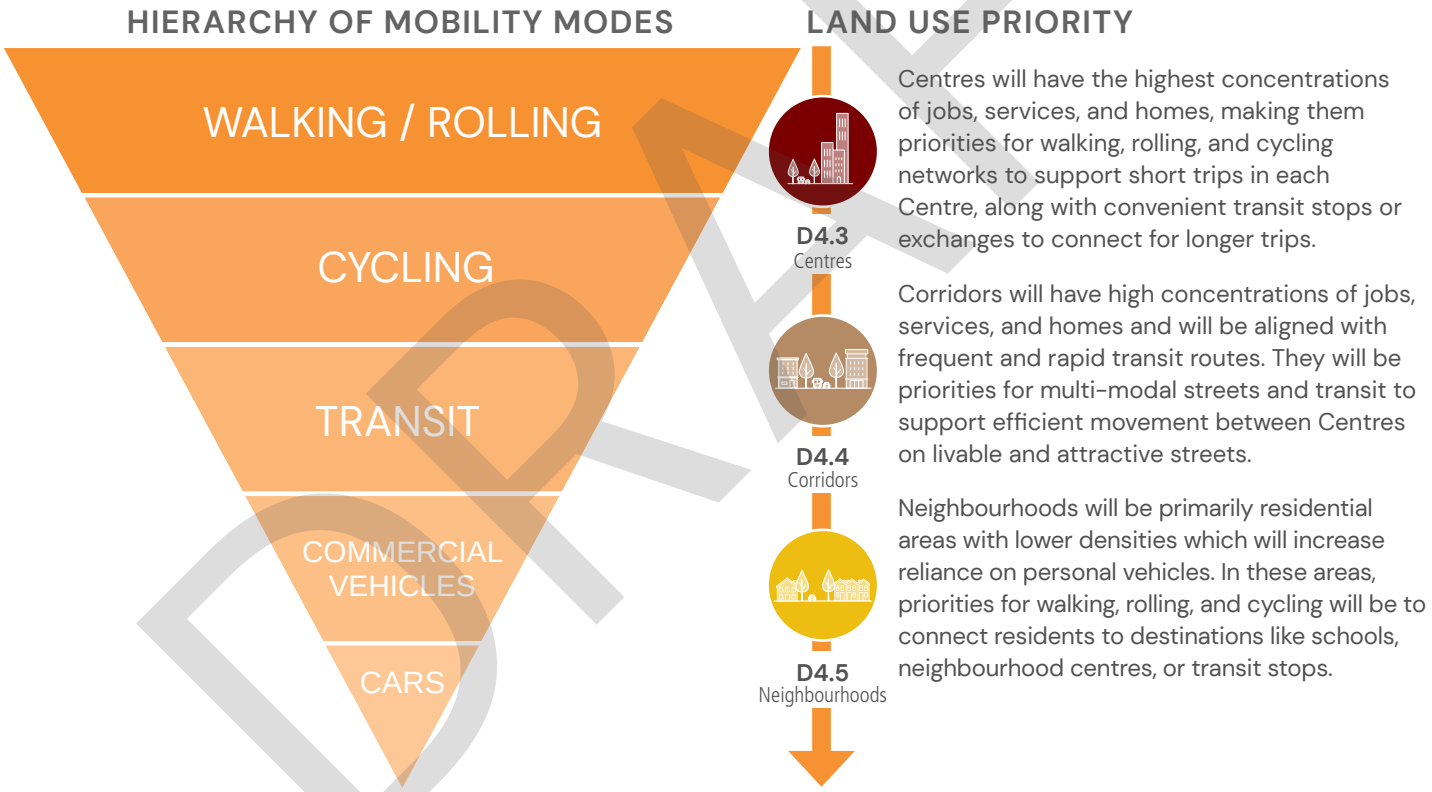
In 2014 the City developed a Transportation Master Plan to provide the foundation needed to expand travel choices within Nanaimo over the coming 25 years, while maintaining and improving the quality of life for residents. City Plan integrates and builds on the Transportation Master Plan with the goal of aligning mobility, land use, and parks, recreation, culture, and wellness to support the vision of an integrated city.

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D5.2 MOBILITY FRAMEWORK

We are an auto-dependent community. 88%[1] 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 to work towards more compact and vibrant urban areas with a broad range of attractive transportation choices.

Figure 36: Hierarchy of Mobility Modes and Land Use Priority
Source: Adapted from the 2014 Nanaimo Transportation Master Plan



The **Hierarchy of Mobility Modes** proposes that the City consider the needs of walking / rolling, cycling, public transit, and goods and services movement before that of private automobiles. By considering needs of these priority modes, future transportation plans, programs, and projects will provide better, safer, and more convenient solutions and encourage more people to walk, roll, cycle, and ride the bus.

Land Use Priority is linked to the Hierarchy of Mobility Modes. It indicates that in locations where there will be the higher concentrations of activity, the City will seek to prioritize investments to improve mobility for walking / rolling, cycling, and transit.

1 Nanaimo Transportation Master Plan, 2014.

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D5.3 MOBILITY TARGETS

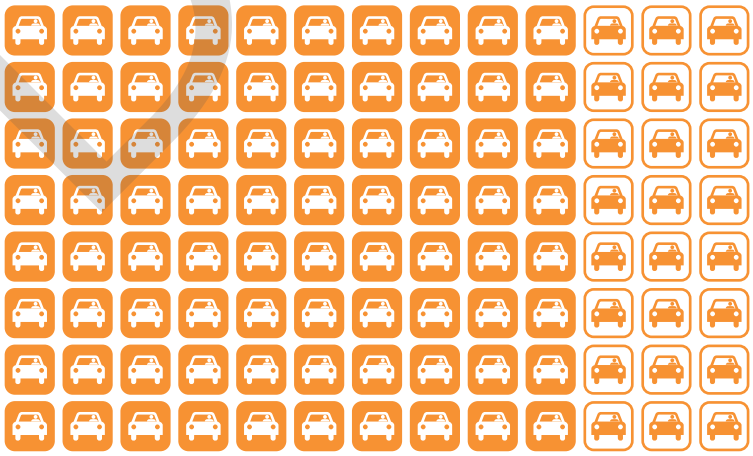
In order to achieve our goals for connectivity, as well as supporting goals for GHG emissions reduction, there is a need to shift our travel behaviours.

SHIFTING OUR TRANSPORTATION MIX

In the 2014 Transportation Master Plan, analysis indicated that the majority of people (88%) in Nanaimo travel by car to serve their daily needs including work, school, personal, and other trip purposes. Conversely, other modes such as walking (8.5%), cycling (1.0%), and transit (2.5%) collectively make up only 12% of daily trips. With the city's population projected to grow by nearly 40,000 people over the next thirty years, total travel within the city is projected to increase by 50% by 2041.

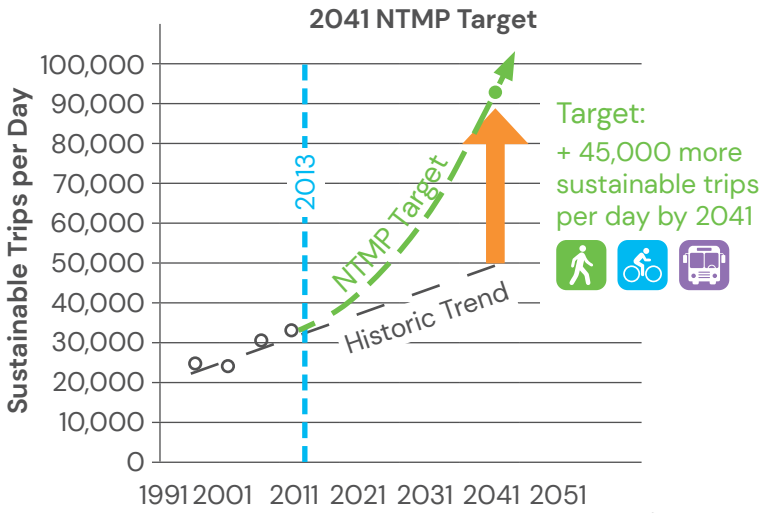
As illustrated in Figure 37, the Transportation Master Plan identified a target to double our sustainable travel mode share for trips made by walking / rolling, cycling, and transit from 12% to 24% by 2041. To meet this goal almost half of the new trips within the city would be accommodated by increasing walking / rolling (+200%), cycling (+500%), and transit (+500%) over 2014 conditions. These targets are maintained in City Plan.

Figure 37: Target Transportation Modal Split (2041)
Source: Adapted from the 2014 Nanaimo Transportation Master Plan

Existing		Exiting / Future Trips	Future Target			
Total Trips	Mode Split		Trip Growth	Total Trips	Mode Split	Growth Rate
21,000 trips/day	8.5%		+23,0000 trips/day	44,0000 trips/day	12%	2x
3,000 trips/day	1.0%		+12,000 trips/day	15,000 trips/day	4%	5x
6,000 trips/day	2.5%		+23,000 trips/day	29,000 trips/day	8%	5x
220,000 trips/day	88%		+55,000 trips/day	275,000 trips/day	76%	1.25x
250,000 trips/day			+115,000 trips/day	365,000 trips/day		1.5x

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Figure 38: Target Sustainable Trips Per Day
Source: Adapted from the 2014 Nanaimo Transportation Master Plan



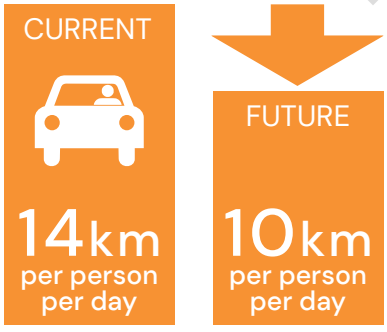
Compared to historic changes in travel mode split, 45,000 additional daily sustainable transportation trips need to be created. Ambitious mode-share targets are necessary to ensure that Nanaimo's transportation system develops in a way that supports alternatives to the private vehicle. Sustainable transportation targets should not been seen as a limit and the community should strive to exceed goals where possible.

REDUCING DISTANCE DRIVEN

In addition to shifting our modal split, we must also reduce the distance we drive (vehicle kilometres per resident per day - VKT). VKT is an important factor in reducing greenhouse gas emissions, congestion, air pollution, fuel consumption, and costs.

By shifting towards denser, more sustainable land use patterns, future residents will live closer to services and employment reducing trip lengths and making walking, rolling, cycling, and taking transit more viable options; and when they do drive, their trips will be shorter and overall travel by car will be reduced. A target for travel by car would seek to reduce the average daily travel by car from 14 km/person/day to 10 km/person/day by 2041; a reduction of over 25% over current conditions.

Figure 39: Reduction in Distance Driven
Source: Adapted from the 2014 Nanaimo Transportation Master Plan



Shorter Trips = Less Driving

Fewer future driving trips per capita over shorter distances will help reduce traffic growth and congestion.

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D5.4 PLANNING STREETS FOR PEOPLE

How our neighbourhoods and streets are designed can make a big difference in our mobility choices. Both the distance traveled and the experience of the trip can influence our decision to use active mobility or to drive.

SAFE, COMFORTABLE STREETS

Many of Nanaimo's streets were designed primarily to accommodate motor vehicles, with limited focus on pedestrians, cyclists, or making neighbourhoods more attractive. Safe, beautiful, multi-modal streets with amenities like street furniture and street trees add value and livability and encourage people to choose alternative modes, even when the distance is a bit further.

73% of participants in the 2020 Statistically-Valid Survey* identified that the feeling of safety from traffic when using active transportation (walking, cycling) as a top priority for enhancing active mobility

*Refer to the RE**IMAGINE NANAIMO Phase 1 & Phase 2 Public Engagement Summaries** for more community input

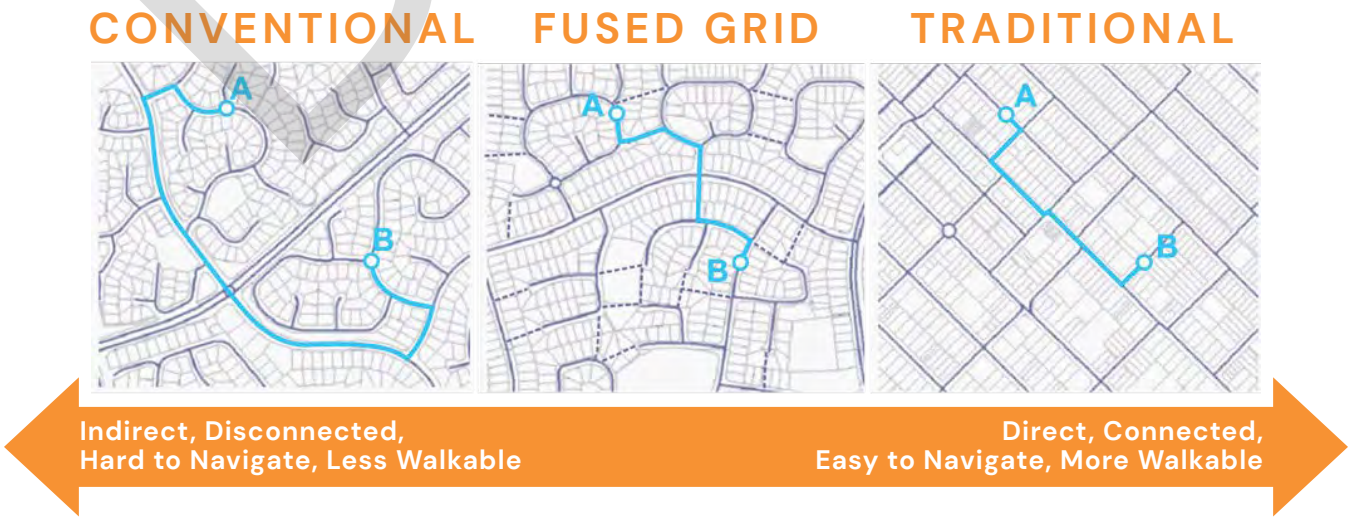
FINE-GRAINED, CONNECTED NETWORKS

Even where streets have comfortable infrastructure for walking, rolling, or cycling, residents will be deterred from using these modes if the street network is indirect and circuitous. Pedestrians in particular are very sensitive to longer routes; they travel slowly so additional trip length can add significant time onto their trips. Levels of walking are typically higher where a strong grid road network is present.

Figure 40: Travel Times for Different Modes
Source: Adapted from the 2014 Nanaimo Transportation Master Plan



Figure 41: Street Layout Patterns and Ease of Navigation
Source: Adapted from the 2014 Nanaimo Transportation Master Plan



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D5.5 ACTIVE MOBILITY & PRIMARY TRANSIT NETWORK

Legend & Notes

City of Nanaimo Boundary

MAJOR ACTIVE MOBILITY ROUTES

- Primary Route
- Secondary Route

SCHOOLS

- Elementary
- Secondary

RDN MAJOR TRANSIT ROUTES & FACILITIES

- Rapid Transit Route
- Frequent Transit Route
- Transit Exchange

RELATED LAND USES

FOR ALL LAND USES, SEE SECTION D.04

- Urban Centres
- Parks & Open Spaces

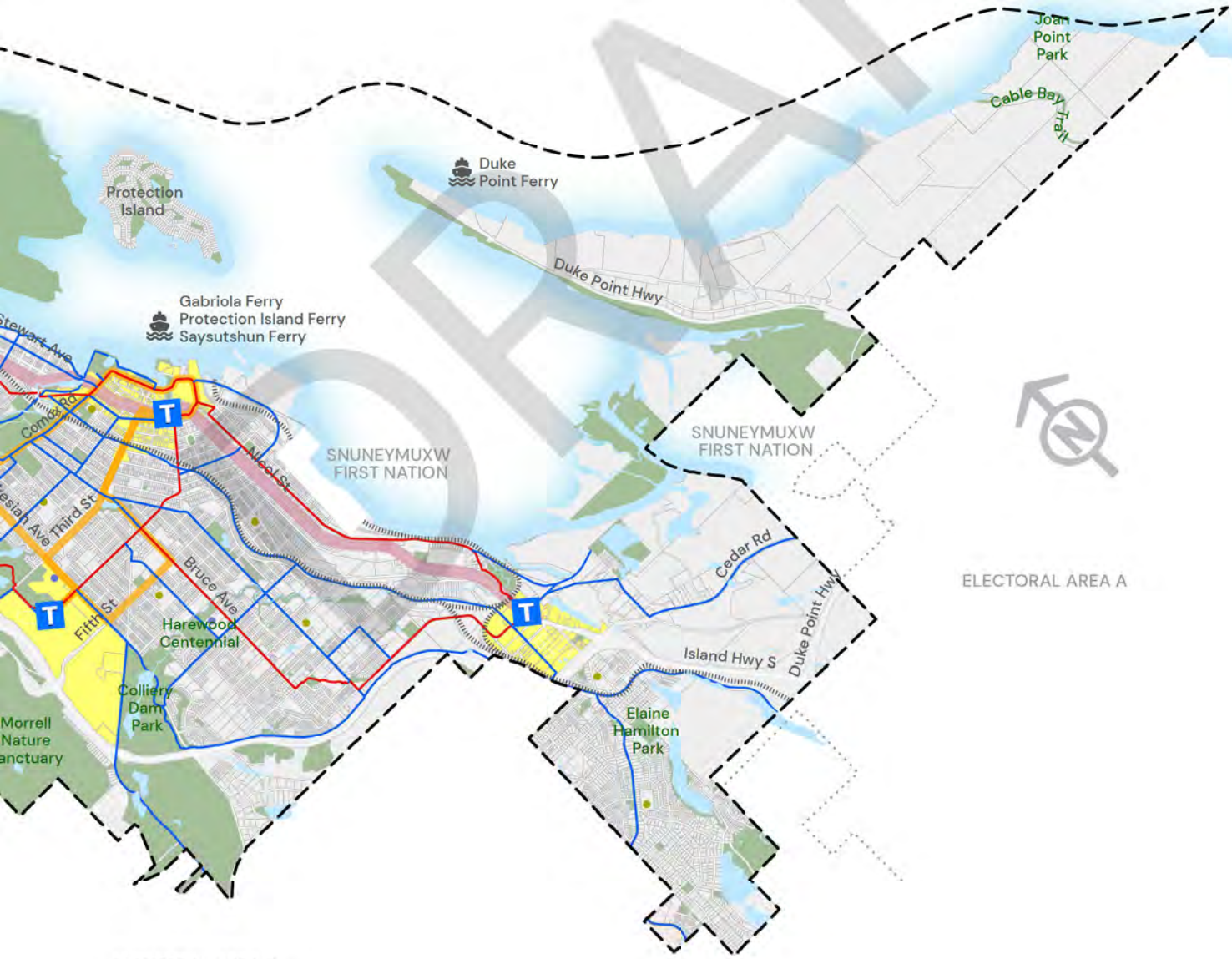
Figure 42: Active Mobility & Primary Transit Network

Map is for illustrative purposes only.
Refer to Schedule 3 for the official map.



