CITY PLAN

NANAIMO REIMAGINED

JUNE 2026



CITY OF NANAIMO
THE HARBOUR CITY

CITY OF NANAIMO

BYLAW NO. 6600

A BYLAW TO ADOPT AN OFFICIAL COMMUNITY PLAN FOR THE CITY OF NANAIMO

WHEREAS the Council of the City of Nanaimo wishes to adopt a new official community plan, by bylaw;

AND WHEREAS Council has considered providing consultation opportunities in accordance with Section 475 of the *Local Government Act*, and has provided the opportunities it considers appropriate;

AND WHEREAS Council has, in the course of preparing the new official community plan, consulted with the boards of education for those school districts included within the area covered by the official community plan, pursuant to Section 476 of the *Local Government Act*;

AND WHEREAS after first reading of the bylaw Council considered the official community plan in conjunction with its most recent financial plan and any waste management plans, and referred the official community plan to the Provincial Agricultural Land Commission for comment;

AND WHEREAS before third reading Council held a public hearing on the proposed official community plan;

THEREFORE BE IT RESOLVED that the Council of the City of Nanaimo in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Title

   This Bylaw may be cited as the “City Plan Bylaw 2022 No. 6600” and is adopted as the official community plan of the City of Nanaimo.

2. Attachments

   That “City Plan – Nanaimo ReImagined” attached hereto as Attachment “A” and forming part of this bylaw is adopted as the official community plan of the City of Nanaimo.

3. Severability

   If any statement, section, sub-section, clause, sub-clause or phrase of this bylaw or the official community plan adopted by this bylaw is for any reason held to be invalid by a decision of a court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of the bylaw and official community plan.

4. Repeal

   The City of Nanaimo “Official Community Plan Bylaw 2008 No. 6500” and all amendments thereto are hereby repealed.

Bylaw No. 6600.002

PASSED FIRST READING: 2022-MAY-30

PASSED SECOND READING: 2022-MAY-30

REFERRED TO THE PROVINCIAL AGRICULTURAL LAND COMMISSION: 2022-MAY-31

PUBLIC HEARING HELD: 2022-JUN-22

PASSED THIRD READING: 2022-JUL-04

ADOPTED: 2022-JUL-04

L. E. KROG

MAYOR

S. GURRIE

CORPORATE OFFICER

TABLE OF AMENDMENTS

THIS VERSION OF BYLAW NO. 6600 WAS CONSOLIDATED IN AUGUST 2026. THE FOLLOWING AMENDMENT BYLAWS ARE INCLUDED IN THIS CONSOLIDATION:

Bylaw No.	Amendment Summary	Date of Adoption
6500.001	Amendment to Schedule 2 (Future Land Use Designations) to redesignate from 'Park & Open Spaces' to 'Mixed-Use Corridor'.	2026-MAR-23
6500.002	General amendments to maps and text, including as required by the *Local Government Act,* to ensure *City Plan* policy accommodates 20 years of housing, and alignment with the "Transit Oriented Areas Designation Bylaw 2024 No. 7382".	2026-JUNE-01

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





INTRODUCTION

Welcome to *City Plan – Nanaimo Relmagined*.

This document reflects the ideas and opinions of thousands of people who contributed their time and energy over two years, despite the effects and restrictions of a global pandemic. Innovative, extensive, and inclusive, the community consultation – called RE**IMAGINE NANAIMO** – set a new standard for public engagement in Vancouver Island's second largest city.

Nanaimo's vision of its future is based on a sustainability model called Doughnut Economics. This model describes a "sweet spot" when planning for a community where people can meet their needs within the limits of social foundations and environmental capacity.

City Plan - Nanaimo Relmagined adopts the Doughnut Economics model as a framework for achieving its vision and articulates its focus through five goals. These Five City Goals provide the organizing structure for policies and will guide the measurement and monitoring of progress in achieving the city's vision over the coming 25 years. *City Plan - Nanaimo Relmagined* is an *Official Community Plan* (OCP), but with a layered approach that integrates multiple plans under a sustainability framework adopted for Nanaimo's unique needs.

In addition to serving as Nanaimo's OCP, *City Plan - Nanaimo Relmagined* also provides direction on Truth and Reconciliation, climate adaptation, economic prosperity, health, accessibility, diversity, and more. This approach recognizes the relationships between land use and plans for Parks, Recreation, and Culture; Active Mobility; Transportation; Climate Action and Resiliency; and Accessibility and Inclusion.

The high level and long term perspective of *City Plan - Nanaimo Relmagined* allows for adaptation along the way. How and when the actions and policies described in this plan come to fruition is the work of City Council, and will evolve as community priorities shift over time.

A separate, companion *Monitoring Strategy* will be developed that recommends metrics, targets, and reporting periods to track the city's progress annually, with a review and update of the plan every five years. Future City Councils will have the option to amend *City Plan - Nanaimo Relmagined* as circumstances change, recognizing the overarching vision, goals, and policies developed through community collaboration and Council approval.

This document is designed for a broad audience, including the many, many residents who helped to create a plan to make the most of the home they love. To everyone who helped reimagine Nanaimo, the City offers a heartfelt thank you.



Maffeo Sutton Accessible Playground with art by Noel Brown, Snuneymuxw First Nation

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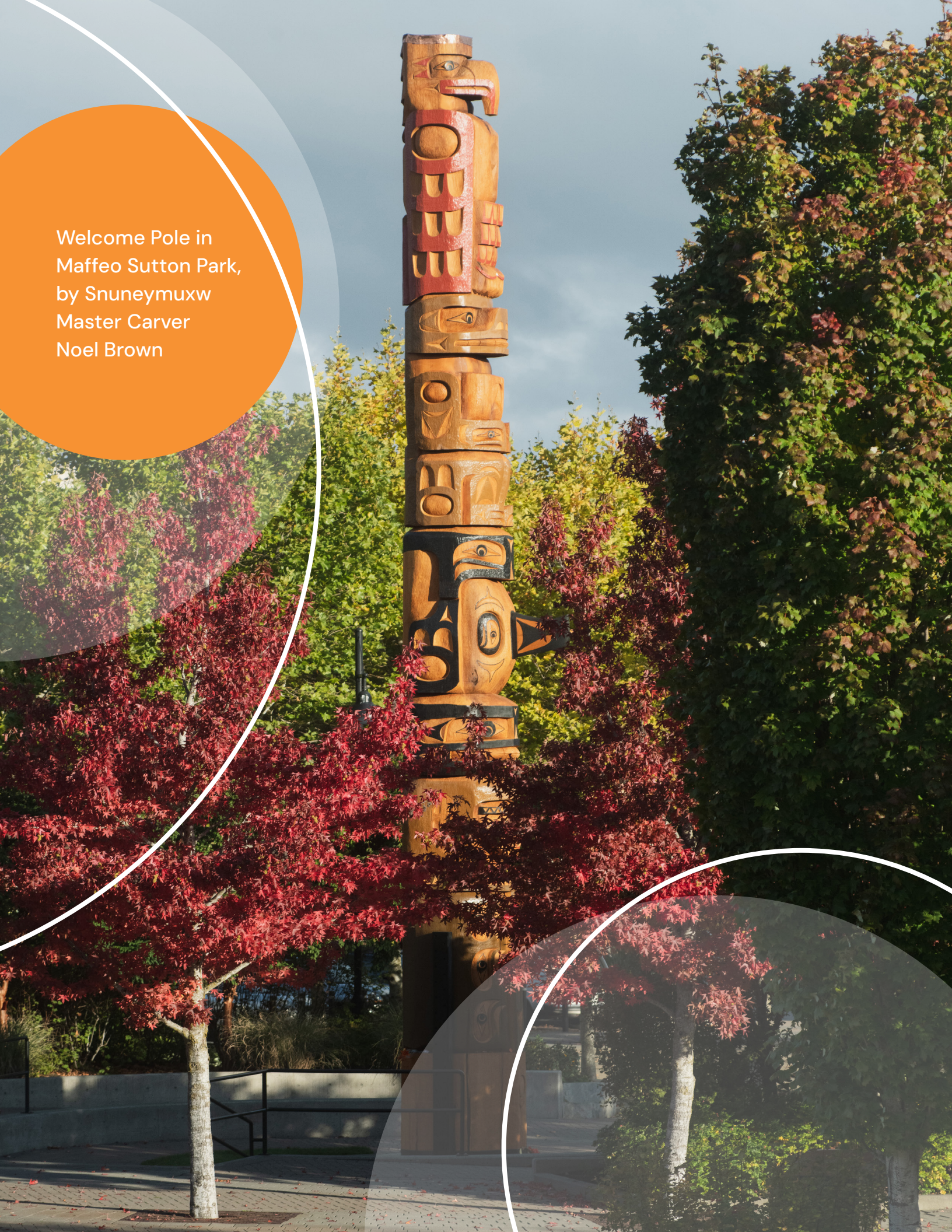


Welcome Pole in
Maffeo Sutton Park,
by Snuneymuxw
Master Carver
Noel Brown

TERRITORIAL / LAND ACKNOWLEDGMENT

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 fish as formerly.

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.

– Poem by Connie Paul,
Snuneymuxw Health Centre Nurse



> Celebrate what you've accomplished, but raise the bar a little higher each time you succeed.
>
> *– Mia Hamm, professional soccer player, Olympic gold medalist, FIFA Women's World Player of the Year 2001–2002*

part A welcome



A1 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 Snuneymuxw First Nation 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 larger region's valued forests, watersheds, and agricultural lands, 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 is 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.

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.

City Plan - Nanaimo Relmagined ("*City 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 directions to help us reach our fullest potential and allow everyone in our city to thrive.

A1.2 USING CITY PLAN

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

Figure 1: 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 goals into strategic directions that communicate our intentions and commitments for guiding future choices.

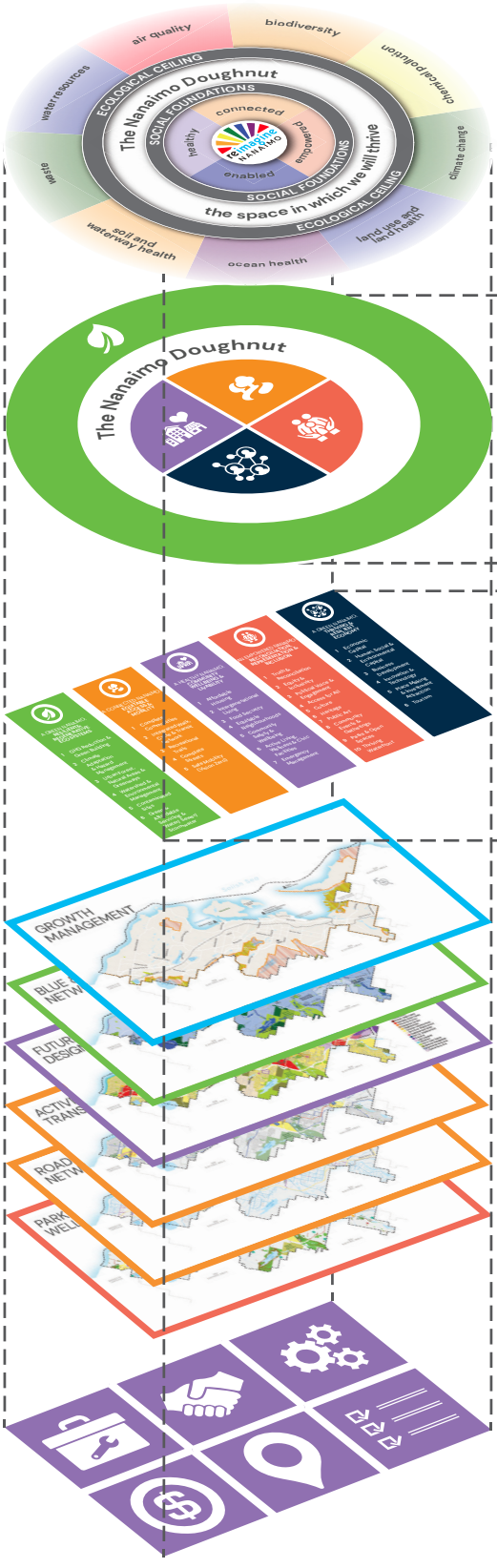
Go to Part C

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 where they will stay the same in the future.

Go to Part D

Taking Action outlines details on development permit areas, building relationships, financial considerations, and what comes next.

Go to Part E



Monitoring, located in a separate *Monitoring Strategy* document, will identify indicators that will be tracked to see progress towards the goals of *City Plan*.

Monitoring Strategy

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

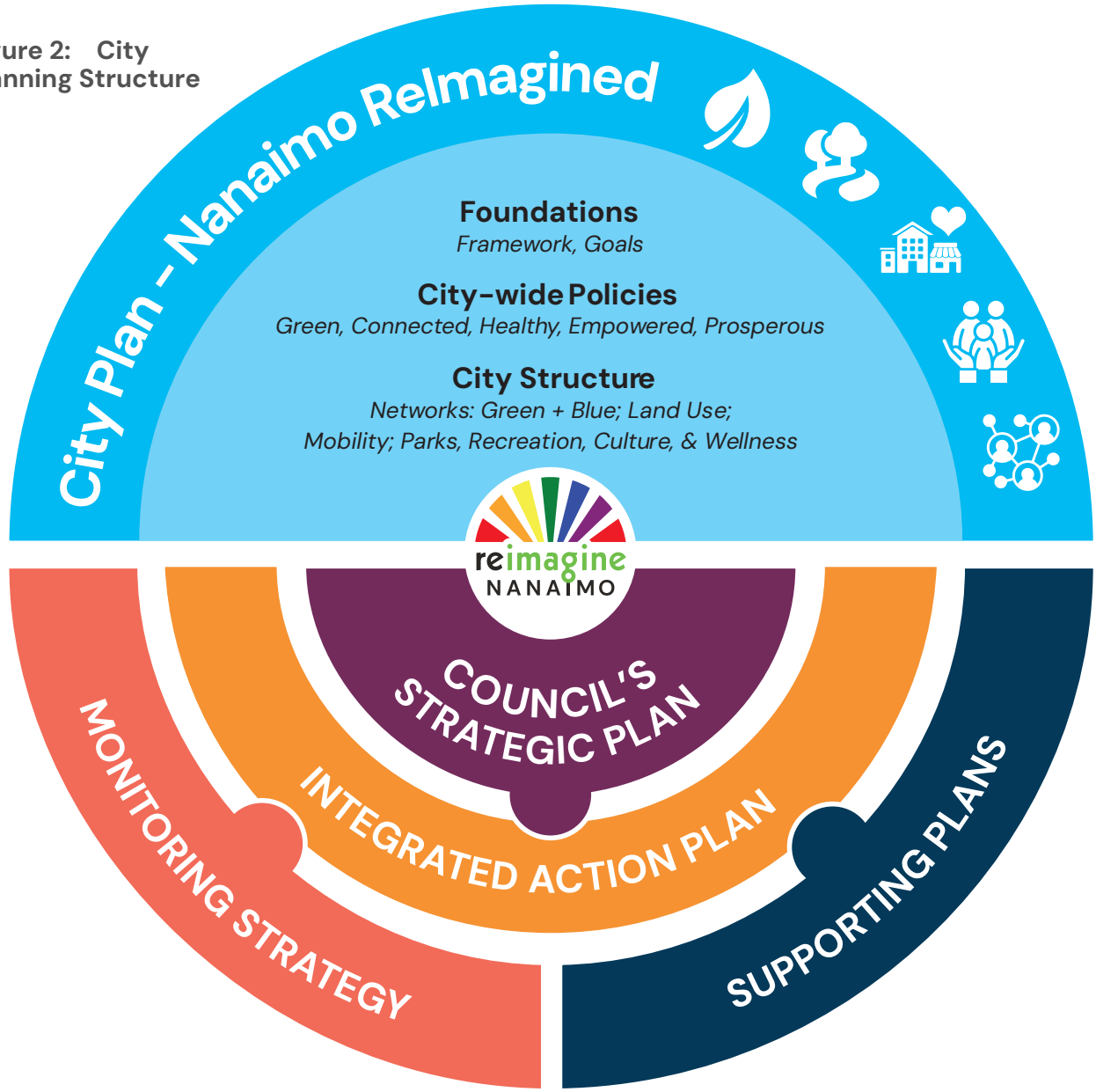
Integrated Action Plan

A1.3 FITTING OUR PLANS TOGETHER

Integration is at the heart of *City Plan - Nanaimo Relmagined*. Nanaimo's existing plans already provide guidance created through previous processes, but there is overlapping, and at times diverging, information that needs to be brought together. *City Plan - Nanaimo Relmagined* combines existing policies and directions, incorporates new information, and lays a 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. Review descriptions of each component on the following page.

Figure 2: 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.

City Plan – Nanaimo ReImagined

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 social networks, green and blue networks, land uses, mobility systems, and more are intended to evolve.

How it fits:

Adopted as a bylaw, *City Plan - Nanaimo ReImagined* 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 have created through previous processes, emerging actions from the *City Plan - Nanaimo ReImagined* process, 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 over time 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, 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 creates a *Strategic Plan*, identifying priorities for their term.

How they fit:

As *Strategic Plans* are created, Council may wish to consider using the directions outlined in *City Plan* to prioritize actions they wish to take to achieve the plan's goals. These actions may be within the *Integrated Action Plan* and Council could also identify new emerging priorities to be added into the *Integrated Action Plan*.

Monitoring Strategy

As we move forward, we will want to keep tabs on how we are 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 Strategy* 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.

our future is...

Integrated

Cities are interconnected and complex. They work best when interdependent systems are considered together. *City Plan's* integrated approach prepares us to tackle complexity and evaluate choices through the framework of the Nanaimo Doughnut (see Section B1.1).

City Plan will guide how we support thoughtful growth, while protecting 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 and serves as our:

- Official Community Plan (OCP)
- 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, providing 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 could take us in directions we have yet to imagine.

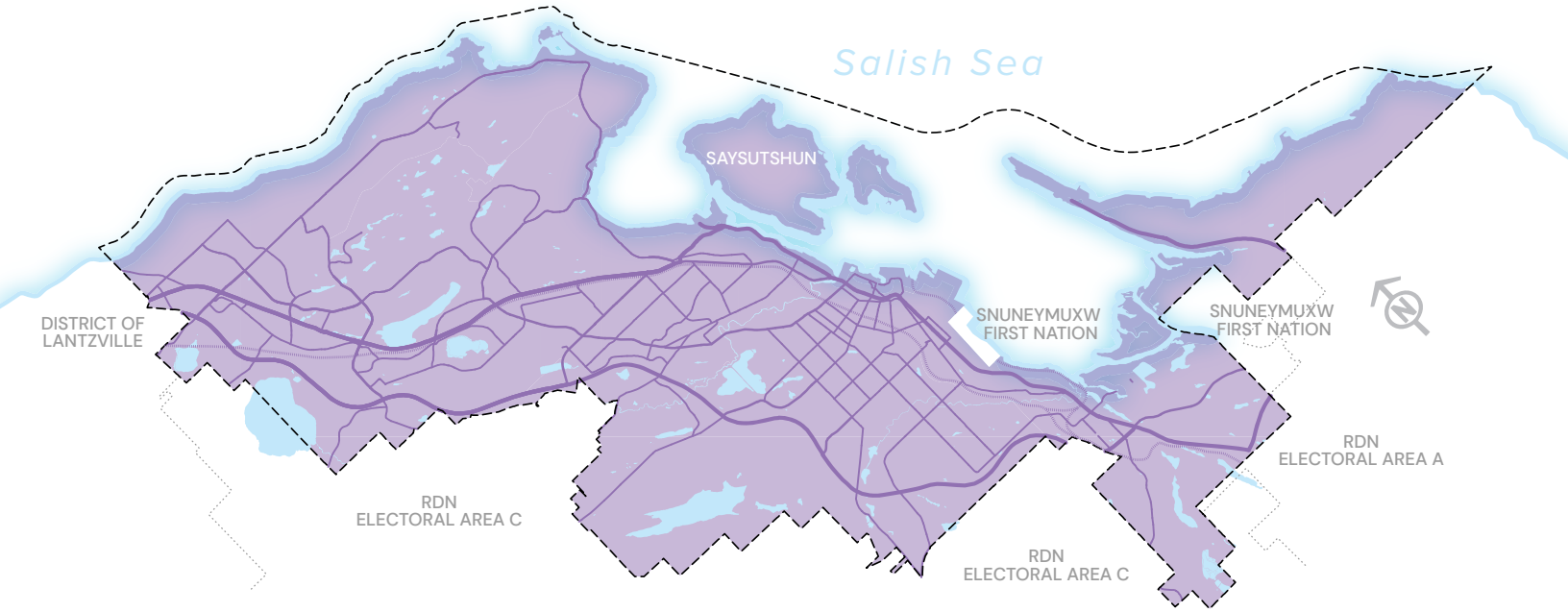
Although we have created a bold *City Plan* that will steer us toward our targets and move us away from ideas that do not fit our vision, we must also meet challenges and take advantage of emerging opportunities by being open and responsive to change, when that change aligns with our goals. An adaptable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

A1.4 LEGISLATION

In British Columbia, the legal authority for local governments to adopt an Official Community Plan (OCP) 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 - Nanaimo Relmagined* 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 bylaws enacted or works undertaken by Council must be consistent with the plan.

Figure 3: City of Nanaimo Boundaries
Source: City of Nanaimo. Map is for illustrative purposes only.



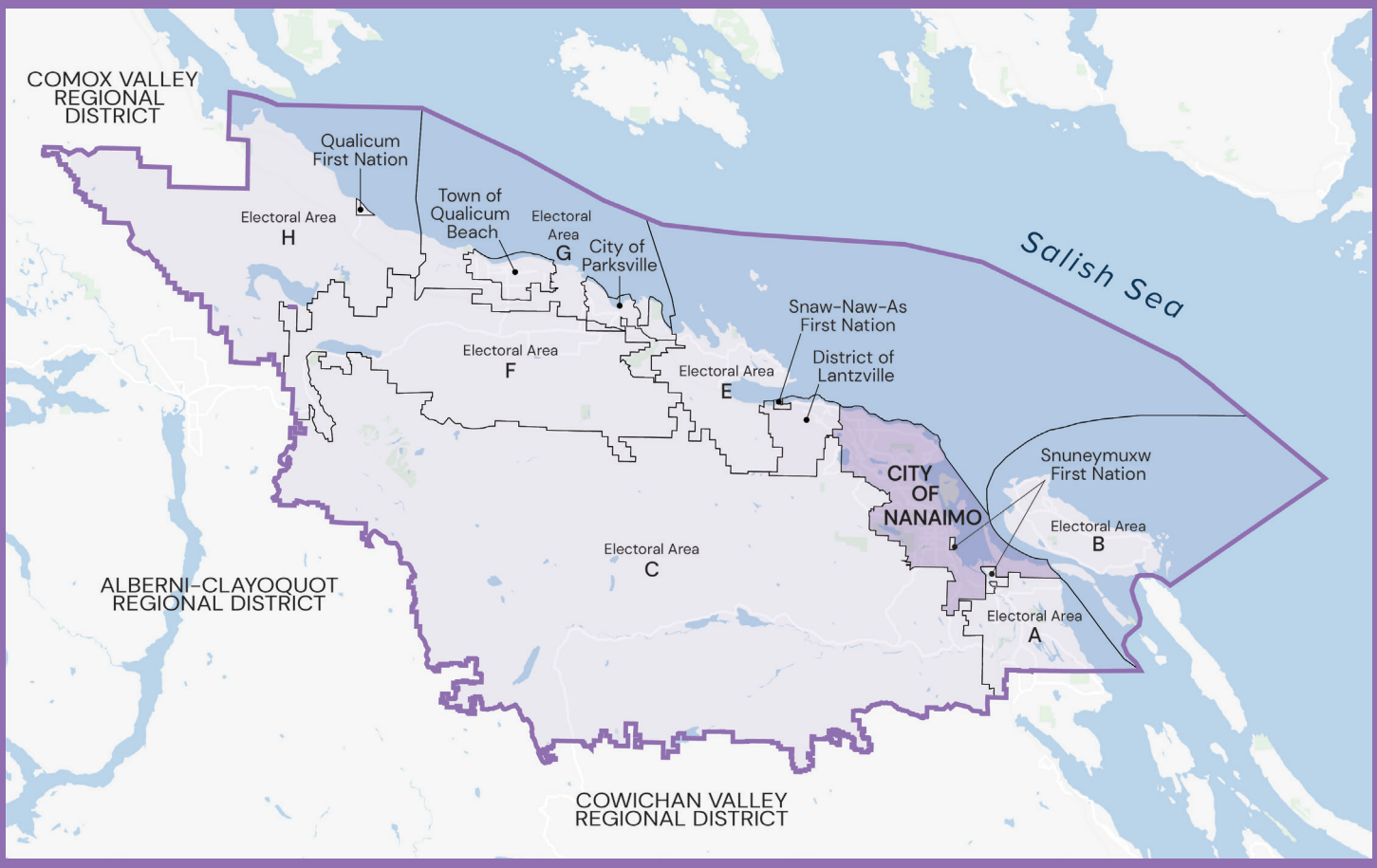
OUR GEOGRAPHY

The City of Nanaimo occupies a land mass of just under 91 km^2 on the east coast of Central Vancouver Island 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.

