CITY OF NANAIMO
THE HARBOUR CITY

Staff Report for Decision

DATE OF MEETING May 9, 2022

AUTHORED BY LISA BHOPALSINGH, DIRECTOR, COMMUNITY DEVELOPMENT

SUBJECT DRAFT CITY PLAN AMENDMENTS

OVERVIEW

Purpose of Report

To present to the Governance and Priorities Committee (GPC) recommendations for proposed amendments to the February 2022 draft City Plan - Nanaimo ReImagined (City Plan).

Recommendation

A. That the Governance and Priorities Committee recommend that Council:

1. Support the amendments to the February 2022 draft City Plan as detailed in Attachment A: Draft City Plan – GPC Amendments;
2. Support the list of recommendations in the February 2022 draft City Plan as detailed in Attachment B: Draft City Plan – Recommended Amendments; and
3. Deny the requested amendments outlined in the February 2022 draft City Plan as detailed in Attachment C: Draft City Plan – Not Recommended Amendments.

BACKGROUND

Public engagement for Phase 3 of the ReImagine Nanaimo strategic plan review process launched on 2022-FEB-28, when the February 2022 draft City Plan was made available to the community and other interested parties for review. Feedback collected through this external engagement along with Staff review, has resulted in several requested/proposed amendments to the draft Plan that merit Council consideration. In addition, the GPC previously made motions for amendments to the draft Plan during three prior GPC meetings under the topics listed in the table below:

2022-MAR-14	A Green Nanaimo and A Connected Nanaimo
2022-MAR-28	A Healthy Nanaimo: Community Wellbeing & Livability; An Empowered Nanaimo: Reconciliation, Representation, & Inclusion; A Prosperous Nanaimo: Thriving & Resilient Economy
2022-APR-11	Land Use and Neighbourhoods

DISCUSSION

The feedback received from a variety of interested individuals and organizations have been reviewed, and organized into proposed and general/housekeeping amendments. Proposed amendments include those that potentially change the intent of the draft City Plan and/merit consideration due to the interested organization proposing them. General/housekeeping amendments are those that are consistent with the policy direction in the draft City Plan, and

typically provide more clarification of intent and readability. This includes minor edits to correct typos, grammar, or mapping.

Attachments A, B, and C contain tables organized by amendments related to GPC motions, recommended proposed amendments, and not recommended proposed amendments. Each table contains the source of the proposed amendment, the February 2022 draft City Plan page number and section reference, existing draft City Plan text, policy or mapping change, the change requested/proposed, as well as a rationale for supporting or not supporting the change.

In addition to the various text/mapping changes, the document is being refined where possible to reduce its size and improve readability. This includes removing background statistics, and other information, and placing this into a stand-alone document separate to the draft City Plan.

Once Council has provided direction regarding the proposed amendments, a revised draft plan will be presented for consideration of first and second bylaw readings.

OPTIONS

A. That the Governance and Priorities Committee recommend that Council:

1. Support the amendments to the February 2022 draft City Plan as detailed in Attachment A: Draft City Plan – GPC Amendments;
2. Support the list of recommendations in the February 2022 draft City Plan as detailed in Attachment B: Draft City Plan – Recommended Amendments; and
3. Not Support amendments to the February 2022 draft City Plan as detailed in Attachment C: Draft City Plan – Not Recommended Amendments.

- The advantages of this option: The GPC have already considered several amendments based on their review in previous GPC meetings. New proposed amendments from Phase 3 engagement results that merit Council consideration are included for GPC consideration. For efficiency, general/housekeeping type edits that do not alter the intent of the plan are not included in the proposed amendments. Supporting these recommendations will provide clear direction for moving forward with adopting the draft City Plan within current proposed timeframes.
- The disadvantages of this option: The GPC may wish to consider each proposed amendment separately and confirm a position for some or all recommendations individually.
- Financial Implications: N/A

B. That the Governance and Priorities Committee recommend Council provide alternate direction.

SUMMARY POINTS

- Public engagement for Phase 3 of the ReImagine Nanaimo strategic plan review process launched 2022-FEB-28, when the draft City Plan was made available to the community for review and comment.
- Feedback collected through external engagement and Staff review has resulted in several requested/proposed changes to the draft Plan. In addition, Council made motions for changes to the draft Plan during three GPC meetings.
- Three tables of proposed amendments are presented for GPC consideration in Attachments A, B, and C.
- Once Council has provided direction regarding the proposed amendments, the approved ones will be incorporated, along with the general/housekeeping edits, into a revised draft plan that will be presented for consideration of first and second bylaw readings.

ATTACHMENTS:

ATTACHMENT A: Draft City Plan – GPC Amendments
ATTACHMENT B: Draft City Plan – Recommended Amendments
ATTACHMENT C: Draft City Plan – Not Recommended Amendments

Submitted by:

Lisa Bhopalsingh
Director, Community Development

Concurrence by:

Dale Lindsay
General Manager, Development Services/Deputy CAO

ATTACHMENT A

DRAFT CITY PLAN AMENDMENTS | GPC MOTIONS

#	Source	Comment	Page #	Draft City Plan Section	Current City Plan Text/Graphic Picture	Proposed City Plan Text/Graphic/Picture
part C policies						
01 A GREEN NANAIMO: RESILIENT & REGENERATIVE ECOSYSTEMS						
1	**GPC Motion 2022-03-14**	Include the following two elements of language in the start of the Green Policies section: 1. Tying the green policies to the goal of staying within the ecological limits as outlined in the City doughnut 2. Connecting services to the 'human needs' inner circle of the doughnut	47	C1 - **A Green Nanaimo: Resilient & Regenerative Ecosystems**	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...	ABOUT A GREEN NANAIMO: A Green Nanaimo is about how we can stay within our ecological limits while meeting the needs of all, as outlined in the Nanaimo Doughnut framework (Section B1.1). 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...
2	**GPC Motion 2022-03-14**	Include in the City Plan a policy statement about advocating to the Provincial government for additional power and policy tools to meet cities' climate goals.	56	C1.1. **Greenhouse Gas Emissions Reduction**	N/A	New Policy: Advocate to the Provincial government for additional power and policy tools to meet the City's climate goals.
3	**GPC Motion 2022-03-14**	Retitle section C1.2 from "Climate Adaptation and Hazard Management" to "Climate Adaptation and Hazard Mitigation"	57	C1.2 **Climate Adaptation & Hazard Management**	"Climate Adaptation and Hazard Management"	"Climate Adaptation and Hazard Mitigation"
4	**GPC Motion 2022-03-14**	Strengthen language for the policy C1.2.2 to communicate "support community and neighbourhood-level organizations that improve capacity and resilience of the community"	57	C1.2.2 **Climate Adaptation & Hazard Management** - *Communication & Capacity Building*	Support community and neighbourhood organizations that help community members prepare for climate change and other hazards.	Support community and neighbourhood level organizations that empower community capacity and resilience to mitigate and adapt to climate change and other hazards.
5	**GPC Motion 2022-03-14**	Streamline and clarify policies C1.2.6 to C1.2.8 under Planning and Strategy (page 57-58)	57-58	C1.2.6 to C1.2.8 **Climate Adaptation & Hazard Management** - *Planning & Strategy*	C1.2.6 Encourage shoreline naturalization ~~to support~~ and protect waterfront properties from flooding risk and landslip while also protecting and restoring habitats. 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.	C1.2.6 Encourage shoreline naturalization to protect waterfront properties from flooding risk and landslip while also protecting and restoring habitats. C1.2.7 Increase resilience of community assets and infrastructure against wildfire risk, sea level rise and increasing intensity, duration and frequency of extreme weather events. C1.2.8 Discourage development in areas prone to increasing flooding, landslip, or sea level rise due to climate change. Where development does occur, require efforts to mitigate climate change impacts.
6	**GPC Motion 2022-03-14**	Replace "rainwater attenuation" with "surface runoff management" under section C1.3 - Urban Tree Canopy, Natural Areas and Greenways.	59	C1.3.1 **Urban Tree Canopy, Natural Areas & Greenways** - *Introduction*	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.	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~~ surface runoff management, air, and water quality improvements; heat island attenuation and climate resiliency; human health and safety; and community livability.
7	**GPC Motion 2022-03-14**	Clarify the goal of policy C1.3.1 (page 59) under Urban Tree Canopy, Natural Areas and Greenways.	59	C1.3.1 **Urban Tree Canopy, Natural Areas & Greenways** - *Urban Tree Canopy*	Endeavour to maintain and expand the city's tree canopy in balance with other desired land use outcomes.	Protect and expand the city's tree canopy wherever possible to enhance its ecological, climate and human health benefits, while meeting the objectives of the City's land use policies.
8	**GPC Motion 2022-03-14**	Add tree planting to existing neighborhoods, not just new and redevelopment sites in policy C1.3.2 (page 59).	59	C1.3.2 **Urban Tree Canopy, Natural Areas & Greenways** - *Urban Tree Canopy*	Consider street tree planting and other climate resilient landscaping in new neighbourhoods and redevelopment sites.	Encourage street tree planting and other climate resilient landscaping in new and existing neighbourhoods and redevelopment sites.
9	**GPC Motion 2022-03-14**	Add consideration of food security in policy C1.3.4, to include food security with ecosystem biodiversity and resiliency when replacing or planting new trees in public spaces.	59	C1.3.4 **Urban Tree Canopy, Natural Areas & Greenways** - *Urban Tree Canopy*	Consider ecosystem biodiversity and resilience when replacing or planting new trees in public spaces	Consider ecosystem biodiversity and resilience, as well as food security when replacing or planting new trees in public spaces.
10	**GPC Motion 2022-03-14**	Include a policy in section C1.3 that states that the City will endeavour to increase, prioritize and include the planting of fruit and nut trees in public spaces where hard infrastructure and safe transportation will not be impacted by falling fruit.	60	C1.3 **Urban Tree Canopy, Natural Areas & Greenways** - *Urban Tree Canopy*	N/A	C1.3.9 (under Urban Tree Canopy) The City will endeavour to increase, prioritize and include the planting of fruit and nut trees in public spaces where hard infrastructure and safe transportation will not be impacted by falling fruit.