Table 3: Overview of Active Mobility Routes

	PRIMARY ACTIVE MOBILITY ROUTES (TIER 1)	SECONDARY ACTIVE MOBILITY ROUTES (TIER 2)	RECREATIONAL TRAILS (TIER 3) (not shown on map)
Primary Purpose	» Transportation between Urban Centres	» Transportation between Neighbourhoods and Urban Centres and key destinations (e.g., schools, Neighbourhood Centres, community facilities, etc.)	» Recreational experience » Supports local-scale connections to the Active Mobility network
Ultimate Design Standard	» All ages and abilities, including separation from vehicles wherever possible	» All ages and abilities where possible » Mix of separated and non-separated linkages	» Varies, depending on location
Maintenance & Operations	» Highest priority for maintenance and operations	» Secondary priority for maintenance and operations	» Maintained to a recreational standard » Limited / no all-season management



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D5.6 MAJOR ROAD 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

Figure 43: Major Road Network
Map is for illustrative purposes only.
Refer to Schedule 4 for the official map.

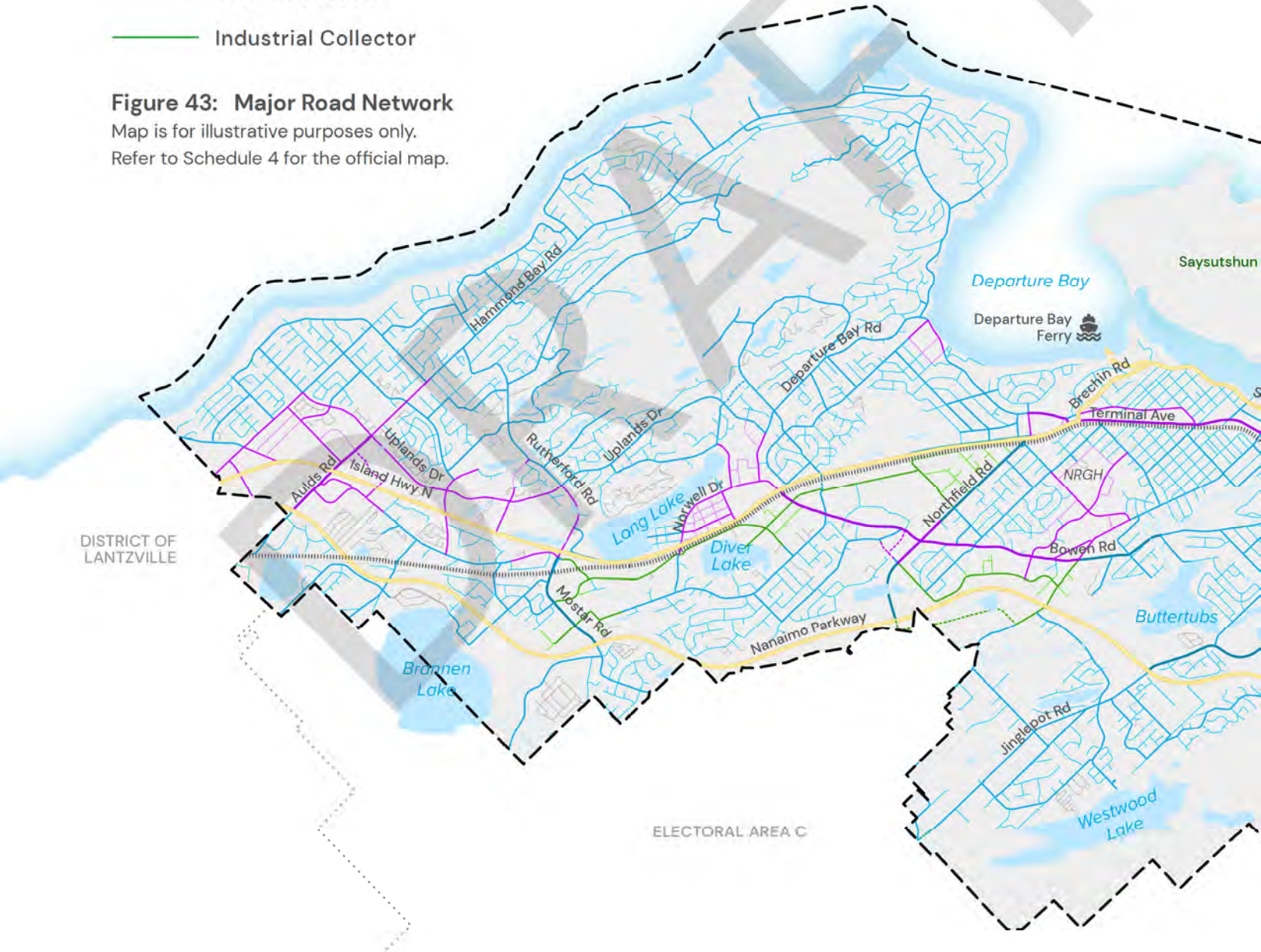
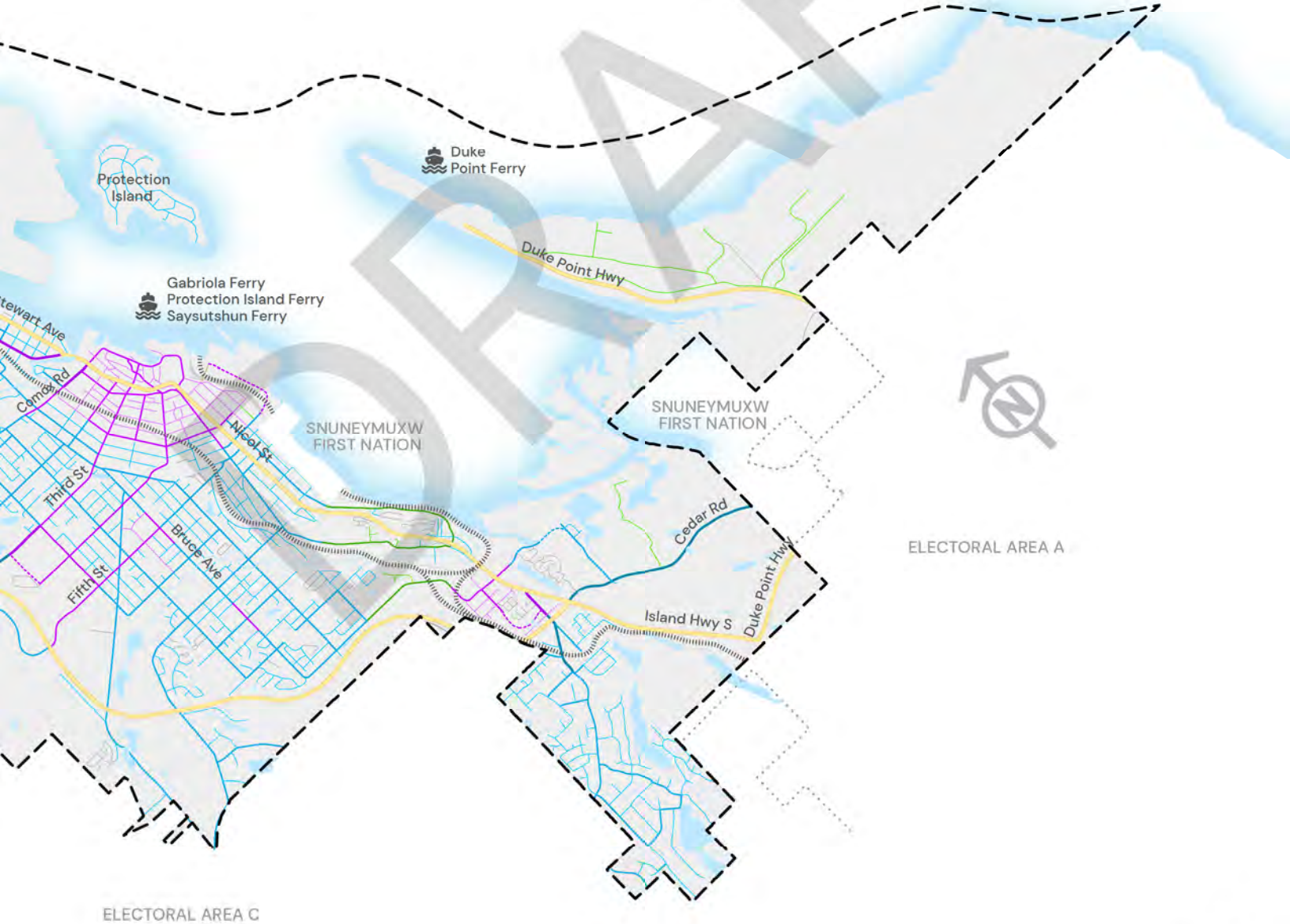


Table 4: Overview of Major Road Types

	MOBILITY STREETS	URBAN STREETS	INDUSTRIAL STREETS
Location & Associated Land uses	» Typically Centre or Corridor land uses where higher density development is present or expected to occur	» All land uses outside Centres, Corridors, or Industrial Lands » Typically associated with lower density development or smaller scale commercial areas	» All Industrial land uses
Key Characteristics	» Focus on increasing public space and accommodation for all modes » Emphasis on sustainable transportation	» Focus on balancing needs of all modes » Higher focus on traffic capability than Mobility Streets	» Focus on accommodation of larger vehicles » Recognizes need for accommodation of sustainable mobility options for employees and customers



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06

PARKS, RECREATION, CULTURE, & WELLNESS



> Recreation is the experience that results from freely chosen participation in physical, social, intellectual, creative, and spiritual pursuits that enhance individual and community wellbeing.
>
> *– Renewed Definition of Recreation, Pathways to Wellbeing: A Framework for Recreation in Canada 2015*

D6.1 ABOUT PARKS, RECREATION, CULTURE & WELLNESS

In 2005 we developed a Parks, Recreation & Culture Plan for our city. Since that time, many of the directions set out in that plan have been achieved or are ongoing. As we look forward in City Plan, there is an opportunity to integrate a parks, recreation, culture, and wellness lens, acknowledging the central role parks, recreation, and cultural services play in supporting changing demographics, aging, equity, inclusion, physical and mental health, and active lifestyles.

The benefits of parks, recreation, culture, and wellness have been established as far-reaching and because of these broad benefits, they are considered an essential public service.

The terms Parks, Recreation, Culture & Wellness are often used together to describe the collective system of indoor and outdoor spaces, programs, experiences, and features that provide opportunity for community members to participate in physical, social, intellectual, creative, and spiritual pursuits that enhance individual and community wellbeing.

In City Plan, we use the terms as follows:

- **Parks** typically refer to outdoor spaces (including recreational trails) that provide opportunities for activity, relaxation, and interaction with nature.
- **Recreation** is an umbrella term that encompasses indoor and outdoor recreation facilities, as well as activities including participation in physical and social activity, sport, and arts.
- **Culture** is a term used when there is a focus on arts, heritage (natural and cultural heritage), and our creative economy. Cultural facilities can include theatres, galleries, museums, and performance spaces.
- **Wellness** is used to describe qualities of both individuals and communities or neighbourhoods where there is high sense of belonging, quality of life, personal health, strong families, and healthy communities.

Nanaimo's parks, recreation, culture, and wellness services will continue to deliver ways for the community to be active, social, and involved.

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Leisure activities, parks, and greenspace are essential to our physical, intellectual, social, and spiritual well being, to our overall quality of life, to the environment, and our economic sustainability

- Canadian Parks and Recreation Association









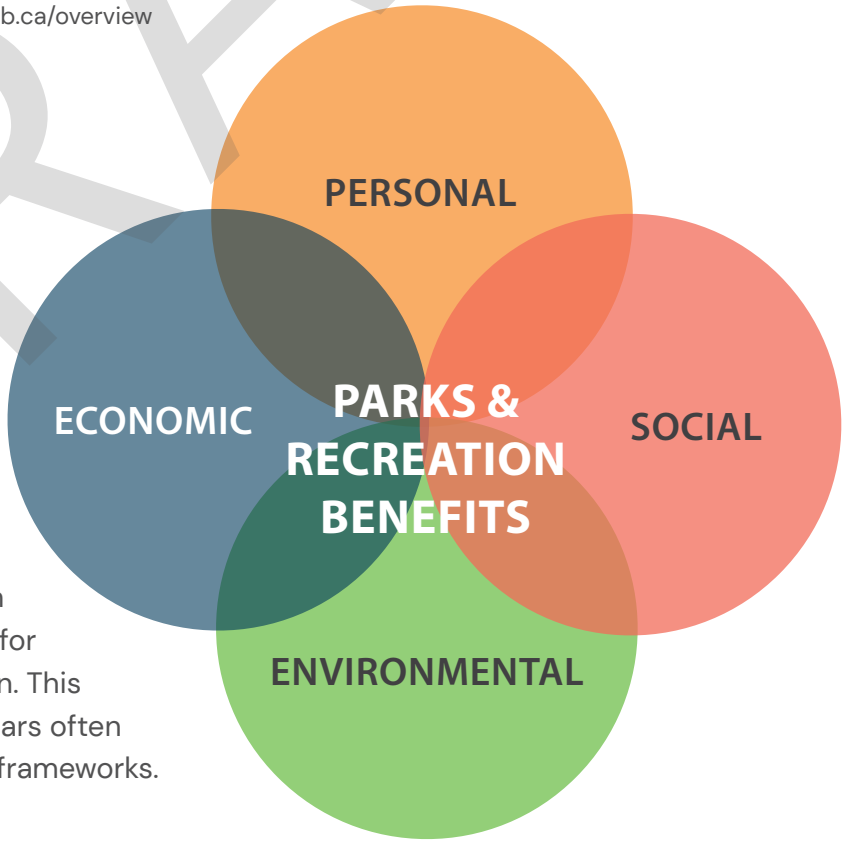
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THE IMPORTANCE OF PARKS, RECREATION, CULTURE & WELLNESS

In 1997, the Canadian Parks and Recreation Association, in partnership with Parks and Recreation Ontario and with support from Health Canada, created eight key messages[1] to articulate the importance of recreation. These messages remain true today. Recreation, sports, fitness, arts, culture, and parks:

- Are essential to personal health as active living is a key determinant of health status
- Are key to balanced human development
- Are essential to the quality of life and place
- Reduce self-destructive and anti-social behaviours
- Build strong families and healthy communities
- Reduce health care, social service, and police / justice costs
- Are significant economic generators for a community
- Are 'greenspaces' essential to well being and our environmental psychological survival

[1] The National Benefits Hub. http://benefitshub.ca/overview



The adjacent graphic depicts the Canadian Parks and Recreation Association's 4-category framework for the benefits of parks and recreation. This framework includes the same pillars often used for sustainability frameworks.

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TRENDS AFFECTING RECREATION

As our society modernizes, so too do our recreation needs. Continuing to analyze emerging trends and considering them in the specific context of Nanaimo is at the core of adapting and updating our parks, recreation, culture, and wellness services for the future.

$6.8 Billion

Estimated total health care cost of physical inactivity in Canada in 2009[1]

[1] Janssen, Ian. Health care costs of physical inactivity in Canadian adults. Applied Physiology, Nutrition, and Metabolism, 2012. Aug;37(4):803-6.

CHANGING DEMOGRAPHICS

- Our population is increasing
- Our population is aging, leading to a larger proportion of older adults
- Young people are continuing to migrate to urban centres for education and work
- Remote work options are increasing, providing more choice about where to live
- Immigration is increasing and our communities are becoming more culturally diverse

WHAT IT MEANS FOR RECREATION

- We need to "keep up" with more people to serve and changing user profiles and interests
- We need to ensure programs and spaces are welcoming for all ages, cultures, and abilities
- It will be important to continue "listening" to the community and adapting our recreation services accordingly

MODERN LIFESTYLES

- We are living more sedentary lifestyles and spending more leisure time online
- Our risk of adverse physical health conditions including obesity, diabetes, and heart disease are rising and having impacts on health care costs
- We are experiencing mental health issues and challenges with addictions
- We are interacting more and more online, reducing in-person interactions and seeing a related perception of being less caring towards one another and our environment

WHAT IT MEANS FOR RECREATION

- We need to increase access and encourage more people to use facilities and services
- We should continue to develop programs that help instill activity at an early age, inspiring life-long active living
- It will be important to leverage the online environment to promote and encourage recreation opportunities

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OBSERVATIONS ON HISTORICAL TRENDS IN RECREATION

Canadian Parks and Recreation Association / Interprovincial Sport and Recreation Council. A Framework for Recreation in Canada 2015: Pathways to Wellbeing, 2015. Page 7.