A1.5 REGIONAL CONTEXT STATEMENT

In accordance with Section 446 of the *Local Government Act*, an *Official Community Plan* 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 2011-NOV-22.

Figure 4: City of Nanaimo within the Regional District of Nanaimo
Source: Regional District of Nanaimo
Map is for illustrative purposes only.



Regional Context Statement Overview

The *Regional Growth Strategy* (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 *City Plan*, Nanaimo maintains an Urban Containment Boundary (UCB) within the City boundary that serves to direct future urban growth and servicing of 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 City recognizes the importance of a collaborative approach to growth management with the Regional District of Nanaimo and First Nations, including Snuneymuxw First Nation. This plan supports stronger collaboration between all parties and promotes recognition, reconciliation, respect, and cooperation.

The table in **Appendix A** shows how *City Plan - Nanaimo Relmagined* is consistent with the intent of the RGS by highlighting which policies of *City Plan* align with specific goals of the RGS.

part B foundations



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

B1 FRAMEWORK



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

B1.1 THE NANAIMO DOUGHNUT

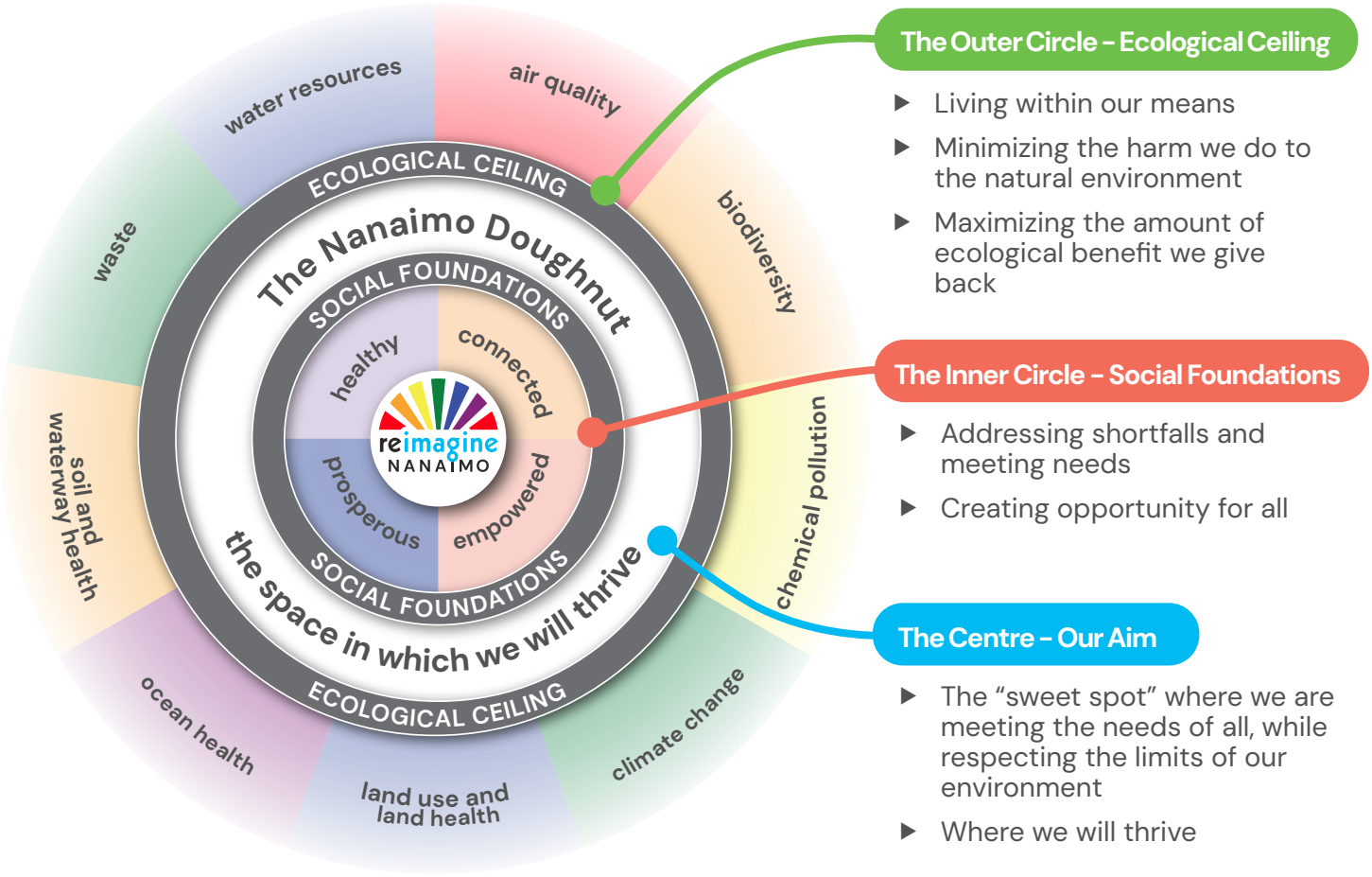
The **Nanaimo Doughnut** is our framework – a way of organizing how we plan for Nanaimo's future in a balanced and integrated way.

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 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.

Figure 5: The Nanaimo Doughnut
Based on the Doughnut Economics theory created by Kate Raworth



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 begins 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's 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.



B2 GOALS

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

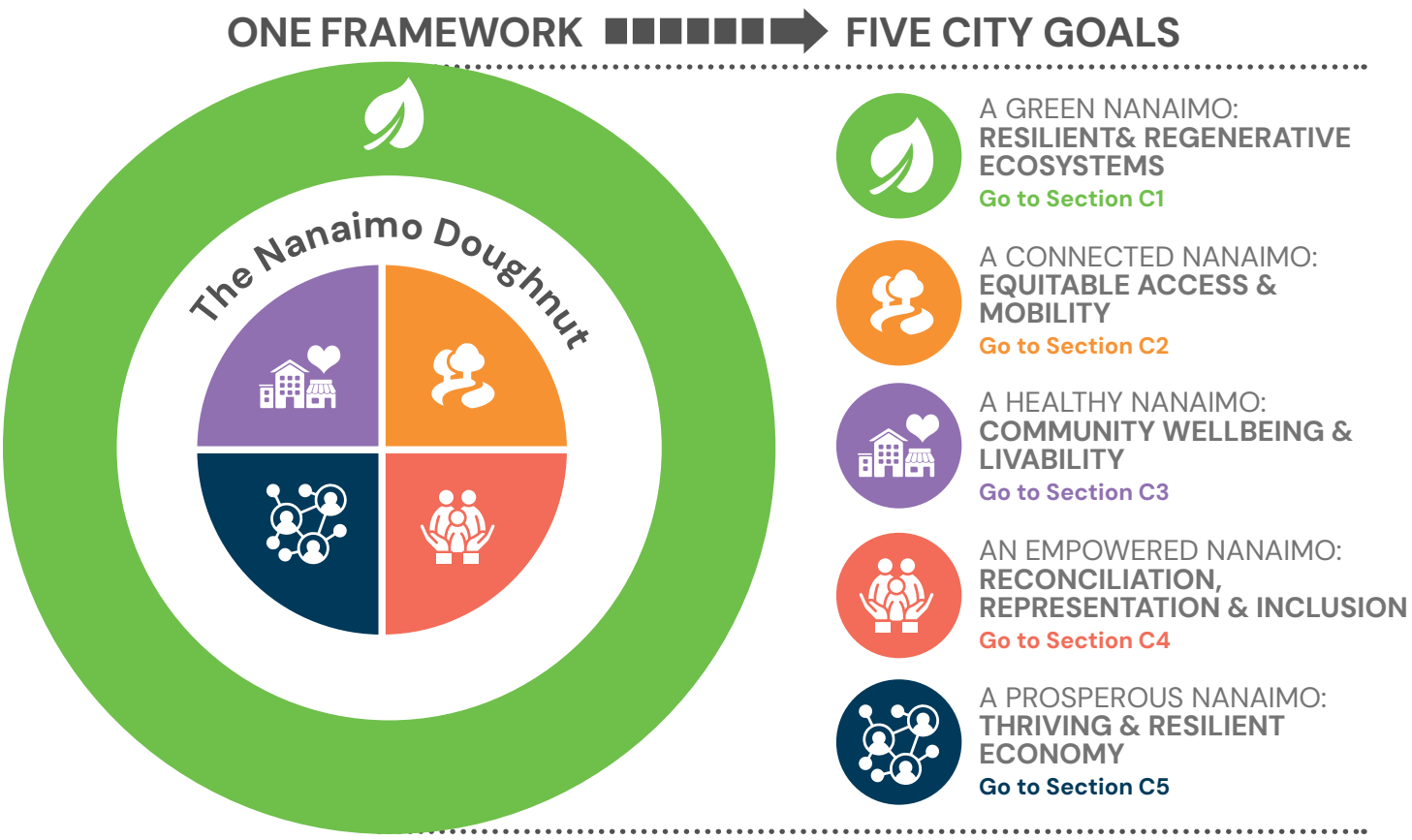
B2.1 FIVE CITY GOALS

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.

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.

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

Figure 6: Relationship between the Nanaimo Doughnut and the Five City Goals





> Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.
>
> *- Jane Jacobs*

part C policies

HOW POLICY AREAS WERE IDENTIFIED

Through *City Plan – Nanaimo Relmagined*, 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 policies that will guide how we make progress and assess choices.

Refer to the *REIMAGINE NANAIMO Phase 1, Phase 2, and Phase 3 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.

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 the 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 wish 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 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.

This part of *City Plan* organizes and communicates broad, city scale policies to guide decision making to reach our goals. An *Integrated Action Plan* (separate document) will provide specific actions to 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 Mitigation
- **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** Connected 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** Community Safety & Security
- **C3.2** Affordable Housing
- **C3.3** Intergenerational Living
- **C3.4** Food Security
- **C3.5** Emergency Management
- **C3.6** Recreation, Culture, & Wellness

- **C4.1** Truth & Reconciliation
- **C4.2** Equity & Inclusivity
- **C4.3** Access for All
- **C4.4** Political Voice & Engagement
- **C4.5** Culture
- **C4.6** Archaeology & Heritage
- **C4.7** Public Art Projects & Programs
- **C4.8** Community Events, Festivals, 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



C1

A GREEN NANAIMO: RESILIENT & REGENERATIVE ECOSYSTEMS

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

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 to 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, adopting clean alternatives, building green infrastructure, and planning to protect our region's valued assets, mitigates climate change impacts and builds community resilience.

A Green Nanaimo also encourages community members to adopt environmentally friendly attitudes and behaviours. Engagement and education that aims 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 better prepared to protect it, steward it, and help it thrive for years to come.



C1.1 Greenhouse Gas Emissions Reduction

C1.2 Climate Adaptation & Hazard Mitigation

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 D3 Blue & Green Network** and on parks and trails in **Section D6 Parks, Recreation, Culture, & Wellness**.

INTEGRATION

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

SUSTAINABLE BUILDINGS

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

A ROBUST TREE CANOPY

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



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, stormwater retention and infiltration, absorbent landscapes, and smart water use



Stormwater swale



Green roof

Image: pnwra



Urban tree canopy



Green retrofits

Image: Calderoliver



Green standards for new construction



Integrated wetland

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 by retaining existing and planting new trees on both public and private property and enhancing understanding of the value of urban trees – environmental, social, and economic



ENVIRONMENTAL PROTECTION

Continued protection of sensitive areas, watercourses, 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



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.

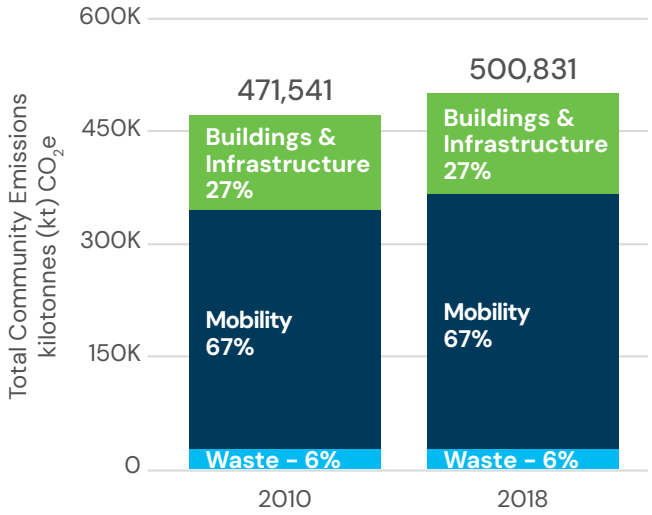
City of Nanaimo Council declared a Climate Emergency in 2019. To mitigate climate impacts, Nanaimo is taking a leadership role to significantly reduce our GHG emissions through changes to our buildings, mobility (transportation) system, solid waste management, and in our decision making.

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 7: Sources of Emissions in Nanaimo

B6600.002



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_2e)
- 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

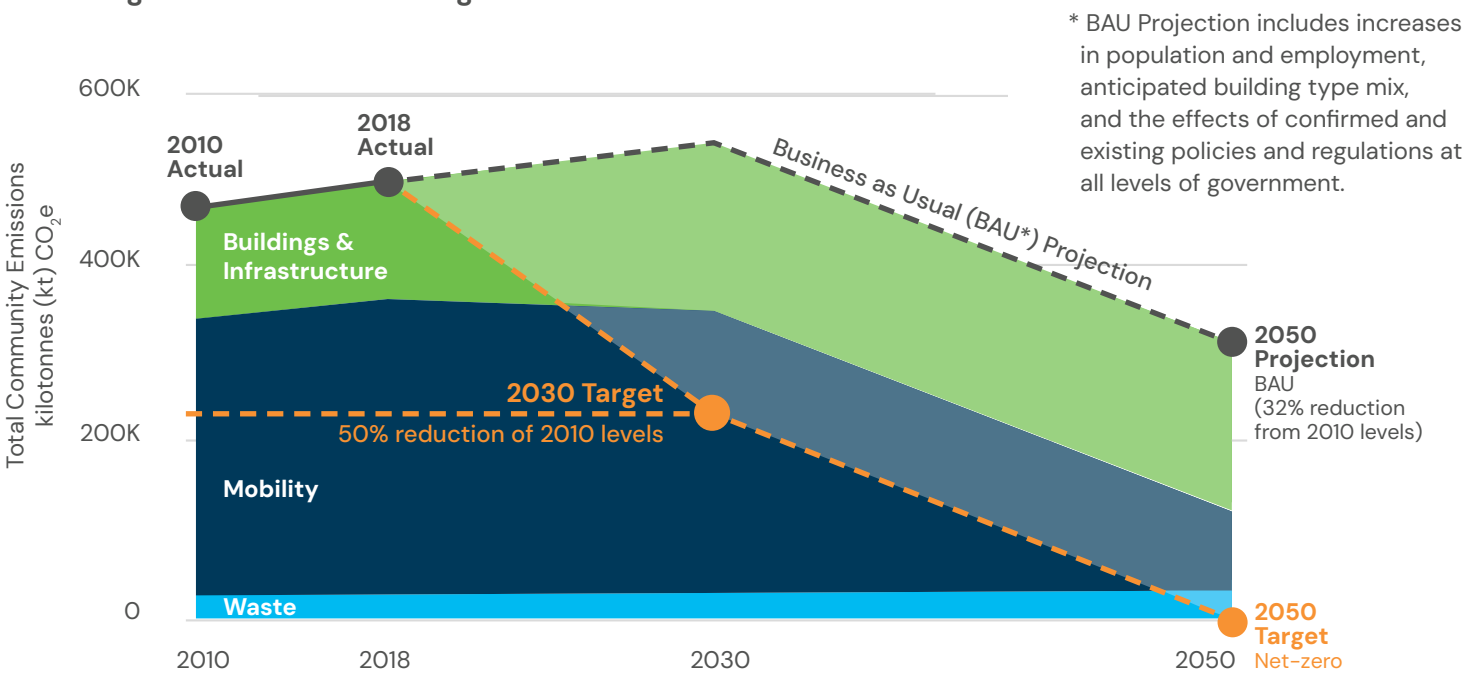
REDUCING OUR EMISSIONS

In April 2019, Nanaimo 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 8: 2020 Modelling of Nanaimo GHG Emissions Reduction



The policies currently in place at municipal, provincial, and federal levels will help reduce Nanaimo's GHG emissions. However, current government policies (illustrated as the Business as Usual Projection in Figure 8) 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. Additional strategies are needed to reach the city's GHG emissions reduction targets.

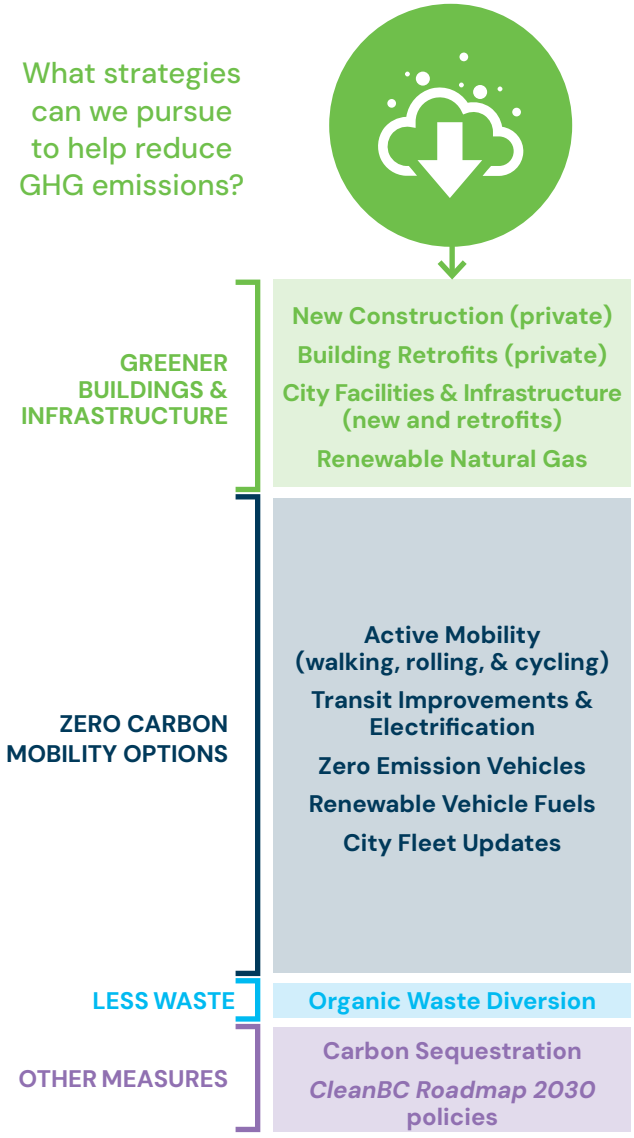
As illustrated in Figure 8 above, energy and emissions modelling indicates that we are not on track to achieve our ambitious targets. Under Business as Usual, only a 32% GHG reduction from 2010 levels is projected by 2050. The *CleanBC Roadmap to 2030,* released in November 2021 by the Province, identifies policies that will help local governments meet their reduction targets, but every resident will also have to take action.

SUMMARY OF STRATEGIES TO GHG EMISSIONS REDUCTION TARGETS

Our climate impacts have reached a state where the question is no longer which actions to take, but how quickly we can implement them and which to do first. There are many strategies for reducing territorial-based GHG emissions in Nanaimo. To reach our targets we 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 9 outlines key strategies for reducing GHG emissions in Nanaimo and Figure 10 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 9: Emissions Reductions Strategies

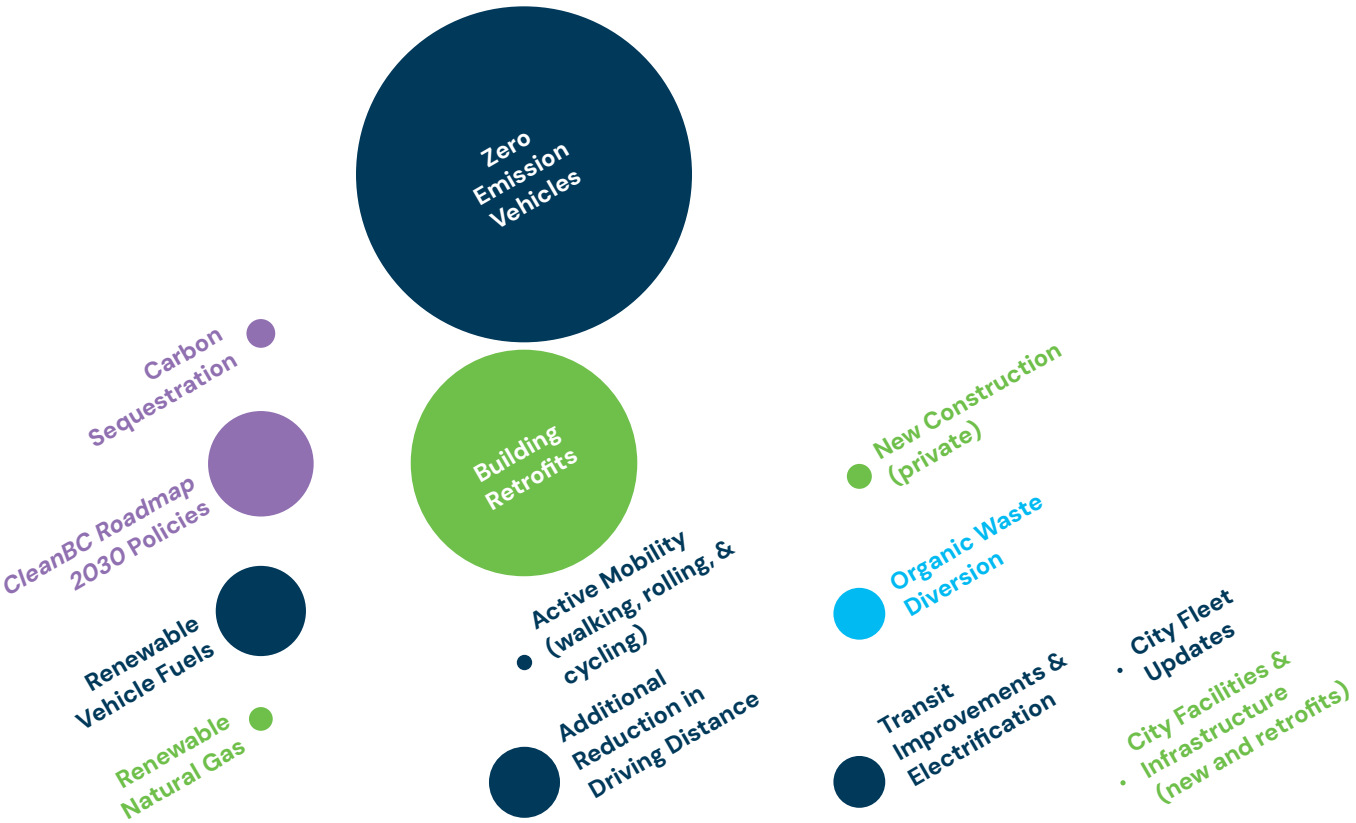


EMISSIONS REDUCTIONS ARE A SHARED RESPONSIBILITY.

Local government, senior levels of government, local residents, and businesses 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!

Figure 10: Exploring the Relative Impact of Strategies to Reduce GHG Emissions in Nanaimo



SPECTRUM OF MUNICIPAL INFLUENCE

LOW → HIGH

WHAT DOES THIS MEAN?

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

A large circle has a high impact on emissions reduction, and a small circle has a low impact

2 CIRCLE LOCATION:
Each circle is located along the spectrum of municipal influence arrow to indicate how much the City can influence that specific emissions reduction strategy.

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
- = OTHER MEASURES

DID YOU KNOW...

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

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 and collective behaviour 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 2025, 2030, 2035, and 2040.

C1.1.3 Monitor and report on progress annually towards targets and review / update greenhouse gas reduction targets every three years, or more frequently when justified, 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.

C1.1.7 Advocate to the Provincial government for additional power and policy tools to meet the City's climate goals.