DRAFT CITY PLAN AMENDMENTS | GPC MOTIONS

#	Source	Comment	Page #	Draft City Plan Section	Current City Plan Text/Graphic Picture	Proposed City Plan Text/Graphic/Picture
11	**GPC Motion 2022-03-14**	Consider stronger and simpler language to the extent possible on Page 60 under section C1.3.	60	C1.3 **Urban Tree Canopy, Natural Areas & Greenways**	C1.3.10 Encourage Ensure 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. C1.3.13 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.	C1.3.10 ~~Encourage~~ Ensure 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. C1.3.13 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.
12	**GPC Motion 2022-03-14**	Remove 'continue to' in C1.4.3 and C1.4.4 (page 63) of the Draft City Plan.	63	C1.4.3 / C1.4.4 **Healthy Watersheds**	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.	C1.4.3 Protect and manage freshwater and saltwater shoreline areas to maintain the best possible hydrological functions. C1.4.4 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.
13	**GPC Motion 2022-03-14**	Move policy C1.5.3 on Page 65 that states "Coordinate utility infrastructure upgrades with transportation and/or parks improvements to minimize disruption and optimize community investments" to Goal 5 – Prosperous	65	C1.5.3 **Water, Sewer & Storm Water Services**	C1.5.3 Coordinate utility infrastructure upgrades with transportation and/or parks improvements to minimize disruption and optimize community investments	Move to C5 - A Prosperous Nanaimo
14	**GPC Motion 2022-03-14**	Move the section Servicing Costs (page 66) in Green Policies to Goal 5 - Prosperous	66	C1.5.19-C1.5.23 **Water, Sewer & Storm water Services** - *Servicing Costs*	C1.5.19-C1.5.23	Move to Section "C5.1. Economic Capital"
15	**GPC Motion 2022-03-14**	Update policy C1.6.5 (page 67) of the Draft City Plan to support eliminating organic matter sent to the regional landfill by 2030.	67	C1.6.5 **Solid Waste Management** – Zero Waste	Support eliminating organic matter sent to the Regional Landfill.	Support eliminating organic matter sent to the Regional Landfill by 2030
16	**GPC Motion 2022-03-14**	Direct Staff to remove Policy C1.7.2 from the Draft City Plan to be considered in the action plan.	69	C1.7.2 **Brownfield Sites**	Increase community awareness of the economic, environmental, and social benefits of brownfield redevelopment	Remove C1.7.2 from the City Plan and add to the Integrated Action Plan.
17	**GPC Motion 2022-03-14**	Edit policies C1.8.2, C1.8.3 and C1.8.4, within section C1.8 – Artificial Lighting and Dark Skies, to express the City of Nanaimo's intention to optimize dark sky preservation in the design of street lighting, redevelopment of sites and redevelopment of public buildings	70	C1.8.2, C1.8.3 and C1.8.4, **Artificial Lighting and Dark Skies** – 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 development	C1.8.2 Incorporate dark sky preservation as a consideration in the selection of upgraded street lighting infrastructure C1.8.3 Optimize dark sky values when building new or retrofitting existing City buildings and facilities C1.8.4 Support dark sky principles for new and upgraded buildings and development
02 A CONNECTED NANAIMO: EQUITABLE ACCESS & MOBILITY						
18	**GPC Motion 2022-03-14**	Remove the word "Encouraging" from Policy C.2.5.3. of the Draft City Plan.	86	C.2.5.3 **A Connected Nanaimo: Equitable Access & Mobility** - *Complete Streets*	Encourage future development to implement street-oriented design formats that support vibrant and accessible streetscapes.	Future development will implement street-oriented design formats that support vibrant and accessible streetscapes.
03 A HEALTHY NANAIMO: COMMUNITY WELLBEING & LIVABILITY						
19	**GPC Motion 2022-03-28**	Change the title of section C3.4 to Community Safety and Security and add additional policies reflecting community safety.	101	C3.4 **Community Safety & Living Wellbeing**	Title currently - Community Safety & Wellbeing	Change the title of section C3.4 to **Community Safety and Security** and Move this section to the start of "A Healthy Nanaimo: Community Wellbeing & Livability" becoming Section C3.1 Community Safety and Security.

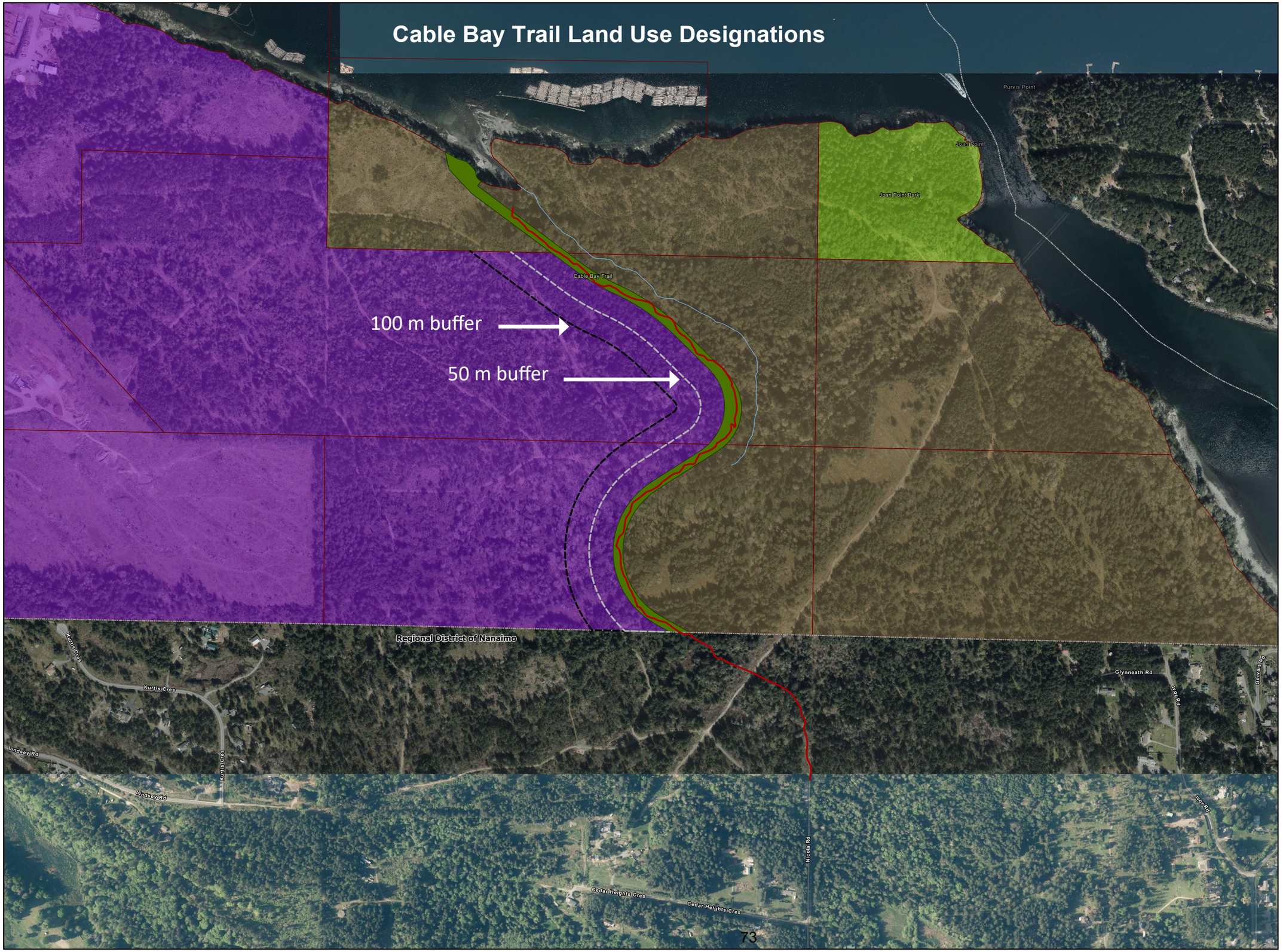
DRAFT CITY PLAN AMENDMENTS | GPC MOTIONS