"Historically, recreation was considered a public good, which focused on outreach to vulnerable people, families, and communities. In recent times, this has often shifted toward an individual-based, facility-focused, user-pay model. At the same time, we are witnessing rapid technological, economic, environmental, demographic, and social changes. This creates an urgent need for recreation to reaffirm historic values, while simultaneously adopting new ways of working that meet emerging needs. Underscoring this revitalization is a community development approach that empowers people and communities to work together to enhance wellbeing."



SOCIAL& ECONOMIC INEQUITIES

- Economic inequality between higher and lower incomes is increasing
- We are seeing more single parent and one-person families
- We are beginning to recognize past social injustices and taking steps towards Truth & Reconciliation
- Our employment landscape is changing, with different types of jobs than in the past

WHAT IT MEANS FOR RECREATION

- We can work to improve geographic equity by adding facilities and programs where they address gaps, meet needs, and are conveniently accessed by foot or transit
- It will be important to continue and expand programs like LEAP that increase affordable access to recreation
- We must add an equity lens to our planning so that resources and opportunity provide opportunity for all



CHANGING ENVIRONMENT & CLIMATE

- We are seeing more effects of climate change and needing to adapt quickly (see Section D3.1)
- We are committing to reducing our Greenhouse Gas Emissions (see Section C1.1) and with that seeking ways to reduce our reliance on personal vehicles
- We are recognizing the important role of green infrastructure including watercourses, trees, and natural areas in supporting environmental and community health

WHAT IT MEANS FOR RECREATION

- We must plan our parks and facilities to thrive in the face of climate change and reduce environmental impacts
- Our trails are not only playing a role for recreation, but also an essential part of the non-vehicular transportation network
- Our parks can include green infrastructure like stormwater ponds that help manage flood risk and support natural systems

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EXISTING PARKS & TRAILS

Since the Parks, Recreation, and Culture Master Plan was created in 2005, hundreds of hectares of new parkland have been added to the network, protecting green space in perpetuity.

NOTABLE ACCOMPLISHMENTS IN PARKS & TRAILS

- Major nature park additions including Linley Valley Park, Joan Point Park, West Marsh Park, Lotus Pinnatus Park, East Wellington Park, Westwood Lake expansion, along with Garry oak and wildflower meadow environmentally sensitive areas
- Acquisition of the Five Acre Farm in Harewood to support urban farming and increase park space in South Nanaimo
- Expansion of the recreational trails network to include over 180 km of trails and a growing reputation for outdoor adventure
- Updates to Departure Bay Beach and walkway
- Creation of the city's first inclusive playground at Maffeo Sutton Park
- Updates to the Third Street Sport Zone to establish a premiere sporting complex
- Major habitat improvement projects including Departure Bay Creek restoration
- Addition of new park spaces through development to protect valued natural features, create linkages between neighbourhoods, and increase access to recreation
- Addition of unique new outdoor experiences like the Steve Smith Bike Park, the covered sports box at Harewood Centennial Park, and development of three artificial turf fields
- Continuation of the City's Partners in Parks Program, bringing together the efforts of volunteers since 1982
- Creation of park improvement plans for updates to major City parks including Beban Park, Colliery Dam Park, Neck Point Park, Beaufort Park, and Harewood Centennial Park
- Adaptation of park spaces to support emerging recreation interests like off-leash dog activities, community gardening, pickle ball, and more

ONGOING COMMUNITY SURVEY INPUT

The statistically-valid survey in 2020 asked participants to identify their level of satisfaction with key parks, recreation, and culture facilities (summarized in Table 5 and Table 6 on the following pages).

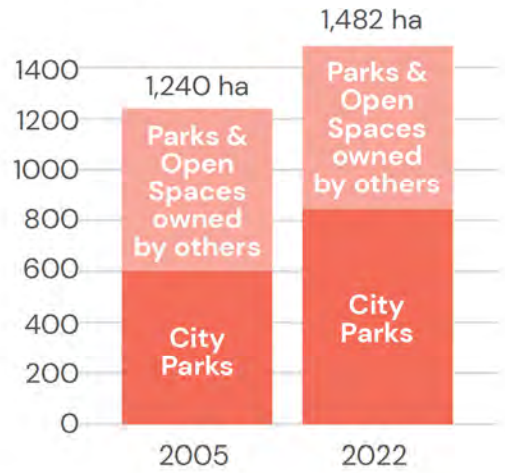
These questions and others are repeated from the 2005 statistically-valid survey process.

The same questions and statistically-valid survey process will be repeated and ongoing in the future to allow us to better understand community gaps and priorities for our complex system of parks, recreation, culture, and wellness and services.

Ongoing findings will inform the City's *Integrated Action Plan*.

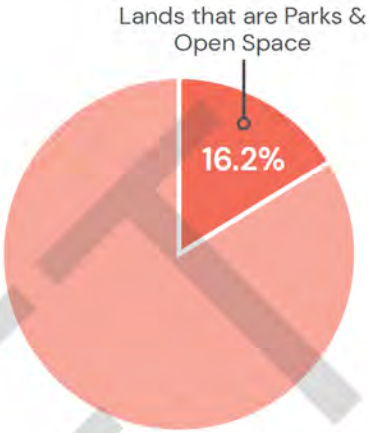
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Figure 44: Park & Open Space Areas 2005 and 2022



With a current population of 99,863 and 1,482 ha of protected parks and open spaces, the ratio of parks per person in Nanaimo is relatively high at 14.8 ha / 1,000 residents.

Figure 45: Percent of City Land that is Parks & Open Space (2022)



Parks & Open Space lands include city-owned parks and parks owned by the Province, Trusts, or other organizations.

Figure 46: Existing Parks & Trails

Map is for illustrative purposes only.



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Table 5: Community Satisfaction with Number & Quality of Existing Parks Facilities

Statistically-valid Community Survey, 2020. Refer to the REIMAGINE NANAIMO Phase 1 Public Engagement Summary.

FACILITY	NUMBER			QUALITY		
	SATISFIED	NEUTRAL / UNSURE	DIS-SATISFIED	SATISFIED	NEUTRAL / UNSURE	DIS-SATISFIED
Parks - Overall in the City of Nanaimo	74%	15%	11%	71%	18%	12%
Parks - In Your Neighbourhood Area	69%	16%	16%	69%	15%	15%
BMX / Terrain Facilities	38%	57%	6%	36%	63%	1%
Community Gardens & Edible Gardens	32%	24%	45%	25%	54%	21%
Disc Golf Courses	44%	52%	3%	41%	58%	2%
Environmentally Sensitive & Protected Areas	40%	36%	24%	50%	37%	13%
Fishing Piers	40%	44%	16%	45%	45%	10%
Natural / Passive Parks	67%	21%	13%	68%	22%	10%
Neighbourhood Parks	73%	12%	16%	71%	16%	14%
Off-leash Areas	34%	46%	21%	33%	54%	13%
Outdoor Classrooms	12%	73%	14%	14%	79%	7%
Outdoor Court - Basketball	31%	62%	7%	26%	68%	6%
Outdoor Court - Beach Volleyball	29%	58%	13%	5%	69%	26%
Outdoor Court - Multi-sport / Boxes	30%	64%	7%	26%	71%	4%
Outdoor Court - Pickleball	21%	71%	8%	19%	77%	4%
Outdoor Court - Tennis	43%	47%	10%	39%	54%	7%
Picnic Areas	61%	24%	15%	59%	24%	17%
Play - Playgrounds	65%	28%	7%	59%	33%	7%
Play - Water Spray Parks	46%	42%	12%	47%	45%	6%
Skateboard Parks	38%	60%	3%	37%	61%	2%
Sports Fields - Artificial Turf	43%	51%	5%	44%	53%	3%
Sports Fields - Natural Grass	51%	42%	7%	51%	43%	6%
Trails - for Walking/Hiking/Running	76%	9%	16%	78%	12%	11%
Trails - for Mountain Biking	45%	47%	8%	44%	51%	5%
Urban Plazas	36%	47%	17%	33%	51%	15%
Waterfront Parks (ocean & lakes)	68%	10%	22%	71%	12%	17%

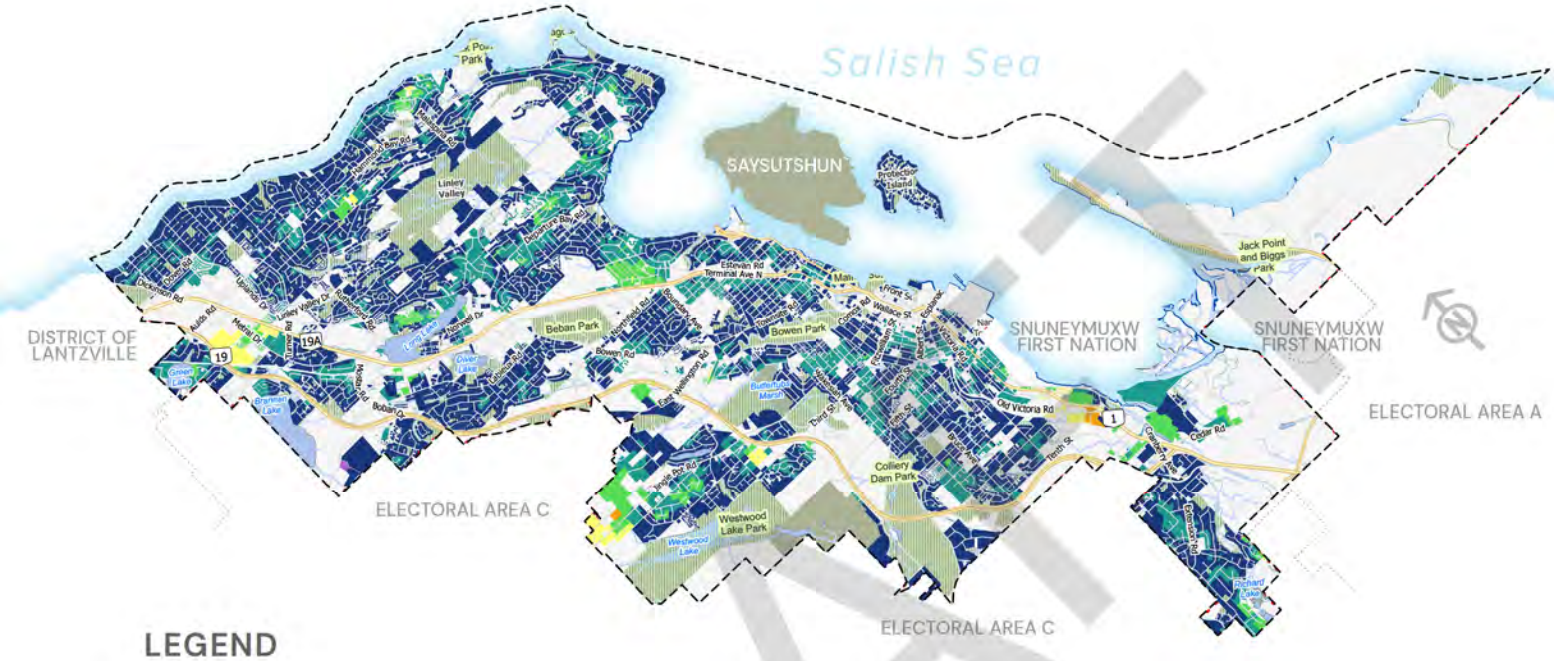
KEY OBSERVATIONS:

- Most facilities currently have high levels of satisfaction or neutral responses (neutral / unsure responses often indicate a facility is not of interest or use for a respondent)
- **75%** of survey participants are satisfied with the **number** of parks in the city overall
- **71%** of survey participants are satisfied with the **quality** of parks in the city overall
- **69%** of participants are satisfied with the **number** and **quality** of parks in their neighbourhood
- Facilities with higher percentages of neutral / unsure responses mat not be overall community priorities, but serve particular users or groups

DRAFT

Figure 47: Walking Distance to Existing Parks & Open Space

Map is for illustrative purposes only.



LEGEND

City of Nanaimo Boundary

Walking Distance	% of Population	Cumulative % of Population
Less than 5 minutes	71%	71%
6 to 10 minutes	24%	95%
11 to 15 minutes	3%	98%
16 to 30 minutes	1%	99%
30 to 45 minutes	0%	99%
More than 45 minutes	0%	99%
No Designated Pedestrian Route	1%	100%

Today, approximately 71% of Nanaimo residents live within a 5-minute walk of a park or open space. City Plan includes policy to work towards all residents living within a 5-minute walk whenever possible.

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PARKS & TRAILS

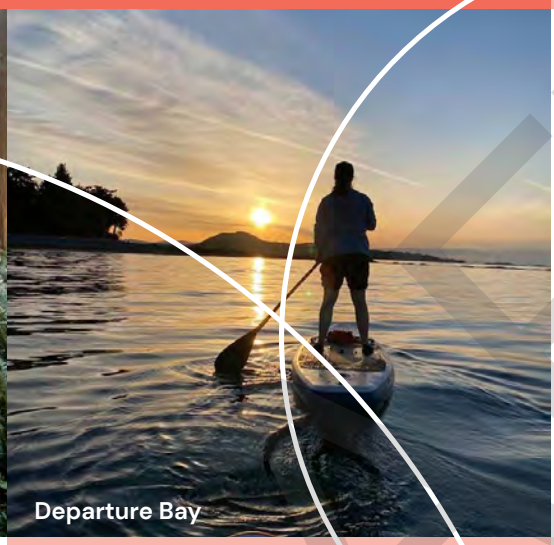
existing system at a glance (2022)

1400+

hectares of dedicated parks and open space lands including city-owned and lands owned by other organizations



Bowen Park



Departure Bay

3

skateboard parks

Rotary Skate Park | Bowen Park | Harewood Centennial Park

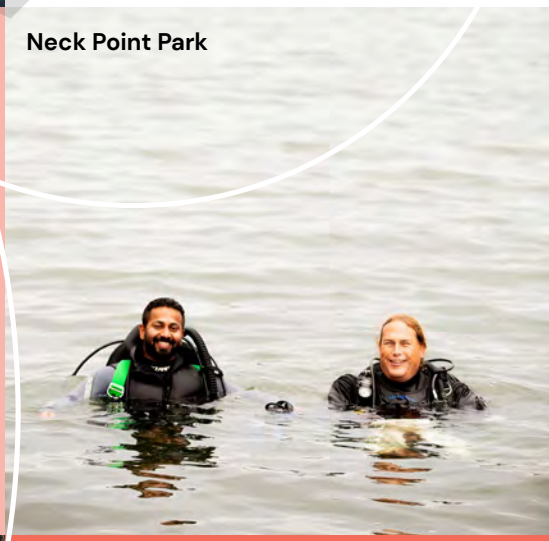
180+

kilometres of recreational trails

8

boat launches

Brannen Boat Ramp | Brechin Boat Ramp | Charlaine Boat Ramp | Fillinger Waterfront Park 1 | Westwood Lake Park | Diver Lake Park | Morningside Park | Kinsmen Park



Neck Point Park

5

community gardens

The Beaufort Park Commons | Beban Urban Garden Society | Forest Drive Gyro Park | Pawson Park | Smugglers Park



Bowen Park Disc Golf Course

13

sport courts

Beaufort Park | Beban Park | Cinnabar Valley Park | Crystal Brook Park | Departure Bay Centennial Park | Forest Drive Gyro Park | Groveland Gyro Park | Harewood Centennial Park (covered) | Linley Point Gyro Park | Maffeo Sutton Park | Mansfield Park | Smugglers Park | Westdale / Leslie Park

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74
playgrounds

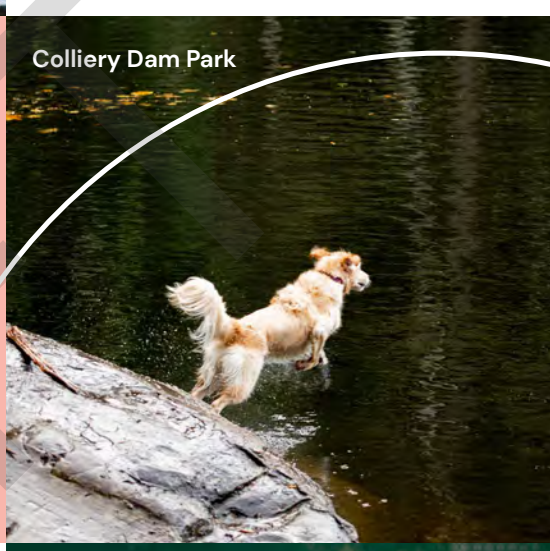

Harewood Centennial Park

12
dog off-leash parks

May Richards Bennett Pioneer Park | Diver Lake Park (seasonal) | Beban Park Northfield Rest Stop | Westwood Lake | Colliery Dam Park | Gallows Point Park | St. George Ravine Park | Beaufort Park | Cable Bay Park | Wardropper Park Invermere Beach


Third Street Sports Zone

27
sport fields


Colliery Dam Park

4
water spray parks

Deverill Square Park | Departure Bay Park | Harewood Centennial Park | Mansfield Park

Other great facilities:

Disc Golf
Bowen Park

Pitch & Putt
Beban Park

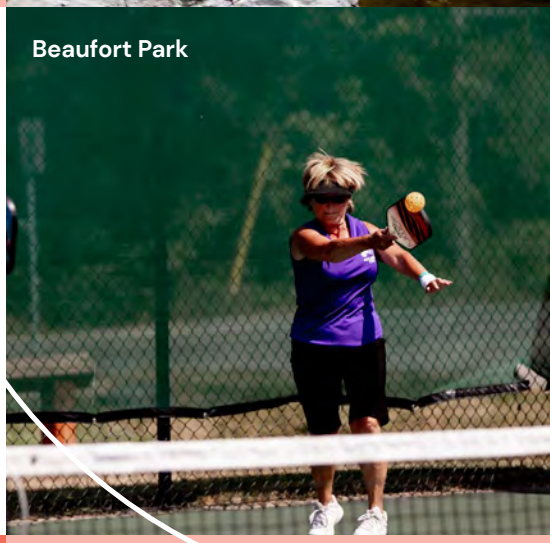
Steve Smith Bike Pump Track
Beban Park

Marie Davidson BMX Track
Bowen Park

Lawn Bowling
Bowen Park

Sand Volleyball
Bowen Park

Dive Site
Neck Point Park


Beaufort Park


Harewood Centennial Park

24
tennis courts

8
pickle ball courts

Beban Park (2) | Beaufort Park (6)

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EXISTING RECREATION & CULTURE

Since the Parks, Recreation, and Culture Master Plan was created in 2005, a number of recreational and culture facilities have been added and programming, culture, and art amenities have been expanded.