C1.1.8 Support, prioritize, and advocate for low carbon energy systems in all new construction.

1 The net-zero emissions goal is consistent with Federal and Provincial government policy. On June 29, 2021 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.

TRANSPORTATION

C1.1.9 By 2050, all transportation trips are zero carbon, through active transportation and zero emission vehicle adoption.

C1.1.10 Prioritize walking, rolling, 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 Mitigation

C1.6 Solid Waste Management

C2.1 Connected Communities

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

C2.5 Complete Streets

C4.6 Archaeology & Heritage

C5.4 Innovation & Technology

C1.2 CLIMATE ADAPTATION & HAZARD MITIGATION

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 us for a changing climate.

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

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

People and major community assets are well 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 level organizations that empower community capacity and resilience to mitigate and adapt to climate change and other hazards.

C1.2.3 Working with community partners, develop strategic directions for climate change adaptation.

PLANNING & STRATEGY

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

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 to identify where existing development is in areas of potential risk. Where development exists in risk areas, support adaptation measures for its remaining useful life.

C1.2.10 Ensure City contingency reserves contain an allowance for City infrastructure 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 new construction projects and building retrofits.

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

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

C3.4 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, natural areas, and greenways are a fundamental part of the city's infrastructure and provide many benefits. They provide wildlife habitat; ecological services, including stormwater management and air and water quality improvements; reduction of urban heat island effects and climate resiliency; human health and safety; and community livability. The City now manages over 1,000 hectares of parkland, of which more than 70% is natural area with significant tree canopy and lands along watercourses. Expanding and maintaining a connected urban tree canopy, natural areas, 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 protection and management on both public and private lands.

Increased number and quality of trees, with enhanced ecological functions, throughout all parts of the city.

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

Improved community understanding about the benefits of tree canopies, natural areas, and green infrastructure, such as shade provision, heat mitigation, ecosystem health, and connection to nature.

Policies

URBAN TREE CANOPY

C1.3.1 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.

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

C1.3.3 Promote, with programs and incentives, the retention and planting of trees on public and private land throughout the city.

C1.3.4 Enhance ecosystem biodiversity and resilience, and consider climate change, as well as food security, 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.

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 Promote pollinator friendly plants on public and private lands throughout the city.

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 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.

C1.3.11 Ensure appropriate restoration where riparian or other environmentally sensitive sites have been altered from their natural state, targeting a net gain of ecological values.

C1.3.12 Maintain existing treed areas and expand tree and vegetative cover on steep slope areas for the purpose of controlling erosion, enhancing ecological services, and reducing the visual impacts of development.

C1.3.13 As part of development applications, protect private lands with significant environmental, urban tree canopy, natural capital, or recreational value by means of tools such as covenants, eco-gifting, or land dedication.

C1.3.14 When planning for natural assets and park spaces, find creative solutions that protect ecological assets and functions and allow defined public access and amenities, while balancing watercourse, tree protection, and environmentally sensitive area regulations.

C1.3.15 Preserve ecosystem integrity by removing invasive species from natural areas, restoring disturbed ecologically sensitive areas with native and/or appropriate non-invasive vegetation, and through programs and partnerships that support joint stewardship and restoration.

C1.3.16 Continue to work with other agencies and interested community groups to study natural assets and biodiversity, and identify opportunities to increase natural values.

C1.3.17 Continue to acquire natural areas as parkland and continue to manage existing natural areas, features, and ecosystems within them so they adapt to and evolve with climate change.

GREENWAYS

C1.3.18 Work with other agencies and interested community groups to identify, promote, and implement greenways, including both habitat greenway systems focused on wildlife corridors and recreational greenway systems that allow for limited human activity, which may be combined in appropriate locations.

C1.3.19 To protect and enhance natural habitat, improve air quality, support wildlife, and allow for active transportation, continue to create an interconnected greenway network over time that protects and increases habitat connectivity across the city and into the surrounding landscape, including along lake and ocean waterfronts, watercourses, and slopes. Where environmental setbacks and constraints allow, support the development of environmentally sensitive trails, viewing points, and rest areas within greenways.

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

C1.2 Climate Adaptation & Hazard Mitigation

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

The health of the city's streams, lakes, wetlands, and waterfronts depends on the land and plants around them, and on the watersheds that feed 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 regularly update City design standards and regulations for public and private development and rainwater management systems, to support resilience to climate change impacts. This will include attention to cumulative water flows and quality at the watershed scale. Objectives include:

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

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

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 Regional District of Nanaimo, and other organizations to collaborate on areas of shared interest for watershed management including drinking water protection through the compliance of the *Drinking Water Protection Act and Regulation*.

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



C1.2 Climate Adaptation & Hazard Mitigation

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 livability 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 a 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 and movement of sanitary sewage 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 Nanaimo. 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 on stormwater management, seeking to integrate both built infrastructure and natural assets such as wetlands, ponds, and creeks in the system.

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 government and organizations.

A strong link between growth and servicing capacity planning so that utility expansion and upgrades are strategic and efficient.

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 through life cycle financial planning and sustainable maintenance.

C1.5.3 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.

C1.5.4 Consider mitigation of air, noise, and light pollution associated with the provision of City infrastructure including parks, buildings, and facilities.

DRINKING WATER PROVISION

C1.5.5 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.

C1.5.6 Continue to advance the City's water conservation program.

WATER & SEWER SERVICES

C1.5.7 Plan for future expansion and upgrading of water and sewer services to reflect:

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

C1.5.8 Support the Regional District of Nanaimo'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.

C1.5.9 Continue to explore and implement ways to improve the efficiency of the liquid waste collection and treatment system with the Regional District of Nanaimo.

STORMWATER MANAGEMENT SERVICES

C1.5.10 Maintain watercourses used for storm drainage in a natural state and daylighted where practical.

C1.5.11 Continue to maintain and update a *Stormwater Management Policy*, along with engineering standards and specifications for stormwater management, to support the goals and desired outcomes of *City Plan*.

C1.5.12 Work with the Regional District of Nanaimo regarding stormwater management planning where drainage basins cross jurisdictional boundaries.

C1.5.13 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.

C1.5.14 Recognize the integrated role of watercourses both as drainage and flood control systems and as ecosystems that provide valuable aquatic habitat.

C1.5.15 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.

C1.5.16 Recognize and support the role of natural assets in stormwater management and support the protection, enhancement, and maintenance of their function.

C1.5.17 To ensure sustainable infrastructure funding for storm drainage and natural assets, pursue a Stormwater Utility, rather than property taxes.

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

C1.2 Climate Adaptation & Hazard Mitigation

C1.4 Healthy Watersheds

C1.6 Solid Waste Management

C2.1 Connected Communities

C3.2 Affordable Housing

C5.1 Economic Capital

C1.6 SOLID WASTE MANAGEMENT

Solid waste management is a collaborative process. The City is responsible for curbside compost, garbage, and recycling pickup, while the Regional District of Nanaimo 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, reduces greenhouse gas emissions, and provides 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 the creation of circular economies which aim for maximum use of finite resources, transition to renewable resources, and recovery of materials and products to minimize waste generation.

Policies

PARTNERSHIPS

C1.6.1 Work with the Regional District of Nanaimo, 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 Regional District of Nanaimo'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 by 2030.

C1.6.6 Incorporate zero waste management and circular economy principles in the development of new buildings, landscapes, and neighbourhoods.

C1.6.7 Increase public awareness and participation in the zero waste mandate. Strengthen opportunities to refuse, reduce, reuse, and recycle by improving access to recycling, reuse, and composting opportunities and supporting programs for resource sharing and exploring redesign of product life cycles.

C1.6.8 Support waste diversion through improved reuse and recycling services for a diversity of materials.

C1.6.9 Set the fee structure for solid waste collection so it provides residents with an acceptable basic level of service at a sustainable cost, while encouraging users to reduce unnecessary waste.

C1.6.10 Provide incentives for users to pursue the "four R's" (refuse, reduce, reuse, recycle) as alternatives to waste disposal through City operated recycling services.

C1.6.11 Incorporate circular economy principles in the City's corporate policies and procurement practices.

C1.6.12 Encourage the adaptive reuse of buildings to help reduce construction waste.

C1.6.13 Support local material bans that align with regional, provincial, and federal initiatives.

C1.6.14 Encourage the use of natural and reused materials and support circular businesses.

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

C4.6 Archaeology & Heritage

C5.2 Human, Social, & Environmental Capital

C5.4 Innovation & Technology

C1.7 BROWNFIELD SITES

Nanaimo has a number of brownfield sites throughout the community that 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. Redeveloping brownfields is a promising way to promote environmental, economic, and social health in Nanaimo and aligns with the Nanaimo Doughnut.

Desired Outcomes

Redevelopment of key brownfield sites in Nanaimo, generating significant social, environmental, and economic benefits.

Policies

C1.7.1 Stimulate and leverage private and public sector investment to promote remediation, rehabilitation, adaptive reuse, and overall improvement of brownfield sites throughout the city (e.g., consider creation of a Brownfield Redevelopment Incentive Program).

C1.7.2 Leverage financial opportunities from a range of stakeholders to support brownfield redevelopment.

C1.7.3 Continue to use City resources to demonstrate leadership in the remediation, rehabilitation, adaptive reuse, and overall improvement of brownfield sites throughout the city.

C1.7.4 Achieve appropriate permanent redevelopment or interim uses of brownfield sites throughout the city.

C1.7.5 Consider risks and public benefits of accepting land dedication of potentially contaminated sites.

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

C1.4 Healthy Watersheds

C3.1 Community Safety & Security

C4.9 Parkland & Park Amenity Management

C5.5 Place Making & Investment Attraction

C1.8 ARTIFICIAL LIGHTING & DARK SKIES

Enjoyment of dark night skies is becoming increasingly challenging in Nanaimo due to light pollution from artificial lighting. Besides affecting views of the night sky, light pollution can impact ecosystems, wildlife, and quality of life. Careful consideration of the use of artificial lighting for streets, buildings, community spaces, and facilities can improve the quality of our urban environments, while also addressing community safety, quality of life, 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 on 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 Regional District of Nanaimo; residents; businesses; partners; and agencies to build awareness and understanding of the benefits of protecting dark skies and identify 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.

PARKS, TRAILS, & NATURAL AREAS

C1.8.5 Work with community members 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 for trails, parks, and natural areas to provide a range of user options that balance protection of dark skies and community safety.

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)

C3.1 Community Safety & Security

C3.6 Recreation, Culture, & Wellness

C4.9 Parkland & Park Amenity Management



Tribal Journeys through Dodds Narrows

Image: Don Bonner



C2 CONNECTED NANAIMO: EQUITABLE ACCESS & MOBILITY

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

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, rolling, and cycling. A well linked multi-modal transportation system provides more choices for travelling 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 Connected 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 D5 Mobility Network.**

INTEGRATION

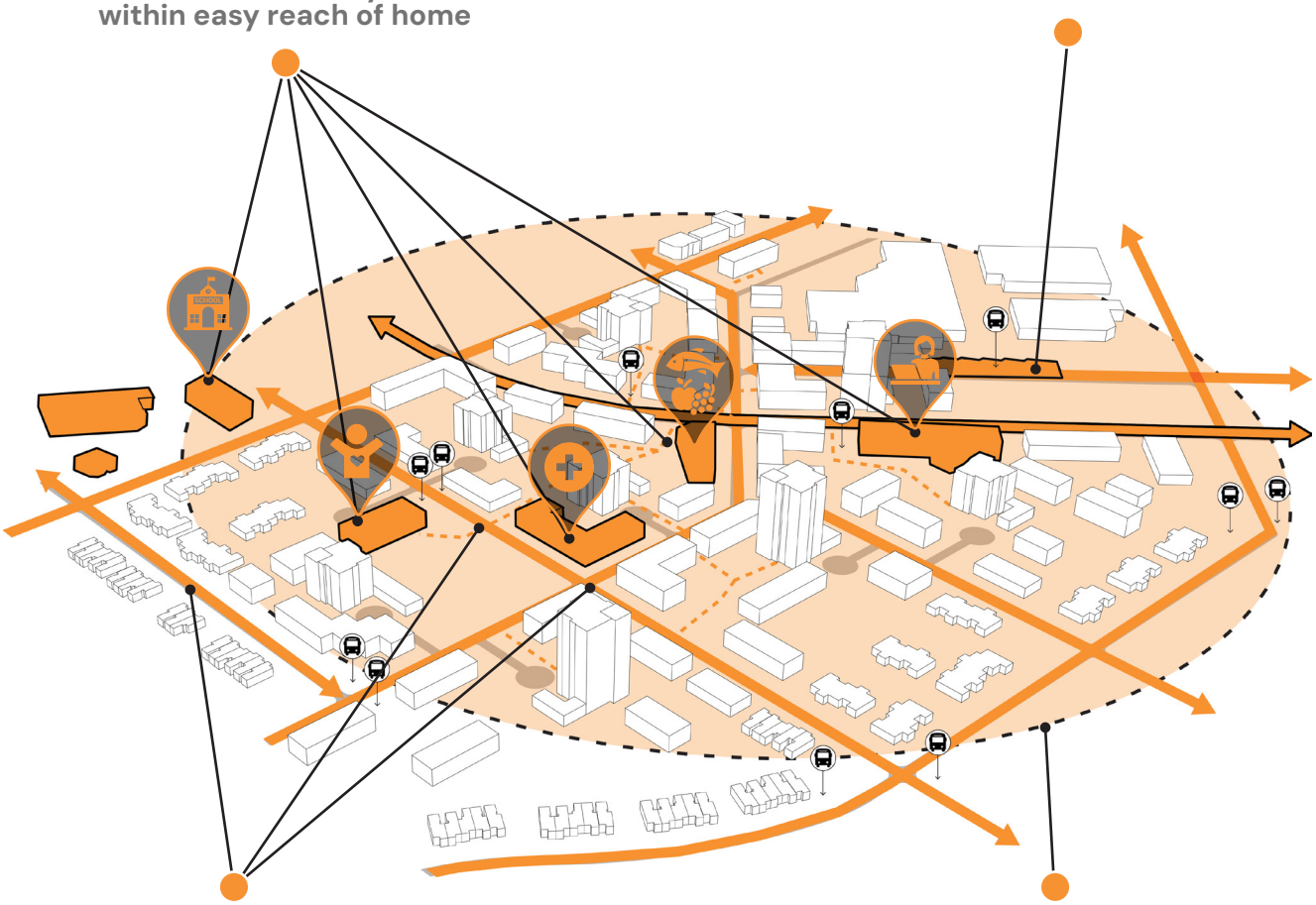
What does **A CONNECTED NANAIMO** look like in an **URBAN CENTRE**?

CAR-FREE DAILY NEEDS

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

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, rolling, 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 as a pedestrian



Dedicated safe cycle routes



Walking access to daily needs / car-free living

Image: Francois Hogue



Multi-modal streets



Walking networks



Transit exchange

Image: TriMet



Mid-block pedestrian routes

INTEGRATION

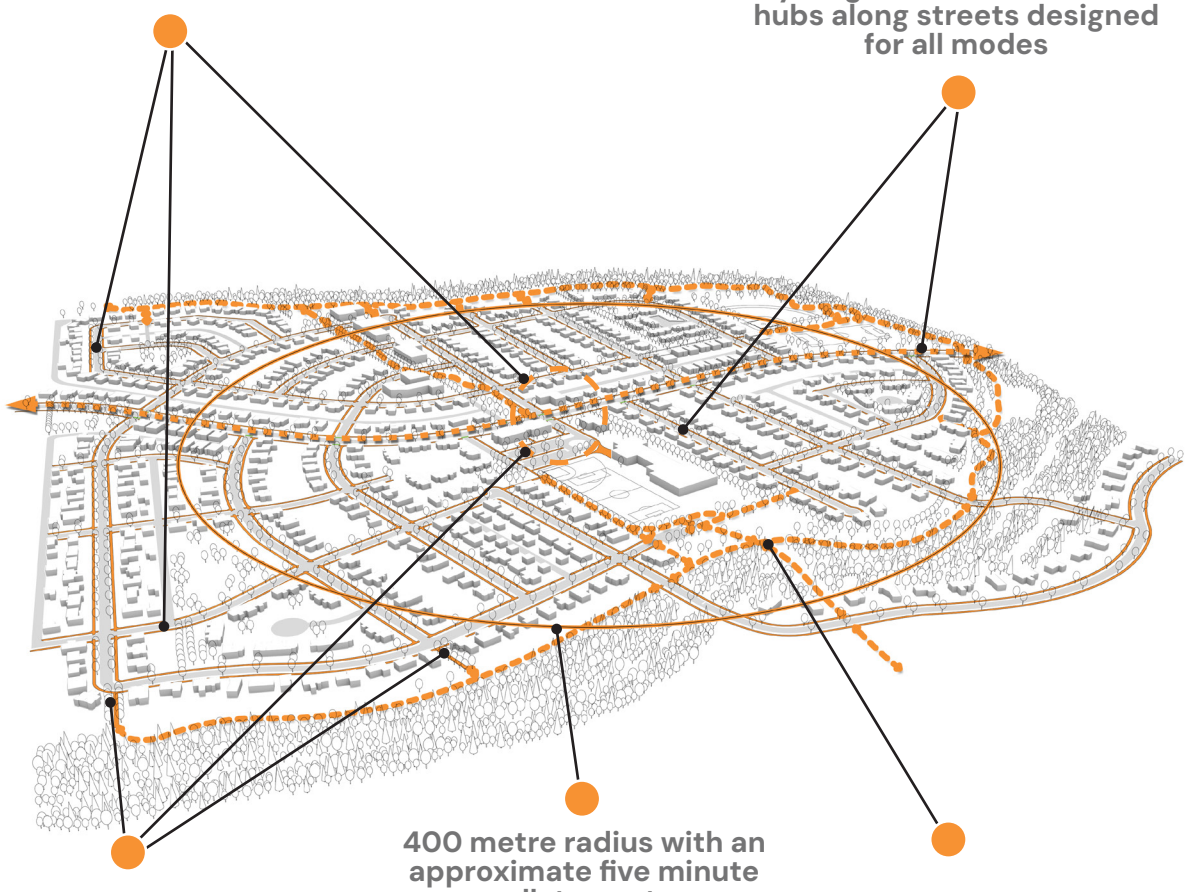
What does **A CONNECTED NANAIMO** look like in an **NEIGHBOURHOOD**?

TRANSIT

A central transit stop and potential for additional transit on-demand options

SAFE ROUTES TO SCHOOL AND HUBS

Safe walking, rolling, and cycling to schools and local hubs along streets designed for all modes



400 metre radius with an approximate five minute walk to centre

CONNECTIONS AND CROSSINGS

Walking, rolling, and cycling connections through dead-ends and cul-de-sacs, and at key intersections to provide direct access through the neighbourhood

TRAILS SYSTEM

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



Multi-modal streets



Safe walking routes

Image: Hogan



Slow streets

Image: SDOT



Nature trails



Pedestrian connections



Covered central transit stop

C2.1 CONNECTED COMMUNITIES

Complete communities are those that aim to meet the basic needs of all residents within easy access. Nearby access to everyday services like shops, restaurants, schools, parks, wellness facilities, and fresh, healthy food encourages less driving and more walking, rolling, and cycling, provided that these areas are well connected through a robust, multi-modal network.

Desired Outcomes

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

A fine grained street network that is comfortable and safe for all, especially vulnerable road users. Fine grained street networks have frequent cross streets and avoid long stretches of roads between intersections.

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 from transportation, as well as traffic congestion.

Policies

COMMUNITY MOVEMENT

C2.1.1 Prioritize walking, rolling, cycling, and transit routes in all Urban Centres (see policy D4.3.21).

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 trails and parks.

C2.1.3 In rezoning, subdivision, and development permit approvals, seek to secure active mobility and trail routes through road dedication or statutory right-of-way where appropriate.

C2.1.4 Partner with other organizations like the School District and the Insurance Corporation of British Columbia to identify safe routes to school for walking, rolling, and cycling and encourage these options.

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" (start or end of trip) amenities to encourage active and sustainable modes of travel, including transit, walking, cycling, electric vehicles, CarShare, and other options.

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 overabundance 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 the Province in maintaining Route 19 as the primary regional route through Nanaimo.

C2.1.10 Support efforts to shift more commercial vehicles to use 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.

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

C4.3 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, improve air quality, and 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 made using active modes in Nanaimo.

An increase in the share of trips made by transit in Nanaimo.

Policies

OVERALL

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

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

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

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

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

C2.2.6 Apply Crime Prevention Through Environmental Design (CPTED) principles to the design of walking, rolling, cycling, and transit facilities to increase user comfort and safety (e.g., weather protection, seating, and lighting).

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 walking, rolling, and cycling 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 lower 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 destinations, including parks.

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

C2.2.16 Work with partners and the community to understand and reduce personal safety barriers to increase walking, rolling, and cycling for all people, particularly those who may feel more vulnerable due to 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 Encourage retrofits within existing office, commercial, and medium / high density residential complexes to incorporate bicycle parking.

TRANSIT

C2.2.19 Work with the Regional District of Nanaimo and BC Transit to provide safe, reliable, and accessible transit service across the city, including rapid and frequent transit between Urban Centres and along Corridors, and connector routes that link transit service between Neighbourhoods and Urban Centres.

C2.2.20 Support programs to reduce financial and other barriers to using transit (e.g., transit passes, Upass programs).

C2.2.21 Support transit priority measures in partnership with BC Transit and the Ministry of Transportation and Infrastructure along Rapid and Frequent Transit routes where warranted.

C2.2.22 Prioritize transit improvements in Urban Centres, at community parks, and at other key destinations (e.g., hospital, university).

C2.2.23 Support improved transit integration with BC Ferries service at the Departure Bay and Duke Point ferry terminals.

OTHER CONNECTIONS

C2.2.24 Work with neighbouring jurisdictions when planning active mobility connections to support regional connectivity.

C2.2.25 *B6600.002* Preserve options for future mobility infrastructure, including transit, in the E&N Railway Corridor, and seek opportunities to provide clear connections from the E&N Railway Corridor to Urban Centres and transit exchanges.

C2.2.26 Work with the Regional District of Nanaimo, BC Transit, BC Ferries, Nanaimo Airport, and other transportation providers to integrate and connect land, marine, and air transportation modes and reduce reliance on personal vehicles when connecting between modes.

C2.2.27 Support BC Ferries to maintain the reliability, frequency, and affordability of ferry services to Metro Vancouver.

C2.2.28 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.

C2.2.29 Support efforts by the Nanaimo Airport to expand the number of daily flights and destinations served, and to improve flight reliability and passenger facilities.

C2.2.30 Continue to support and seek to increase connectivity to Vancouver by multiple modes of travel, integrated with multi-modal connections within the city.

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

C1.1 Greenhouse Gas Emissions Reduction

C2.1 Connected Communities

C2.3 Recreational Trails

C2.4 Safe Mobility (Vision Zero)

C2.5 Complete Streets

C4.2 Equity & Inclusivity

C4.3 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 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 broad access throughout the city.

High quality trail maintenance that keeps trail assets in good condition through the seasons and over time.

Policies

C2.3.1 Connect recreational trails to the Primary and Secondary Active Mobility Routes shown on *Schedule 3: Active Mobility & Primary Transit Network*, to support connected circuits and loops.

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

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 active lifestyles, while managing detrimental impacts on natural areas, waterways, sensitive habitats, tree health, steep slopes, and vegetation (see *Section C1.3 Urban Tree Canopy, Natural Areas, & Greenways*).

C2.3.5 Add recreational trails and active transportation routes in greenways where appropriate (see *Section C1.3 Urban Tree Canopy, Natural Areas, & Greenways*).

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 routes, and maintenance access.

C2.3.7 Enhance trail stewardship through strong partnership relations among all trail users, clubs, volunteers, First Nations, and other levels of government, and pursue actions to improve responsibility and reduce conflicts among trail users.

C2.3.8 Close and return redundant recreational trails to a natural state.

C2.3.9 Develop recreational trails to meet the *Manual of Engineering Standards and Specifications* (MOESS) where applicable, or to current trail standards, while meeting best practices.

C2.3.10 Design recreational trails to be safe, multi-use corridors that are accessible to a wide range of users with varied abilities. Provide universal access where appropriate and possible.

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



C1.1 Greenhouse Gas Emissions Reduction

C1.2 Climate Adaptation & Hazard Mitigation

C1.3 Urban Tree Canopy, Natural Areas, & Greenways

C2.1 Connected Communities

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

C3.5 Emergency Management

C3.6 Recreation, Culture, & Wellness

C4.3 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 or Vision Zero 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 community and seeks to enhance the design of our networks to improve the roadway environment and enhance 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 (see *Section C2.5 Complete Streets*) 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 Walk Score, traffic speed, collisions, proximity to schools, traffic volume, land use, proximity to transit, and socio-economic factors.