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20	**GPC Motion 2022.03.28 & Community Survey Feedback**	GPC Motion: Add additional policies reflecting community safety Community Survey Feedback: Community feedback warrants increased emphasis on safety and security notably in the downtown	101	C3.4 **Community Safety & Wellbeing**	Introduction | 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. C3.4 | Safe Neighbourhoods and Urban Centres where a diversity of community members and businesses thrive.	Revision of Introduction Section: A healthy community is a safe community. Feeling safe and secure in your community is essential to having a high quality of life. Instances of social disorder like crime, harassment, and public drug activity negatively affect people's experiences and can erode feelings of safety and security. Because the root causes of social disorder are complex and varied, reaching long-lasting positive outcomes will require shared and definitive action among all partners and all levels of government. The City is committed to our role in supporting visible, sustained progress towards a safe and secure Nanaimo for all. New Desired Outcome: A safe downtown with less instances of people encountering negative experiences in Downtown and throughout the community. Under 'Planning, Engagement & Strategy' Section REVISE Policy C3.4 | Safety and security in all parts of the city supporting a diversity of community members and businesses to thrive. NEW POLICY | Support initiatives and services that utilize evidence based practices for crime prevention and reduction such as community policing, restorative justice, community safety audits, and Neighbourhood Block Watches. Under 'Collaboration & Coordination' Section NEW POLICY | Support multi-sectoral collaboration and coordination of crime prevention programs and initiatives that value diversity, and address unique neighbourhood needs.
04 AN EMPOWERED NANAIMO: RECONCILIATION, REPRESENTATION, & INCLUSION						
21	**GPC Motion 2022-03-28**	Include, for consistency, a reference to different genders in the Desired Outcomes policy section C4.2 – Equity and Inclusivity.	119	C4.2 **Equity and Inclusivity** - *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.	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, genders, orientations, ages, and abilities; and recognizes and fosters respect for diversity.
22	**GPC Motion 2022-03-28**	Include, for consistency, a reference to different genders in the Desired Outcomes policy section C4.2 – Equity and Inclusivity.	119	C4.2 **Equity and Inclusivity** - *Desired Outcomes*	Continued City Leadership by receiving training, sharing resources and knowledge, and applying equity, diversity, and inclusion lens in City initiatives and decision making	Continued City Leadership by receiving training, sharing resources and knowledge, and applying an equity, genders, diversity, and inclusion lens in City initiatives and decision making.
23	**GPC Motion 2022-03-28**	Include, for consistency, a reference to different genders in the Desired Outcomes policy section C4.2 – Equity and Inclusivity.	120	C4.2 **Equity & Inclusivity - C4.2.8** *Policy*	Encourage diversity awareness and build a culture of compassion for people of all cultures, orientations, ages, and abilities.	Encourage diversity awareness and build a culture of compassion for people of all cultures, genders, orientations, ages, and abilities.
24	**GPC Motion 2022-03-28**	Include, for consistency, a reference to different genders in the Desired Outcomes policy section C4.2 – Equity and Inclusivity.	123	C4.4 **Access for All** - *Desired Outcomes*	People of all ages, abilities, and income levels have easy access to services and spaces without barriers.	People of all ages, genders, abilities, and income levels have easy access to services and spaces without barriers.
25	**GPC Motion 2022-03-28**	Add the following to the draft City Plan under section C4.6 - Archeological and Heritage: "Recognize the Newcastle neighbourhood as the original location of an important Snuneymuxw village as well as containing built heritage sites dating back to when the City of Nanaimo was established; and ensure that infill in this heritage area is sensitive and mindful of its historic character".	129	C4.6 **Archaeological and Heritage - Introduction**	none, add new policy C4.6.17	Recognize the Newcastle neighbourhood as the original location of an important Snuneymuxw village as well as containing built heritage sites dating back to when the city of Nanaimo was established, and ensure that infill in this heritage area is sensitive and mindful of its historic character".
part D city structure						
04 LAND USE PLAN						
26	**GPC Motion 2022-04-11**	That all of Newcastle Neighbourhood east of Terminal Avenue be designated "Neighbourhood" with a maximum of 4 storeys.	184-185 & Schedule 2	Figure 26: **Land Use Plan &** Schedule 2 **Land Use Plan**	Future Land Use Plan designated lands east of Terminal Avenue in the Newcastle neighbourhood as a mix of Residential Corridor designation and Neighbourhood designation.	Change the designation on east side of Terminal Avenue in the Newcastle Neighbourhood from Residential Corridor to the Neighbourhood designation on Figure 26 and Schedule 2 - Land Use Map.
27	**GPC Motion 2022-04-11**	That the Governence and Priority Committee recommend that consideration be given to designating the three mixed use areas in the Newcastle Neighbourhood as Neighbourhood Centre.	184-185 & Schedule 2	Figure 26: **Land Use Plan** & Schedule 2 **Land Use Plan**	Future Land Use Plan designated lands east of Terminal Avenue in the Newcastle neighbourhood as a mix of Residential Corridor designation and Neighbourhood designation.	Change the designation on east side of Terminal Avenue in the Newcastle Neighbourhood for the three mixed use areas from Mixed Use Corridor to Neighbourhood Centre designation on Figure 26 and Schedule 2 - Land Use Map.
28	**GPC Motion - 2022.04.11**	The draft City Plan direction for Old City Neighbourhood target density be changed from 50 units per hectare to 40 units per hectare.	187 and 209	Section D4.2 - **Land Use Designation Table** and Policy D4.5.36 - **Old City Neighbourhood**	D4.5.36 Work towards an overall target density for the Old City Neighbourhood designation of 50 units per hectare.	D4.5.36 Work towards an overall target density for the Old City Neighbourhood designation of 40 units per hectare.
29	**GPC Motion 2022-04-11**	Policy D4.3.16 in the draft City Plan be amended to read: "Discourage new large areas of surface parking and drive-thru's 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."	194	D4.3 **Centres - Urban Centres - Primary & Secondary** D4.3.16	D4.3.16 Do not support new large areas of surface parking and drive-thru's 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.	D4.3.16 Discourage new large areas of surface parking and drive-thru's 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.
30	**GPC Motion 2022-04-11**	That Policy D4.5.30 be amended to read: "Set the maximum building height to be 3 storeys. Building heights greater than 3 storeys may be considered where: - Stepped transition is provided with adjacent land uses and built forms; and, - Height impacts are minimized by onsite or nearby natural or built features (e.g. slope of land or major transportation corridor)."	208	D4.5 **Neighbourhoods** - D4.5.30 - **Old City Neighbourhood**	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).	D4.5.30 Set the maximum building height to be 3 storeys. Building heights greater than 3 storeys may be considered where: » Stepped transition is provided with adjacent land uses and built forms; and » Height impacts are minimized by onsite or nearby natural or built features (e.g. slope of land or major transportation corridor).

DRAFT CITY PLAN AMENDMENTS | GPC MOTIONS

#	Source	Comment	Page #	Draft City Plan Section	Current City Plan Text/Graphic Picture	Proposed City Plan Text/Graphic/Picture
31	**GPC Motion 2022-04-11**	That the draft City Plan direction for Old City Neighbourhood target density be changed from 50 units per hectare to 40 units per hectare.	209	D4.5 **Neighbourhoods -** D4.5.36 - **Old City Neighbourhood**	D4.5.36 Work towards an overall target density for the Old City Neighbourhood designation of 50 units per hectare.	D4.5.36 Work towards an overall target density for the Old City Neighbourhood designation of 40 units per hectare.
32	**GPC Motion - 2022-04-11**	That the buffer between industrial lands on Cable Bay Trail be changed from 50 metres to 100 metres.	215	D4.6 **Industrial** - D4.6.17 **Industrial**	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.	D4.6.17 Provide a minimum 100 meter forested buffer between industrial lands and the Cable Bay Trail to reduce the impact of industrial activities and maintain the natural experience for trail users. (See map - "Cable Bay Trail Land Use Designations" at the end of the attachment).
part E taking action						
01 AREA & NEIGHBOURHOOD PLANNING						
33	**GPC Motion 2022-04-11**	That the language in the City Plan referencing neighbourhood plans be strengthened from using "supporting" to language such as "primary", or "key.	261	E1.2 **Neighbourhood Engagement**	Introduction paragraph: 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... 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...	This Plan focuses on equitable engagement across all neighbourhoods including those supported by neighbourhood associations. While this Plan recognizes existing neighbourhood plans as key documents for implementing City Plan, it… These plans will continue to serve as key and guiding documents for development planning and approval review processes in their respective neighbourhoods. While neighbourhood plans do not form part of...
34	**GPC 2022-04-11** **& Neigh Assoc Edits - Nanaimo Old City Association - 2022.03.29**	Support for additional policy in keeping with neighbourhood regular priority setting; and That the word collective be added to policy E1.2.1. to clarify intent of annual meeting	262	E1.2 Neighbourhood Engagement - 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.	E1.2.1 Council will host an annual engagement opportunity to hear the collective concerns and priorities of neighbourhoods, and to share updates on City initiatives. *Also add new Policy:* The City will establish an organizational process where individual neighbourhood associations meet every 5 years (at least) to set priorities for their neighbourhood in writing.
03 DEVELOPMENT PERMIT & HERITAGE CONSERVATION AREAS						
35	**GPC 2022-04-11**	That DPA 8: Form and Character Guidelines be reviewed by the Design Advisory Panel and consultation occur with the development community.	278		N/A	A meeting was scheduled with the Design Advisory Panel on Thursday, April 28th. A meeting is scheduled with the development community on Thursday, May 5th.