NOTABLE ACCOMPLISHMENTS IN RECREATION, CULTURE & WELLNESS

- Completion of a twinned arena at the Nanaimo Ice Centre
- Development of Oliver Woods Community Centre to increase community recreation access in North Nanaimo
- Upgrades to existing aquatic facilities at Beban Park Pool
- Initial planning for a community centre in South Nanaimo
- Completion of *A Cultural Plan for a Creative Nanaimo* to enhance integration of cultural opportunities in the community
- Completion of a *Community Plan for Public Art* to provide a framework for public art opportunities in the City and realization of a number of new public art pieces including the Welcome Pole at Maffeo Sutton Park, Beban Park Pool artwork, Salmon on the Bridge at Maffeo Sutton Park, among others
- Establishment of a poet laureate program to raise the profile of literary arts in the community
- Ongoing expansion of recreation programming for all ages, interests, and abilities in the areas of sports, arts, crafts, special interest, cooking, dance, fitness, yoga, first aid, swimming, skating, wellness, outdoors, and more
- Continuation and expansion of equity-seeking programs like the LEAP, Active Pass, Leaders in Training / QUEST, and Swim to Survive programs that encourage ongoing, early, and life-long involvement in recreation
- Support for major events including National Day of Truth & Reconciliation, Dragon Boat Festival, Maple Sugar Festival, Nanaimo Night Market, and many music, arts, and community events
- Ongoing partnerships with School District #68 for shared facilities and supportive operations

COMMUNITY SATISFACTION KEY OBSERVATIONS

(See Table 4 for more information. Data from the Statistically-valid Community Survey, 2020)

Most facilities currently have high levels of satisfaction or neutral / unsure responses.

Facilities with higher percentages of neutral/ unsure responses indicate they are not overall community priorities, but serve particular users (neutral / unsure responses often indicate a facility is not of interest or use for a respondent).

Participants indicated higher levels of satisfaction with facilities in the city overall than at the level of their neighbourhood:

Facilities in the <u>city overall</u>

- ~60% satisfied
- ~15% dissatisfied

Facilities within their <u>neighbourhood:</u>

- ~46% satisfied
- ~28% dissatisfied

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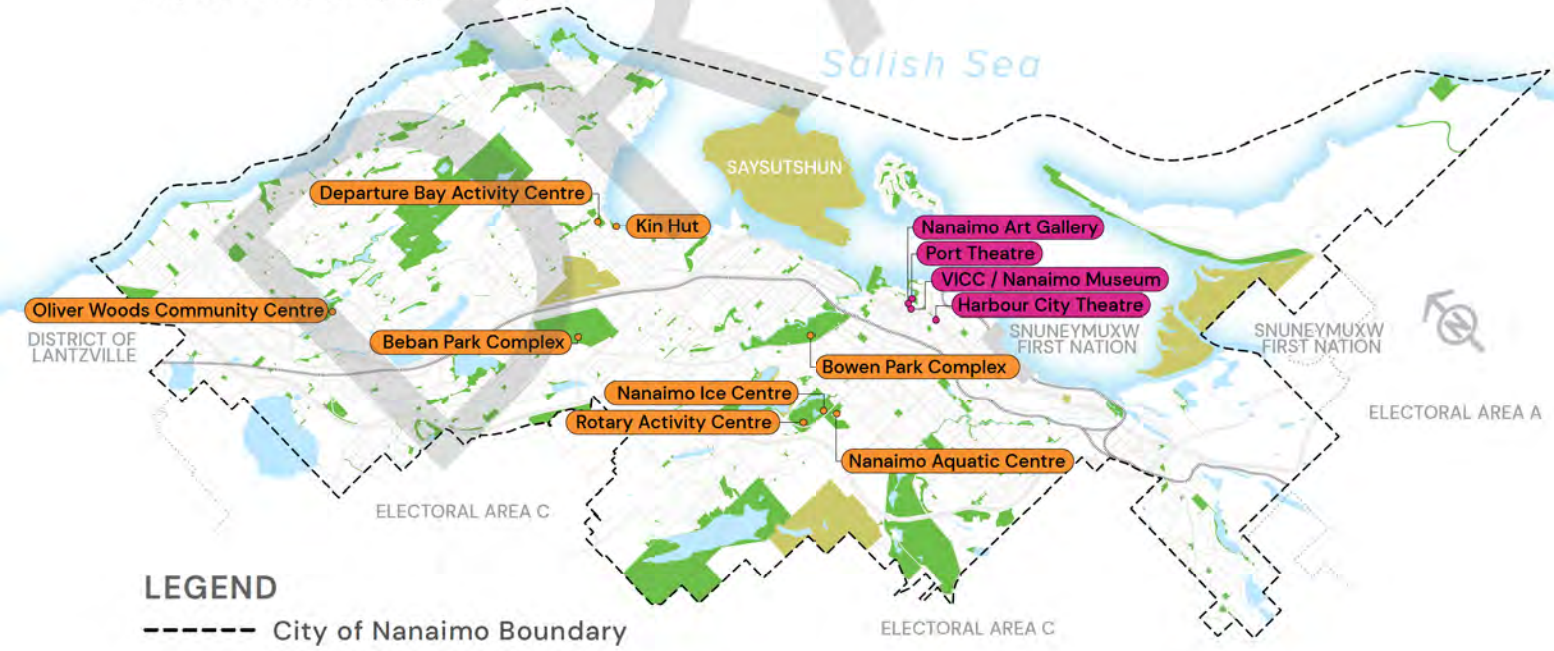
Table 6: Community Satisfaction with Number & Quality of Existing Recreation & Culture Facilities

Statistically-valid Community Survey, 2020. Refer to the REIMAGINE NANAIMO Phase 1 Public Engagement Summary.

FACILITY	NUMBER			QUALITY		
	SATISFIED	NEUTRAL / UNSURE	DIS-SATISFIED	SATISFIED	NEUTRAL / UNSURE	DIS-SATISFIED
Aquatic Centres / Swimming Pools	71%	18%	11%	73%	17%	11%
Arenas	58%	29%	13%	59%	30%	11%
Auditoriums	45%	42%	13%	47%	43%	10%
Affordable Space for Arts Tenants	22%	63%	14%	20%	65%	15%
Arts Learning & Workshop Spaces	29%	53%	17%	29%	55%	15%
Cinemas	68%	24%	8%	64%	25%	11%
Community Centres	59%	29%	12%	57%	33%	10%
Exhibition Spaces	45%	41%	14%	41%	47%	13%
Fitness Centres & Gymnasiums	64%	29%	6%	61%	34%	6%
Heritage Sites	43%	41%	16%	34%	50%	17%
Meeting Facilities	45%	48%	8%	40%	54%	7%
Museums	43%	34%	23%	47%	34%	19%
Nanaimo Archives	26%	63%	11%	25%	67%	8%
Outdoor Performance Venues	59%	17%	24%	58%	21%	21%
Large Performance Spaces	51%	29%	20%	55%	32%	13%
Small Performance Spaces	39%	44%	17%	36%	51%	14%
Production & Rehearsal Spaces	18%	66%	17%	16%	72%	12%

Figure 48: Existing Recreation Facilities & Culture Facilities

Map is for illustrative purposes only.



LEGEND

------ City of Nanaimo Boundary

INDOOR FACILITIES

- Recreation / Wellness Facilities
- Culture Facilities

SCHOOLS

- Elementary
- Secondary

PARKS

- City-owned Parks
- Parks & Open Space Owned by Others

RECREATION & CULTURE

existing system at a glance (2022)

5
major recreation / wellness centres

Nanaimo Aquatic Centre | Nanaimo Ice Centre | Bowen Park Complex | Beban Park Complex | Oliver Woods Community Centre


Nanaimo Aquatic Centre


Oliver Woods Community Centre

4
sheets of ice

Cliff McNabb Arena | Frank Crane Arena | Nanaimo Ice Centre (2 sheets)

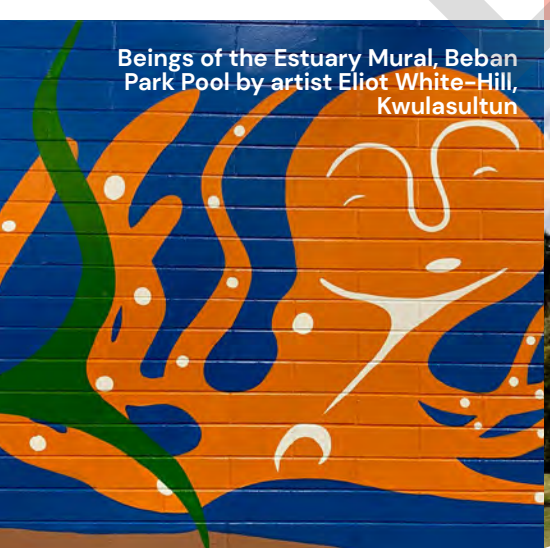
3
aquatic facilities

Nanaimo Aquatic Centre | Beban Park Pool | Bowen Park Outdoor Kin Pool

3
activity centres

Departure Bay Activity Centre | Kin Hut Activity Centre | Rotary Activity Centre


Nanaimo Ice Centre


Beings of the Estuary Mural, Beban Park Pool by artist Eliot White-Hill, Kwulasultun


Rotary Activity Centre


Bowen Park Complex

DRAFT

5

major cultural facilities

Port Theatre | Nanaimo Art Gallery | Vancouver Island Conference Centre / Museum | The OV Arts Centre



Performance at the Port Theatre

3

weight room / fitness areas

Nanaimo Aquatic Centre | Beban Park | Oliver Woods Community Centre



Music concert in Bowen Park

71

pieces in the Public Art Inventory

LOVE ARTS NANAIMO



Quilting Program

Special Events & Programs:

Summer Camps
Spring Break Camps
Skating Events
Aquatic Events
Family Events
Golden Bucket Challenges
Poet Laureate Program
Music in the Park
+ more

Programs for:

Arts & Crafts
Play & Learn
Dance & Music
Sports & Wellness
Aquatics & Skating
Youth Leadership & Activity
Cooking
First Aid
Yoga & Fitness
60+ Fitness
Special Interest



Outdoor Fitness Program



Girls Get Active Night



Kids Dance Program



Xyunumus at Harewood Skate Park by artists Joel Good and Bracken Hanuse Corlett

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COMMUNITY INPUT & IDEAS HIGHLIGHTS

Through City Plan engagement the community shared ideas for parks, recreation, culture, and wellness.

INPUT CONSIDERATIONS

Key sources of input included a statistically-valid survey, online questionnaires, and stakeholder meetings.

- The statistically-valid survey gathered input about satisfaction and general priorities from a representative sample of the Nanaimo community. The results of these surveys are the most reliable in summarizing public values and focus on big moves for the future.
- Online surveys gathered input on similar questions to the statistically-valid survey along with opportunity for additional comments. Respondents self-selected and results are not statistically-valid.
- Stakeholder meetings were held with user groups to discuss anticipated future needs. These groups typically represent specific interests and often identified project and program ideas.

Priorities for City investment in Parks, Recreation, Culture, and Wellness will be determined by Council, and will vary over time, based on:

- data concerning existing facility capacity and use, need, and demand;
- perceived broad taxpayer and citizen priorities, based on engagement; and
- City finance capacity and opportunities for co-funding from grants, partners, or volunteer groups.

FUTURE PRIORITIES FOR PARKS, RECREATION & CULTURE

The statistically-valid survey in 2020 asked participants to identify their top priorities for parks, recreation, and culture. The top 5 priorities are summarized below and inform policy directions in City Plan.

PARKS & RECREATION SPACES

- 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
- Encouraging responsible use of the environment

CULTURE

- Identifying arts and culture as an important part of tourism and economic development
- Public spaces enriched by art
- Programs for residents to learn, practice, and explore creative capacity
- Public cultural places and spaces that are welcoming and accessible
- Snuneymuxw and Snaw-Naw-As histories, culture, and language are celebrated

PROGRAMMING AREAS

- Indoor interest classes (e.g., arts, crafts, music, cooking, and language)
- Drop-in / flexible programs
- Indoor fitness programs
- Aquatic and swimming programs
- Registered programs

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IDEAS FOR CONSIDERATION

Through online surveys and stakeholder meetings, participants shared many ideas for future upgrades or new facilities in the parks, recreation, culture, and wellness system. Below is a summary of commonly identified ideas (others can be viewed in the engagement summaries). These ideas are considered at a high level in City Plan and in further detail in the *Integrated Action Plan*.



Refer to the RE**IMAGINE NANAIMO Phase 1 & Phase 2 Public Engagement Summaries** for more details on community input

PARKS & TRAILS IDEAS

Frequently noted ideas:

- Improve park distribution, prioritizing new parks in underserved neighbourhoods
- Increase waterfront access, including extension of the Waterfront Walkway
- Increase comfort amenities like washrooms and seating throughout the system

Additional ideas:

- Restore and link environmentally sensitive areas and wildlife corridors
- Improve design and maintenance of playgrounds, urban plazas, and streetscapes to present a "clean and safe" character
- Support small community gathering spaces in neighbourhoods
- Expand off-leash spaces, while educating users about environmental protection

RECREATION FACILITY IDEAS

Frequently noted ideas:

- Increase facility access in South Nanaimo
- Integrate parks, recreation, culture, and wellness opportunities into evolving Urban Centres (such as the north end centres) where they are easily accessible by foot, cycle, and transit
- Update and replace aging existing facilities with modern amenities
- Expand gymnasium space
- Follow a wellness orientation that provides combined health and recreation services

Additional ideas:

- Add synthetic turf and sport facilities
- Add ice and aquatic centres
- Consider a covered racket sport facility

ARTS & CULTURE IDEAS

Frequently noted ideas:

- Continue downtown as our cultural hub, while expanding cultural amenities to be present in all Urban Centres
- Seek opportunities to support progress on Truth and Reconciliation
- Create places that support cultural and intergenerational connection
- Add outdoor venues for both small and large live performances and events

Additional ideas:

- Increase indoor arts and performance spaces
- Increase financing of public art and culture
- Increase culturally diverse programs and spaces

PROGRAM IDEAS

Frequently noted ideas:

- Continue efforts to increase program variety for all ages, abilities, and interests
- Increase equity and accessibility for all residents including geographic, social, and economic equity
- Continue to integrate food through programs and provision of spaces

Additional ideas:

- Continue to expand barrier-free and adaptive recreation opportunities
- Continue to add amenities and programs that can support emerging outdoor adventure opportunities including mountain biking, climbing, skateboarding, disc golf, scuba diving, fishing, and more

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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



Figure 49: Parks, Recreation, Culture, & Wellness
Map is for illustrative purposes only.
Refer to Schedule 5 for the official map.