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

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

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

C2.5 Complete Streets

C3.1 Community Safety & Security

C3.5 Emergency Management

C4.2 Equity & Inclusivity

C4.3 Access for All

C5.4 Innovation & Technology

C2.5 COMPLETE STREETS

Complete Streets move people, not only 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 Statistical Survey* identified increasing the feeling of safety from traffic when walking or cycling as an active mobility priority.

*Refer to the *RE**IMAGINE NANAIMO** Phase 1, Phase 2, & Phase 3 Public Engagement Summaries* for more community input.

Desired Outcomes

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

Streets are planned and designed based on their adjacent land use so that transportation facilities align with 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 Require future development to implement street oriented design approaches 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 right-of-way system before building new facilities or acquiring new lands.

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 Connected Communities

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

C2.4 Safe Mobility (Vision Zero)

C4.3 Access for All



Metral Drive Complete Street



C3

A HEALTHY NANAIMO: COMMUNITY WELLBEING & LIVABILITY

We expect too much of new buildings, and too little of ourselves.

– *Jane Jacobs*

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 Community Safety & Security

C3.2 Affordable Housing

C3.3 Intergenerational Living

C3.4 Food Security

C3.5 Emergency Management

C3.6 Recreation, Culture, & Wellness



View related background and maps on community wellness in **Section D6 Parks, Recreation, Culture, & Wellness.**

INTEGRATION

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

DESTINATION WELLNESS HUB

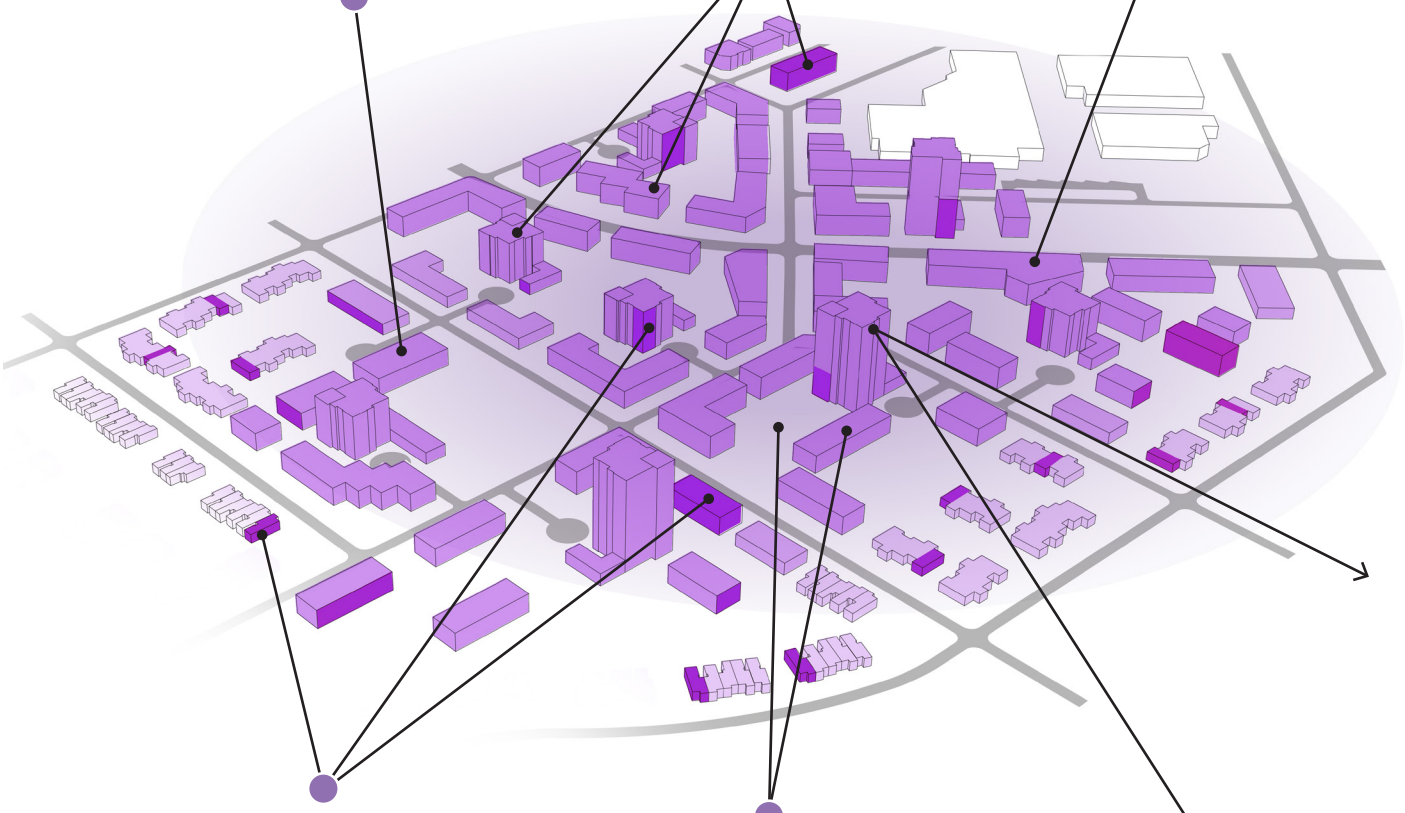
A wellness centre within walking distance of the core where people can access recreation, health programs, activities, and socialization

SPACES FOR FAMILIES

Varied sizes of units throughout the area that accommodate different types and compositions of families

FACILITIES FOR INTERGENERATIONAL LIVING

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



INTEGRATED AFFORDABLE AND SUPPORTIVE HOUSING OPTIONS

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

SPACES FOR FOOD SYSTEMS

Opportunities in public spaces like parks, and private spaces like roof tops or courtyards, for residents to grow and access food

GENTLE HEIGHT TRANSITIONS FROM CORE TO PERIPHERY

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



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



Vibrant streetscapes

INTEGRATION

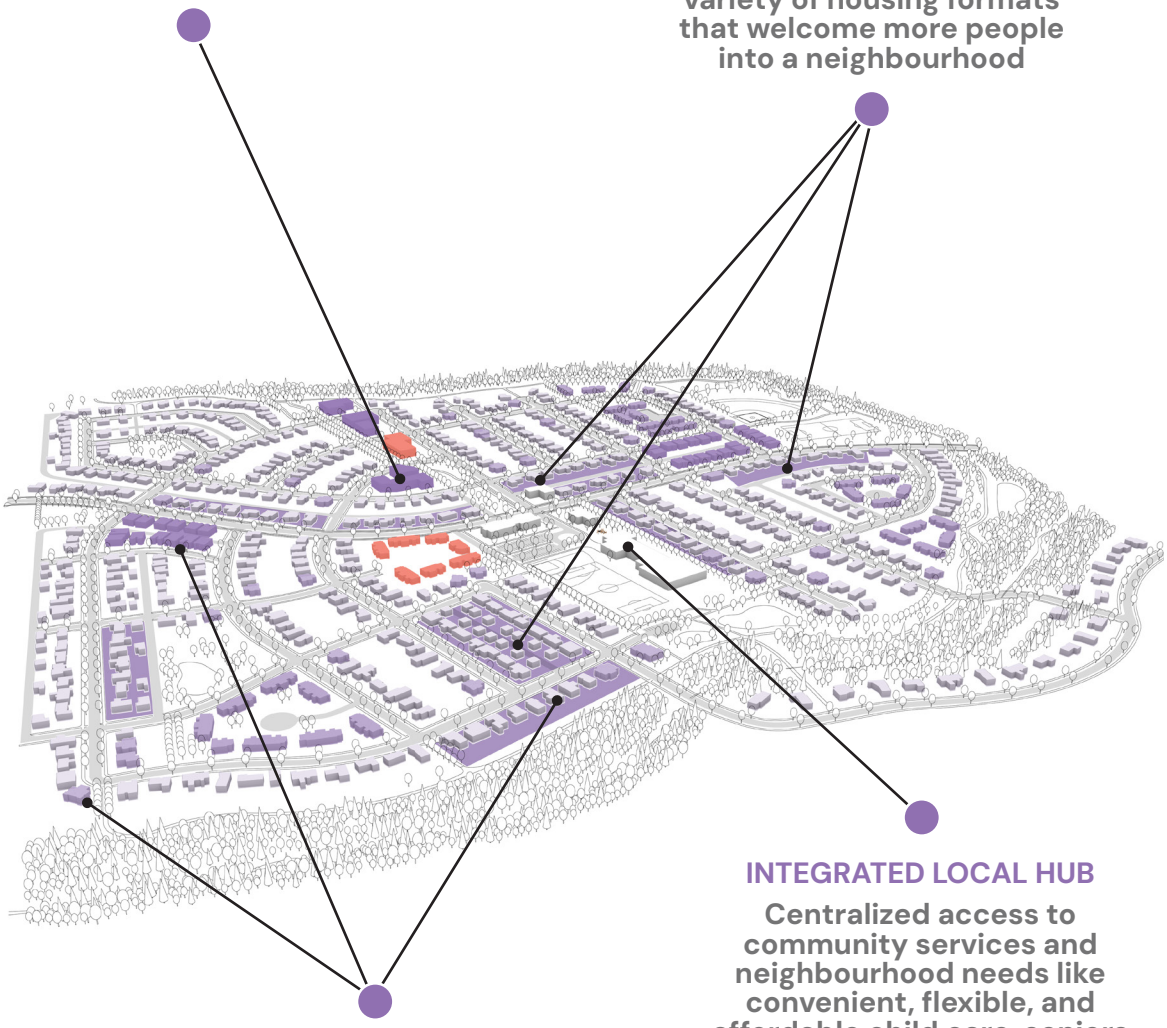
What does **A HEALTHY NANAIMO** look like in a **NEIGHBOURHOOD**?

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 LOCAL HUB

Centralized access to community services and neighbourhood needs like convenient, flexible, and affordable child care, seniors activities, community gardens, and more, typically focused around a school at the heart of the neighbourhood

THOUGHTFUL INFILL

Infill, ranging from single-unit homes on small lots, to duplexes, to townhomes and low-rise apartments, adding housing options, while maintaining neighbourhood character


Activity opportunities for all


Neighbourhood community gardens


Intergenerational living


Thoughtful infill


Secondary suites


Access to child care

C3.1 COMMUNITY SAFETY & SECURITY

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.

69% of participants in a 2020 Statistical 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, & Phase 3 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 and security where all people can equitably live, work, play, create, and learn.

A safe Downtown with less instances of people encountering negative experiences in Downtown and throughout the community.

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

Continued use of best practices when reviewing design, land use, and space programming to consider community safety and security issues, including 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.

Safety and security in all parts of the city supporting a diversity of community members and businesses to thrive.

Policies

PLANNING, ENGAGEMENT, & STRATEGY

C3.1.1 Continue to enhance public safety and security, and enable the coordination and delivery of policing and fire services, by maintaining and regularly updating relevant plans, policies, and protocols.

C3.1.2 Promote public safety through sensible design and relationship building with community safety experts.

C3.1.3 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.

C3.1.4 Continue to advocate for effective use of health resources, adequate funding, and appropriate programs to address the root causes and effects of mental health challenges and substance use disorders.

C3.1.5 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.

SAFE & EQUITABLE PUBLIC SPACES

SEE SECTION C4.3 ACCESS FOR ALL FOR RELATED POLICIES

C3.1.6 Apply an equity and inclusion lens to assessing Crime Prevention Through Environmental Design (CPTED) and consider the needs of users from all backgrounds to prevent exclusionary and discriminatory practices when assessing and enhancing public safety and security.

C3.1.7 Integrate features in public spaces that promote a welcoming sense of comfort, enjoyment, and protection for all, including marginalized and vulnerable populations.

COLLABORATION & COORDINATION

C3.1.8 Support multi-sectoral collaboration and coordination of crime prevention programs and initiatives that value diversity and address unique neighbourhood needs.

C3.1.9 Encourage and support innovative collaboration and coordination of different levels of government, agencies, schools, and not-for-profit organizations that 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 issues, substance use disorders, and interactions with the justice system.

C3.1.10 Encourage and support coordination of funding and actions by senior levels of government, health care providers, and not-for-profit organizations 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.

C3.1.11 Work with First Nations, other levels of government, not-for-profit organizations, the business community, and others to develop innovative solutions and pilot projects to improve community wellbeing and address social challenges.

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



C2.1 Connected Communities
C3.2 Affordable Housing
C3.4 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

C3.2 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 create opportunities for new affordable homes. Affordable housing includes housing across the entire housing continuum from temporary shelter, to social or supportive housing, non-market housing, market rental, and homeownership.

45% of participants in a 2020 Statistical 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, & Phase 3 Public Engagement Summaries* for more community input.

Desired Outcomes

More affordable housing options of diverse types, tenures, 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.

Leveraging of external resource opportunities, including senior government funding, programs, partnerships, and incentives, to generate affordable housing options.

Policies

TOOLS

C3.2.1 Consider use of Residential Rental Tenure Zoning (RRTZ) to secure a portion or 100% of new residential development on selected sites for rental housing.

C3.2.2 Assess sites for affordable and supportive housing projects to identify those that will best meet the needs of the target population.

C3.2.3 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.

C3.2.4 Allow affordable and supportive housing in all designations that permit residential use and mixed-use. Consider permitting supportive housing in all light industrial designations where appropriate.

C3.2.5 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.

C3.2.6 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.

C3.2.7 Explore opportunities to secure a proportion of housing units as affordable through the rezoning process.

C3.2.8 Use the *Nanaimo Health and Housing Action Plan* (2020), *Affordable Housing Strategy* (2018), and Housing Assessments as updated, to guide the City such that all people in Nanaimo, regardless of their background, situation, or past experiences, are able to navigate and access a full spectrum of health and housing services.

FUNDING

C3.2.9 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.

C3.2.10 Use tax revenues from short term rental accommodation to support increased access to low income and special needs housing.

C3.2.11 Maintain a *Housing Legacy Reserve Fund* for cash-in-lieu contributions negotiated with developers through rezoning and make funds available for affordable and supportive housing across all areas of the city. Review the *Housing Legacy Reserve Fund Bylaw* on a regular basis to ensure the funds are meeting the diverse needs of residents.

C3.2.12 Develop a land acquisition and funding strategy to acquire sites for affordable and supportive housing.

PROTECTION OF EXISTING AFFORDABLE HOUSING

C3.2.13 Continue to support programs aimed at preventing net loss of rental housing units.

C3.2.14 Restrict strata conversion of existing residential rental buildings of four or more units when the rental vacancy rate falls below 3% in the city.

C3.2.15 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.

C3.2.16 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*.

C3.2.17 Restrict short term rental uses of residential housing to maximize the supply of residential units available for long term rental.

HOUSING OPTIONS

C3.2.18 Support development of projects with innovative and affordable forms of ownership or rent.

C3.2.19 Use housing agreements to secure different types of affordable and supportive units for the long term, including family-friendly, seniors, accessible, and adaptable units.

C3.2.20 Support development of accommodation and housing options to rapidly re-house those experiencing homelessness including shelters, transitional housing, and supportive housing.

C3.2.21 Encourage development of affordable, supportive seniors housing that provides adequate care, nutrition, safety, and socialization.

C3.2.22 Support amenity zoning programs that include family-sized units, particularly near schools. In appropriate locations, encourage developers to place family-sized and accessible units on the ground floor.

AMENITIES

C3.2.23 Encourage developers to incorporate amenity spaces that promote resident interaction and relationship building.

C3.2.24 Encourage integration of community-serving facilities within affordable housing projects, such as child / elder care spaces, health services, educational programs, and recreation and wellness programs.

C3.2.25 Recognize that required onsite parking increases housing costs and ensure that parking requirements consider the intended resident group of new affordable housing developments, as well as road safety implications, and accommodate parking variances where appropriate.

COLLABORATION

C3.2.26 Co-locate City facilities and affordable and supportive housing where appropriate. Explore partnerships with other levels of government and not-for-profit housing providers to facilitate development of new housing as part of City administration buildings, community centres, fire halls, or other City facilities.

C3.2.27 Work with the Province, Federal Government, First Nations, and other public / private / not-for-profit community partners to maintain and increase non-market housing options that serve a diversity of health and housing needs.

C3.2.28 Support coordination efforts to implement the *Health and Housing Action Plan* as updated.

C3.2.29 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, regional, and local government; private sector; and service provider partners.

C3.2.30 Work with the Regional District of Nanaimo, neighbouring First Nations, and local governments to address regional housing needs.

C3.2.31 B6600.002 The City encourages supportive housing to be evenly distributed throughout the City.

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



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

C3.3 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 a 2020 Statistical Survey* identified the need to accommodate an aging population and more seniors living in the community as a top concern for the future of the city.

33% of participants in a 2020 Statistical Survey* identified accessible and affordable child care as a top priority.

*Refer to the *RE**IMAGINE NANAIMO** Phase 1, Phase 2, & Phase 3 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 ages and abilities.

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 an emphasis on supporting periods of transition.

Age-friendly, intergenerational considerations taken into account by City services, including decision making, communications, and engagement.

Policies

CHILDREN & YOUTH

C3.3.1 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.

C3.3.2 Encourage proactive approaches to supporting healthy and resilient children, youth, and families through access to City recreation programs (see *Section C3.6 Recreation, Culture, & Wellness*).

C3.3.3 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.

C3.3.4 Support the integration of child care spaces at elementary school sites across the city.

INTERGENERATIONAL CONNECTION

C3.3.5 Promote the development of multi-unit housing which facilitates social interaction and intergenerational living.

C3.3.6 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*).

C3.3.7 Support built and natural environments that increase intergenerational interaction, exploration, and play.

AGING-IN-PLACE

C3.3.8 Explore requiring a minimum number of adaptable units for all new developments, including flexibility and options for different types of housing.

C3.3.9 Encourage development that meets Accessible BC standards.

C3.3.10 Consider higher adaptable unit requirements for seniors-oriented developments.

C3.3.11 Encourage use of universal design features and principles to create housing options for people of all ages and abilities and support aging-in-place (see *Section C4.3 Access for All*).

C3.3.12 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.

C3.3.13 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

C3.3.14 Ensure City communications and outreach is intergenerationally age-friendly (see *Section C4.4 Political Voice & Engagement*).

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

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

C3.4 FOOD SECURITY

A food sovereign community is vital to health and wellness. All humans have the Right to Food. It builds resilience to emergencies, creates self and community reliance, supports equity and justice, generates positive economic activities, and promotes deeper community connections.



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

Just and sustainable food systems that support self-determination, strengthen regional food systems, and recognize the importance of food from around the world.

Strong partnerships and relationships that support the creation, provision, distribution, and sharing of food between the City, Indigenous peoples, other levels of government, agencies, and local organizations.

Access to nourishing food for all residents, both in regular times and during emergency situations that impact people's access to food.

Healthy relationships to food that broaden understanding of food systems, support environments of choice, and invite residents' participation in food systems.

Policies

FOOD SECURITY

C3.4.1 Support and continue to advocate for food sovereignty and nutrition security for all residents.

C3.4.2 Engage and empower vulnerable populations in food systems planning processes.

C3.4.3 Support efforts and environments to address barriers to accessing safe, affordable, nutritious, and culturally appropriate food for all residents, and to educate and promote awareness of the relationship between food systems, health, and community impacts.

C3.4.4 Support efforts to educate and promote awareness of the relationship between food production, health, and community impacts.

PARTNERSHIPS

C3.4.5 Continue to collaborate and partner with community organizations to support food system activities on City owned land.

C3.4.6 Foster collaboration with the Regional District of Nanaimo, First Nations, and neighbouring local governments to address food security needs at a regional level.

C3.4.7 Support organizations that provide nourishing and culturally relevant food choices to all residents, including those affected by food injustice, emphasizing dignified food access.

C3.4.8 Encourage the use of circular economy principles and innovations to both reduce wasted food while increasing food security.

C3.4.9 Foster partnerships between the City, School District, and community groups for access to justice based and equitable food spaces.

C3.4.10 Foster partnerships between the City, School District, and community groups for programming and education related to culturally diverse food systems.

C3.4.11 Leverage opportunities to integrate food systems in new development projects and existing infrastructure adaptations.

C3.4.12 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 & INFRASTRUCTURE

C3.4.13 Continue to support local food infrastructure on City owned lands, including farmers markets, urban farms, greenhouses, food forests, and community gardens.

C3.4.14 Continue to explore creative ways to safely integrate edible landscaping on public lands.

C3.4.15 Support installation of infrastructure required for food production in appropriate City owned locations (water supply, irrigation, soils, etc).

C3.4.16 Continue to work with partners to stock and protect local fish populations and habitat.

C3.4.17 Continue to provide and improve accessibility points to water bodies for fishing, harvesting, and launching.

C3.4.18 Continue to acquire parkland in locations that support the health and protection of water and food systems.

C3.4.19 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.

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

C2.5 Complete Streets

C3.1 Community Safety & 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, and 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, extreme heat, or other hazard events.

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, when developing and refining 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 and developing, including 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 that have potential to impact land, buildings, and infrastructure.

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

BUSINESS CONTINUITY

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

C3.5.10 Provide education and information to businesses, not-for-profit organizations, and other organizations advocating for business continuity plans to ensure maximum resiliency, response, and recovery of their services and operations during and after emergency events.

PARTNERSHIPS & COORDINATION

C3.5.11 Continue to work with the Regional District of Nanaimo, First Nations, senior levels of government, and other local partners to explore and implement opportunities to enhance mitigation, preparedness, response, and recovery to emergency events, and to coordinate effective 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 a potential emergency.

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, self-reliance, and care for neighbours requiring support, 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 Mitigation
C1.5 Water, Sewer, & Stormwater Services
C2.5 Complete Streets
C3.1 Community Safety & Security
C3.4 Food Security
C3.6 Recreation, Culture, & Wellness
C4.2 Equity & Inclusivity
C4.4 Political Voice & Engagement
C4.9 Parkland & Park Amenity Management
C5.3 Business Development

C3.6 RECREATION, CULTURE, & WELLNESS

Everyone in Nanaimo should have access to supportive recreation, culture, and wellness services and the opportunity to engage in meaningful experiences that foster individual leisure and community wellbeing. We can choose physical, social, intellectual, creative, and spiritual pursuits that enhance our lives, our individual health, and our community as a whole.

PARTICIPATING IN RECREATION & WELLNESS



In a 2020 Statistical Survey*:

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

*Refer to the *RE**IMAGINE NANAIMO** Phase 1, Phase 2, & Phase 3 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 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 environments that support physical, mental, and emotional wellness.

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

Policies

RECREATION & WELLNESS PROGRAMS & SERVICES

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

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

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

C3.6.4 Ensure recreation and wellness programming reflects the identity, values, practices, and heritage of all residents.

C3.6.5 Strive to make all recreation and wellness programs inclusive and accessible.

C3.6.6 Plan programs and services that take into account under-represented and vulnerable 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, recreation, 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 programs and services, and update programs and services to remain relevant.

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

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

C3.6.12 Encourage intergenerational programs that support lifelong participation in recreation.

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

C3.6.14 Educate community members on the health and wellness benefits of physical and social recreation.

C3.6.15 Continue to develop sponsorship strategies and policies that support recreation and wellness facilities and programming.

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

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

C3.6.18 Develop and implement community engagement strategies with a focus on youth and their recreation and wellness needs.

RECREATION & WELLNESS FACILITIES, AMENITIES, & INFRASTRUCTURE

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

- » indoor community centres (such as community spaces, arenas, aquatic facilities, youth space, gymnasiums, health centres, public schools, and university spaces)
- » outdoor recreation amenities (such as outdoor classrooms, courts, sport fields, spray parks, playgrounds, sport pitches, bike parks, and skateparks)

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

- » integration of uses with Island Health, the School District, Vancouver Island Regional Library, Vancouver Island University, the Regional District of Nanaimo, health providers, and other public and private services and organizations
- » innovation and emerging trends and best practices
- » accommodation of diverse and changing needs and interests
- » universal accessibility and design standards
- » a focus on multi-use facility design that supports a diverse range of recreation and wellness programs and services
- » 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, and/or public art
- » use of high quality design practices
- » geographical demographics and areas of need

C3.6.21 Building on the process and information gathered through the *City Plan - Nanaimo Relmagined* stakeholder and public engagement process, complete a needs assessment with recommendations for phased upgraded and additions of new indoor recreation facilities, including but not limited to:

- » aquatic facilities
- » ice sheets
- » gymnasium space
- » racket sports facilities
- » other sport and recreation needs

C3.6.22 Continue the phased implementation of the *Beban Park Master Plan* and the *Beban Park Facility Plan* with updates based on engagement from the *City Plan - Nanaimo Relmagined* process.