Cable Bay Trail Land Use Designations

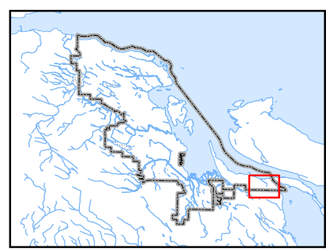


City of Nanaimo
Cable Bay Trail Land Use Designations

- Cable Bay Trail
- Cable Bay Trail - 50 Metre Buffer
- Cable Bay Trail - 100 Metre
- Buffer Cable Bay Right-of-Way
- City Boundary

Future Land Use Designations

- Industrial
- Park & Open Spaces
- Resource Management



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0 75 150 300
Meters
1:3,500

CITY OF NANAIMO
THE HARBOUR CITY
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ATTACHMENT B

DRAFT CITY PLAN EDITS | AMENDMENTS | RECOMMEND CHANGE

#	Source	Comment	Page #	Draft City Plan Section	Current City Plan Text/Graphic Picture	Proposed City Plan Text/Graphic/Picture	Rationale/Implications
1	**Community Survey Feedback**	Survey feedback indicated lower support for the key direction to Manage Parking Supply City-Wide (58% Support in the Community Survey / 65% Support in the Statistical Survey). Analysis of qualitative input (written comments) indicated that about half of written comments (148 in total) identified concerns about over-limiting parking for reasons including recognition that transit / active modes are not suitable for all (e.g., people with mobility limitations, people with small children) or for all circumstances (e.g., when picking up large items), potential impacts to businesses, increasing EV use requires parking, and concerns for challenges finding parking. Just under half of written comments (121 in total) generally supported the concept, with considerations for managing impacts (e.g., phasing it slowly, balancing it with improvements in transit / active infrastructure, maintaining parking for certain uses, etc.).	79	C2.1.7 Complete Communities	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.	C2.1.7 | Manage parking city-wide with a focus on right sizing parking to continue fulfilling key needs including access, loading, and pick-up for businesses; accessible parking for people with mobility or family needs; and EV parking, while recognizing that an over abundance of cheap and convenient parking tends to increase vehicle use and reliance.	The amended policy is intended to better recognize that parking will continue to be a necessary component of our mobility system and encourages thoughtful consideration of parking with a focus on accommodating key parking needs.
2	**Community Survey Feedback**	Survey feedback indicated lower support about the direction to Support Large-Format Retail that is Designed to be Pedestrian-Friendly and Mixed-use (51% Support in the Community Survey / 56% Support in the Statistical Survey). Analysis of qualitative input (written comments) indicated that the majority of comments were focused on generally not supporting large-format retail in the City (55 comments) or thoughts about how it should be integrated appropriately into context (58 comments). A small number of comments indicated a desire for more large-format retail (7 comments).	194	D4.3.15 Urban Centres - Primary & Secondary - General	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.	D4.3.15 | Consider large format retail in Urban Centres, provided that it is designed in a format consistent with the walk, cycle, and transit-oriented nature and the urban design character envisioned for these areas, demonstrates a commitment to sustainability, and is integrated within mixed-use developments.	A change to the wording is recommended to acknowledge community concerns that the draft policy could be seen as encouraging large-format retail (rather than considering) and to add further considerations articulated by the community as important when considering integration of large-format retail into Urban Centres.
3	**Community Survey Feedback**	Survey feedback indicated marginally lower support for the key direction to Encourage a Thriving Downtown through Density, Mobility, and Employment (74% Support in the Community Survey / 79% Support in the Statistical Survey). Analysis of qualitative input (written comments) indicated that about one third of written comments (42 in total) included a theme around addressing social challenges in order for the Downtown to achieve success. In addition, written comments received in both surveys indicated a desire for improvements to safety and security in the Downtown (and throughout the city).	195	D4.3 Centres - Primary Urban Centre	N/A	**D4.3 New policy:** Ensure that buildings and publicly-accessible spaces in the Downtown Urban Centre are designed to take into account community safety and security, while maintaining an inviting and attractive character.	Community feedback emphasized a desire for improved safety and security in Downtown. Including a policy on factoring safety and security as part of the design of buildings and public spaces emphasizes the importance of this consideration.
4	**Snuneymuxw First Nation (SFN) 2022-04-29**	State land acknowledgement as follows: 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 the Snuneymuxw Treaty of 1854, a trade and commerce treaty that forever and always preserves and protects Snuneymuxw villages, waters, enclosed fields, harvesting and gathering sites, and the right to hunt and fisheries as formerly.	viii	Territorial / Land Acknowledgement	Land Acknowledgement page left as Placeholder for SFN input - suggested language provided previously and included in other areas of the plan including C4.1 Truth and Reconciliation.	**Page VII and Page 116 C4.1 - Truth & Reconciliation Add/Edit Text** 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 the Snuneymuxw Treaty of 1854, a trade and commerce treaty that forever and always preserves and protects Snuneymuxw villages, waters, enclosed fields, harvesting and gathering sites, and the right to hunt and fisheries ~~ories~~ as formerly.	Recommend as requested by SFN with minor edit to change fisheries to fish in keeping with the treaty wording.
5	**SFN 2022-04-29**	The City Boundary sits on top of SFN lands and waters, and we expect the Draft Plan to recognize it as such. SFN is of the belief that the Draft Plan should make mention of TRC as part of A 1.1	5	A1.1 - Purpose of the City Plan	First Paragraph....a city with opportunities to grow in harmony with First Nations on whose Traditional Territories the City is located. Third Paragraph 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.	**First Paragraph**... a city with opportunities to grow in harmony with Snuneymuxw First Nation on whose Traditional Territory the City is located. **Third Paragraph:** 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 and waters that fall within the Traditional Territory of Snuneymuxw First Nation. This plan supports taking collaborative actions to implement the Truth and Reconciliation Commission's Calls to Action where local government can impact and influence healing by acknowledging the past, while also supporting a more equitable future for Snuneymuxw First Nation Mustimuxw (Peoples) and other Indigenous peoples.	Recommend as requested by SFN
6	**SFN 2022-04-29**	The City Boundary sits on top of SFN lands and waters, and we expect the Draft Plan to recognize it as such.	9	A1.2 - Legislation	OUR GEOGRAPHY The City of Nanaimo occupies a land mass of just under 91 km2 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.	OUR GEOGRAPHY The City of Nanaimo occupies a land mass of just under 91 km2 on the east coast of Central Vancouver Island on the Traditional Territory of Snuneymuxw First Nation. 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.	Recommend as requested by SFN