Integrated Policy Areas

(view the below sections to see related policies)

- **C1.3** Urban Tree Canopy, Natural Areas & Greenways
- **C2.1** Complete Communities
- **C2.3** Recreational Trails
- **C3.3** Food Security
- **C3.6** Recreation, Culture & Wellness
- **C4.1** Truth & Reconciliation
- **C4.5** Culture
- **C4.7** Public Art Projects & Programs
- **C4.8** Community Events, Tournaments, & Gatherings
- **C4.9** Parkland & Park Amenity Management
- **C4.10** Waterfront Use & Protection
- **C5.5** Place Making & Investment Attraction

FUTURE ACTIVE MOBILITY TRAILS & RECREATION TRAILS

Will focus on:

- Completing network gaps
- Providing loop route options
- Connecting to local and city-wide destinations and mobility hubs
- Providing access to water

FUTURE FACILITIES
(PARKS, RECREATION, CULTURE, & WELLNESS)

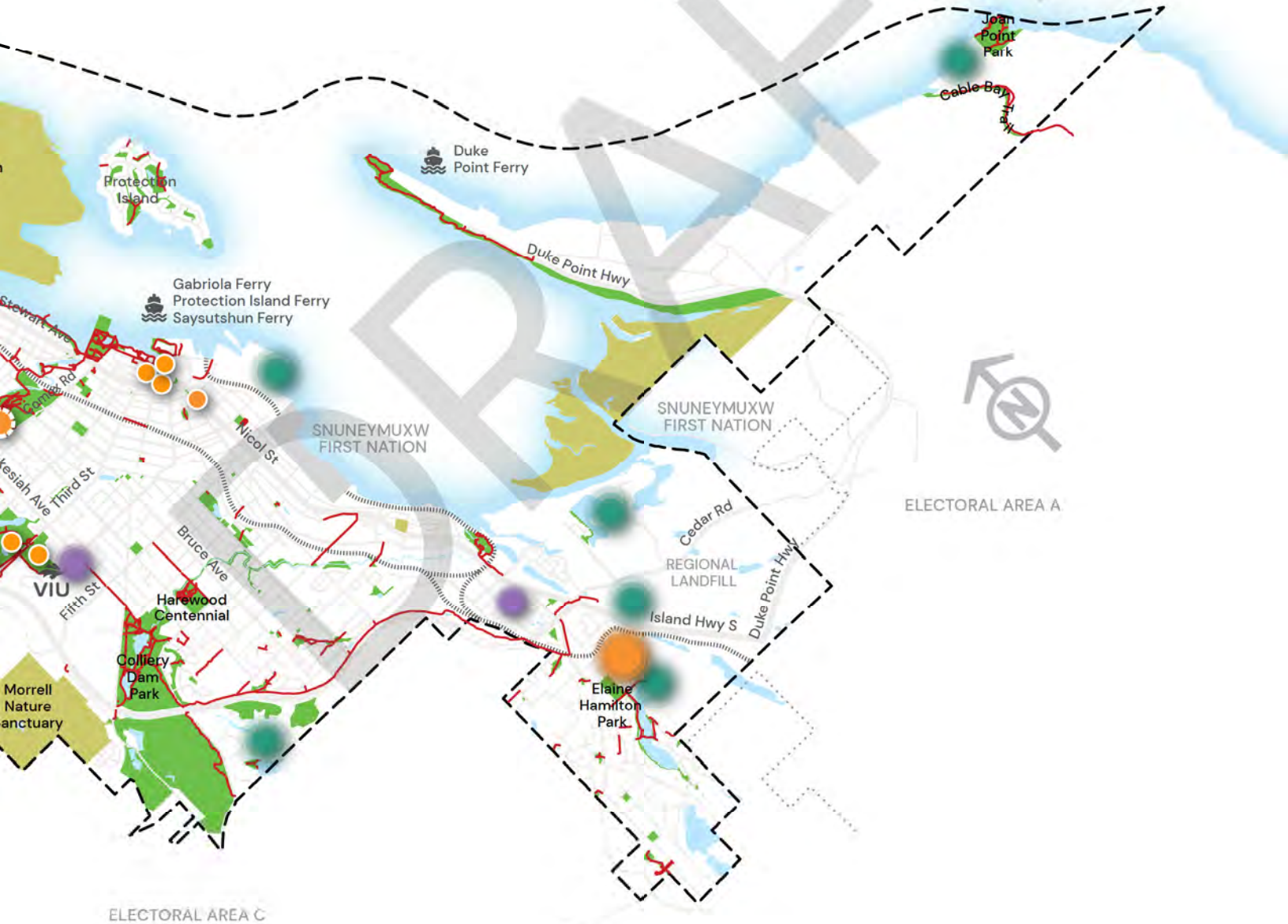
Will depend on:

- Integration with Urban Centres
- Integration with local hubs
- Completion through community partnerships

FUTURE PARK & OPEN SPACE ACQUISITION

Will help to:

- Provide more community access to water
- Protect natural assets, urban tree canopy, and sensitive features
- Create habitat and recreational greenway connections between existing parks



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part E taking



action



> When you look at a city, it's like reading the hopes, aspirations and pride of everyone who built it."
>
> *- Hugh Newell Jacobson*

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> A viable neighbourhood is a community, and a viable community is made up of neighbours who cherish and protect what they have in common.
>
> - *Wendell Berry*

01

AREA & NEIGHBOURHOOD PLANNING

A key purpose of City Plan is providing direction for the city as a whole. In some areas of the city, especially growth centres where significant change is anticipated, more detailed plans will help ensure the goals of City Plan are achieved.

This section provides direction for a way forward that prioritizes doing "Area" planning in urban areas where significant change is anticipated.

Historically, smaller scale plans for neighbourhoods and other areas has varied widely in scope and content. There are some areas of the city with plans done in the last few years, others dating back decades, and then many areas without any detailed plans.

Existing neighbourhood plans are intended to continue serving as valuable reference documents to guide future development as consistent with City Plan, while at the same time considering the engagement needs and interests of all residents regarding more modest changes in their neighbourhoods.

In addition to Area Plans and Neighbourhood Plans, the City may undertake specific studies, including Road Networking and/or Servicing Studies, in areas identified as having specific constraints.

Table 7: Overview of Plan Types

PLAN TYPE	PURPOSE & DESCRIPTION	STUDY AREA
Area Plans	» Provide direction for land use and related topics for an Urban Centre or densifying urban area » Explore opportunities and constraints to create complete Urban Centres and urban areas	» Urban areas impacted by land use changes and development » Typically aligned with Urban Centre boundaries
Existing Neighbourhood Plans	» Serve as supporting plans and reference documents to help guide development in applicable neighbourhood planning areas.	» Typically aligned with Neighbourhood Planning Areas (see Figure 50)
Special Studies	» Studies to undertake specific analysis of a city planning element that may require further planning prior to development occurring, for example areas where servicing by roads, water, or sewer require consideration	» Area impacted by a specific issue » Current Special Study area identified in Figure 26 » Other study areas may be identified

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E1.1 AREA PLANS

Area Plans are a tool to manage development and provide more detailed policy directions for future land use and development in a specific area of the City. Area Plans set out policy directions on a range of matters including: land use; transportation; servicing; parks, recreation, culture, and wellness elements; and plan implementation.

To date, the following Area Plans have been developed and form part of City Plan:

- The Nanaimo Downtown Plan (2002)
- Port Drive Waterfront Master Plan (2018)
- Hospital Area Plan (2018)

Going forward, the City will continue using Area Planning as a key tool for exploring more detailed directions for areas where a large portion of the city's future growth and densification is anticipated, notably in Urban Centres. The *Integrated Action Plan* identifies priorities for Area Planning.

Desired Outcomes

Area Plans created for locations experiencing, or positioned to experience, major change in land use, development, transportation, servicing, and related topics.

Areas Plans that are consistent with the goals of City Plan, while providing detailed guidance for creation of exceptional urban places.

Area Plans that provide clarity and understanding for residents and future developers on expectations for how a specific area is intended to develop.

Policies

E1.1.1 Undertake a program of Area Planning to advance the goals of City Plan through development and implementation of Area Plans for locations with potential for major change, typically Urban Centres, though other urban areas may be considered.

E1.1.2 Review Area Plan priorities at regular intervals and make adjustments to reflect emerging City conditions.

E1.1.3 Create Area Plans that provide clear direction on meeting the five City Plan goals within a defined urban area.

E1.1.4 During Area Plan development, undertake broad engagement that includes residents, employees, businesses, and land owners of the study area, as well as participation from the broader community.

E1.1.5 Area Plans adopted by Council will form part of the City Plan.

E1.1.6 Where there are inconsistencies, City Plan will take precedence over Area Plans.

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E1.2 NEIGHBOURHOOD ENGAGEMENT

This Plan focuses on equitable engagement across all neighbourhoods including those supported by neighbourhood associations. While this Plan recognizes existing neighbourhood plans as supporting documents for implementing City Plan, it does not contemplate the creation of any new neighbourhood plans. The priority is to focus support for broader neighbourhood engagement to regularly confirm and establish priority actions for implementation. Neighbourhood Plans provide guidance for how neighbourhoods can help achieve the goals of the City Plan.

Existing Neighbourhood Plans

There are seven existing Neighbourhood Plans:

- Chase River Neighbourhood Plan (1999)
- Departure Bay Neighbourhood Plan (2006)
- Harewood Neighbourhood Plan (2013)
- Newcastle + Brechin Neighbourhood Plan (2011)
- Old City Neighbourhood Plan (1992)
- Rocky Point/Hammond Bay/Stephenson Point Neighbourhood Plan (2008)
- South End Neighbourhood Plan (2010)

These plans will continue to serve as supporting and guiding documents for development planning and approval review processes in their respective neighbourhoods. While neighbourhood plans do not form part of City Plan, existing neighbourhood plans will provide more detailed information to help implement the Plan.

The key policy elements contained within the seven current neighbourhood plans have been integrated into City Plan. In addition, specific actions contained in the neighbourhood plans not already completed have been incorporated into the *Integrated Action Plan* for future reference and consideration for implementation. Collected in a central location, these policies and actions will be key to future neighbourhood engagement and will form a foundation for City project prioritization and budgeting efforts going forward.

Neighbourhood Engagement and Priority Setting

An ongoing neighbourhood planning approach will be followed so that neighbourhood priorities are confirmed or altered based on regular engagement with residents and neighbourhood associations.

Divided into 18 neighbourhood planning areas, the City will endeavour to engage with neighbourhoods on a periodic basis through smaller scale events (e.g., workshops) or more broadly online for the purpose of reviewing, confirming, and identifying project and action priorities.

This approach is intended to support broad opportunities for neighbourhood engagement to ensure that evolving neighbourhood priorities are reflected in the *Integrated Action Plan* so they may be considered as the City plans work and community investment priorities through its annual and long-term budget processes.

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Desired Outcomes

Ongoing engagement with neighbourhoods, to plan priority actions and their implementation on a more frequent basis.

City services and support for existing and new neighbourhood associations.

An equitable approach to supporting neighbourhoods based on community demographics and growth pressures

Policies

E1.2.1 Council will host an annual engagement opportunity to hear the concerns and priorities of neighbourhoods, and to share updates on City initiatives.

E1.2.2 Engage with neighbourhoods to get broad representative input on priorities and concerns.

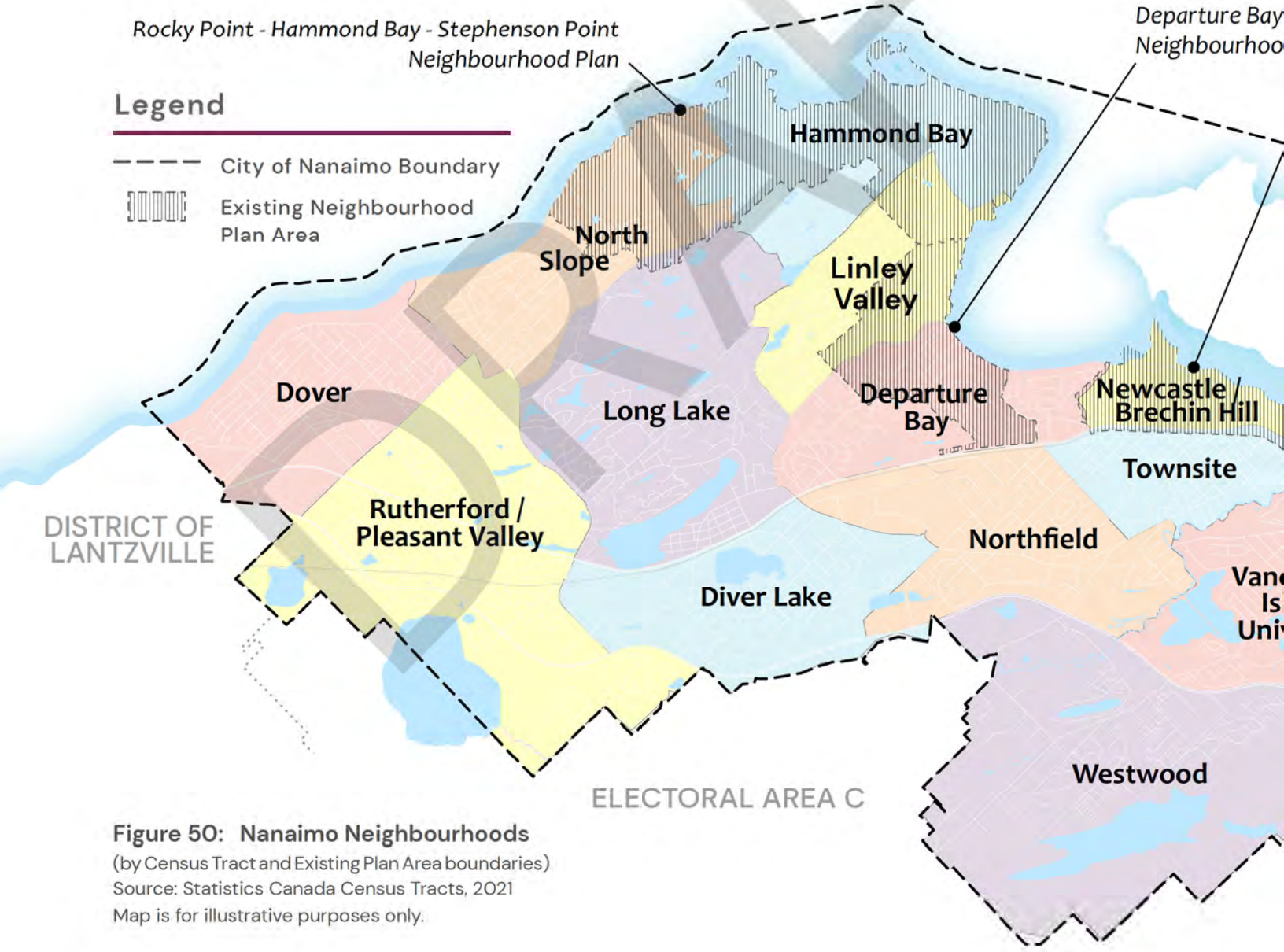


Figure 50: Nanaimo Neighbourhoods
(by Census Tract and Existing Plan Area boundaries)
Source: Statistics Canada Census Tracts, 2021
Map is for illustrative purposes only.

E1.2.3 Engage neighbourhoods to confirm existing or new priorities to inform Council consideration of investment priorities.

E1.2.4 Encourage the establishment of neighbourhood associations to represent neighbourhood interests.

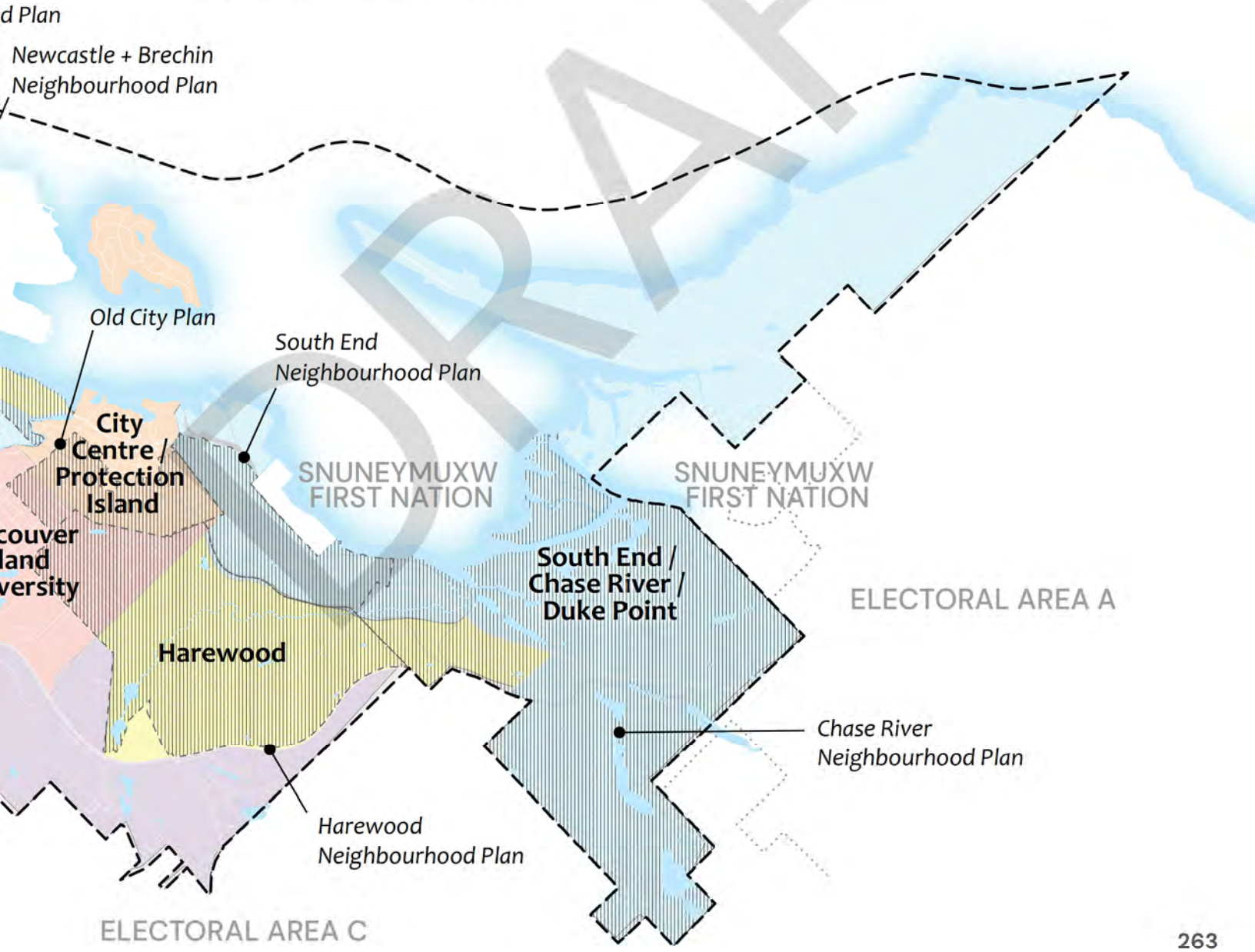
E1.2.5 Provide services and support to neighbourhood associations as per Council policy.