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

C3.6.24 Work with other levels of government, not-for-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, such as the proposed South End Community Centre.

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

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

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

RECREATION & COMMUNITY PARTNERSHIPS

C3.6.29 Continue to collaborate with community partners on the use and development of recreation and wellness, 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
- working with partners such as the School District, Vancouver Island Regional Library, Vancouver Island University, 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 and wellness, while limiting duplication or competition.

C3.6.32 Work with community partners in coordinated communication and marketing to increase public awareness of recreation and wellness programs, services, facilities, amenities, and infrastructure.

COMMUNITY SCHOOLS

C3.6.33 Support school sites in the Urban Centre, Corridor, and Neighbourhood Land Use designations (see *Section D4 Future Land Use Designations*).

C3.6.34 Continue to work with School District 68 to research, plan, and determine locations for future schools and identify co-development and use opportunities with parks, recreation, cultural, and wellness services.

C3.6.35 Review suitability of subdivision applications for future potential school use in areas where School District 68 has indicated a need for future school land.

C3.6.36 Where feasible, plan school sites as local hubs with integrated or adjacent neighbourhood level recreation and wellness services or amenities. Refer to the Local Hubs Concept in *Section D1.2 Integration Examples*.

C3.6.37 Continue to work with School District 68 to develop and support program partnerships and events.

HEALTH & WELLNESS SERVICES

C3.6.38 Encourage the provision of primary health care centres that deliver an integrated and coordinated approach to community health services.

C3.6.39 Advocate for the provision of adequate, coordinated health programs and services to meet community needs and strengthen the health of all community members.

C3.6.40 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.

C3.6.41 Encourage the location of affordable and accessible health facilities, social services, child care, education, and health programs in areas well served by the transit system.

C3.6.42 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.

C3.6.43 Encourage the Province and not-for-profit organizations to provide adequate residential treatment and supportive recovery housing for community members of all ages who would benefit from substance use support.

C3.6.44 Encourage the Province and not-for-profit organizations 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.

C3.6.45 Encourage and support provincial and federal actions and investment in health services and facilities to meet demand for short and long term care facilities, as well as help address homelessness for people who need health supports to stay housed. This includes people with disabilities at all life stages, people with mental health and substance use disorders, and those with developmental and acquired brain injuries.

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

C1.1 Greenhouse Gas Emissions Reduction
C2.1 Connected Communities
C3.1 Community Safety & Security
C3.3 Intergenerational Living
C4.2 Equity & Inclusivity
C4.3 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



C4

AN EMPOWERED NANAIMO: RECONCILIATION, REPRESENTATION, & INCLUSION

You know, reconciliation at its centre is really about, for me, fundamentally two things. It is about respect and it is about love

- Natan Obed, President, Inuit Tapiriit Kanatami

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 on 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 and 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 Access for All

C4.4 Political Voice & Engagement

C4.5 Culture

C4.6 Archaeology & Heritage

C4.7 Public Art Projects & Programs

C4.8 Community Events, Festivals, Tournaments, & Gatherings

C4.9 Parkland & Park Amenity Management

C4.10 Waterfront Use & Protection

View related background and maps on parks and culture in **Section D6 Parks, Recreation, Culture, & Wellness.**

INTEGRATION

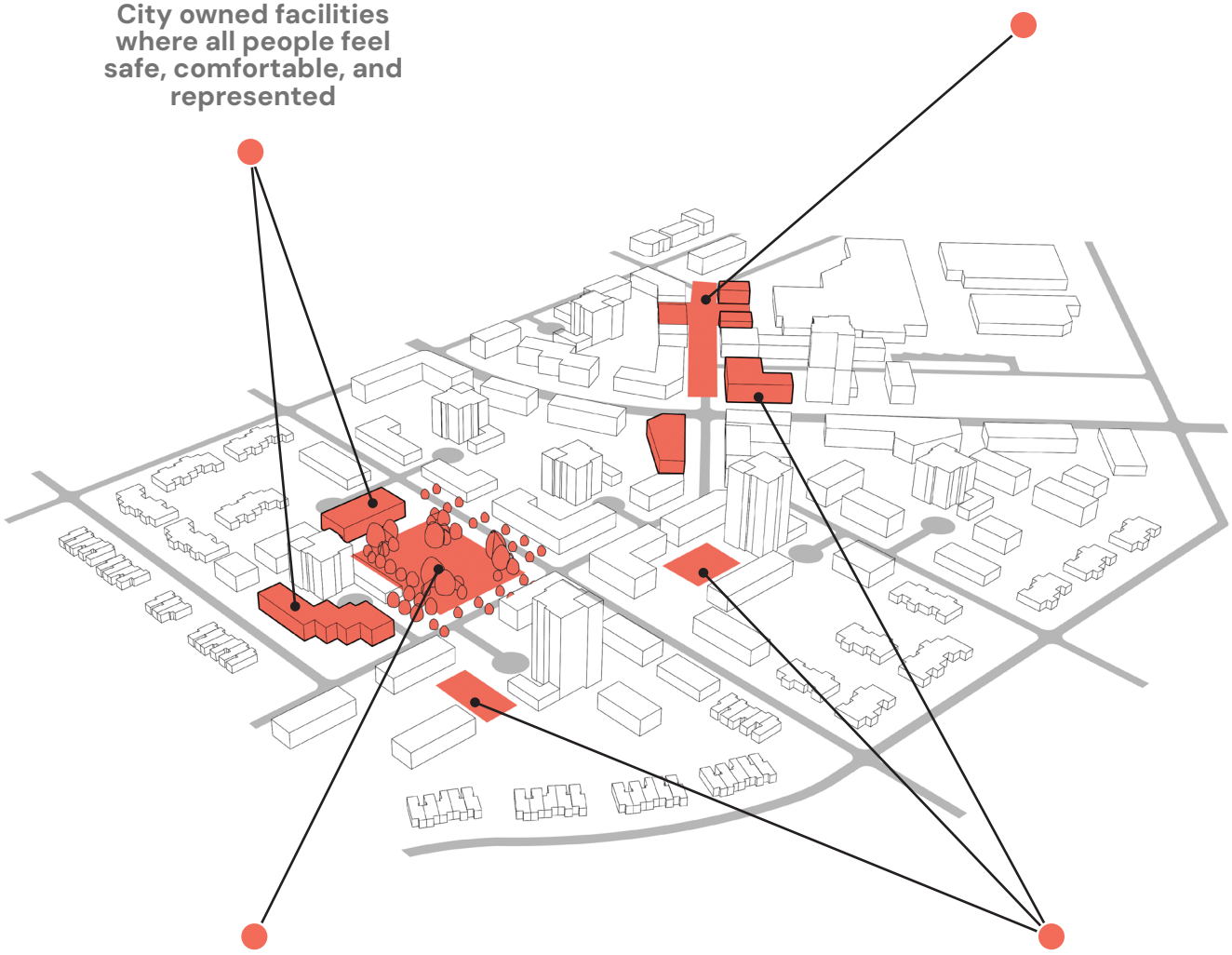
What does **AN EMPOWERED NANAIMO** look like in an **URBAN CENTRE**?

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



Tsumkwaut (Deborah Good) Snuneymuxw, drummer and singer, leader of the Foot Prints of the Wolf, performing a traditional song at the Port Theatre



Outdoor street markets / events



Playful public art



Destination park



Youth programming



Community connection

INTEGRATION

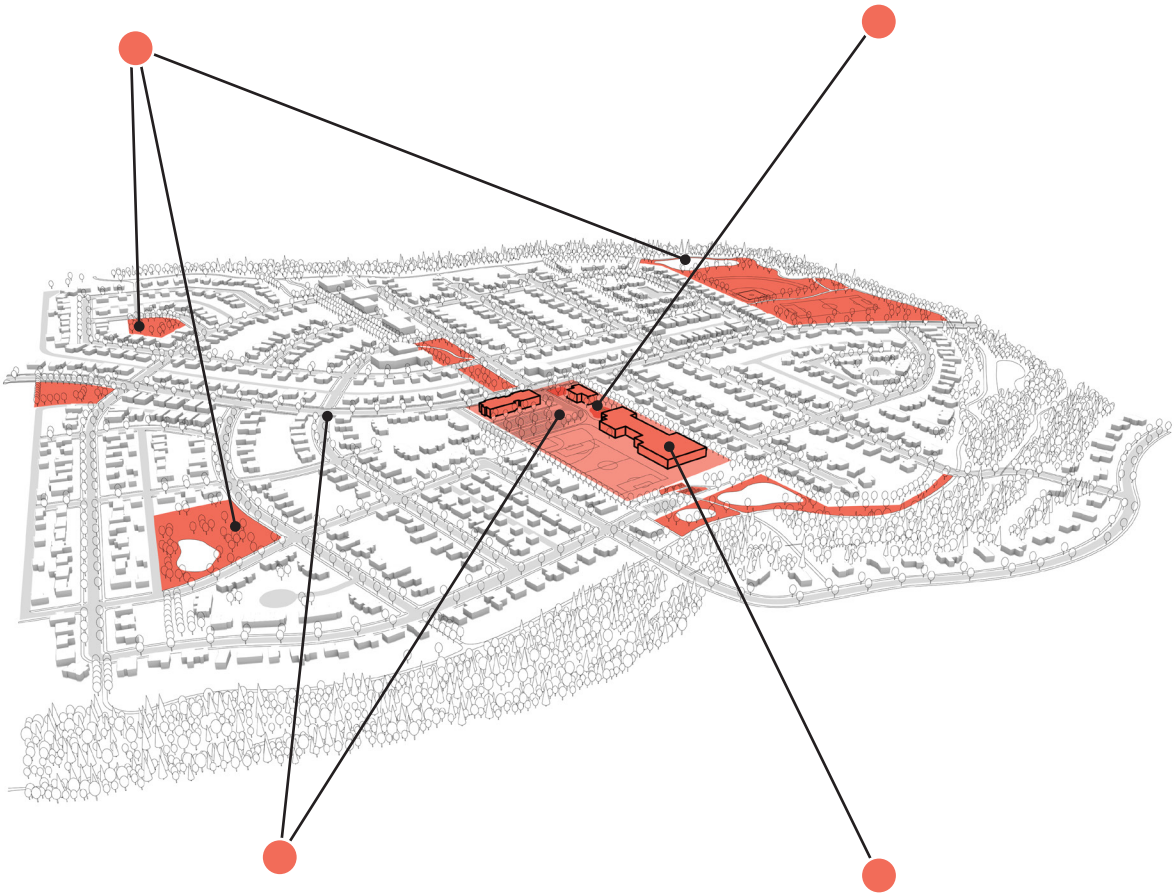
What does **AN EMPOWERED NANAIMO** look like in a Neighbourhood?

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

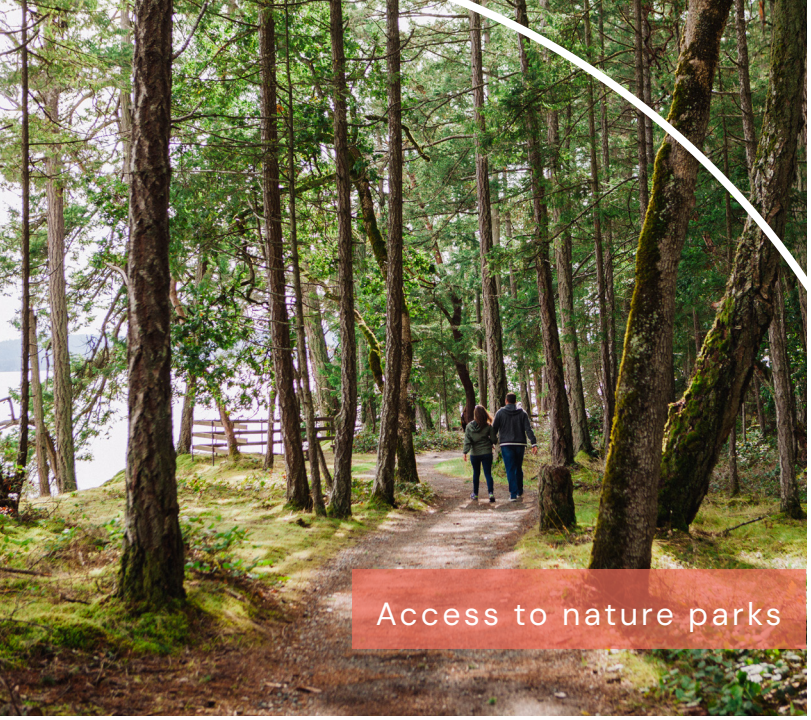


ACCESSIBLE SPACES & PLACES

Universal accessibility throughout the community supporting inclusive access for all

CENTRAL SCHOOL LOCATION

Elementary school or similar community facility central to the neighbourhood


Access to nature parks


Music events in the park


Neighbourhood parks


Accessible places and spaces


Arts and cultural programming


Access to waterfront areas



Elder Lolly Good,
Snuneymuxw

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 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 fish as formerly.

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).

Desired Outcomes

The City of Nanaimo acknowledges that ongoing planning and land development occurs on the Traditional Territory of Snuneymuxw First Nation.

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 wellbeing of community members of diverse cultural backgrounds, especially those who identify as Indigenous.

Recognition of the guiding principles of 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) 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 a 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.

Policies

AWARENESS, EDUCATION, & EQUITY

C4.1.1 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.

C4.1.2 Continue to provide learning opportunities for City Staff and community members 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, hospitals, and other colonial systems, the United Nations *Declaration on the Rights of Indigenous Peoples*, Treaties, and Indigenous rights.

C4.1.3 Contribute any City records to First Nations and the National Centre for Truth and Reconciliation that are 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 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 [of the Protocol Agreement]

(f) Advance understanding of the rights, obligations, needs, and challenges of one another

C4.1.7 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.

C4.1.8 Consider collaboration on Traditional Land Use Planning and Studies to support improving City land use planning and decision making processes.

C4.1.9 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.

C4.1.10 Work with Snuneymuxw First Nation, the Provincial Government, and the Regional District of Nanaimo to investigate opportunities for Snuneymuxw Mustimuxw (peoples) to participate in City elections.

C4.1.11 Continue to support collaborative agreements between the City, Snuneymuxw, and other levels of government including the School District, the Regional District of Nanaimo, Nanaimo Port Authority, and BC Housing.

C4.1.12 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.

C4.1.13 Recognize and acknowledge the Traditional Territories of First Nations at the start of public meetings and events.

C4.1.14 Continue to collaborate with First Nations governments on projects of mutual environmental, economic, social, and cultural interest on their Traditional Territories.

C4.1.15 Encourage and support First Nations government, and as appropriate, other Indigenous representation on committees, task forces, and tables addressing topics of mutual interest.

C4.1.16 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.

C4.1.17 Ensure approval by First Nations governments prior to starting any public art, culture, or heritage projects with Indigenous content to be located in City owned spaces on their Traditional Territories.

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



C3.4 Food Security
C4.2 Equity & Inclusivity
C4.5 Culture
C4.6 Archaeology & Heritage
C4.7 Public Art Projects & Programs
C4.8 Community Events, Festivals, 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 people that make up our entire community can be enhanced, creating a city 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, genders, orientations, ages, and abilities; and recognizes and fosters respect for diversity as per the Province's *Accessibility BC Act*.

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, gender, 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 across Nanaimo.

C4.2.3 Encourage an equitable distribution of community amenities, social services, facilities, and mobility across the city, to support the diverse needs of residents.

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

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 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 and build a culture of compassion for people of all cultures, genders, orientations, ages, and abilities.

C4.2.9 Support and welcome newcomers to settle in Nanaimo and encourage their awareness, understanding, and respect for First 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.

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

C4.3 Access for All

C4.5 Culture

C5.2 Human, Social, & Environmental Capital

C4.3 ACCESS FOR ALL

The ability to freely and fully access and experience a 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
- 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, & Phase 3 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, genders, abilities, and income levels have easy access to services and spaces without barriers.

Policies

ADMINISTRATIVE

C4.3.1 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.

C4.3.2 Ensure that online communications are adapted to reduce barriers for a range of audio-visual accessibility needs.

C4.3.3 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.

C4.3.4 Where applicable, include an "accessibility lens" to Council reports and consultant reports delivered to City Staff and Council.

C4.3.5 Continue to address and remove barriers to employment consistent with BC's *Human Rights Code*.

C4.3.6 Where possible, ensure that all or most owned or leased City facilities meet accessibility requirements in the latest version of the *BC Building Code*.

C4.3.7 Ensure that new City facilities and buildings, including major renovations, meet universal accessibility standards.

C4.3.8 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 & RECREATION FACILITIES

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

C4.3.9 Provide opportunities for all people to pursue healthy, active, and social lifestyles through a range of inclusive, accessible, and affordable events, festivals, parks, recreational facilities, cultural facilities, and programs.

C4.3.10 Ensure that public spaces are available and accessible to all members of the community where possible.

C4.3.11 Continue to increase the provision of accessible play equipment and park amenities.

C4.3.12 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.

C4.3.13 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

C4.3.14 Strive to make all City parks, recreation, and culture programs as inclusive and accessible as possible for all ages and abilities.

C4.3.15 Continue to provide a variety of inclusive and barrier-free activities that support different age groups including seniors and youth.

C4.3.16 Continue to offer adaptive sport options, working with partners and organizations, wherever possible.

C4.3.17 Continue to partner with social clubs to provide meeting space for people with disabilities.

C4.3.18 Continue to use Physical Literacy as a method of programming for youth to teach and adapt skills needed to learn purposeful physical pursuits.

C4.3.19 Continue to incorporate accessibility and inclusiveness into recreational programs through adaptability and instruction.

LAND USE & DEVELOPMENT

C4.3.20 Encourage private home owners, landlords, developers, and not-for-profit housing providers to build new or update existing buildings and spaces to meet adaptable and accessibility standards.

C4.3.21 Encourage and consider incentives for private developers and not-for-profit housing organizations to develop and maintain a percentage of adaptable and accessible housing rental units in new or existing market and affordable developments.

C4.3.22 Enable seniors to age-in-place by supporting alternative housing and care options, such as adapting existing housing to be accessible, supporting in-law or secondary suites, encouraging shared or co-housing opportunities, and enabling at-home care opportunities.

MOBILITY & TRANSPORTATION

C4.3.23 Continue to support Regional District of Nanaimo and BC Transit efforts to maintain and improve accessibility to public transit through bus design.

C4.3.24 Ensure that the design of new or upgraded public transit infrastructure (e.g., transit shelters, exchanges, etc.) considers accessibility for all users, particularly those serving rapid and frequent transit routes.

C4.3.25 Work to reduce transportation barriers to City owned facilities and City run programs.

C4.3.26 Where possible, exceed minimum requirements for universal accessibility for parking access and design standards.

C4.3.27 Work with community partners to develop universally accessible trails where appropriate, and provide information about trail conditions and barriers at the trailheads and online.

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

C2.1 Connected Communities

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

C2.5 Complete Streets

C3.2 Affordable Housing

C3.3 Intergenerational Living

C3.6 Recreation, Culture, & Wellness

C4.2 Equity & Inclusivity

C4.4 Political Voice & Engagement

C4.9 Parkland & Park Amenity Management

C4.10 Waterfront Use & Protection

C4.4 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 our community.

Desired Outcomes

An informed and aware community that 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 is actively 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

C4.4.1 Ensure that all people have opportunities to be engaged in City matters and processes by offering a range of accessible engagement tools and methods that encourage representative and diverse feedback from areas of the city affected by a potential action and/or city-wide demographics as appropriate.

C4.4.2 Support and leverage engagement of children, youth, and their families and incorporate their voices into the development of City initiatives, programs, planning, and policies that serve and affect them, by continuing to work collaboratively with schools, institutions of higher learning, and others.

C4.4.3 Use statistically-valid engagement methods where representative community opinions are very important.

C4.4.4 Ensure groups that may be under-represented in engagement, including children and youth; elders; those with physical, sensory, or cognitive disabilities and their supporters; and vulnerable or marginalized people, have opportunities to provide input into City services, programs, and policy development.

C4.4.5 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, not-for-profit organizations, major institutions, and other levels of government.

C4.4.6 Integrate participant feedback questions into engagement processes to obtain input on the process and tools used, and identify improvements for future engagement.

C4.4.7 Focus community engagement to allow participants to provide feedback that brings the most value, and that recognizes their experiences and community knowledge.

C4.4.8 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.

C4.4.9 Consider findings of community engagement alongside technical analysis and expert knowledge.

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



C3.3 Intergenerational Living

C4.2 Equity & Inclusivity

E1.1 Area Plans

E1.2 Neighbourhood Plans & Community Engagement

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 a 2020 Statistical Survey*:

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

*Refer to the *RE**IMAGINE NANAIMO** Phase 1, Phase 2, & Phase 3 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 of all ages, abilities, and backgrounds 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 and recognition of their Traditional Territories and ongoing presence through collaborative 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.

C4.5.3 Make arts and culture visible and accessible throughout the city, 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 or redeveloping facilities suited for cultural purposes in the area
- » encouraging property owners to include spaces that support arts and culture (e.g., 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 vibrant streets and waterfront areas, and supporting a lively visitor experience.

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

C4.5.9 Maintain existing cultural infrastructure and support planning for enhanced facilities.

EXPERIENCES

C4.5.10 Recognize and promote the role that culture and the creative sector play in the community with respect to community identity and quality of life.

C4.5.11 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

C4.5.12 Collaborate with partners to identify cultural planning and development opportunities.

C4.5.13 Continue to support community led arts and culture programs, including annual funding to assist groups in the production and delivery of arts and cultural activity.

C4.5.14 Work with First Nations governments, the School District, and other community based organizations to support and promote opportunities for underserved groups to participate in cultural activities.

C4.5.15 Work with partners to establish creative hubs that provide a range of spaces and resources to support artists and arts organizations.

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

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

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



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

C4.6 ARCHAEOLOGY & HERITAGE

Natural, cultural, and built heritage tell stories of the richness of our past and create 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, 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 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 Snuneymuxw First Nation to identify and understand sites of special cultural and traditional significance in order to support future designation of heritage conservation areas.

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

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
- » 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 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.

C4.6.7 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*.

C4.6.8 Broaden the focus of heritage to include areas beyond Downtown.

HERITAGE OBSERVANCE

C4.6.9 Work with First Nations to raise the visibility of their history and connection with the land, particularly on public sites within the city.

C4.6.10 Continue to support the Nanaimo Museum, Nanaimo Military Museum, and Nanaimo Community Archives, and encourage their efforts to support reconciliation initiatives involving First Nations.

C4.6.11 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 (peoples), with all residents understanding our evolution as a city (including the long, rich history of First Nations, impacts of colonialism, and smaller communities now forming Nanaimo).

C4.6.12 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.

C4.6.13 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.

COMMUNICATIONS

C4.6.14 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.

C4.6.15 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 the community and visitors.

C4.6.16 Expand interpretive signage and other promotional materials for historic parts of the city, including in parks, along trails, and at the waterfront to inform and educate users about the natural environment, First Nations history and presence, and Nanaimo's more recent history.

C4.6.17 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.

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, Festivals, Tournaments, & Gatherings

C4.9 Parkland & Park Amenity Management

C4.10 Waterfront Use & Protection

C5.5 Place Making & Investment Attraction

C5.6 Tourism

C4.7 PUBLIC ART PROJECTS & PROGRAMS

Public art enhances a community and supports 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 a shared sense of identity.

49% of participants in a 2020 Statistical Survey* identified "public spaces enriched by art" as a priority for the future of Nanaimo.

*Refer to the *RE**IMAGINE NANAIMO** Phase 1, Phase 2, & Phase 3 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 Regularly review and update best practices for realizing art in public spaces.

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 local 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 local 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
- help define the nature of our community for residents and visitors

C4.7.3 Integrate public art and public realm improvement projects in the development or renovation of civic infrastructure, including streets, buildings, and parks.

C4.7.4 Encourage incorporation of public art within new development or redeveloped private lands, especially in Urban Centre and Corridor land use designations.

C4.7.5 Ensure approval by local First Nations governments prior to starting any City public art, culture, or heritage projects 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 of various scales in the design and construction of City owned sites that are being improved by parks, recreation, and culture or other City departments as part of their capital plans.

C4.7.8 Incorporate public art into trails and unexpected places.

C4.7.9 Foster neighbourhood identity by supporting community driven art projects.