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7	**SFN 2022-04-29**	The regional context statement connects the regional growth strategy of the Regional District of Nanaimo ("RDN") to the Draft Plan. In this context it is important that SFN, the City, and the RDN step onto a common pathway that promotes recognition, reconciliation and cooperation and respect for the next 25 years and beyond. Often initiatives arise that are interconnected legislatively or between our jurisdictions. **Something to consider is a tripartite government-to-government that enables us to work together in a better way.**	10	A1.3 - Regional Context Statement	None	**Add Text after second to last paragraph** The City recognizes the importance of a collaborative approach to growth management with the Regional District of Nanaimo and First Nations, including Snuneymuxw First Nations. This plan supports stronger collaboration between all parties that promotes recognition, reconciliation, respect and cooperation. **Add New C4.1.X under Government-to-Government Relations Page 117 C4.1** C4.1.X Continue to support collaborative agreements between the City, Snuneymuxw an other levels of government including the School District, Regional District of Nanaimo, Nanaimo Port Authority and BC Housing. C4.1.X Recognize the overlapping interests and jurisdiction between the City of Nanaimo, Snuneymuxw First Nation and the Regional District of Nanaimo, and consider tripartite government-to-government agreements to facilitate stronger collaboration and cooperation to achieve reconciliation and other shared interests.	Recommend as supports SFN interests Consistent with text on page 289 E5 that supports collaboration with First Nations and other partners. Other text throughout the document also support this as a policy and related Action item.
8	**SFN 2022-04-29**	Sections A2.1 and A2.2 do not include pertinent information about SFN and SFN key trends. Canada conducts a census of SFN every five years, and the most recent iteration is published on the Department of Indigenous Services Canada website. We are prepared to engage [in] a dialogue with you to better represent this section [in] a holistic and inclusive way.	23	A2.1 - Our Recent Past: The last 25 years A2.2 - Out Present: Current Trends	SFN demographics and other data not included/broken out.	Pages 23-29 already being pulled out to shorten the document and serve as a backgrounder at which time this information from SFN can be included.	Recommend updating info as requested by SFN Pulling out into separate document will allow for better updating and revision using data from SFN and other sources.
9	**SFN 2022-04-29**	Other guiding principles to include in the Draft Plan are recognition of the *United Nations Declaration on the Rights of Indigenous Peoples* and the recognition of Bill -41 *Declaration on the Rights of Indigenous Peoples Act*	116	C4.1 - Truth & Reconciliation	**Desired Outcomes** 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. Regarding UNDRIP and DRIPA - no references exists other than in C4.1.1 to UNDRIP in relation to staff education	**Desired Outcomes** Recognition of the guiding principles of Truth and Reconciliation Commission's (TRC) 94 Calls to Action, the *United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP)* and the Government of British Columbia's *Declaration on the Rights of Indigenous Peoples Act (DRIPA)* in all areas where the City has impact or influence. **Add New Policy before C4.1.1 under Awareness, Education and Equity** C4.1.X Recognize and work to implement the guiding principles of the TRC Calls to Action, UNDRIP and DRIPA in all areas where the City has impact or influence.	Recommend as requested by SFN
10	**SFN 2022-04-29**	Request that the City take the necessary steps to amend the City Boundary to enable the Snuneymuxw People to participate in the representation of the local government.	116	C4.1 - Truth & Reconciliation	None exists	**Add New Policy in under Government-To-Government Relations insert after C4.1.7** C4.1.X Work with Snuneymuxw First Nation, the Provincial Government and Regional District of Nanaimo to investigate opportunities for Snuneymuxw Mustimuxw (Peoples) to participate in City elections.	Recommend as requested by SFN
11	**SFN 2022-04-29**	Language to consider: 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 **Snuneymuxw Government** and their Mustimuxw (peoples)	116	C4.1 - Truth & Reconciliation	Existing Language 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 Government and their Mustimuxw (peoples)	**Add reference to Snuneymuxw Government** 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 Snuneymuxw Government and their Mustimuxw (peoples)	Recommend as requested by SFN

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12	**SFN 2022-04-29**	We suggest for the Draft Plan to also mention some of our key objectives listed in the [Protocol] Agreement, such as creating a shared vision for Nanaimo and promoting a common understanding for lands uses.	117	C4.1 - Truth & Reconciliation	C4.1.6 | Engage government-to-government with First Nations in accordance with existing and future Protocol Agreements	**Government-to-Government Relations** **Revise C4.1.6 |** Engage government-to-government with Snuneymuxw First Nation in accordance with protocol agreements as well as guidance for local governments under the Truth and Reconciliation Commission's (TRC) 94 Calls to Action, the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) and the Government of British Columbia's Declaration on the Rights of Indigenous Peoples Act (DRIPA). This includes upholding the following guiding principles committed to by the City of Nanaimo and Snuneymuxw First Nation in the 2019 Renewed Protocol Agreement: a) Act in an open, good faith and transparent manner toward one another; b) Nurture trust and collaboration between one another to create confidence in the renewed relationship that will further certainty and reliance of the Nanaimo region on the government to government relationship between the Parties; c) Mutual recognition and respect for each other, specifically Snuneymuxw's connection to Snuneymuxw Territory including the spiritual and cultural importance of Snuneymuxw values and way of life; d) Adopt a "solutions oriented" approach in all work together through the creation of a shared vision of greater prosperity and wellbeing for all residents of the Nanaimo region; e) Act consistent with the Draft Principles; and f) Advance understanding of the rights, obligations, needs and challenges of one another.	Recommend as requested by SFN - change respects desire for specific acknowledgement of SFN - City Protocol as well as guiding principles related to TRC, UNDRIP and DRIPA.
13	**SFN 2022-04-29**	... It is clear to Snuneymuxw that we are in dire**need to develop a governing process that will facilitate a shared decision-making process** that is predictable, consistent, and cooperative. While the Snuneymuxw Referral Management Policy outlines internal administrative procedures for referrals, we need a collaborative approach that co-governs how our governments deal with land use planning and land use decisions in SFN territory. ...decision making processes do not include analysis about the impacts of land use decisions on SFN or SFN treaty rights.." .."contemplate how we collectively administer zoning applications, OCP amendments, permitting, licensing, etc. within SFN Territory in a proactive way to enable developmen rather than create a bottleneck.	117	C4.1 - Truth & Reconciliation	C4.1.9 Continue to collaborate with First Nations governments on projects of mutual environmental, economic, social, and cultural interest on their Traditional Territories.	**New Policy Insert after C4.1.6 under Government-to-Government Relations** C1.4.X Continue to collaborate on referral processes with Snuneymuxw First Nation to more efficiently and effectively address City land use planning and decisions that impact Snuneymuxw interests including treaty rights.	Recommend as requested by SFN - reflects ongoing collaborative work.
14	**SFN 2022-04-29**	One tool that could benefit us is co-authoring a traditional land use plan and traditional land use study as integral tool that will uphold a shared governing process.	117	C4.1 - Truth & Reconciliation	N/A	**New Policy Insert after C4.1.6 under Government-to-Government Relations** Consider collaboration on Traditional Land Use Planning and Studies to support improving City land use planning and decision making processes.	Recommend as requested by SFN -wording allows for flexibility should future SFN and City Councils wish to take an alternative approach.
15	**SFN 2022-04-29**	The Five City Goals, which is the organizing structure for the policies administered by the City, are an opportunity to include SFN interests. Since 1854 at the time when SFN signed the treaty, Snuneymuxw people have been denied equal participation in the economy including in the wealth and resources of our territories. **Often in this era of reconciliation, innovative opportunities arise for SFN to receive villages and resources back from government or the private sector**. Sometimes these Five City Goals and associated policies work against reconciliation and redress for Snuneymuxw **Giving ourselves space to re-think how we put the city goals together and how we interpret them are important exercises to undertake.** Sharing strategic plans with one another is another start, but also including a provision in the Draft Plan addressing the aforementioned. For instance Bill-41 and our Agreement are enabling authorities and tools to look beyond the colonial local government act, and put forth a shared future that is truly inclusive and equitable.	117	C4.1 - Truth & Reconciliation	N/A	**New Policy Insert after C4.1.7 under Government-to-Government Relations** Recognize the importance of Snuneymuxw village sites as identified in the Treaty of 1854 and encourage efforts by the Crown to return land or compensate for losses.	Proposed policy would help specifically show support for these measures by provincial/federal government or private sector to return village sites and resources to the Nation.
16	**SFN 2022-04-29**	SFN is keen to collaborate on designating heritage conservation areas based on a traditional land use plan. Some Snuneymuxw villages have sensitive uses such as cemeteries or archeological site. **We propose that SFN and the City collaborate on completing a traditional land use plan and applying this plan to the final official community plan for the City.**	129	D4.6.3	Work with First Nations to identify and understand sites of special cultural and traditional significance.	**Revise Policy D4.6.3** Work with Snuneymuxw First Nation to identify and understand sites of special cultural and traditional significancein order to support future designation heritage conservation areas.	This work can be incorporated as a future amendment to the Draft Plan given the time need to complete it may take several years. Note proposed policy related t traditional land use plan and study. City has recently initiated further archaeological review in partnership with SFN to finalize and update the draft 2018 Archeological Overview Assessment.
17	**SFN 2022-04-29**	We are interested to co-develop a south downtown waterfront redevelopment plan. It would consider who we envision Maffeo Sutton Park, 1 Port Drive, the waterfront walkway, and other strategic plans related to the waterfront.	220	D4.7 - Waterfront	Draft Plan speaks to broad collaboration on shared economic, environmental and land use interests in C4.1.7 page 117 and C4.1.9 but nothing specific to waterfronts	**New Policy under 4.7 General** **D4.7.X |** Recognize the importance of waterfront lands to Snuneymuxw First Nation and explore opportunities to co-develop plans in areas of mutual priority.	Reflects SFN interests.