E1.2.6 Maintain a map of neighbourhood association self-defined boundaries for public and reference purposes.

E1.2.7 Inform the Neighbourhood Association (if one exists), of any Official Community Plan, rezoning, or development permit application affecting land within the area covered by the Neighbourhood Association.

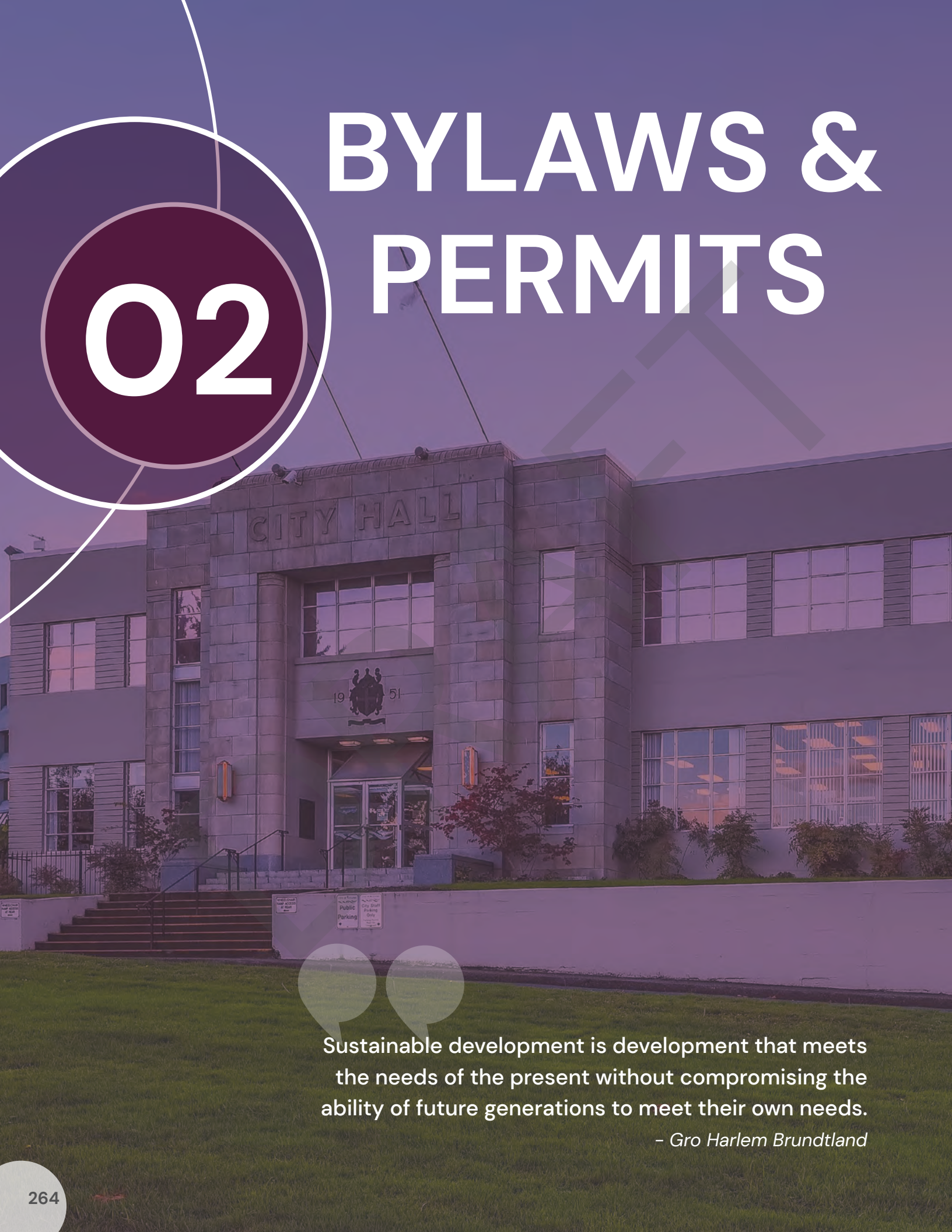
E1.2.8 Use existing neighbourhood plans as guiding documents in development reviews.

E1.2.9 Where there are inconsistencies, the City Plan will take precedence over the existing neighbourhood plans.



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02 BYLAWS & PERMITS



> Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
>
> *- Gro Harlem Brundtland*

There are a host of legislative or regulatory tools and advisory documents that can be used by a municipality to implement the policy directions of City Plan. This section describes several key implementation tools, while Section E.03 outlines the city's Development Permit Areas.

E2.1 TEMPORARY USE PERMITS

Temporary Use Permits are included in City Plan as an interim (short-term) alternative for proposed new land uses that may not warrant a change to the land use designation or zoning of land. Temporary uses are typically of a trial / interim use nature, or are a seasonal / occasional use.

Temporary Use Permits may be issued for new land uses on specific properties which are not otherwise allowed by a land use designation in this Plan or in a land use zone in the Zoning Bylaw. Conditions may be specified by Council respecting any required changes to the property to allow the temporary use, and any restoration to the property following expiration of the permit.

Pursuant to the Local Government Act, a Temporary Use Permit can be issued for up to three years, with the possibility of one renewal for up to an additional three years.

Policies

E2.1.1 All lands located within the boundaries of the city are designated as Temporary Use Permit Area.

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E2.2 DEVELOPMENT APPROVAL INFORMATION

The purpose of requiring *Development Approval Information* is to ensure that applicable studies and relevant information are provided to the City of Nanaimo to evaluate the impact of a development proposed within the city.

Pursuant to the *Local Government Act*, Development Approval Information may be required for the following circumstances:

- Zoning bylaw amendments;
- Temporary use permits; and,
- Development permits.

The information provided in a Development Approval Information report helps to ensure that future development considers potential impacts to:

- The natural environment;
- Transportation patterns and networks;
- City infrastructure (sanitary sewer, water supply, stormwater management);
- Public facilities (schools and parks, community services, recreation, culture, and wellness facilities);
- Economic and social development;
- Archaeological and heritage;
- Form and character; and,
- Climate action including greenhouse gas reduction, energy conservation, and water conservation.

The City's Development Approval Information Area bylaw establishes what type of impact information is required, what procedures are to be followed in the application process, and in what circumstances a DAI report is necessary to address items such as:

- Terms of reference for the impact reports;
- Selection of personnel to develop the impact reports (qualifications etc.);
- Timing;
- Response options to inadequate reports;
- Peer review;
- Presentation of reports to Council; and,
- Use and publicizing of the report.

Policies

E2.2.1 All lands located within the boundaries of the city are designated as the area within which *Development Approval Information* (DAI) may be required.

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Commercial St
STOP
YOGA



> Our biggest challenge in this new century is to take an idea that seems abstract - sustainable development - and turn it into a reality for all the world's people.
>
> *- Kofi Annan*

03

DEVELOPMENT PERMIT & HERITAGE CONSERVATION AREAS

Under the authority of the *Local Government Act* (LGA, the Act), a Development Permit Area (DPA) or Heritage Conservation Area (HCA) can be used to achieve the goals and policies of this Plan. The Act allows for the designation of Development Permit Areas as they relate to one or more of the following purposes outlined in LGA Section 488 (1):

(a) protection of the natural environment, its ecosystems and biological diversity;

(b) protection of development from hazardous conditions;

(c) protection of farming;

(d) revitalization of an area in which a commercial use is permitted;

(e) establishment of objectives for the form and character of intensive residential development;

(f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;

(g) in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;

(h) establishment of objectives to promote energy conservation;

(i) establishment of objectives to promote water conservation; and

(j) establishment of objectives to promote the reduction of greenhouse gas emissions.

Sections 614 and 615 of the Local Government Act also allows for the designation of Heritage Conservation Areas to protect the heritage value or character of an area.

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Implementation

This section of City Plan provides the justification and objectives for establishing DPAs and HCAs under the Local Government Act. Schedules 6-14 which form part of City Plan, define the geographic areas that apply to the DPAs and HCA. The City's Zoning Bylaw details the regulatory guidelines for each DPA and HCA including any permit exemptions.

If a property is within a designated DPA or HCA, any alteration or improvement to the land (by subdivision, clearing, or construction, for example), may first require an approved development permit or heritage alteration permit from the City.

Development or Heritage Alteration Permits are not Building Permits; if construction is planned for the site, a Building Permit is also required.

Where land is subject to more than one DPA designation, a single development permit application will be required. The development permit application however, will be subject to the requirements of all applicable DPAs.

No significant exterior alteration to a listed heritage building located in the Heritage Conservation Area shall occur without heritage alteration permit approval by the City.

Table 8: Development Permit / Heritage Conservation Areas

NUMBER	DEVELOPMENT PERMIT AREAS	LOCAL GOVERNMENT ACT - SECTION 488 (1)
1	Environmentally Sensitive Areas	(a) Natural Environment (b) Hazardous Conditions
2	Hazardous Slopes	(a) Natural Environment (b) Hazardous Conditions
3	Sea Level Rise	(a) Natural Environment (b) Hazardous Conditions
4	Abandoned Mine Working Hazards	(b) Hazardous Conditions
5	Wildfire Hazard	(a) Natural Environment (b) Hazardous Conditions
6	Steep Slope Development	(a) Natural Environment (b) Hazardous Conditions (e) Intensive Residential Development (f) Commercial, Industrial, Multi-Family Residential
7	Nanaimo Parkway Design	(a) Natural Environment (e) Intensive Residential Development (f) Form and Character
8	Form and Character	(a) Natural Environment (e) Intensive Residential Development (f) Commercial, Industrial, Multi-Family Residential (h) Energy Conservation (i) Water Conservation (j) Green House Gas Emissions
NUMBER	**HERITAGE CONSERVATION AREA**	**LOCAL GOVERNMENT ACT**
1	Heritage Conservation Area	Section 614 (1) and Section 615 (1)

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DPA 1 | Environmentally Sensitive Areas

Basis for Designation

The Development Permit Area designates areas for the purpose of establishing guidelines for the protection of sensitive ecosystems pursuant to section 488(1)(a)(b) of the *Local Government Act*, the Riparian Areas Protection Regulations, and the *Riparian Areas Protection Act*.

Justification for the Designation

Riparian areas link water to land. They border streams, lakes, and wetlands. The blend of streambed, water, trees, shrubs, and grasses in a riparian area provides fish habitat, and directly influences it. Protecting riparian areas, while facilitating urban development that embraces high standards of environmental stewardship, is a priority for the City.

Riparian areas also provide habitat for a variety of species, travel corridors for other wildlife, and the protection for property from flooding and potential loss of land from channel erosion and instability. Therefore it is in the public interest to regulate activities for the riparian lands adjacent to watercourses for the purposes of habitat protection, flood prevention, and erosion control.

Development can contribute to the degradation of natural areas through loss of trees, vegetation, and wildlife. DPA 1 is intended to avoid and minimize the impacts of new and redeveloped sites along watercourses and to maintain or restore important riparian functions that support both fish and wildlife habitat within the City. Watercourses subject to Riparian Area Protection are identified on Schedule 6 of City Plan.

Objectives

1 To protect all watercourses in order to provide biologically diverse corridors and areas for wildlife and fish.

2 To protect the riparian area adjacent to watercourses.

3 To protect adjacent upland areas that exert an influence on a watercourse from development impacts.

4 To direct restoration and enhancement of watercourses and riparian areas.

5 To protect natural features, functions, and conditions that support fish and wildlife processes.

6 To prioritize avoidance of negative impacts to ESAs, over mitigation or compensation.

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DPA 2 | Hazardous Slopes

Basis for Designation

The Development Permit Area designates areas for the purpose of establishing guidelines for the protection of development from hazardous conditions, pursuant to section 488(1)(a)(b) of the *Local Government Act*.

Justification for the Designation

Natural hazard lands are those that exist in nature, were not specifically man made, and reflect future climate change impacts. These features include: steep and/or unstable slopes, and eroding land along ravines, bluffs, and rock faces.

Leaning or curved trees, local slide and erosion scapes, accumulation of slide debris and higher than historic water levels, provide evidence of past land instability and sea level rise that will progress into the future. A climate adaptation lens must be applied to these areas in determining future development.

Any construction of buildings must take into consideration the stability of the soil and ensure ground slippage does not take place. Hazardous Slopes are identified on Schedule 7 of City Plan.

Objectives

1 To regulate development on lands subject to slope failure due to any combination of existing natural geological and soil conditions, natural patterns of erosions through river and ocean processes, and climate change (including extreme weather events and sea level rise).

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DPA 3 | Sea Level Rise

Basis for Designation

The Development Permit Area designates areas for the purpose of establishing guidelines for the protection of development from hazardous conditions, pursuant to section 488(1)(a)(b) of the *Local Government Act*.

Justification for the Designation

The purpose of this DPA is to ensure that new development recognizes and responds to sea level rise, that development and people are safe from storm surge, and that existing development does not make any alterations or modifications that increase risk.

The City of Nanaimo is preparing for the future impacts of climate change through the *Climate Change Resiliency Strategy*. Sea level rise is a critical consideration for a city with a long coastline. In 2018, the *Sea Level Rise Study* was completed. This included establishing the Flood Construction Level to establish the minimum elevation to which buildings or infrastructure may be constructed. This includes the cumulative impacts of high tide, storm surge, and wind and wave effects, in addition to flood analysis based on the 1:200 year event. In addition to sea level rise effects, coastal erosion is also a concern.

Lands subject to sea level rise are identified on Schedule 8 of City Plan.

Objectives

1 To protect property and development from the impacts of sea level rise on lands at risk of flooding, erosion, and slope failure due to sea level rise.

2 To protect property and development from the combined impact of sea level rise to the year 2100, with storm surge (wind) and wave effects, as well as flood events (1:200 return).

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DPA 4 | Abandoned Mine Working Hazards

Basis for Designation

The Development Permit Area designates areas for the purpose of establishing guidelines for the protection of development from hazardous conditions, pursuant to section 488(1)(b) of the *Local Government Act*.

Justification for the Designation

The purpose of this DPA is to ensure new development and redevelopment recognizes and responds to hazards associated with abandoned mine workings.

Nanaimo has a long history of coal mining. Mining was active from 1852 until the 1950s. However, coal mining leaves a legacy of underground tunnels which, over time, can collapse and experience subsidence, posing a hazard to property and residents.

The presence of abandoned mine workings introduces geological hazards that have potential to negatively impact development in the form of health and safety, stability of structures or lands, and/or the natural environment. There are certain elements of historical mining such as abandoned entries, mine gas, mine water, and mine waste that may trigger requirements for an environmental assessment under the *BC Environmental Management Act and Contaminated Sites Regulation*.

Lands subjected to abandoned mine hazard areas are identified on Schedule 9 of City Plan.

Objectives

1 To regulate development on lands underlain by abandoned mine workings in order to avoid or adequately address potential mining induced geological hazards.

2 To provide background information and risk assessment reporting expectations for determining potential mining induced geological hazards to the satisfaction of the City.

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DPA 5 | Wildfire Hazard

Basis for Designation

The Development Permit Area designates areas for the purpose of establishing guidelines for: the protection of development from hazardous conditions, and the protection of the natural environment, pursuant to section 488(1)(a)(b) of the *Local Government Act*.

Justification for the Designation

Wildfire is a threat to urban and rural areas. The threat of wildfire from adjacent woodlands or forests places extreme pressure on emergency services providers in communities and the Province. The last 10 years have seen significant increase in the incidents of wildfire in British Columbia. Climate change and incidents of extreme temperatures have demonstrated that the generally wetter and milder climate on Vancouver Island is changing. The trend towards hotter dryer summers will exacerbate the issue of wildfires.

Nanaimo is surrounded on three sides by forested lands. Vancouver Island experienced a high wildfire year in 2015, and while the city has escaped significant risk to date, it is likely that wildfire will pose an increasing risk to the community in the future.

This DPA has been prepared to improve the general safety and reduce the opportunity and risk for wildfire incidences and the associated risk of property damage and personal injury. The development guidelines follow the *FireSmart Guidelines*. Lands subject to Wildfire Hazard are identified on Schedule 10 of City Plan.

Objectives

1 To minimize the risk to people and property from wildfire hazards.

2 To mitigate the risk of fire to the City's parks, wildlands, and natural areas.

3 To promote actions and building that reduces wildfire hazards, while addressing environmental issues.

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DPA 6 | Steep Slope Development

Basis for Designation

The Development Permit Area designates areas for the purpose of establishing guidelines for: the protection of development from hazardous conditions; protection of the natural environment; intensive residential development; and, multi-family residential development pursuant to section 488(1)(a)(b)(e)(f) of the *Local Government Act*.

Justification for the Designation

Many of the remaining undeveloped residential lands in Nanaimo are on steep slopes and hillsides. These lands present special challenges in terms of erosion problems, stormwater drainage, groundwater management, and other environmental and visual impacts. Protecting these slopes in the course of development is important to both the environment and natural beauty of Nanaimo.

Conventional detached residential developments located on steep slopes are typically very disruptive to these slopes given the densities that need to be achieved. It is also very difficult to retain vegetation on steep slopes. For this reason, the City supports the use of larger single family lots or housing forms that concentrate development in less sensitive parts of steeply sloped areas, leaving a significant portion of the land in a relatively undisturbed state. Lands subject to Steep Slope Development are identified on Schedule 11 of City Plan.