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

C2.3 Recreational Trails

C3.6 Recreation, Culture, & Wellness

C4.1 Truth & Reconciliation

C4.5 Culture

C4.9 Parkland & Park Amenity Management

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, FESTIVALS, TOURNAMENTS, & GATHERINGS

Community events, festivals, tournaments, 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 to both residents and visitors through events, festivals, tournaments, and gatherings, builds a higher quality of life, a stronger economy, and a more connected and socially inclusive Nanaimo.

SUPPORT FOR EVENTS

In a 2020 Statistical 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 are a programming priority

*Refer to the *RE**IMAGINE NANAIMO** Phase 1, Phase 2, & Phase 3 Public Engagement Summaries* for more community input.

Desired Outcomes

A wide array of experiences, 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 that are well used for community gatherings, both formal and informal, and special events.

An open invitation to all members of the community to access and participate in events, festivals, tournaments, and gatherings.

Strong community pride and sense of place supported by events and community gatherings that offer free, family oriented, inter-generational opportunities.

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.

C4.8.2 Continue to host, permit, and support festivals, celebrations, sporting events, and other events in public spaces.

C4.8.3 Integrate space for events and gatherings as part of each of the city's designated Urban Centres with a special focus on the Downtown.

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.

C4.8.5 Through partnerships, continue to develop sport and special event facilities that provide opportunities to meet community wellness needs, as well as sport tourism objectives.

C4.8.6 When planning and designing facilities and public spaces, integrate flexible space that can serve as venues for community events and gatherings through all seasons.

C4.8.7 Continue to support development of and improvements to the Sport Zone / Stadium District to host a variety of sporting events, tournaments, and other community events.

C4.8.8 Support event and festival organizations to provide interesting, vibrant, and timely events and festivals throughout the year.

C4.8.9 Host and support events that celebrate Nanaimo's diverse cultures.

C4.8.10 Seek to activate public rights-of-way through innovative measures like closures to traffic, widening of pedestrian and amenity areas, and other measures that create formal and informal gathering spaces.

C4.8.11 Continue providing financial support to assist groups in the production and delivery of community events and gatherings.

C4.8.12 Invest in and support new and revitalized events, festivals, tournaments, and gatherings – especially those in the shoulder and off-seasons.

C4.8.13 Provide logistical support to events, festivals, tournaments, and gatherings – especially those in the shoulder and off-seasons.

C4.8.14 Facilitate, support, and encourage off-site parking / shuttle opportunities, as well as transit, for large events and festivals in public spaces.

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



C2.1 Connected Communities
C2.5 Complete Streets
C3.6 Recreation, Culture, & Wellness
C4.1 Truth & Reconciliation
C4.5 Culture
C4.6 Archaeology & Heritage
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 a 2020 Statistical 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, & Phase 3 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 relaxation, supporting community health and wellbeing.

Policies

FOR PARKS & OPEN SPACE LAND USE DESIGNATION POLICIES, 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 safe five 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:

- » waterfront and shoreline access (marine and freshwater)
- » preservation of natural areas, wildlife corridors, food systems (i.e., growing, harvesting, and fishing), significant tree stands, and significant environmentally sensitive features, including rare plants and riparian areas
- » protection of special features, including archaeological, heritage, and cultural features
- » connection of existing park spaces to form linked greenways
- » accommodation of green infrastructure components
- » provision of recreation and wellness amenities (i.e., built facilities like playgrounds, sports fields, outdoor classrooms, courts, dog off-leash areas, 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, gatherings, and special events
- » appropriate location within the community they serve, with strong road frontage and public access
- » bridging and connecting 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 hubs (see *policy D4.5.5*).

C4.9.5 Integrate parks, open spaces, and gathering spaces into planned developments to create places for culture, public rest, recreation, and access to diverse wellness amenities.

C4.9.6 Prioritize incorporation of park space within all Urban Centres.

C4.9.7 Consider opportunities to increase funds available to support active protection and management of ecologically valued areas and park spaces (see *policy D4.3.11*).

PARK DEVELOPMENT

C4.9.8 When developing public use and recreational amenities in parks, consider the following:

- » protection of environmentally sensitive areas
- » appropriate level of public access based on the sensitivity of the lands
- » protection and/or restoration of wildlife and habitat corridors wherever possible
- » protection of existing archaeological, heritage, and cultural 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
- » creation of complementary relationships among uses and retaining adequate buffers between non-complementary uses

C4.9.9 Design parks and open spaces with the overall goal of creating safe, inclusive, and accessible places for all ages and abilities.

C4.9.10 Consider all season use of park spaces, incorporating amenities that support outdoor gatherings and recreation in all weather.

C4.9.11 Provide opportunities for the community to visually and physically connect with nature in park spaces.

C4.9.12 Ensure that parks intended for public use are visible and easy to access, with consideration for connection via active mobility and trail linkages.

C4.9.13 Provide public access to lands with recreational values beyond the city boundary through integrated planning; collaboration with First Nations, the Regional District of Nanaimo, and other neighbouring communities; and provision of parks and trails in key locations.

PLANNING & MANAGEMENT

C4.9.14 Partner with First Nations, the Regional District of Nanaimo, the School District, Vancouver Island University, and others to co-manage parks identified as mutual priorities.

C4.9.15 Coordinate appropriate increases in operational, maintenance, and life cycle costs with park acquisition and capital improvements to preserve the value of park investments.

C4.9.16 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.

C4.9.17 Ensure that parks function as a key part of a linked and connected publicly accessible space network that also includes road rights-of-way, public infrastructure, accessible open spaces, and other spaces with public access.

C4.9.18 Ensure that park designations, adjacent access routes, level of service and amenity, and operations and maintenance are matched to support the function of the park.

C4.9.19 Assign appropriate park zoning (i.e., PRC 1, 2, or 3) to meet current and future expected uses of a park and maintenance expectations.

C4.9.20 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.

C4.9.21 Manage park landscaping, natural vegetation, and 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

C4.9.22 Continue to review the parkland inventory and usage and seek opportunities for adaptation and creative uses of underutilized spaces.

C4.9.23 Seek to maximize the 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.

C4.9.24 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 and cultural activities, and events.

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



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 a community, we strongly value our waterfronts and are working to protect sensitive environments, while supporting access and enjoyment for all.

In a 2020 Statistical Survey*:

74% of participants identified beautiful waterfronts 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, & Phase 3 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.

Policies

FOR WATERFRONT LAND USE DESIGNATION POLICIES, 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 to determine the most environmentally responsible methods of constructing the Waterfront Walkway in sensitive areas
- 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 the Waterfront Walkway more comfortable and enjoyable for all.

C4.10.5 Consider the following in the design of new or 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, lighting, and seating
- quality and character considerations that recognize the important role of the Walkway in the city
- unifying design elements and features that enhance the visual identity and connectivity of the Walkway
- opportunities to connect with and support adjacent commercial activity
- animation with public art, cultural celebration, history, and heritage presentation and interpretation with a special focus on Snuneymuxw art and culture
- continuous, linked 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

WATERFRONT EXPERIENCE

C4.10.6 Prioritize waterfront lands, both freshwater and marine, for future parkland 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 supports awareness about water access points and the Waterfront Walkway.

C4.10.11 Provide, expand, 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

C4.10.12 Balance economic and recreational use of waterfront areas with protection and enhancement of natural foreshore habitat for fish and other aquatic life.

C4.10.13 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.

C4.10.14 Consider exploring options for marine park and/or preservation areas in collaboration with community partners and other levels of government.

C4.10.15 Seek opportunities to convert, purchase, exchange, or create statutory rights-of-way on private lands that support protection or enhancement of waterfront areas.

C4.10.16 Collaborate with stewardship groups to restore public waterfront areas.

CLIMATE RESILIENCE

C4.10.17 Consider climate resiliency when designing and building public and private improvements, amenities, or developments near lakes, watercourses, and marine shorelines.

C4.10.18 Incorporate 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 Mitigation

C1.3 Urban Tree Canopy, Natural Areas, & Greenways

C1.4 Healthy Watersheds

C2.1 Connected Communities

C2.3 Recreational Trails

C3.6 Recreation, Culture, & Wellness

C4.1 Truth & Reconciliation

C4.3 Access for All

C4.6 Archaeology & Heritage

C4.9 Parkland & Park Amenity Management

C5.5 Place Making & Investment Attraction

D4.7 Waterfront



C5

A PROSPEROUS NANAIMO: THRIVING & RESILIENT ECONOMY

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.

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 community livability. 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

INTEGRATION

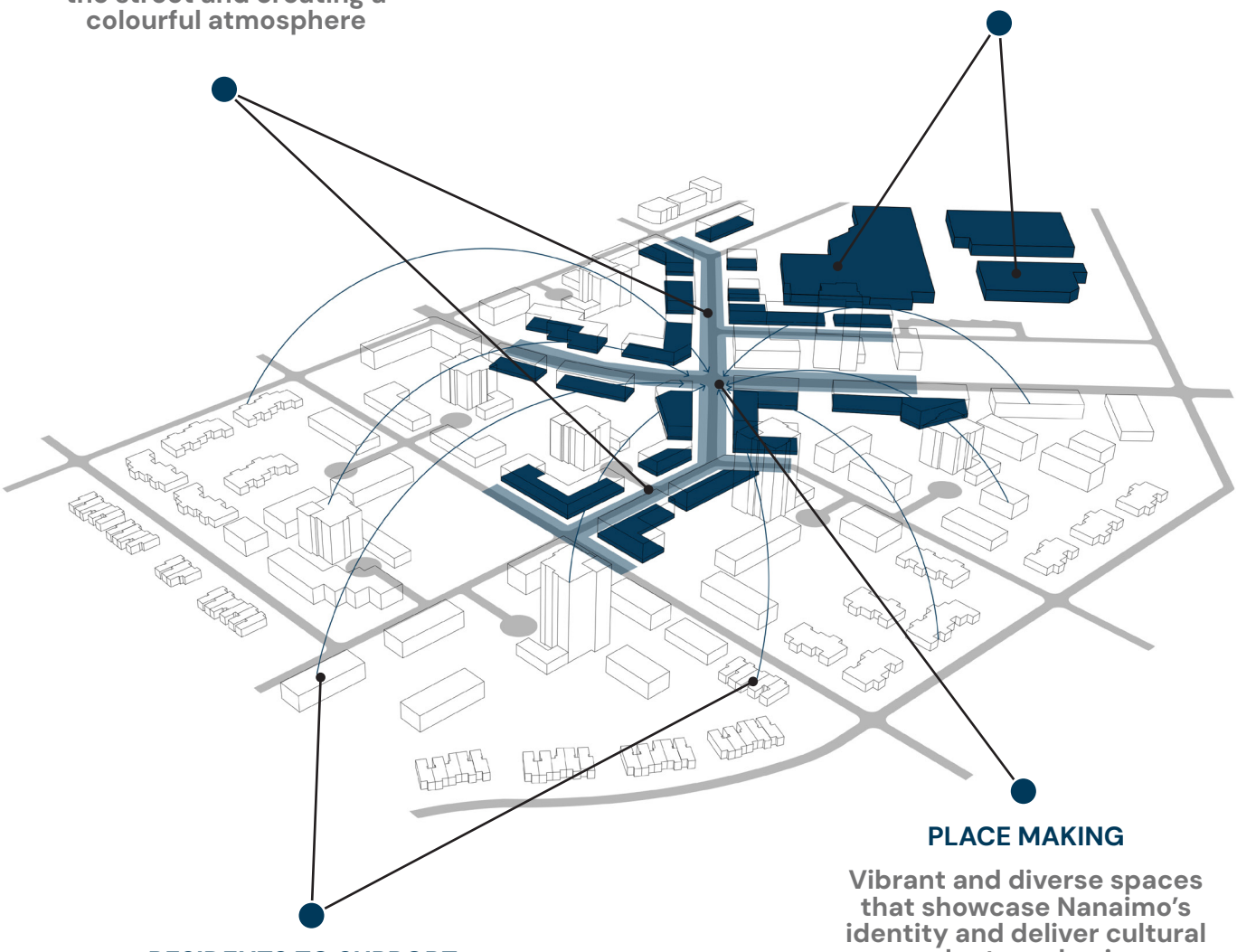
What does **A PROSPEROUS NANAIMO** look like in an **URBAN CENTRE**?

VIBRANT RETAIL STREETS

Beautiful shopping streets faced with active ground floor uses like dining and shopping, with patios and goods spilling out onto the street and 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



PLACE MAKING

Vibrant and diverse spaces that showcase Nanaimo's identity and deliver cultural products and unique experiences for residents and visitors

RESIDENTS TO SUPPORT LOCAL BUSINESSES

Many residents living within and close to the Urban Centre, supporting its businesses alongside others that visit from elsewhere in the city, region, and beyond



Outdoor dining



Vibrant retail streets



Hospital Campus - employment magnet

Image: Google



University - employment magnet

Image: Google



Regional destination

Image: Wortley



Local residents to support businesses

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

Local-scale services in Neighbourhood Centres or local hubs that are easily accessible to nearby residents



CELEBRATION OF COMMUNITY ASSETS

Preservation, enhancement, and awareness of the natural, recreational, wellness, cultural, historic, and social assets that set neighbourhoods apart and contribute to their unique identity

HOME BASED EMPLOYMENT OPPORTUNITIES

Compatible, home based businesses and work-from-home options across neighbourhoods



Homes and jobs for youth



Home based businesses



Successful neighbourhood businesses



Social connection and pride of place



Broadband connectivity supporting work-from-home options

Image: deldevries



Neighbourhood volunteerism

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

C5.1.4 Revitalize the Downtown core and the waterfront.

C5.1.5 Maintain an adequate supply of appropriately zoned land to support existing business expansion and new business operations.

C5.1.6 Advocate and provide support for creation of a Health Care Centre of Excellence in Nanaimo.

C5.1.7 Support becoming the transportation, cargo, and logistics hub of Vancouver Island. Expand, enhance, and maintain physical transportation links that connect businesses to their markets; enable the efficient movement of people, goods, and services; and can adapt to emerging transportation trends.

C5.1.8 Endeavour to reflect the land use designations in *City Plan* in determining the demands and priorities for use of Development Cost Charges (DCCs) funds in capital project planning.

C5.1.9 Review and update DCCs on a regular and ongoing basis (generally every five years), and involve input from stakeholders and the public.

C5.1.10 Seek to achieve equitable distribution of DCCs between existing and future residents to offset the costs associated with new development.

C5.1.11 Include comprehensive servicing planning, capital and life cycle planning, and costing as part of Area Planning processes for Urban Centres (see *policy D4.3.8*).

C5.1.12 Prioritize servicing investments to align with the development of Urban Centres based on their priority hierarchy (see *policy D4.3.7*).

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

C1.5 Water, Sewer, & Stormwater Services

C2.5 Complete Streets

C3.1 Community Safety & Security

C3.6 Recreation, Culture, & Wellness

C4.10 Waterfront Use & Protection

C5.5 Place Making & Investment Attraction

D4.3 Centres

D4.6 Industrial Lands

D4.7 Waterfront

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 workforce is being trained to fill the jobs of today and the future, by facilitating greater integration of education and 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 workforce. 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 Mitigation

C1.6 Solid Waste Management

C3.3 Intergenerational Living

C3.6 Recreation, Culture, & Wellness

C5.3 Business Development

C5.5 Place Making & Investment Attraction

D4.6 Industrial Lands

C5.3 BUSINESS DEVELOPMENT

Business development targets retention, expansion, and entrepreneurship as pathways to growing a sustainable local economy that respects the environment, helps meet our social needs, and supports thriving businesses throughout the community.

Desired Outcomes

A strong local economy that supports entrepreneurs, retains and expands existing businesses, and attracts new businesses, in order to keep pace with the needs of our growing population.

A business friendly environment that welcomes and supports business.

Policies

C5.3.1 Enhance business development by supporting new entrepreneurs and through 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 Ensure that Nanaimo is competitive relative to other business locations in British Columbia.

C5.3.5 Work collaboratively with First Nations to identify areas of joint action and economic development initiatives that bring shared prosperity.

C5.3.6 Build understanding among business, political, and community leaders about the value of sustainable economic development in building a prosperous and healthy community.

C5.3.7 Facilitate communication with, and between, businesses to help them achieve their goals.

C5.3.8 Support 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

C4.4 Political Voice & Engagement

C5.1 Economic Capital

C5.4 Innovation & Technology

C5.5 Place Making & Investment Attraction

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 that encourages 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 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 parts of the community.

C5.4.3 Bring together entrepreneurs, universities, government agencies, innovation labs, and influencers to coordinate growth of the technology sector (often referred to as the technology ecosystem). Utilize innovation in the technology sector to strengthen and grow all other sectors of the economy.

C5.4.4 Encourage further development of the technology sector by strengthening the physical and personal connections between technology companies.

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 and achieve 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 Mitigation

C1.6 Solid Waste Management

C4.2 Equity & Inclusivity

C5.1 Economic Capital

C5.2 Human, Social, & Environmental Capital

C5.3 Business Development

C5.5 Place Making & Investment Attraction

D4.3 Centres

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.

Collaboration 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.

C5.5.2 Create and maintain public access to Nanaimo's waterfront and encourage its use.

C5.5.3 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.

C5.5.4 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.

C5.5.5 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.

C5.5.6 Reinforce a positive view of Nanaimo among the local population.

C5.5.7 Develop and implement a corporate communication strategy for promoting the "Nanaimo brand" outside the region. Market Nanaimo to be attractive to residents, talent, and investment.

C5.5.8 Ensure that new or updated public and private built environments are high quality, visually appealing, and communicate pride and sense of place.

C5.5.9 Host and support community events that celebrate Nanaimo's diverse cultures and heritages.

C5.5.10 Market Nanaimo as a creative city in order to facilitate the growth and economic benefit of arts and culture in Nanaimo.

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 Archaeology & Heritage

C4.7 Public Art Projects & Programs

C4.8 Community Events, Festivals, Tournaments, & Gatherings

C4.9 Parkland & Park Amenity Management

C4.10 Waterfront Use & Protection

C5.3 Business Development

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, helps raise the profile of our city, and supports 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 people coming to experience our city and its numerous attractions.

Policies

C5.6.1 Partner with other organizations on comprehensive destination development plans and include investment in visitor-facing infrastructure, capitalizing on leisure, sport, eco-tourism, and business tourism opportunities throughout the community.

C5.6.2 Work with community partners to develop Nanaimo's tourism marketing brands.

C5.6.3 Promote Nanaimo as destination for leisure, sport, eco-tourism, and business tourism by highlighting and developing our natural, historical, cultural, and recreational assets.

C5.6.4 Promote the development of Indigenous led tourism opportunities and experiences through partnerships with First Nations and others.

C5.6.5 Build our reputation as a waterfront destination and continue featuring Nanaimo's waterfront in our tourism initiatives.

C5.6.6 Encourage sufficient supply of high quality accommodation.

C5.6.7 Collaborate with partners to promote food and culinary tourism as part of the cultural experience of Nanaimo.

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 Archaeology & Heritage

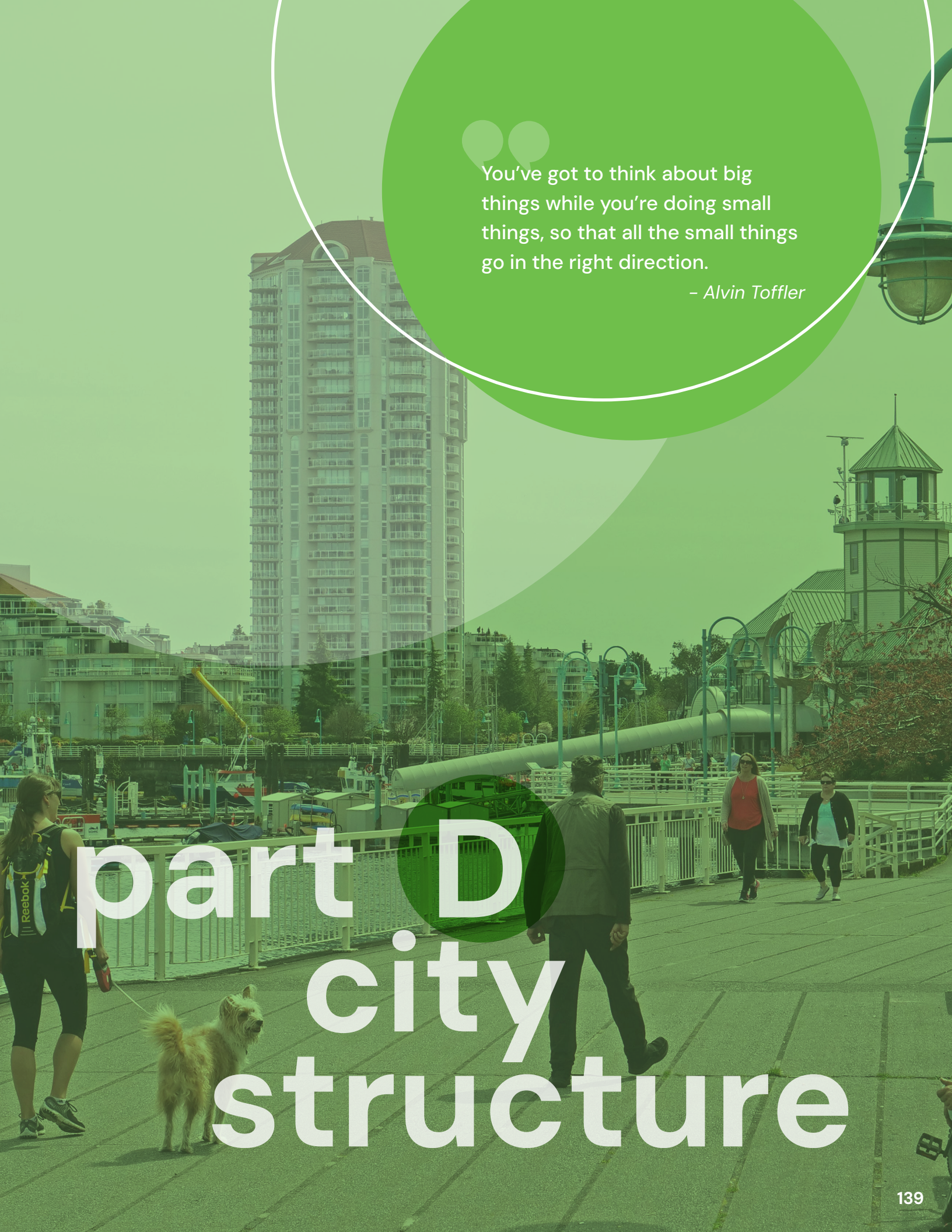
C4.7 Public Art Projects & Programs

C4.8 Community Events, Festivals, Tournaments, & Gatherings

C4.9 Parkland & Park Amenity Management

C4.10 Waterfront Use & Protection

C5.5 Place Making & Investment Attraction



> 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*

part D city structure



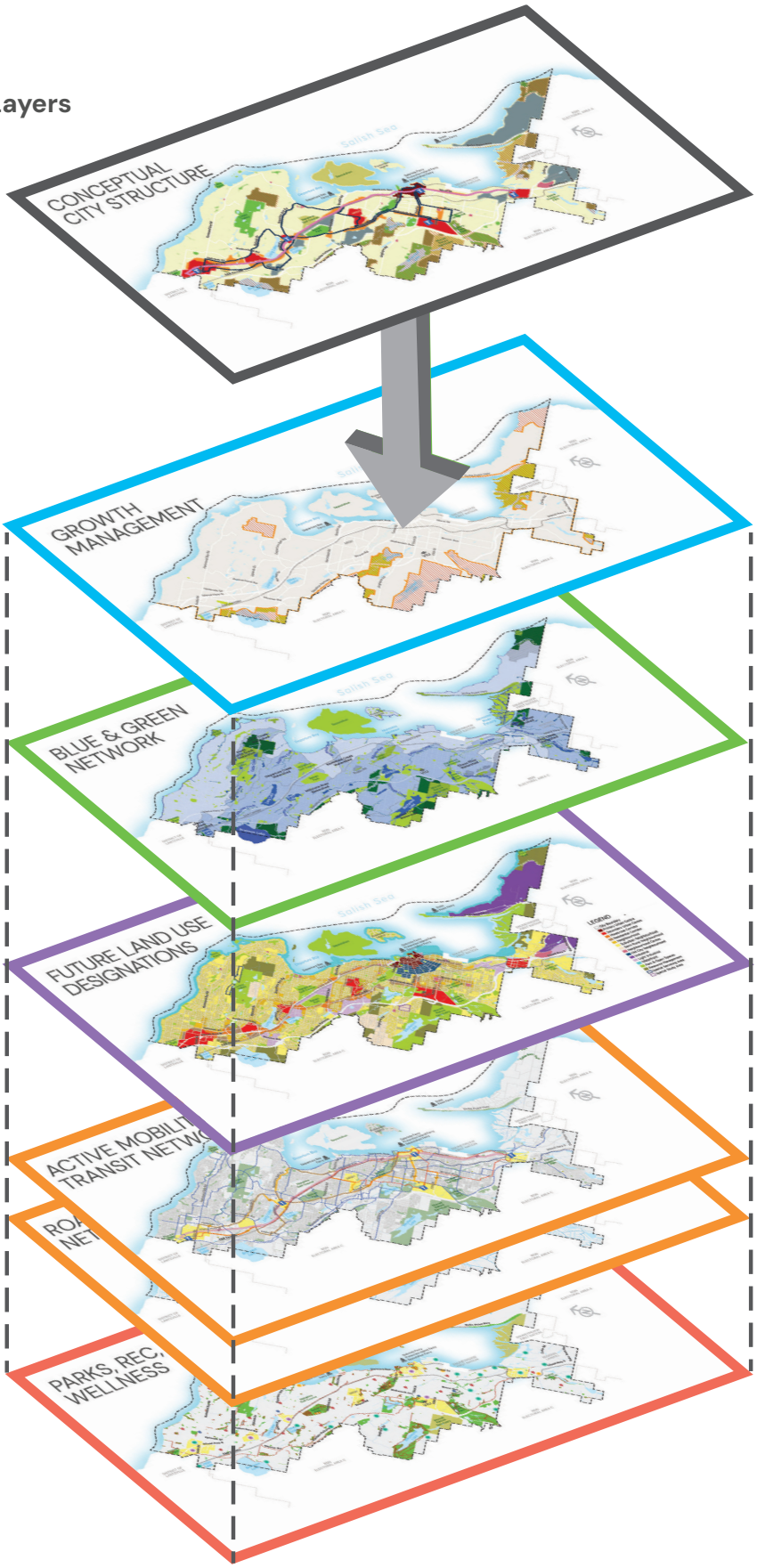
D1 AN INTEGRATED STRUCTURE

Land use = mobility = climate action = environmental protection. A city is a linked system where all networks must work together.