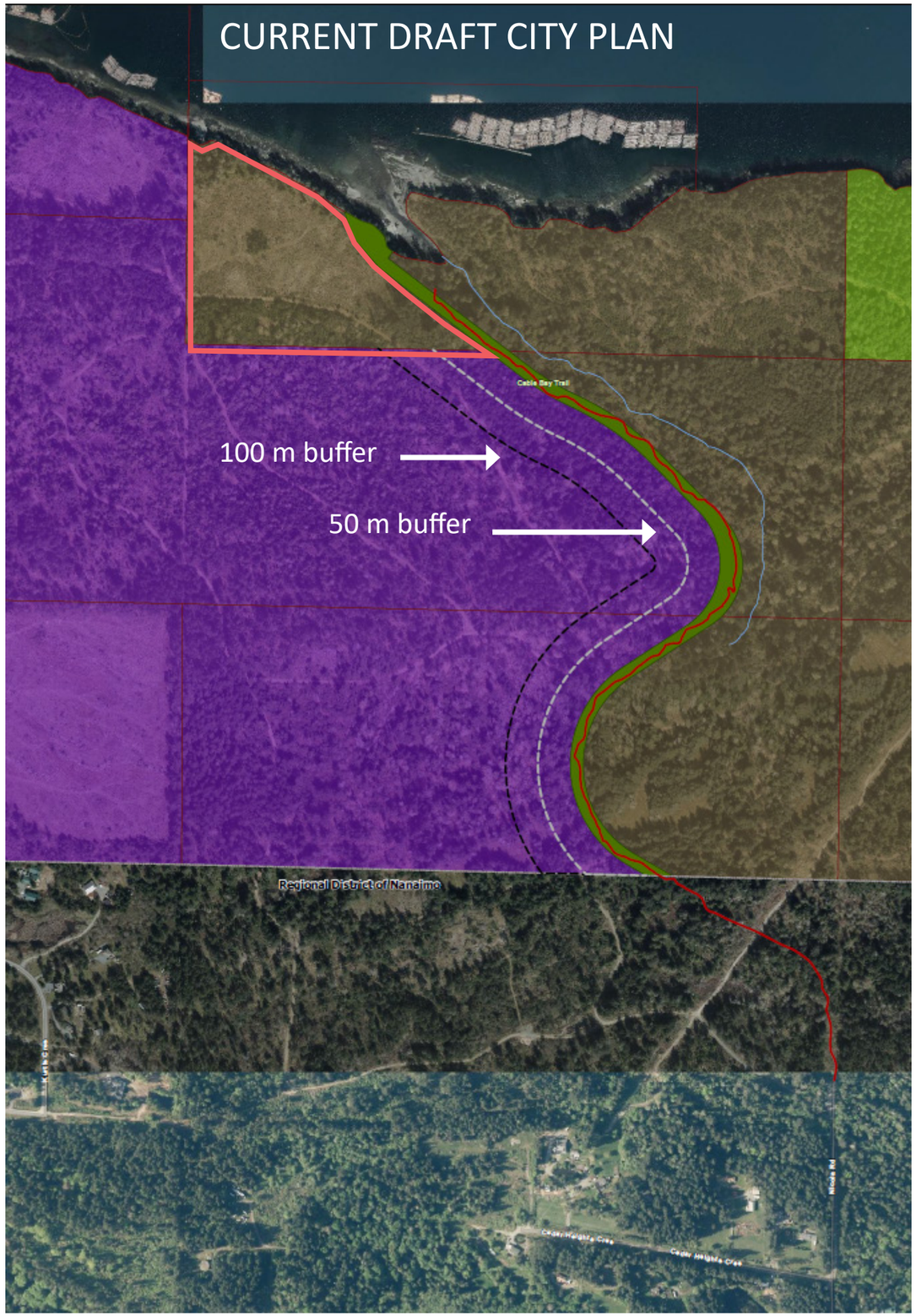
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18	**Government Stakeholders - Agricultural Land Commission - 2022.04.22**	To meet Agricultural Land Commission OCP policy requirements.	224	D4.8 Green Spaces | Resource Management Designation | D4.8.11	D4.8.11 Include in the Resource Management designation, Agricultural Land Reserve and other lands of resource, environmental, and open space value.	**Revise D4.8.11** Include in the Resource Management designation, Agricultural Land Reserve and other lands of resource, environmental, and open space value.Uses within the Agricultural Land Reserve are subject to the Agricultural Land Commission Act (ALCA) and Regulations. **New Policy:** D4.8.17 | Encourage the clustering (optional: and limited sizing) of buildings and structures on ALR land to maximize the potential and preserve the integrity of the City's agricultural land base. **New Policy:** D4.8.18 | Ensure the Agricultural Land Commission is consulted on requests for the development of farmworker housing on lands within the ALR.	Staff recommend adding policies to meet the ALCs Bylaw Review - A Guide for Local Governments.
19	**Neigh Assoc Edits – Stephenson Point Neighbourhood Association – 2022.04.05**	C4.9.2 – Laudable 5-minute walk. Does not acknowledge that the walk must also be safe (ex: 75% of SP households have no safe pedestrian connection to its playground - no or narrowly paved shoulders, no protective roll curb, no exterior vehicle land lines along the only viable access route - HBRd). This underlines the importance and necessity of inter-department coordination and collaboration between Parks and Transportation.	137	C4.9 Parkland & Park Amenity Management	C4.9.2. Seek to provide public park space within a 5 minute walk of all residents whenever possible.	**Revise C4.9.2** Seek to provide public park space within a safe 5 minute walk of all residents whenever possible.	Staff recommend the change per neighbourhood association comment.
20	**Neigh Assoc Edits - South End Neighbourhood Association - 2022.04.19**	Lack of Park Space - We're struck anew by the lack of park and green space in the South End. Especially considering that so many South Enders don't have the option to drive to parks, and that the population of our neighbourhood is set to grow dramatically, it's very important to us that the Plan include increased green spaces. Given that our area is woefully underserved with park space, we think it would be reasonable for park space to be purchased. Even with the addition of new park space, we need to prioritize the alternative solutions embodied in our Neighbourhood Plan, including linear parks, pocket parks, green sidewalk routes, and street trees.	137	C4.9 Parkland & Park Amenity Management	Schedule 5 - Parks, Recreation, Culture and Wellness Map	Revise Schedule 5 - Parks, Recreation, Culture and Wellness Map to show additional proposed parks in the South End	Staff recommend the change per neighbourhood association comment.
21	**Neigh Assoc Edits - South End Neighbourhood Association - 2022.04.19**	Noise Pollution - We were pleased to see that light pollution is acknowledged in the City Plan, and we'd like to see noise pollution included. In particular, the lack of regulation around industrial noise is an issue that has an enormous impact on the livability of our neighbourhood. We recognize that some of the industrial sites in the South End have been in operation for a long time, but we need recognition that residents have also been in the area for a long time, and that most of the current industrial activity has grown exponentially from its original size and impact (e.g. new equipment, expanded facilities, added shifts to a 24-hour operation). When permits are granted, the process should include an assessment of the added impact on the neighbourhood and the cumulative effect of increases over time. In order to co-exist, we need some reasonable limits on the impact of industrial noise on nearby residents.	219	D4.7.8 Waterfront Designation	N/A	**New Policy: D4.7.12** | Consideration should be given to mitigating noise where possible to respect adjacent neighbourhoods.	Staff recommend the new policy to address SECA's concerns.
22	**Neigh Assoc Edits – Stephenson Point Neighbourhood Association – 2022.04.05**	Figure 42/Table 3 • Mobility "goals, primary purpose, and ultimate design standard" are not met in the mobility route is shown on Oakridge/Sundown/Gulfview/Tiki. All areas in HB, downslope of Oakridge (the majority of HB residences), and all of SP are challenged by a route unsuitable for all ages and abilities due to the circuitous and steep (10-22%) approaches to the route. 6 • To serve the aspirational aspect of this document and the majority of HB and all SP households, a second mobility route must be added along HBRd between Oakridge and Tiki roads.	232	D5.5. Active Mobility & Primary Transit Network & Schedule 3	Figure 42: Active Mobility & Primary Transit Network & Schedule 3	**Update Active Mobility & Primary Transit Network & Schedule 3** to show Hammond Bay Road between Oakridge and Tiki-Way as a secondary active mobility route.	Staff recommend the change to improve map accuracy with respect to Stephenson Point area.
23	**Neigh Assoc Edits - Chase River Neighbourhood Association - 2022.04.08**	Neigh Assoc Edits - Chase River Neighbourhood Association - 2022.04.08 | With regards to both DCC or CAC funds generated in a particular area we propose that a set percentage is guaranteed to stay in that area to address the infrastructure impacts (roads, sidewalks, traffic control or parks etc.) associated by the new development. Neigh Assoc Edits - Westwood - 2022.04.08 | These contributions should be placed in the area where the development is going and not in the pool to benefit other areas. Please be more succinct.	286/287	E4.1 Development Cost Charges, E4.2 Community Amenity Contributions	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 E4.2.3 Secure amenities that provide public benefit needed by the community as outlined in a Council policy or plan (e.g. Integrated Action Plan).	**New Policy after E4.2.3** E.4.2.X Consideration should be given to securing amenities in the neighbourhood and adjacent areas whenever possible.	Staff do not recommend changing the DCC policy, as DCCs are applied City wide. Staff recommend adding additional CAC policy to address the CRNA request.
24	**Community Groups - Foodshare - 2022.04.28**	Include new policy that states: Create and improve environments that support chest/breastfeeding, in support of optimal infant health and food security for young children.	100	C3.3 Food Security	N/A	**New Policy after C3.3.18: under Public Land and Infrastructure** C3.3.19 | When designing new or improving facilities and open spaces, create or improve environments that support chest/breastfeeding, in support of optimal infant health and food security for young children.	Staff recommend the new policy per conversations with Foodshare