Objectives

1 To achieve environmentally sound and livable hillside neighbourhoods.

2 To minimize the risk of erosion, landslip, or rockfall to development in steep slope areas.

3 To preserve the native vegetation in steep slope areas in its natural state for the preservation of native flora and fauna habitat.

4 To enhance the desirability and marketability of hillside developments, allowing flexibility and innovation in design while recognizing the importance of preserving the natural features and the hillside character.

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DPA 7 | Nanaimo Parkway Design

Basis for Designation

The Development Permit Area designates areas for the purpose of establishing guidelines for: the protection of the natural environment; intensive residential development; and, the form and character of commercial, industrial or multi-family residential development, pursuant to section 488(1)(a)(e)(f) of the *Local Government Act*.

Justification for the Designation

The Parkway is a controlled access highway and its scenic qualities, along with protection of environmentally significant areas and mature vegetation, should be protected and maintained.

The purpose of the DPA is to recognize that the lands along the Parkway present an opportunity to maintain a natural vegetated character on both sides of the parkway to:

- provide visual buffering from adjacent development;
- support the ability to provide a regional pathway to connect neighbourhoods the full length of the city; and
- protect the living experience of new and existing residents living adjacent to the Parkway.

This Development Permit area applies to the lands along the Nanaimo Parkway as shown on Schedule 12 of City Plan.

Objectives

1 To maintain and reinforce a green aesthetic with the natural vegetative character along the full length of the Parkway.

2 To visually buffer urban development from the Parkway.

3 To continue to restrict vehicular access points to the Parkway.

4 To ensure that new development adjacent to the Parkway provides connections and links to the east Parkway Trail and dedicates / constructs trail connections on the west side.

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DPA 8 | Form & Character

Basis for Designation

The Development Permit Area designates areas for the purpose of establishing guidelines for: the form and character of intensive residential development; the form and character of commercial, industrial, or multi-family residential development; and for the promotion of energy and water conservation and the reduction of greenhouse gas emissions, pursuant to section 488(1)(a)(e)(f)(h)(i)(j) of the *Local Government Act*.

Justification for the Designation

To reflect the rapid growth, infill development, and redevelopment of existing areas throughout the city, there is a need to ensure high quality design, a variety of housing types, and provision of mixed-use developments to strengthen neighbourhoods. This growth and infill development comes with the expectation that new development will minimize impact to existing development and enhance the vitality of the community. This then places design conditions on the form and character of all commercial, industrial, multi-family residential, and mixed-use (residential and commercial) development within the city boundaries. The City has adopted housing guidelines to promote the development of a wide variety of housing types as well as promoting housing affordability.

Over the past three decades, neighbourhood plans for different areas of the city have been created that include design guidelines with unique and common elements. This DPA consolidates these form and character preferences and supports their implementation. This DPA also includes specific guidelines that apply to the Old City Neighbourhood, Stewart Avenue Corridor, and North Terminal Avenue. Refer to Schedule 13 of City Plan for lands subject to DPA 8.

This DPA overlaps all other DPAs and recognizes that the guidelines of each of the DPAs must be met.

Objectives

1 To ensure a high level of design and quality of construction of all future development.

2 To ensure infill development in existing neighbourhoods contributes to the preservation of the neighbourhood character while meeting city goals for housing, employment, and services.

3 To ensure that mixed-use commercial and multi-family development is integrated into the neighbourhood appropriately, considering scale, massing, access, landscaping, and screening.

4 To improve the character of commercial development fronting onto major arterials, including consideration of building materials, transparency, pedestrian orientation, and other design elements.

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5 To incorporate and integrate community institutional buildings as welcoming service providers.

6 To encourage development that supports walking, rolling, cycling, and transit use within the city.

7 To require a high level of design and quality of construction of all future development.

8 To support gentle increase in density of existing neighbourhoods through the integration of duplex, triplex, and fourplex units into single-detached neighbourhoods.

9 To respect public views and access to the waterfront where possible and applicable.

10 To ensure that new housing types and sizes support all income and accessibility groups.

Old City Neighbourhood Desired Outcomes

1 To retain the essential character and heritage homes of the neighbourhood.

2 To ensure a high standard and quality of residential development and redevelopment that is architecturally compatible with adjacent residents and retains the residential streetscape.

3 To encourage densification of ground oriented multi-unit dwelling including duplex, triplex, fourplex, rowhouse, and townhouse, with distinct residential expression.

4 To ensure a high quality and standard of commercial development that is architecturally compatible with adjacent residences.

Stewart Avenue Desired Outcomes

1 To ensure that future development of this area is compatible with the form and character of adjacent development and the marine waterfront.

2 To respect public access to the waterfront where possible and applicable.

3 To provide pedestrian and vehicular public access by means of a walkway from Brechin Point to the Nanaimo Yacht Club.

North Terminal Desired Outcomes

1 To ensure that redevelopment of this corridor (buildings, lighting and free standing signs) is compatible with surrounding development.

2 To restrict vehicle access on and off Terminal Avenue to prevent traffic impediment and hazards.

3 To encourage safe pedestrian movement and screening along Terminal Avenue by constructing new buildings with adequate setbacks.

4 To provide adequate screening of off-street parking areas from view of the traveling public on Terminal Avenue and from surrounding residents.

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HCA 1 | Heritage Conservation Area

Basis for Designation

The Downtown/Fitzwilliam Street Corridor Heritage Conservation Area designates an area for the purpose of establishing heritage building conservation guidelines and permit requirements pursuant to Sections 614 and 615 of the *Local Government Act*.

Justification for the Designation

Nanaimo's Downtown and Fitzwilliam Street Corridor are the city's most significant concentrations of tangible built heritage. These areas reflect the historical development patterns of the city's post-contact growth and correspond to its earliest European settlement, centred on the harbour and the Old City Neighbourhood. Moreover, these areas reflect the role played by the city's early merchant community in the economic, political and social growth of both the City of Nanaimo and the emerging province of British Columbia.

In addition to the significant building stock of the area, other characteristics combine to give Nanaimo's Downtown its unique flavour including its unusual radial street pattern, the distinctive small scale and proportions of the buildings, the relationship of the buildings to the street, the unbroken street facade of Commercial Street and Victoria Crescent, facade detailing, and the use of materials, particularly brick and historically sensitive finishes.

The benefits of the revitalization of Downtown and Fitzwilliam Street through the restoration of the area's heritage building stock in the 1980s, with assistance from the Heritage Area Revitalization Program (HARP) and Downtown Revitalization Program as well as through the City's Heritage Conservation Program in the early 2000s, continue to be realized today. Properly managed, this legacy of historic buildings will continue to make a contribution to the overall image of the city, as well as to the economic and tourism potential of the Downtown area.

THE DOWNTOWN

One of the oldest post-contact cities in the province (the third to be incorporated), Nanaimo had its beginnings along the waterfront. In 1853, the Hudson's Bay Company constructed the town's bastion. While it has moved twice over the years, the structure remains today as the city's oldest heritage building. The coal industry was the engine behind Nanaimo's early growth. Downtown developed through the late 1800s adjacent to the city's cluster of early mines strung along the waterfront.

Many historic buildings remain in the Downtown and stand as architectural expressions of this area's historic pattern of development, including brick-faced commercial buildings from Nanaimo's Victorian era, the monumental Romanesque styling of the Court House at the turn of the century, a dramatic Greek revival building from the boom years preceding the First World War, traditional two-storey buildings of the Edwardian era typical of buildings built just after the First World War, a striking Art Deco structure unusual for its date of construction during the Second World War, and the simple form of the International Style at its vogue in the 1950s.

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FITZWILLIAM STREET CORRIDOR

The arrival of the E&N Railway spawned a vital commercial area on Fitzwilliam and Selby Streets in the vicinity of the railway and down toward the historic city centre. It was natural that retail businesses would locate in this area to take advantage of the proximity to the train station. The oldest remaining building in the area is the Occidental Hotel, opened in 1887. The typical building form along Fitzwilliam Street is small in scale and two-storey with a commercial storefront and apartments above.

HERITAGE ALTERATION PERMIT AREAS

Buildings identified in the City's Community Heritage Register that are located within the boundaries of HCA have been listed in Table 9. Owners of listed buildings are required to first obtain a Heritage Alteration Permit (HAP) prior to undertaking any of the following activities as specified in Section 615(1) of the *Local Government Act*:

1 Subdivision of land within the area;

2 Beginning the construction of a building or structure or an addition to an existing building or structure within the area;

3 Alteration of the exterior of a building or structure (that requires a building permit), or land within the area (including building demolition); and

4 Alteration of a feature that is a legally protected heritage property.

Buildings currently located within the boundaries of HCA that are not considered to have heritage significance as determined by the City, will not require a Heritage Alteration Permit prior to development or subdivision, but may require a development permit to develop these lands subject to the requirements of DPA8.

Objectives

1 To ensure continuity and preservation of heritage resources.

2 To encourage a high standard and quality of development and redevelopment that is architecturally compatible with adjacent buildings and retains heritage features and character.

3 To encourage new multi-family developments to incorporate design features of character homes in the area that preserves and enhances the residential streetscape.

4 To encourage the development of the Front Street and Fitzwilliam Street corridors as historic "gateways" to the Downtown core.

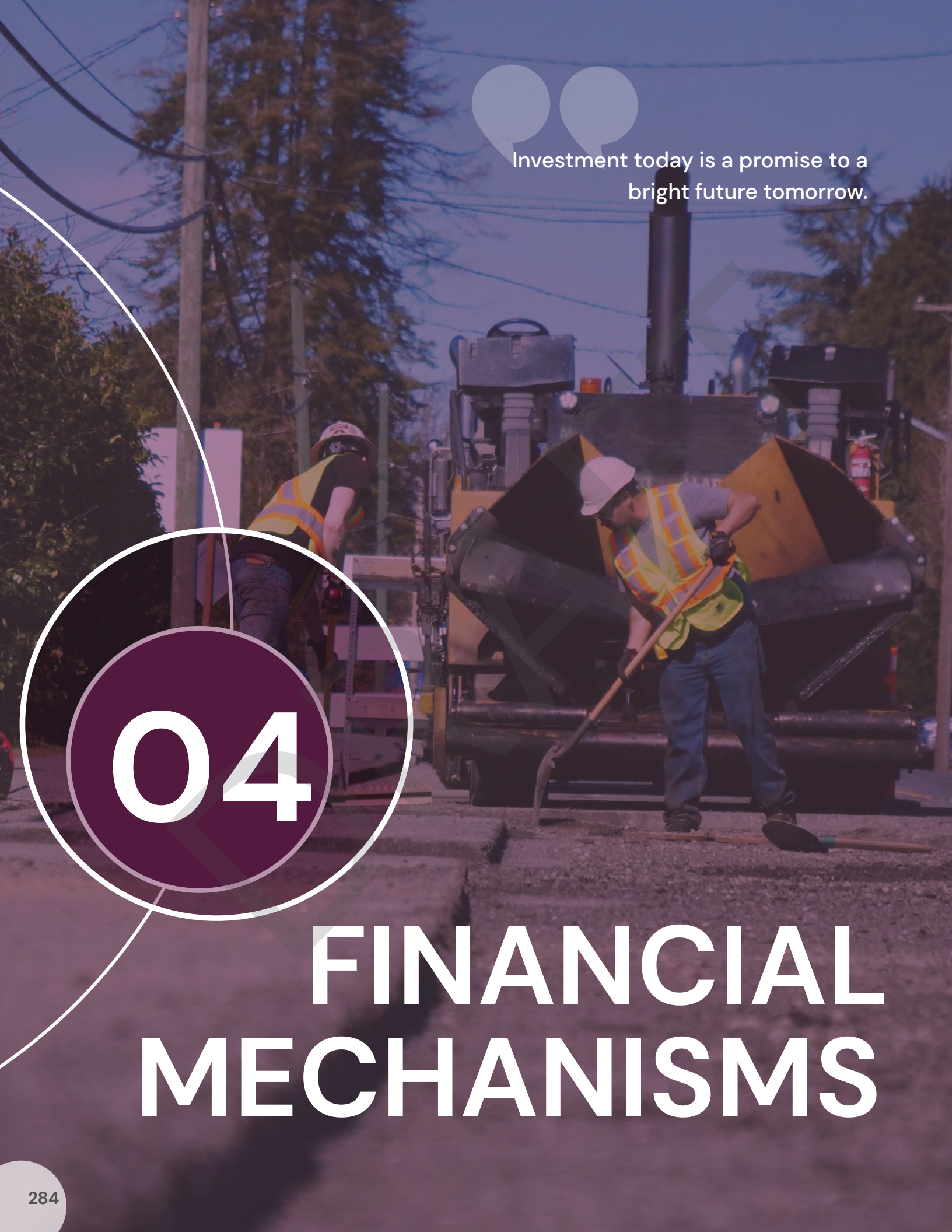
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Table 9: Schedule of Buildings for Heritage Conservation Area 1

BUILDING	LOCATION
B.C. Telephone Exchange	70-76 Bastion Street
Commercial Hotel	121 Bastion Street
Eagle's Hall	133-141 Bastion Street
Rowbottom Residence (Miner's Cottage)	100 Cameron Road
Provincial Liquor Store	25 Cavan Street
Christian Science Society Building	20 Chapel Street
Shaw Residence	41 Chapel Street
St. Paul's Anglican Church and Hall	100 Chapel Street
The Earl Block (Grassick's)	2-4 Church Street
Great National Land Building	5-17 Church Street
Nanaimo-Duncan Utilities/ B.C. Hydro	13 Commercial Street
Nash Hardware	19 Commercial Street
Caldwell Block	35 Commercial Street
The Hall Block	37-45 Commercial Street
The Rogers Block	83-87 Commercial Street
The Hirst Block (Dakin Block)	93-99 Commercial Street
Ashlar Lodge (Masonic Temple)	101 Commercial Street
Gusola Block	120 Commercial Street
The Parkin Block	143-155 Commercial Street
A.R. Johnston & Co. Grocers	172-174 Commercial Street
The Halse Block	200-206 Commercial Street
Modern Café	221 Commercial Street
Free Press Building	223 Commercial Street
Ranger's Shoes	306-314 Fitzwilliam Street
St. Andrew's United Church	315 Fitzwilliam Street
S&W Apartments	403-409 Fitzwilliam Street
Mitchell's Market	411 Fitzwilliam Street
T&B Apartments	413-417 Fitzwilliam Street
Zorkin Building/Adirim's Junk Store	418 Fitzwilliam Street
Angell's Trading	426 Fitzwilliam Street
Central Dairy	428 Fitzwilliam Street
Occidental Hotel	432 Fitzwilliam Street
Rawlinson & Glaholm Grocers	437 Fitzwilliam Street
Vancouver Island Regional Library	580 Fitzwilliam Street
Harris Residence	375 Franklyn Street
The Globe Hotel	25 Front Street
Tom Brown's Auto Body	28 Front Street
Nanaimo Court House	31-35 Front Street
Nanaimo Post Office	54-66 Front Street
The Bastion	98 Front Street
Nanaimo Fire Hall #2	34 Nicol Street
Esquimalt & Nanaimo Railway Station	321 Selby Street
Reid Residence	151 Skinner Street
Palace Hotel	275 Skinner Street
Commercial Building	33-35 Victoria Crescent
Davidson Block/Queens Hotel	34 Victoria Crescent
Nanaimo Pioneer Bakery (Johnson's Hardware)	39-45 Victoria Crescent
Eagle Hotel/Terminal Hotel	63 Victoria Crescent
Willard Service Station	291-299 Wallace Street
City Hall	455 Wallace Street
Brumpton Block	481-489 Wallace Street
Merchant's Bank of Canada	499 Wallace Street

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04

FINANCIAL MECHANISMS

The City manages a vast array of infrastructure that includes: water, sewer, drainage, roads, bridges, buildings, parks, facilities, plazas, trails, public art, street and traffic lights, to name a few. This infrastructure is vital in supporting the economic vitality, community wellbeing, and environmental health of our community. As our population grows, so too will demand for delivering quality services to all residents – existing and new.

Financial mechanisms include tools that help ensure that new development contributes equitably to investment in new public infrastructure so that all residents, existing and new, benefit from growing in our community.

The City utilizes two key financial mechanisms:

- Development Cost Charges (DCCs) to fund infrastructure associated with growth.
- Community Amenity Contributions (CACs) to identify contributions to neighbourhoods and the community to support new development.

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E4.1 DEVELOPMENT COST CHARGES

Development Cost Charges (DCCs) are a method to fund infrastructure associated with growth. The British Columbia *Local Government Act* permits municipalities to collect DCCs on new development to pay for new or expanded infrastructure, such as sewer, water, drainage, parks, and roads necessary to adequately service the demands of that new development.

Like many other cities and towns in British Columbia, Nanaimo faces significant development pressure that in turn requires new or expanded infrastructure to support the demand development places on utilities and services. The costs associated with these infrastructure requirements create financial pressure for the City. To mitigate these financial pressures, DCCs are utilized as a cost recovery mechanism for apportioning infrastructure project costs amongst the developers of land.

Monies are collected as a condition of subdivision or building permit approval to offset some of the infrastructure expenditures incurred to service the needs of the new development. DCCs are set within a *Development Cost Charge Bylaw* and calculated separately for each of the following infrastructure categories:

- Roads
- Drainage
- Sanitary sewer
- Water
- Parkland

Local governments may choose to waive or reduce DCCs for certain types of development, such as affordable and supportive housing. The City of Nanaimo supports reduced DCCs for not-for-profit rental housing, including supportive housing.

Development Cost Charges Policies

E4.1.1 Apply DCCs as a condition of subdivision or building permit approval to offset the cost of maintaining new infrastructure associated with the new development.