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 allow 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 are able to harmonize and create efficiency in our city.

Figure 11: Conceptual City Structure Layers



FIVE LAYERS

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

Go to Section D2

The **Blue & Green Network** provides places for nature to thrive. The network includes both urban and natural areas and provides spaces that connects Nanaimo to the natural landscapes beyond.

Go to Section D3

The **Future Land Use Designations** guide how and where we will focus places for living, working, and experiencing Nanaimo. It is how we allocate space within the city to create a vibrant and sustainable mix of uses.

Go to Section D4

The **Mobility Network** indicates how we will meet the transportation needs of an increasing population and shift to a network that prioritizes a broad range of sustainable transportation options.

Go to Section D5

The **Parks, Recreation, Culture, & Wellness Plan** indicates where we will invest in growing critical amenities that support our community wellbeing and quality of life.

Go to Section D6

AN INTEGRATED CITY CONCEPT

The principles of an integrated city include transitioning density between higher and lower density areas and focusing residential and employment density near transit and Urban Centres. The pattern highlighted in the diagram below illustrates how key elements of the five layers shown in Figure 11 (previous page) – Growth Management, Blue & Green Network, Future Land Use Designations, Mobility Network, and Parks, Recreation, Culture, & Wellness Plan – combine to reinforce an integrated vision for Nanaimo's future.

Figure 12: Conceptual City Structure

Map is for illustrative purposes only. Refer to the Schedules for official maps on each component of the integrated plan.

Legend & Notes

NOTE: The diagram below is illustrative, providing a high level overview of how key elements of *City Plan* fit together. It is not intended for official planning purposes. Each layer is described in more detail in this section of *City Plan*. Refer to the Schedules for official maps.

GROWTH MANAGEMENT

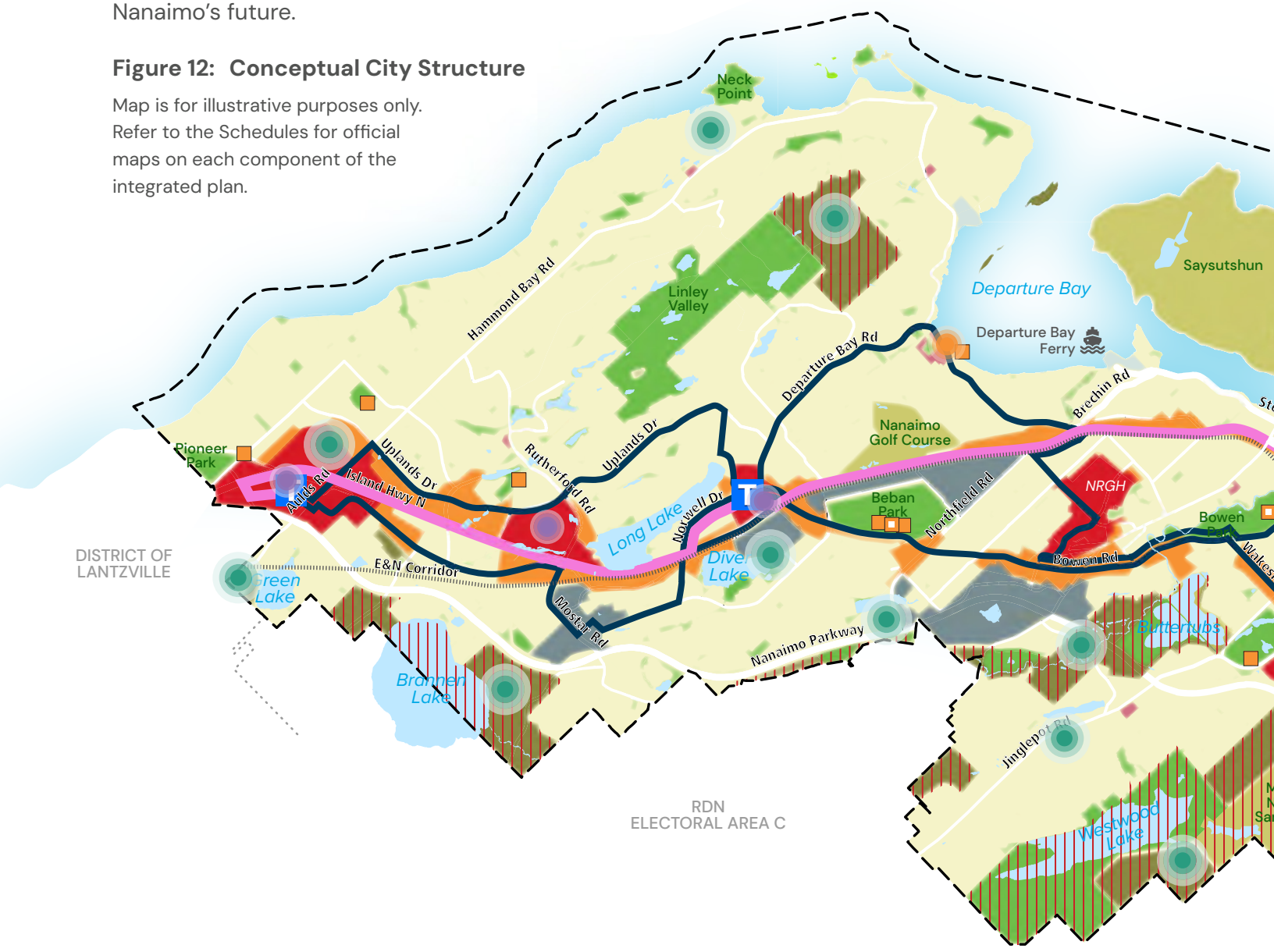
Go to Section D2

- City of Nanaimo Boundary
- Lands Outside Urban Containment Boundary (UCB)

BLUE & GREEN NETWORK

Go to Section D3

- Water Bodies / Streams
- Resource Management Area



FUTURE LAND USE DESIGNATIONS

Go to Section D4

- Primary Urban Centre / Highest Density Area
- Secondary Urban Centre / High Density Area
- Corridor / Moderate Density Area
- Neighbourhood Centre / Moderate to Low Density Area
- Lowest Density Residential Area
- Industrial / Employment Area

MOBILITY NETWORK

Go to Section D5

- Future Transit Exchange
- Bus Rapid Transit (BRT) Line
- Bus Frequent Transit (BFT) Line

PARKS, REC, CULTURE, & WELLNESS PLAN

Go to Section D6

- Existing City owned Parks
- Existing Parks & Open Space owned by Others
- Existing Recreation, Culture, & Wellness Facility
- Future Upgraded Recreation, Culture, & Wellness Facility
- New Recreation, Culture, & Wellness Facility Priority Area
- New Urban Centre Park, Recreation, Culture, & Wellness Priority Area
- New Park or Amenity Space Priority Area



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 serve as mobility hubs, and are integral to our transit and transportation network. To attract residents and be sustainable, Urban Centres need to be energy efficient, beautiful, and practical, delivering a range of housing, employment, and mobility options; cultural services; and public spaces to support many lifestyles.

COMMON URBAN CENTRE FEATURES – see Figure 14

1. A vibrant shopping area with shops and services along a pedestrian oriented street
2. An institutional, commercial, or civic employment magnet
3. A central transit hub connecting to other Urban Centres and regional destinations
4. Multi-modal streets that prioritize walking, rolling, and cycling
5. A community recreation and wellness destination
6. An urban school site, integrated with community facilities
7. A destination green space for rest, access to nature, and community gathering
8. Plazas and open spaces that integrate cultural and art elements
9. Green infrastructure including stormwater ponds, green roofs, and efficient buildings
10. A robust tree canopy
11. Buildings that step down between the Urban Centre and adjacent Neighbourhoods

Figure 13: Integrated Urban Centre Section

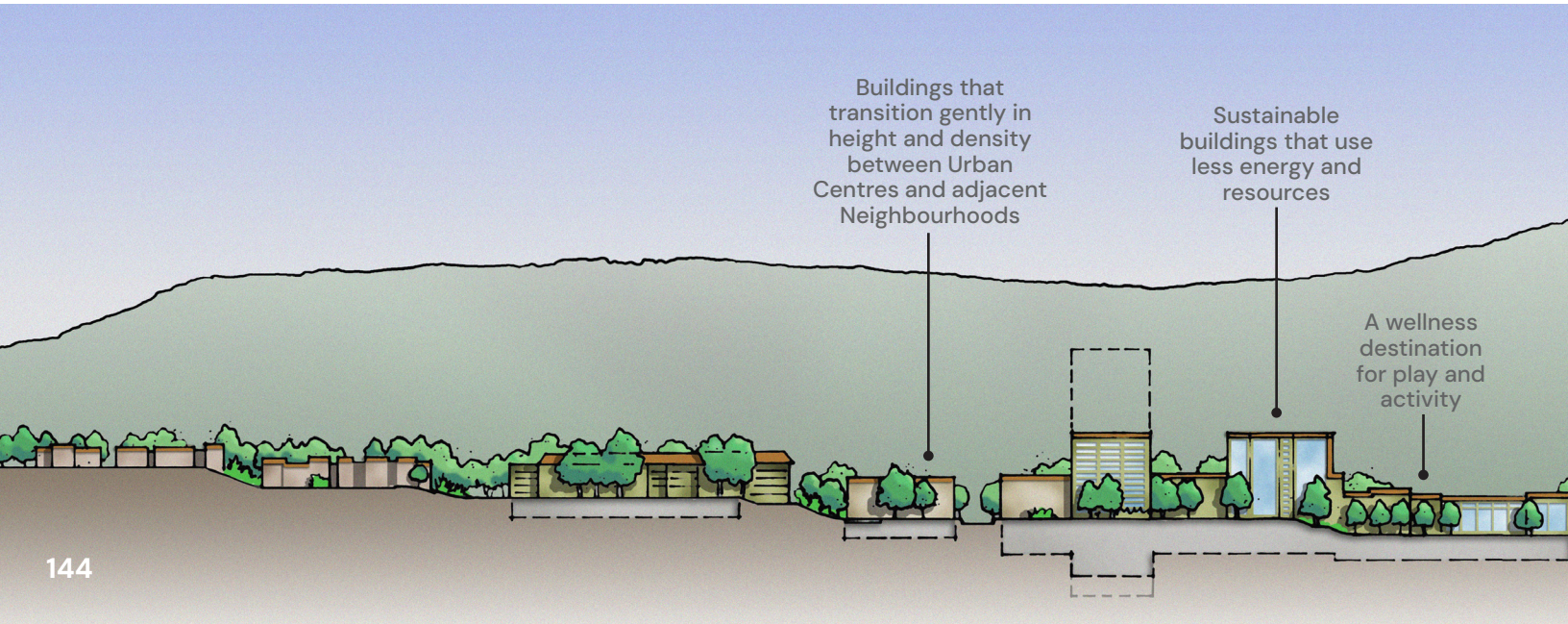
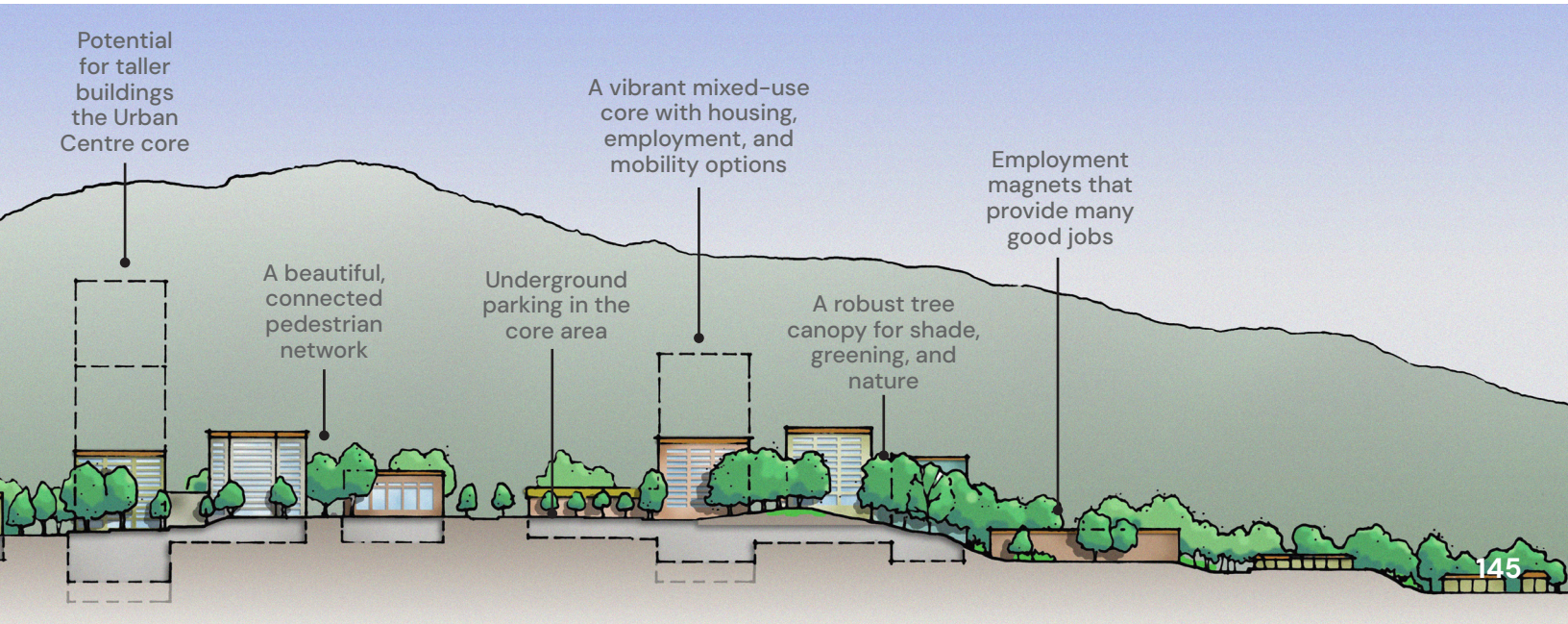


Figure 14: Integrated Urban Centre Sketch



INTEGRATED GOALS: URBAN CENTRES

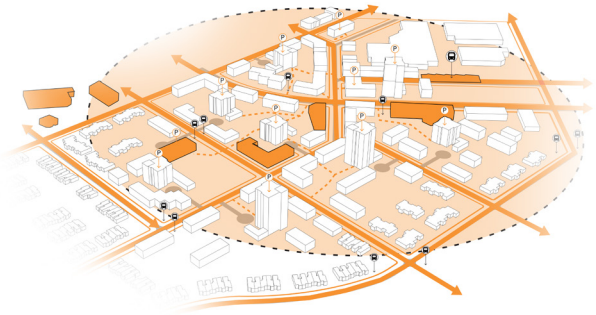
A GREEN NANAIMO:
RESILIENT& REGENERATIVE ECOSYSTEMS

See policies in Section C1



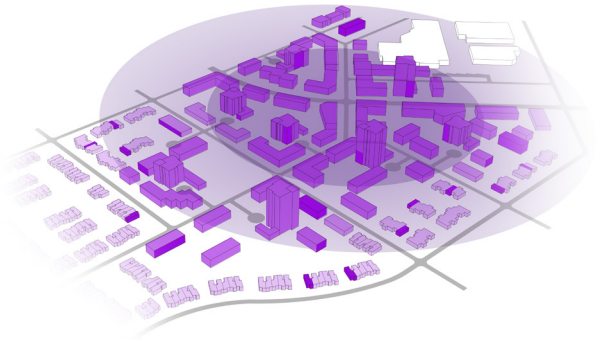
A CONNECTED NANAIMO:
EQUITABLE ACCESS & MOBILITY

See policies in Section C2



A HEALTHY NANAIMO:
COMMUNITY WELLBEING & LIVABILITY

See policies in Section C3



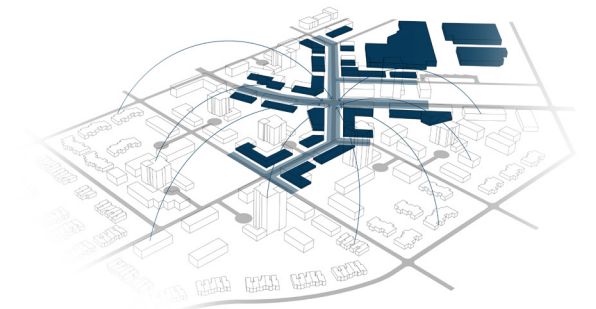
AN EMPOWERED NANAIMO:
RECONCILIATION, REPRESENTATION, & INCLUSION

See policies in Section C4



A PROSPEROUS NANAIMO:
THRIVING & RESILIENT ECONOMY

See policies in Section C5



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 roofs



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 and supporting local businesses



Employment magnets that provide good jobs



Place making that attracts interest

Integrated Neighbourhoods

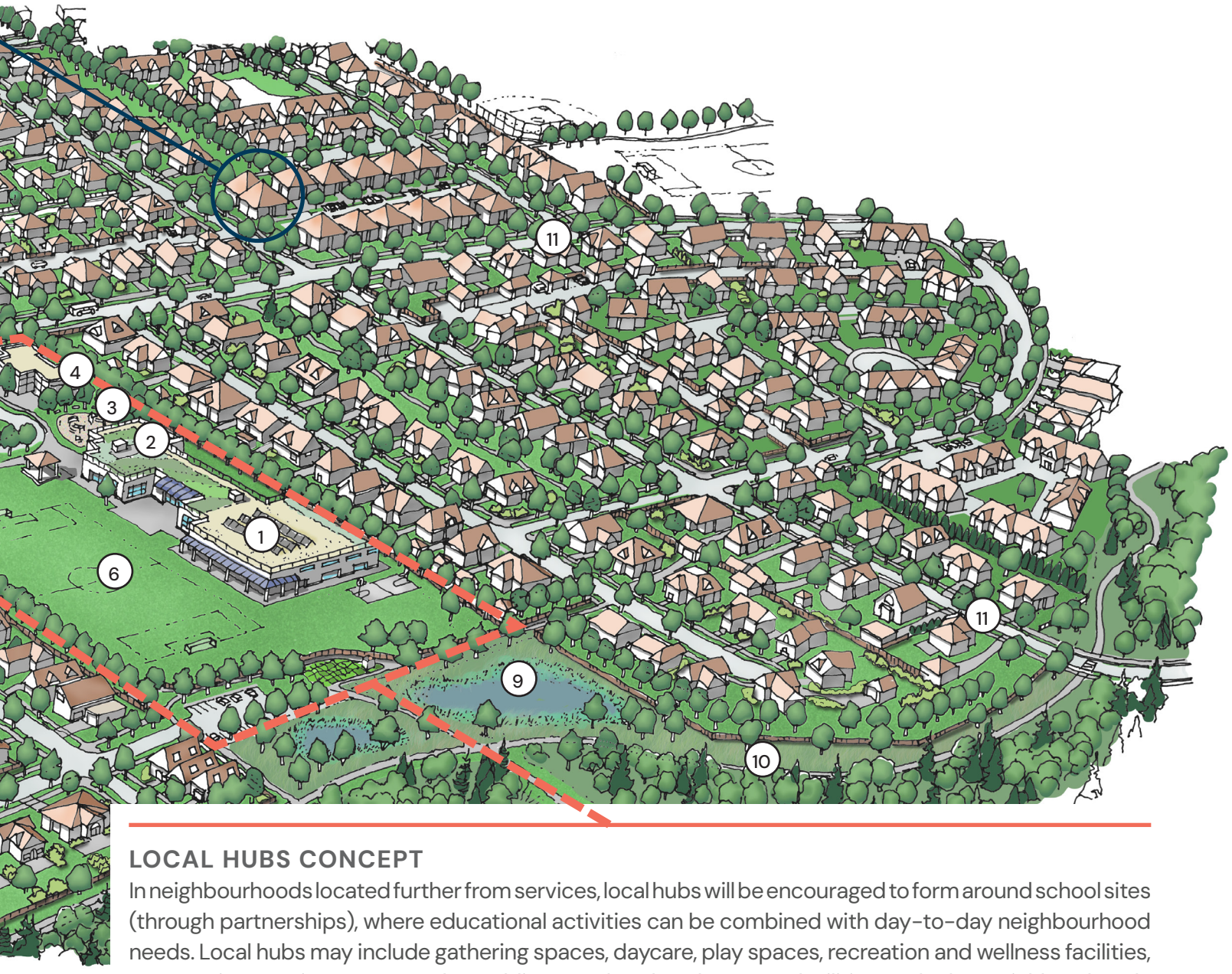
Nanaimo's Neighbourhoods will be places for living with a focus on community connection. While it is expected that some growth and redevelopment will occur in neighbourhoods, it is anticipated they will remain low density with fewer services than Urban Centres and Corridors.

Figure 15: Integrated Neighbourhood Sketch & Typical Land Uses



COMMON NEIGHBOURHOOD FEATURES – see Figure 15

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, play spaces, recreation and wellness facilities, community meeting spaces, cafes, public art, 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

See policies in Section C1



A CONNECTED NANAIMO:
EQUITABLE ACCESS & MOBILITY

See policies in Section C2



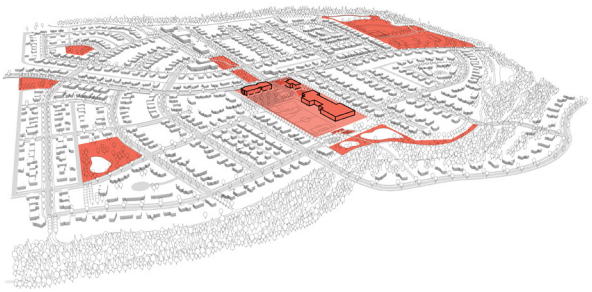
A HEALTHY NANAIMO:
COMMUNITY WELLBEING & LIVABILITY

See policies in Section C3



AN EMPOWERED NANAIMO:
RECONCILIATION, REPRESENTATION, & INCLUSION

See policies in Section C4



A PROSPEROUS NANAIMO:
THRIVING & RESILIENT ECONOMY

See policies in Section C5



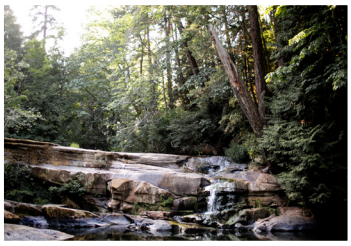
WHAT IS IN A NEIGHBOURHOOD?