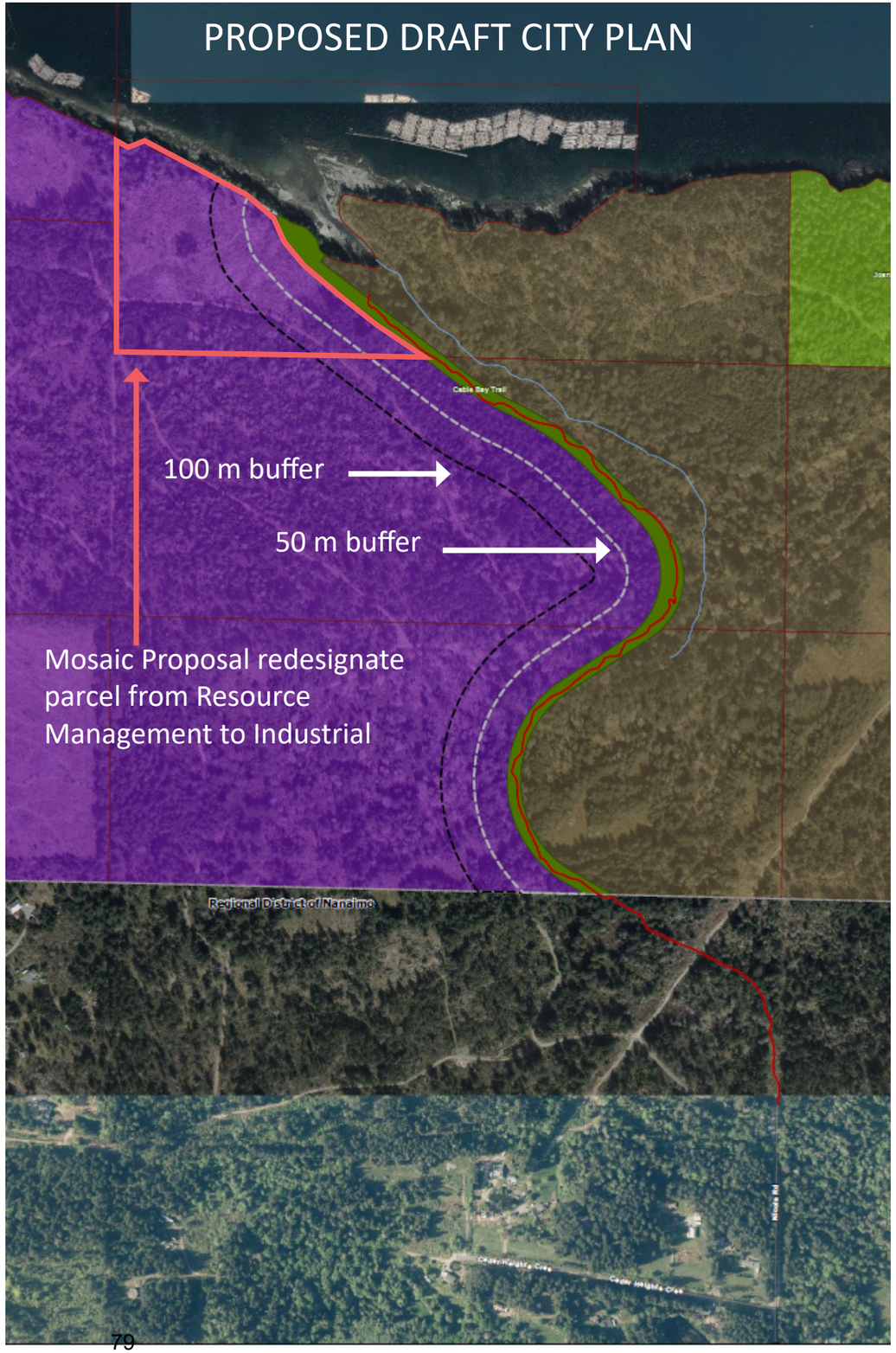
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25	**Large Land Owners - Mosaic - 2022.04.12**	Mosaic is supportive of the eastern portion of these lands remaining designated as Resource, however, we are requesting that the area west of the Cable Bay Trail be redesignated for Industrial Use, contiguous with adjacent proposed Industrial lands and further provide much needed industrial capacity in this area.	185	D4.1 Land Use Plan & Schedule 2 - Future Land Use Designations	The parcel is located at 1060 Phoenix Way (PID 008-753-962) and is hooked across the Cable Bay Trail to the east and west. The current draft OCP designates the lands as 'Resource'.	**Map Change on Schedule 2 and related Figures** Change designation from Resource Management to Industrial (see attached map)	Staff recommend change due to need for more industrial lands. Proposed lands are contiguous with proposed adjacent industrial designation to the west of Cable Bay Trail. There is currently a proposed policy to support a 50 metre buffer to the west of Cable Bay Trail, for the industrial designation (D4.6.17).
26	**City Staff**	Staff recommendation: Review criteria associated with the prioritization of urban centres	192	D4.3.7 - Urban Centres - Primary & Secondary - General	D4.3.7 Consider prioritizing City investments in Urban Centres in the following order: » Downtown » Woodgrove » Hospital / University » Country Club / South Gate / Nanaimo North	D4.3.7 Consider prioritizing City investments in Urban Centres in the following order: » Downtown » Woodgrove / South Gate » Hospital / University » Country Club / ~~South Gate /~~ Nanaimo North	Staff recommend revising the ranking for South Gate based on the following criteria: community input; servicing costs - water; servicing costs - sanitary; existing Parks, Recreation and Culture Services; Brownfield / Vacant Sites; Existing Area Plan; Regional Servicing Role; and Transit. In addition this is supported by the findings of the Colliers Memorandum - City of Nanaimo OCP - Review of Land Use Designations, 2022.04.25.
27	**City Staff**	Revise height policies for all designations to read: Typical building forms will be X to X storeys OR Typical building forms will be X storey	195	D4.3.34 Secondary Urban Centre Designation	**Secondary Urban Centres |** 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. **Neighbourhood Centres |** D4.3.64 Set the minimum building height to be 2 storeys and the maximum building height to be 4 storeys. **Mixed Use Corridor |** D4.4.11 Set the minimum building height to be 3 storeys and the maximum building height to be 6 storeys **Residential Corridor |** D4.4.17 Set the minimum building height to be 3 storeys and the maximum building height to be 6 storeys (continued...)	**Secondary Urban Centres |** D4.3.34 | Typical building height will be 2 to 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. **Neighbourhood Centres |** D4.3.64 Typical building height will be 2 to 4 storeys. Additional uses and heights may be considered in the Sandstone Master Plan area, in accordance with the policies in the Sandstone Master Plan. **Mixed Use Corridor |** D4.4.11 Typical building height will be 3 storeys to 6 storeys. **Residential Corridor |** D4.4.17 Typical building height will be 3 storeys to 6 storeys. (continued...)	Staff recommend this change as it adds flexibility to buildings heights in all designations where heights are noted. The change also respects the recently adopted Sandstone Master Plan.
27					**Neighbourhood Designation |** D4.5.15 Set the maximum building height to be 4 storeys. **Suburban Neighbourhood Designation |** D4.5.20 Set the maximum building height to be 3 storeys. **Old City Neighbourhood Designation |** 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). **Semi-Rural Neighbourhood Designation |** D4.5.39 Set the maximum building height to be 2 storeys. **Light Industrial Designation |** 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).	**Neighbourhood Designation |** D4.5.15 Typical building height will be up to 4 storeys. **Suburban Neighbourhood Designation |** D4.5.20 Typical building height will be up to 3 storeys. **Old City Neighbourhood Designation |** D4.5.30 Typical building height will 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). **Semi-Rural Neighbourhood Designation |** D4.5.39 Typical building height will be 2 storeys. **Light Industrial Designation |** D4.6.20 Typical building height will 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 o land or major transportation corridor).	
28	**Development Community**	Allow limited commercial in most land use areas (Including Residential Corridor), however describe it is to be limited to uses that enrich the neighbourhood in certain areas like Residential Corridors;	203	D4.4 Residential Corridors Designation	D4.4.18 "Support the following typical uses: residential; parks, plazas, and open spaces; and institutional uses."	**Add new Policy D4.4.18**: "Support the following typical uses: residential,locally-serving small-scale services, live/work, parks, plazas, and open spaces; and institutional uses."	Staff recommend this change, as some opportunity for small-scale local/neighbourhood level commercial should be retained for residential corridors and adjacent areas. This was also reinforced by some of the feedback received from the development stakeholders.