E4.1.2 Require those who will use and benefit from the installation of such systems to pay infrastructure costs.

E4.1.3 Ensure that information related to DCC costs, and on which DCCs are based, is accessible and understandable by all stakeholders.

E4.1.4 Review and update the *Development Cost Charge Bylaw* regularly, in order to keep costs current and reflective of new development and infrastructure costs.

E4.1.5 Consider reduced DCC costs for not-for-profit rental and supportive housing projects.

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E4.2 COMMUNITY AMENITY CONTRIBUTIONS

Community Amenity Contributions (CACs) are negotiated as part of a rezoning or land use covenant amendment process that is initiated by an applicant. Applicants provide amenities as a way of ensuring that the proposed development is making a reasonably balanced contribution to the neighbourhood and community at large. The amenities offered are intended to assist with growth pressures and meeting the needs of a growing community, such that the impacts of new development on the community are not subsidized by existing property owners and other residents. The amenities offered can address increased demand or pressure to public facilities and services by adding, improving, and expanding public facilities and services.

The City's *Integrated Action Plan* and other policy documents identify the amenities that are desired or needed to accommodate growth in the community and in different neighbourhoods. These plans are created with community engagement and will be used as a guide for monetary and in-kind amenity contributions.

Community Amenity Contribution Policies

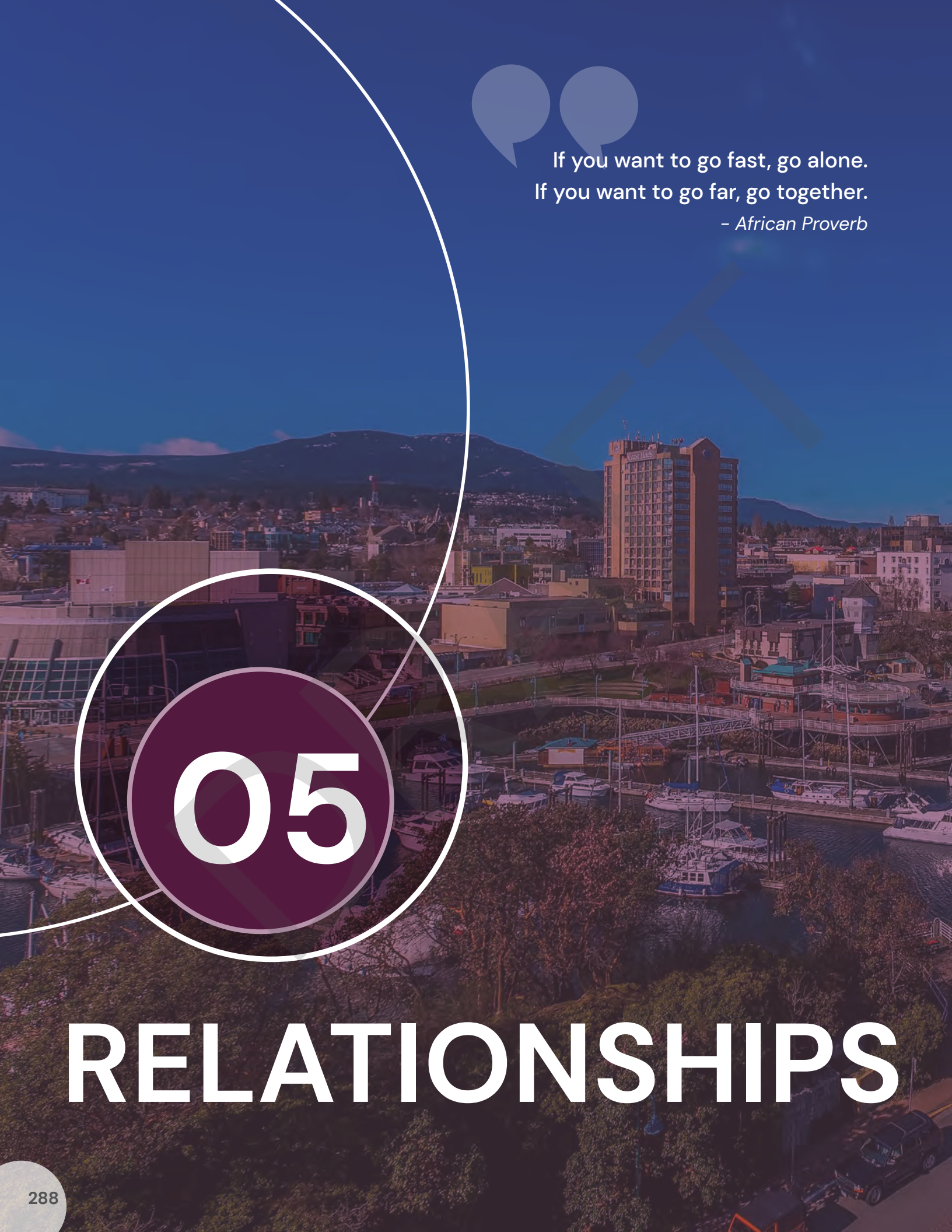
E4.2.1 Ensure that amenities are growth-related and that there is a proportional and demonstrable link between the amenity and the impacts of new development.

E4.2.2 Identify amenities that are consistent with services normally provided by a municipal government.

E4.2.3 Secure amenities that provide public benefit needed by the community as outlined in a Council policy or plan (e.g., *Integrated Action Plan*).

E4.2.4 To be acceptable, require amenities to be operationally viable for the City on a long-term basis.

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If you want to go fast, go alone.
If you want to go far, go together.
- African Proverb

05

RELATIONSHIPS

Nanaimo is a gathering of people who have chosen to make their life in this city. This plan is for all of us. Growing a successful and sustainable city is a team effort, requiring many partners pursuing common objectives. Achieving these objectives cannot be done by the City alone, and will require ongoing collaboration with and support from partners, stakeholders, and community members at all levels.

Many external agencies have and will continue to have important relationships with the City, exerting influence through policy, regulation, and actions that impact how Nanaimo will grow, and how City Plan is implemented.

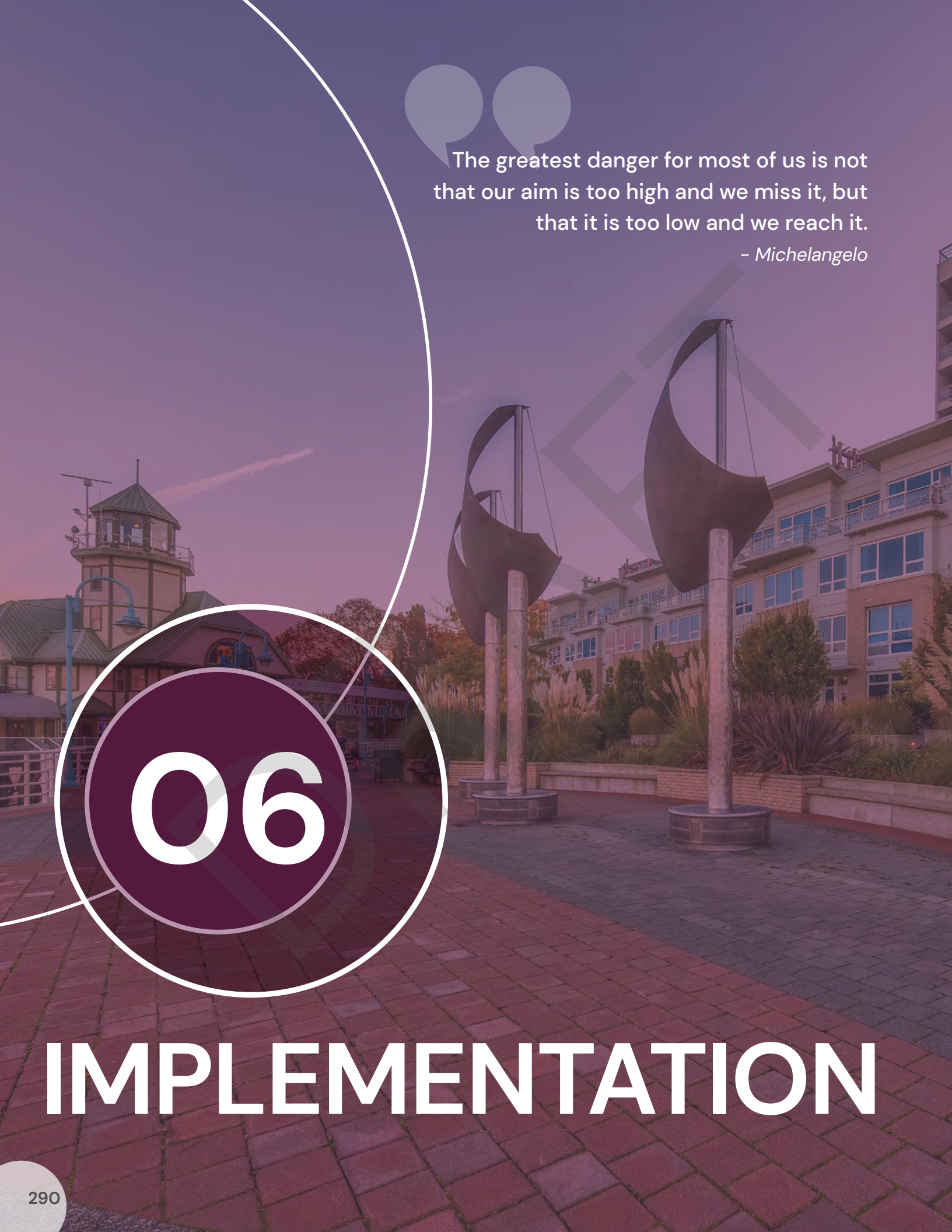
Examples include the impact of environmental policy by both Provincial and Federal agencies, Regional Growth Strategy objectives by the Regional District of Nanaimo (RDN), and public transportation investments by the BC Transit Authority, among many others. Neighbouring First Nations, District of Lantzville, and the RDN, are also planning their futures, and opportunities exist to align and collaborate for future mutual benefits across all goal areas and geographical boundaries. The health, housing, social non-profit, development, recreation, and culture sectors, as well as service / investment partners such as the Chamber of Commerce, Nanaimo-Ladysmith School District, and Nanaimo Port Authority have critical roles in sharing resources and addressing gaps in our community.

City Plan will be implemented through a variety of measures, ranging from the development of new bylaws and the direct involvement of community members, landowners, and stakeholders through committees and engagement. The community, organizations, and stakeholders will be core to this implementation.

City Plan calls upon:

- **Community Members**, to learn about their city and consider what they can contribute through individual actions and through contributions that support the greater good. A thriving city is one where we look out for each other.
- **The Development Community**, to share innovation and bring forward intentional and strategic development that aligns with our future city structure and elevates the quality, character, livability, and sustainability of our built environment.
- **Mayor and Council**, to make informed choices about when to support changes in our city to encourage and propel innovation, while at the same time having the courage to say no to directions that no longer fit the vision for Nanaimo.
- **City Staff**, to embrace and become experts on *City Plan* and the *Integrated Action Plan* to help identify and implement the collaborative actions and directions that support transformative change.
- **First Nations and Other Government Partners**, to collaborate, exchange information, share funding, and seek opportunities to support change, resolve conflicts, and find solutions that benefit all people living in this area.
- **Community Organizations**, to continue connecting with residents and sharing information about community needs while seeking to bring benefit to all.

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> The greatest danger for most of us is not that our aim is too high and we miss it, but that it is too low and we reach it.
>
> - *Michelangelo*

06

IMPLEMENTATION

E6.1 IMPLEMENTING CITY PLAN

City Plan focuses on what we wish to achieve as a city. It puts policies in place to ensure that changes through development and investment align with the community's vision for Nanaimo's future. To support City Plan, we also need concrete actions that the City can put in motion to make progress towards the five City Goals. These will be in our *Integrated Action Plan*.

An *Integrated Action Plan* will be a supporting document to City Plan that brings together the many short, ongoing, and long-term actions the City may consider.

Over the years, City Departments have created plans that identify a range of actions that could be considered for Nanaimo's future. As we move forward, the City will continue to undertake strategic planning as we learn, evolve, and adapt.

The *Integrated Action Plan* will be a library of actions that brings together the directions of planning efforts by all City Departments so they can be reviewed and considered together in a central location. The purpose is to support the City's commitment to integration and inter-departmental communication, with the goal of leveraging opportunity, investing efficiently, and maximizing community benefit through City actions.

Desired Outcomes

An *Integrated Action Plan* that communicates the full breadth of actions the City may consider undertaking in the short, ongoing, and long-terms.

Ongoing use and updates of the *Integrated Action Plan* across all City Departments to support collaboration and identification of aligned opportunities.

Policies

E6.1.1 Maintain an *Integrated Action Plan* that brings together City-led actions for collective review and consideration.

E6.1.2 Update the *Integrated Action Plan* on an ongoing basis to incorporate new actions identified and adjust / remove actions that may be outdated or superseded.

E6.1.3 Through each future City planning process, review existing actions in the *Integrated Action Plan* and identify actions to add, remove, or refine to account for new knowledge and directions identified through the planning process.

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E6.2 MONITORING & REVIEWING CITY PLAN

Great change doesn't happen overnight; it is achieved step-by-step through the committed, ongoing efforts of many. As we move forward, we'll want to keep tabs on how we're doing and see how collective efforts are moving us towards the five City Goals. Monitoring and reviewing allow us to look back, take stock, and adjust our efforts as needed to keep us on the right path.

A **Monitoring Strategy** will be a separate companion document to City Plan that outlines key indicators that provide meaningful, holistic insights on progress towards our goals. Key indicators are those that can be tracked regularly and consistently. While the City does, and will continue to monitor many supporting statistics through various processes, the focus of the *Monitoring Strategy* is to work together to regularly monitor a manageable selection of key indicators related to the five City Goals.

In the *Monitoring Strategy*, each of the five City Goals will have priority targets and indicators:

- **Targets** will define, in measurable terms, desired outcomes of City Plan; and
- **Indicators** will tell us how we are doing.

Monitoring is anticipated under two time frames:

- **Annual Monitoring** will rely on data sources that are available annually to the City such as development patterns, City investments, and City-compiled data to provide a check-in on performance on key indicators. Findings could lead to prioritization of new or existing actions in the *Integrated Action Plan* or completion of other studies needed to accelerate progress. Annual monitoring may also identify minor amendments for consideration.
- **Five-Year Monitoring** will provide a more comprehensive monitoring report, relying on a mix of annual data sources, census data, and data compiled by external organizations. The five-year report will provide a more in-depth review of progress, analysis of trends influencing performance on key indicators, and potential recommendations for how City Plan policy and regulations may need to be adapted as part of five-year reviews and updates.

The City will undertake a comprehensive **Five-Year City Plan Review and Update**. The review will be an opportunity to consider the results of the *Five-Year Monitoring* and determine if adjustments to policy or designations are required to accelerate progress towards goals. It will also be an opportunity to consider community input and integrate potential changes based on shifts in the city, demographic trends, development activity, emerging technology and knowledge, and other aspects that influence how City Plan is implemented.

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Desired Outcomes

Establishment of regular monitoring that is efficient to complete and provides ongoing updates on progress towards the five City Goals.

Communication of progress towards the five City Goals to Council, City Staff, and the community.

Integration of new technology, data, and knowledge in monitoring to leverage the most current and relevant information available.

Completion of a comprehensive Five-Year Review of City Plan to update the Plan so it continues to provide meaningful and innovative goals and policies for the community.

Policies

E6.2.1 Maintain a focused *Monitoring Strategy* for key indicators related to the five City Goals.

E6.2.2 Continue to monitor supporting statistics through other processes and consider how these indicate progress towards the five City Goals.

E6.2.3 Regularly update the *Monitoring Strategy* and consider addition of new indicators based on emerging information or new data as it becomes available.

E6.2.4 Broadly communicate available reporting on progress on City Plan key indicators.

E6.2.5 In approximately five years from plan adoption, review and update City Plan taking into consideration the findings of regular monitoring, new community input, and emerging knowledge and trends.

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E6.3 AMENDING CITY PLAN

City Plan provides a strong guide for moving towards our long-term vision, providing the goals and policies to get us there. However, City Plan is also adaptable, understanding that change is inevitable and there may be a need to amend the Plan to respond to new conditions, circumstances, issues, or opportunities. The intent of City Plan is to be visionary – but also be supportive of innovation and new ideas that accelerate progress towards our goals and a livable and successful community.

The option to amend City Plan allows Council the flexibility to evolve in a practical manner to meet specific local needs while still focusing on the overarching vision, goals, and policies created by the City through the RE**IMAGINE NANAIMO** process, in collaboration with the community, and approved by Council.

New development proposals are reviewed by City Staff and Council to determine consistency with the goals, policies, and land use outlined in City Plan. If a proposal aligns with the overall goals and policies in the Plan, but does not conform to specific land use designation or policy, Council has the option to consider amending City Plan to support specific considerations for that parcel.

Desired Outcomes

Opportunity for meaningful updates to City Plan so it remains relevant to current conditions, supports innovation, and responds effectively to issues or opportunities.

A process that supports consideration of potential amendments while limiting frequent amendment requests and those that may not fit the intent of City Plan.

Policies

E6.3.1 Consider amendments that support the goals and policies of City Plan and provide a strong rationale for consideration of the amendment.

E6.3.2 Consult and involve neighbourhoods who may be affected by City Plan changes.

E6.3.3 Review applications for amendment of City Plan collectively twice a year and submit for Council consideration. Council will only amend City Plan twice each year except in extraordinary circumstances where such amendment would otherwise be consistent with City Plan goals and policies.

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