CURRENT DRAFT CITY PLAN



PROPOSED DRAFT CITY PLAN

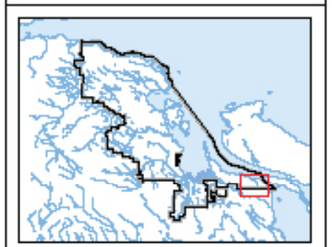


City of Nanaimo
Cable Bay Trail Land Use Designations

- Cable Bay Trail
- Cable Bay Trail - 50 Metre Buffer
- Cable Bay Trail - 100 Metre
- Buffer Cable Bay Right-of-Way
- City Boundary

Future Land Use Designations

- Industrial
- Park & Open Spaces
- Resource Management



Published May 3, 2022

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CITY OF NANAIMO
THE HARBOUR CITY
Development Services

ATTACHMENT C

DRAFT CITY PLAN EDITS | AMENDMENTS | DO NOT RECOMMEND CHANGE

#	Source	Comment	Page #	Draft City Plan Section	Current City Plan Text/Graphic Picture	Proposed City Plan Text/Graphic/ Picture	Rationale/Implications
1	**Community Survey Feedback**	Community Survey feedback indicated slightly lower support for the key direction to Increase and Protect Industrial Lands (65% Support in the Community Survey), though the Statistical Survey showed higher support (81% Support in the Statistical Survey). Analysis of qualitative input (written comments) indicated nearly half of the comments (77 Comments) included suggestions to encourage Industrial practices to be greener, more sustainable, and leading in technology. A number of comments (45) supported industrial expansion as long as it is thoughtfully located (e.g., not impacting existing residents, limited impacts to green space), while a few comments (25) encouraged maximizing use of existing Industrial areas, and few (25) preferred to see no additional Industrial lands within the city.	214-217	D4.6 **Industrial Lands**	**Current Policy D4.6.5** Encourage the use of circular economy principles in industrial areas. **Current Policy 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. **Current Policy 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. **Current Policy D4.6.28** To maximize the use of Light Industrial Lands, support intensification and efficient use of building space, including multi-storey buildings.	No change proposed	The draft City Plan includes a number of policies that encourage the transition of Industrial lands towards more sustainable practices, addressing many concerns community participants articulated. In addition, the Land Use map focuses Industrial growth to two locations: Duke Point and Sandstone, limiting potential impacts on existing residents.
2	**Snuneymuxw First Nation (SFN) 2022.04.29**	issue with "placement of industry in the south end adjacent to our reserve lands…..We are not interested in more industry being placed around us. The south end requires attention and resource support revitalization so that our lands and waters may be restored to culturally and economically beneficial uses. How we think about designating industry for the next 30 years has a dramatic effect on access to housing, employment, education, healthcare, and improvement for the quality of life."	Schedule 2	**Schedule 2 - Land use Plan**	IR#1 Draft City Plan designates Waterfront and Neighbourhood uses to the Northern boundary of #1. Waterfront to the South and Suburban Neighbourhood to the East.	No change proposed	Future transition to residential uses to the east is supported in the Draft Plan. However lands to the North and South do support continued marine industrial uses. Changes to this would impact SFN marine industry interests as well as the adjacent Mill.
3	**Neigh Assoc Edits - Southend Community Association - 2022.04.19**	Variances - Generally, we understand the rationale for the changes to future land use in the neighbourhood (e.g. modifying the size and use of new buildings moving south along Nicol Street). The problem we foresee is with variances, which we've found to be a standard 'ask' from developers, effectively becoming the new norm.	183	D4.1 **Our Land Use Plan**	N/A	N/A	Staff do not support the recommendation as the current practice is to request a variance rationale so that each application can be considered on its own merit. City Plan provides a high level policy on building form and individual applications for variances are considered based on City Plan policy.
4	**Neigh Assoc Edits - Chase River Community Association - 2022.04.08**	Concerns about location for the Secondary Urban Centre as outlined in the draft plan, due to lack of potential space for continued growth. Many existing buildings are fairly new to that area and they will likely be there for a long time. This will mean less time to develop the overall space as an Urban Centre as the new OCP will be in place for probably 15-20 years. Secondly there are significant traffic volume issues in that area already. Do people really want to live near areas where trucking will occur all day/night? The light industrial zoning just past the proposed area means trucking will likely continue for many years. There are two card lock fuel stations on the other side of the TCH. They are unlikely to move anytime soon and even if they did the soil remediation costs are likely to be extremely high. We suggest that the new Secondary Urban Centre be located in the Sandstone development, where there is significant land to expand! The rezoning of the Sandstone lands is in beginning stages and this would be the most appropriate time to make this change. The majority of residents will still have to drive to access any substantial shopping location in the Chase River area. We do not believe that the existing businesses would be negatively impacted by having the Centre in Sandstone. By having these two shopping locations the current and surrounding residents do not have drive as much, thus less carbon emissions.	196	D4.3 **Centres, Schedule 2**	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.	N/A	A change to the South Gate Secondary Urban Centre designation is not supported. Southgate has good water and sewer capacity, and is designated as a transit exchange by the Regional District of Nanaimo. Also, the recently adopted Sandstone Master Plan supports added residential, commercial and industrial uses.

DRAFT CITY PLAN EDITS | AMENDMENTS | DO NOT RECOMMEND CHANGE

#	Source	Comment	Page #	Draft City Plan Section	Current City Plan Text/Graphic Picture	Proposed City Plan Text/Graphic/ Picture	Rationale/Implications
5	**Neigh Assoc Edits - Protection Island Neighbourhood Association - 2022.04.06**	If the population of the island is densified, and the need increases for a ferry link as part of the public transit network, has the City identified suitable waterfront properties that would support the necessary infrastructure? The Welcox Lands downtown represent a potential touch point for islanders and other boaters that is currently owned by the City. Gallows Point, which could support development of a larger dock, is already owned by the City. Perhaps a boat launch/ramp could be added at the Welcox lands to take some pressure off the Brechin Boat Launch facility and be an additional waterfront access point for all citizens of Nanaimo.	220	D5 **Mobility Networ**k, D5.5 **Active Mobility & Primary Transit Network**	D4.7.24 Encourage ongoing and expanding foot passenger ferry service between Downtown Nanaimo and Saysutshun and Protection Island.	N/A	Staff do not recommend the change as the Port Drive Waterfront Master Plan includes policy 4.1.1 - #11 | "Provide for a future marine access located in the southeast portion of the Plan Area in the form of a service ramp for commercial/industrial use". Further to this policy, the Waterfront Master Plan is proposed to be an Area Plan in the draft City Plan.
6	**Neigh Association Edits -**	Neigh Assoc Edits - Westwood - 2022.04.08 | According to the draft of the Official Community Plan, the City of Nanaimo is divided into 18 Neighbourhood Planning areas. These areas do NOT reflect on the ground neighbourhoods in any way and nor do these areas have commonalities such as geographical or traffic or other issues. Suggest you change the planning areas to reflect on the ground neighbourhoods. This map showing the 18 Neighbourhoods should be withdrawn or replaced with the following. Map of Nanaimo Census Tract only. Once again, this map is not indicative of real on the ground neighbourhoods and it is misleading. It appears that Nanaimo is being mapped out by bureaucrats in Ottawa not the locals who actually live in the area. Neigh Assoc Edits - Chase River Neighbourhood Association - 2022.04.08 | We have concerns about the use of Census Tract data to define the areas of our city versus keeping the existing neighborhoods intact as within the existing OCP. The needs of our individual neighbourhoods are specific to that area. Chase River is not Harewood or South End or vice versa. We each have specific needs that need to be addressed in that area.	262	E1.2 **Neighbourhood Engagement - Figure 50**	Fig. 50: Nanaimo Neighoburhoods identifies Completed Neighbourhood Plan boundaries, as well as Planning Areas	NA	Staff do not recommend the change as Nanaimo neighbourhood boundaries are based on 2021 census tract data. A neighbourhood association boundary map will be available on the City's website for reviewing, and will provide an opportunity to amend the map if boundary changes occur.