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 trails near nature



Central transit stop and possible on-demand options



Routes that connect through cul-de-sacs and dead ends



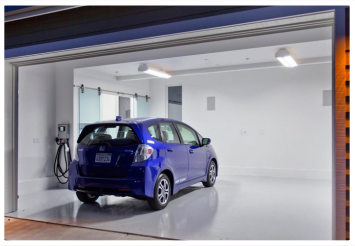
Intergenerational living and ability to age-in-place



Some higher density in areas connected to services and transit



Integration of small scale infill 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 the School District to support community programming, recreation, wellness, and culture opportunities



D2 GROWTH MANAGEMENT

> 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*

D2.1 CITY BOUNDARY & 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 the 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 *Schedule 1: City Boundary & Urban Containment Boundary* and illustrated on Figure 16.

D2.1.2 The City will complete a City 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 or 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 Regional District of Nanaimo'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 or the Forest 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
- the inclusion or exclusion of land inside the UCB, on balance, contributes towards the goals of the Regional District of Nanaimo's *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 areas within the City Boundary 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.

Legend & Notes

City of Nanaimo Boundary (aligns with Regional District of Nanaimo Growth Containment Boundary)

Urban Containment Boundary (UCB)

Land Outside the UCB

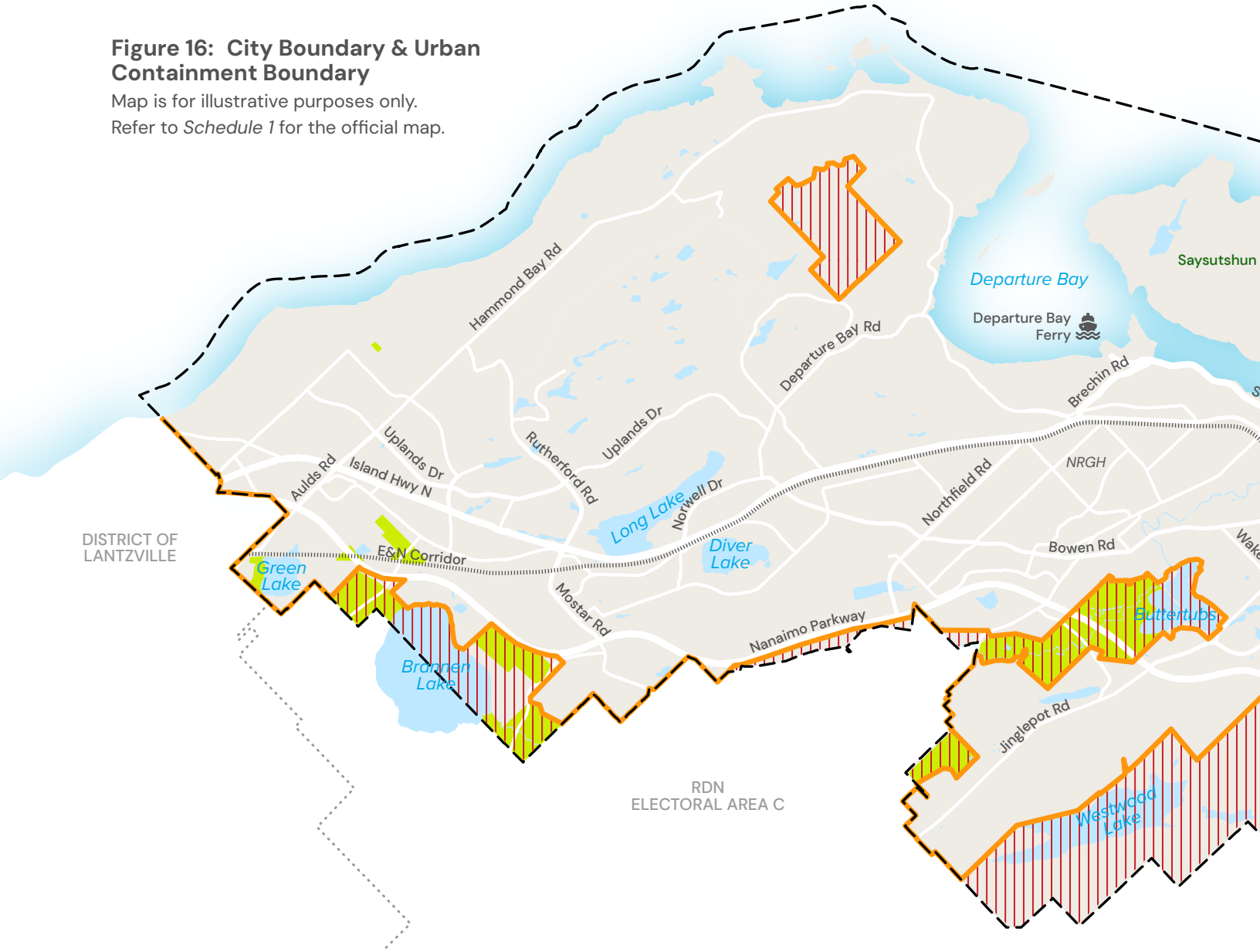
Lands outside the UCB do not allow for urban development and will not have community services like water and sewer extended to them (see *policy D2.1.6*)

Agricultural Land Reserve (ALR)

View policies for ALR

D4.8
Green Spaces

Figure 16: City Boundary & Urban Containment Boundary
Map is for illustrative purposes only.
Refer to *Schedule 1* for the official map.



BENEFITS OF A UCB

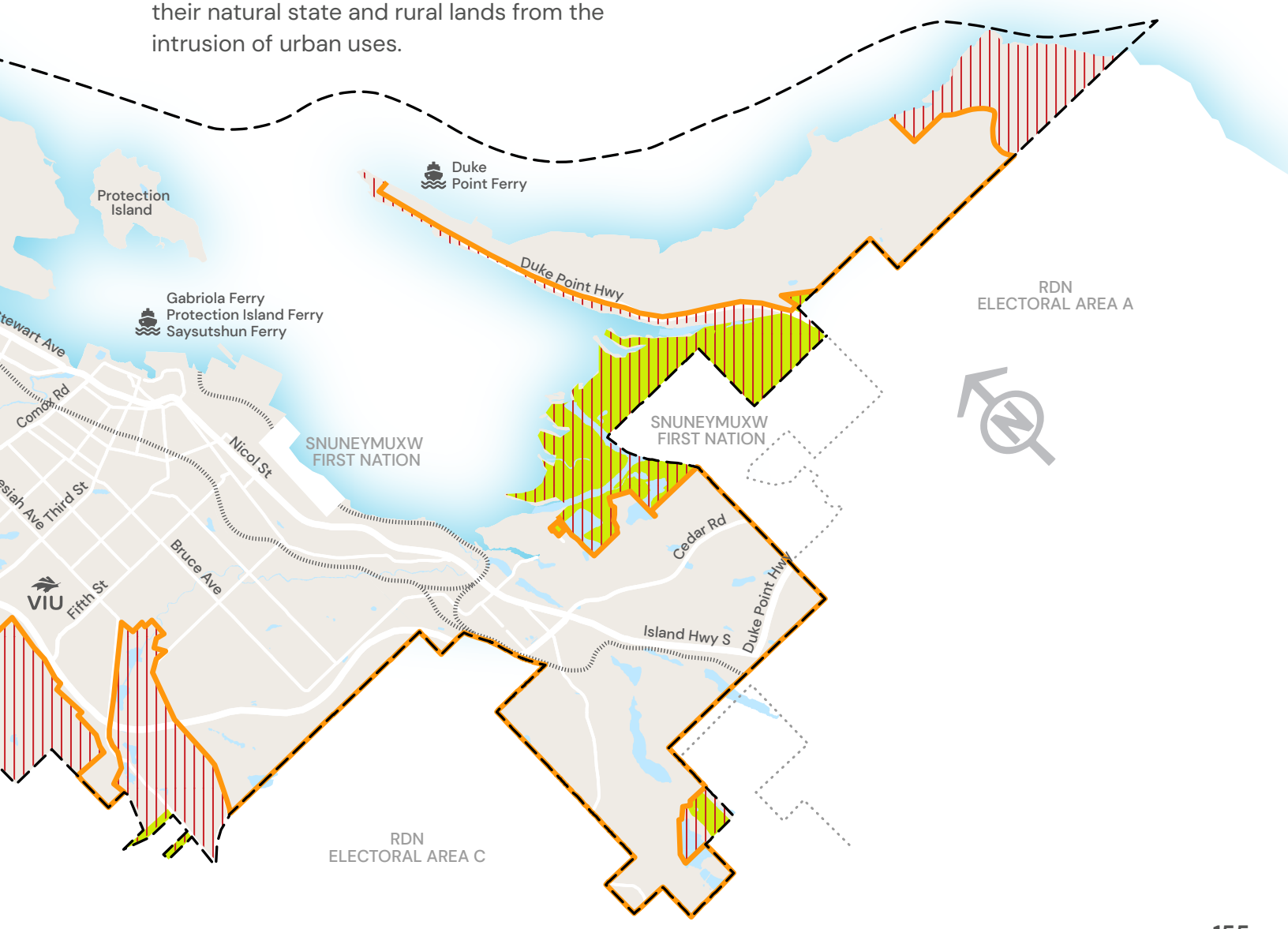
- Directs the majority of future growth towards urban areas in order to help achieve the sustainability goals of both *City Plan* and the Regional District of Nanaimo's *Regional Growth Strategy*.
- Supports efficient use of roads, sewer, water, and storm services and provides cost savings as new development can use existing infrastructure and community services like schools and hospitals.
- Encourages a development pattern and population density that supports more viable public transit and walking, rolling, and cycling 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 (UCB).

There is enough serviced land, either vacant or underutilized, within Nanaimo's UCB to accommodate projected demands for housing to 2046 and commercial and industrial 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 a key hub for urban growth.





D3 BLUE & GREEN NETWORK

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

D3.1 OVERVIEW

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 the 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 *City Plan*, we are signalling 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 – waterfronts, lakes, watercourses, forests, tree canopy, and the sponge of absorbent soils and vegetation cover within developed areas. We will strive to manage urban development and redevelopment in ways that sustain or restore ecosystem functions, 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 this adaptation.



Figure 17: The Impact of Climate Change in Nanaimo
Source: Integral with Tamsin Mills Resilience Consulting, 2020. City of Nanaimo *Climate Change Resilience Strategy*.

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 costs 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
- Longer and more frequent summer dry spells

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
- Summer drought, impacting agriculture and local food supply
- Less water in rivers, impacting fish habitat

PREPARING FOR MORE WATER

A critical and cost intensive adaptation effort will be preparing for more extreme storms and flooding. The policies in *City Plan* 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, and onsite storage, in new development or redevelopment, and 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 C1 A Green Nanaimo: Resilient & Regenerative Ecosystems**

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 and 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, causing 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 First Nations cultural sites and resources

PREPARING FOR MORE HEAT

The policies in *City Plan* 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 long term drinking water supply
- Preparation of extreme weather strategies
- See **Section C1 A Green Nanaimo: Resilient & Regenerative Ecosystems**

Legend & Notes

City of Nanaimo Boundary

WATERSHEDS

Piped Systems

Piped watersheds flow to the shoreline through piped storm drain networks

Surface Streams

Surface stream watersheds flow to the shoreline through open watercourses

View policies for watersheds:

C1.4 Healthy Watersheds

C1.5 Water, Sewer, & Stormwater Services

SENSITIVE AREAS

Riparian Areas

Areas that border 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

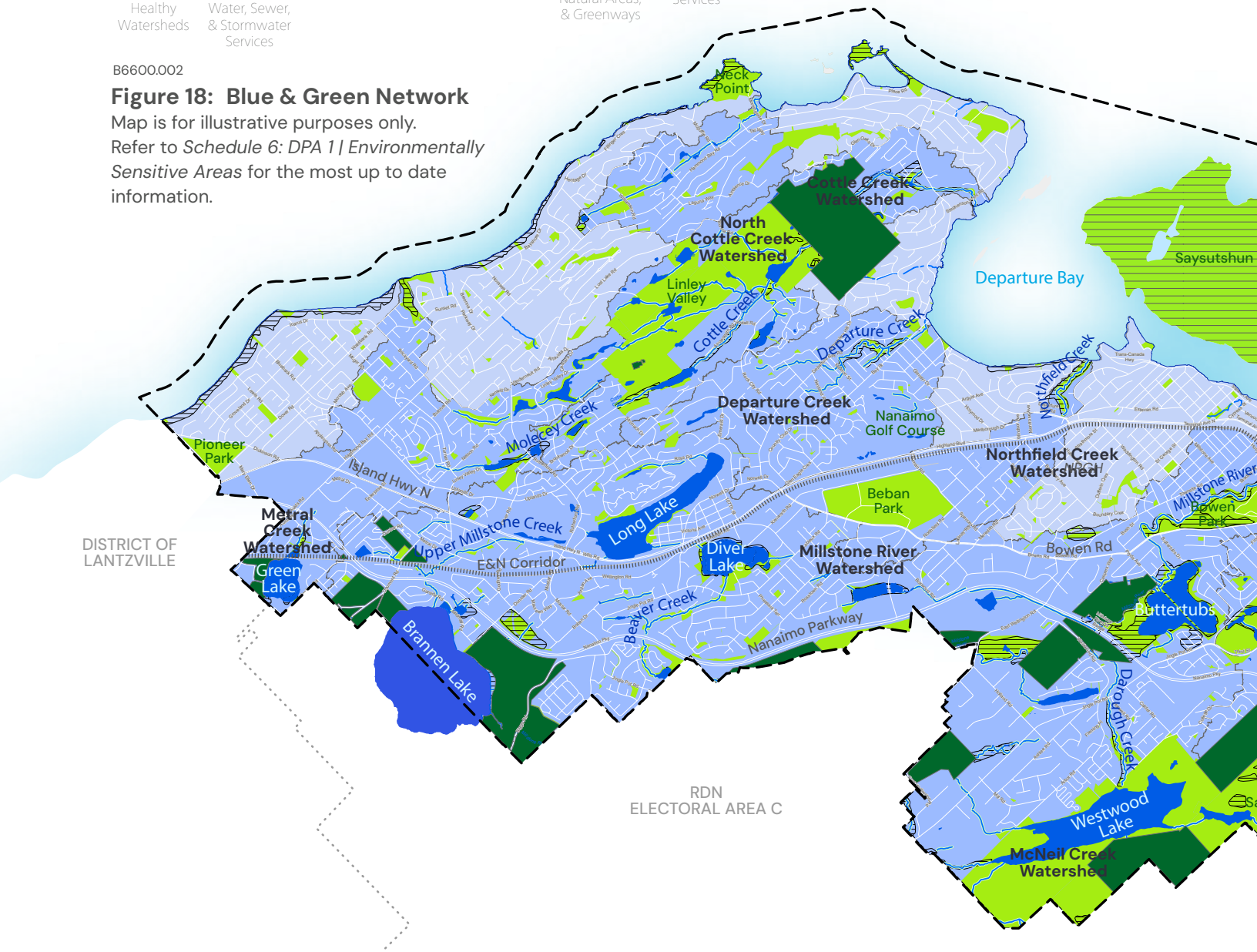
C1.5 Water, Sewer, & Stormwater Services

DPA 1 | Environmentally Sensitive Areas

B6600.002

Figure 18: Blue & Green Network

Map is for illustrative purposes only. Refer to *Schedule 6: DPA 1 | Environmentally Sensitive Areas* for the most up to date information.



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 USE DESIGNATIONS, SEE SECTION D4

Parks & Open Space

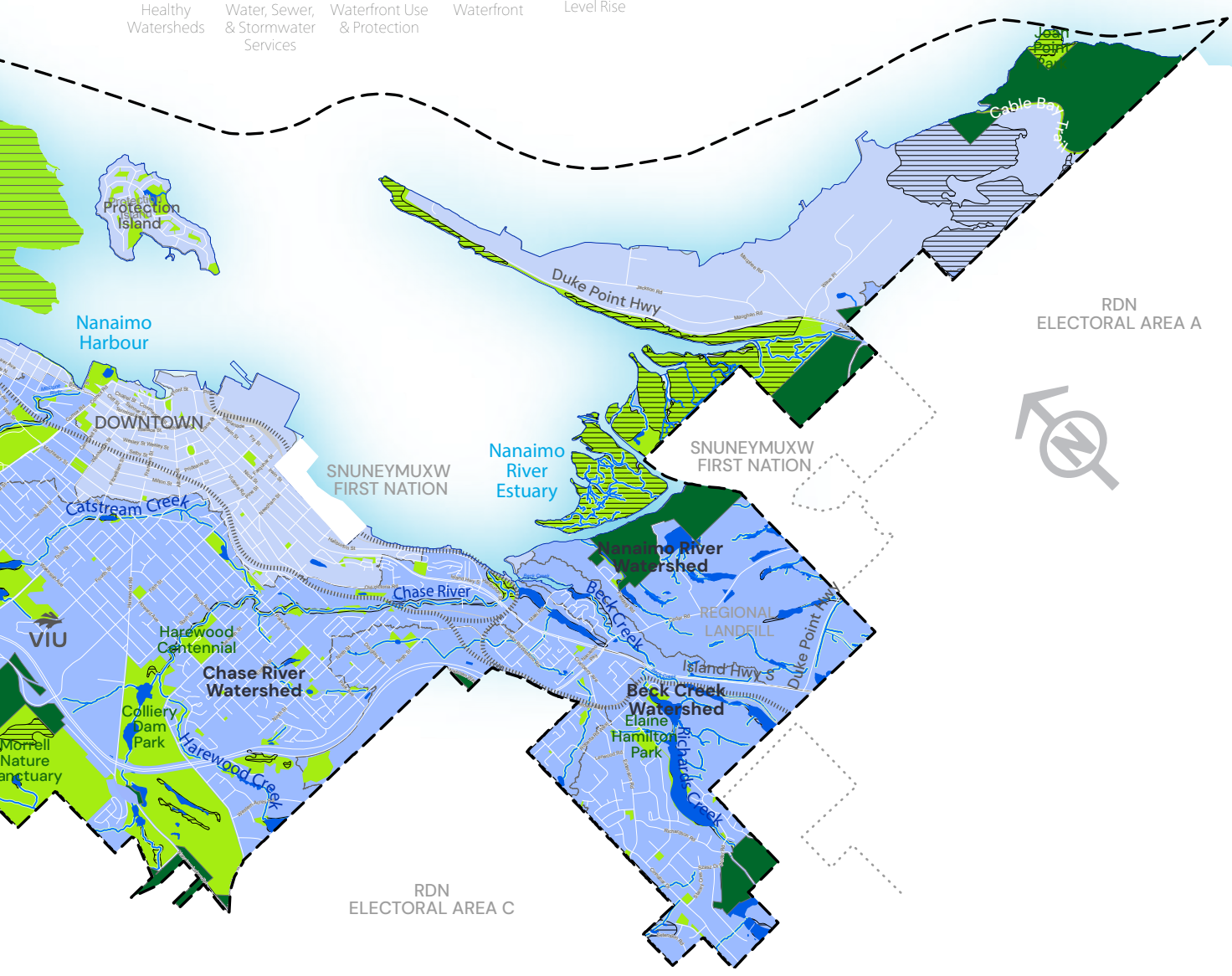
Lands designated as parks and open space often protect water bodies and sensitive areas

Resource Management

Lands designated Resource Management can include environmentally sensitive areas and limit urban development

View policies for related land use designations:

D4.8 Green Spaces





D4 FUTURE LAND USE DESIGNATIONS

You can't rely on bringing people downtown, you have to put them there.

- Jane Jacobs

D4.1 OVERVIEW

Great cities aren't created by accident; they are created through thoughtful plans and intentional actions. Nanaimo's Future Land Use Designations provide a framework to guide how future development can fit together to create vibrant and diverse areas for living, working, and experiencing our city.

The Future Land Use Designations, which are based on the Conceptual City Structure shown in Figure 11, illustrate how growth will be accommodated within Nanaimo's current boundary. The Future Land Use Designations are organized to provide room to revitalize and reimagine, while continuing to keep the best aspects of our city alive. Future Land Use Designations consider the Regional District of Nanaimo 2020 *Regional Housing Needs Report* and the City of Nanaimo 2020 *Population, Housing and Employment Projections*.

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. *City Plan - Nanaimo Relmagined* focuses on "growing in" and reinvesting in our existing city to revitalize, renew, and reconnect.

City Plan builds on Nanaimo's previous Official Community Plan to support land uses that embrace Nanaimo's existing structure, while filling gaps to create a more regenerative city. The Future Land Use Designations are comprised of a mix of land uses, with varying forms and functions, that work together to create complete and equitable areas. Figure 19 provides a summary of the high level land use categories.

Figure 19: Future Land Use Designations 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 are places for living and commerce anchored by the mobility network.



D4.5
Neighbourhoods

Neighbourhoods continue to support lower density 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 and wellness.

Legend & Notes

City of Nanaimo Boundary

CENTRES
SEE SECTION **D4.3**

- Primary Urban Centre
- 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

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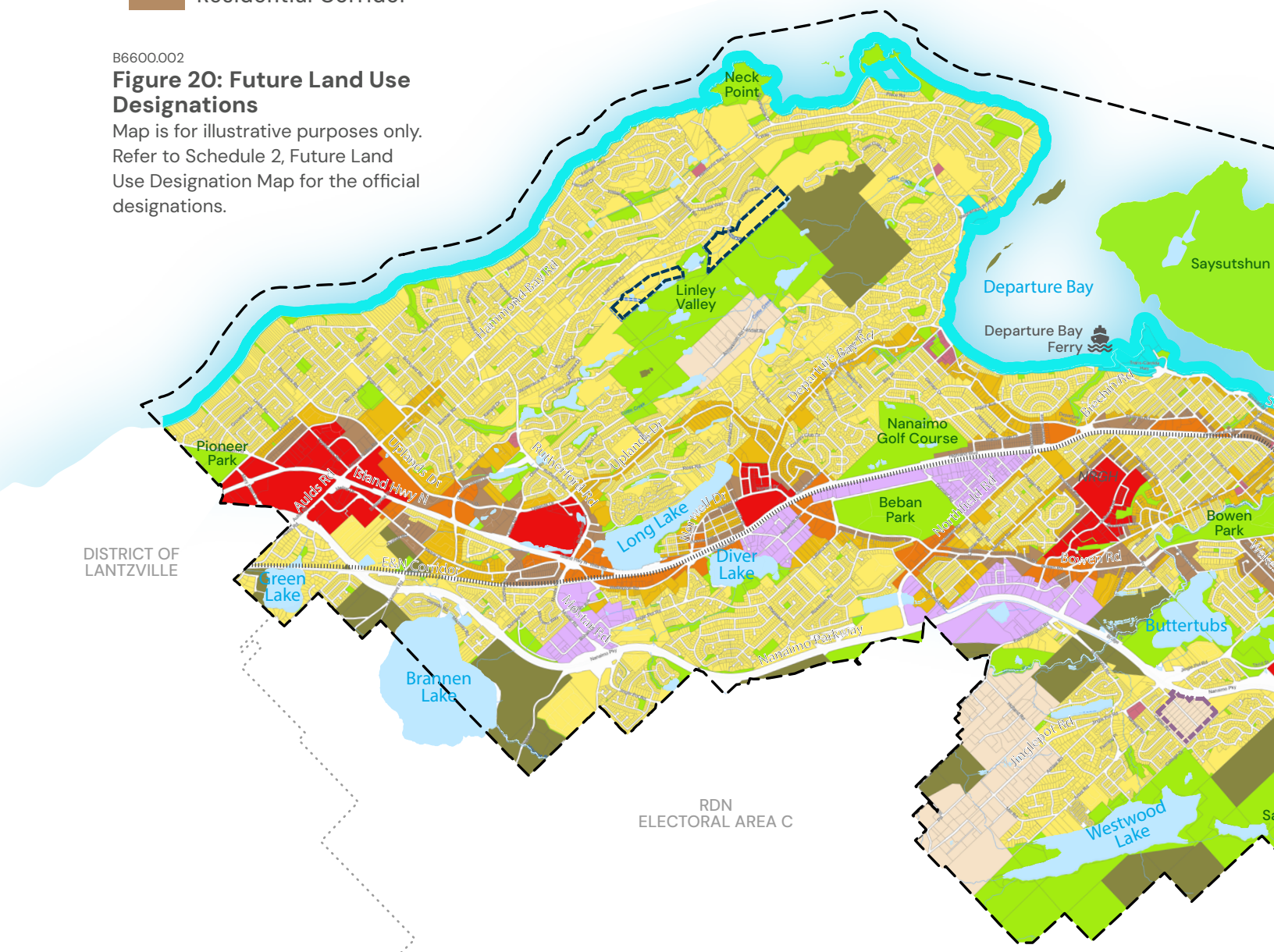
Figure 20: Future Land Use Designations

Map is for illustrative purposes only. Refer to Schedule 2, Future Land Use Designation Map for the official designations.



WATERFRONT
SEE SECTION **D4.7**

Waterfront

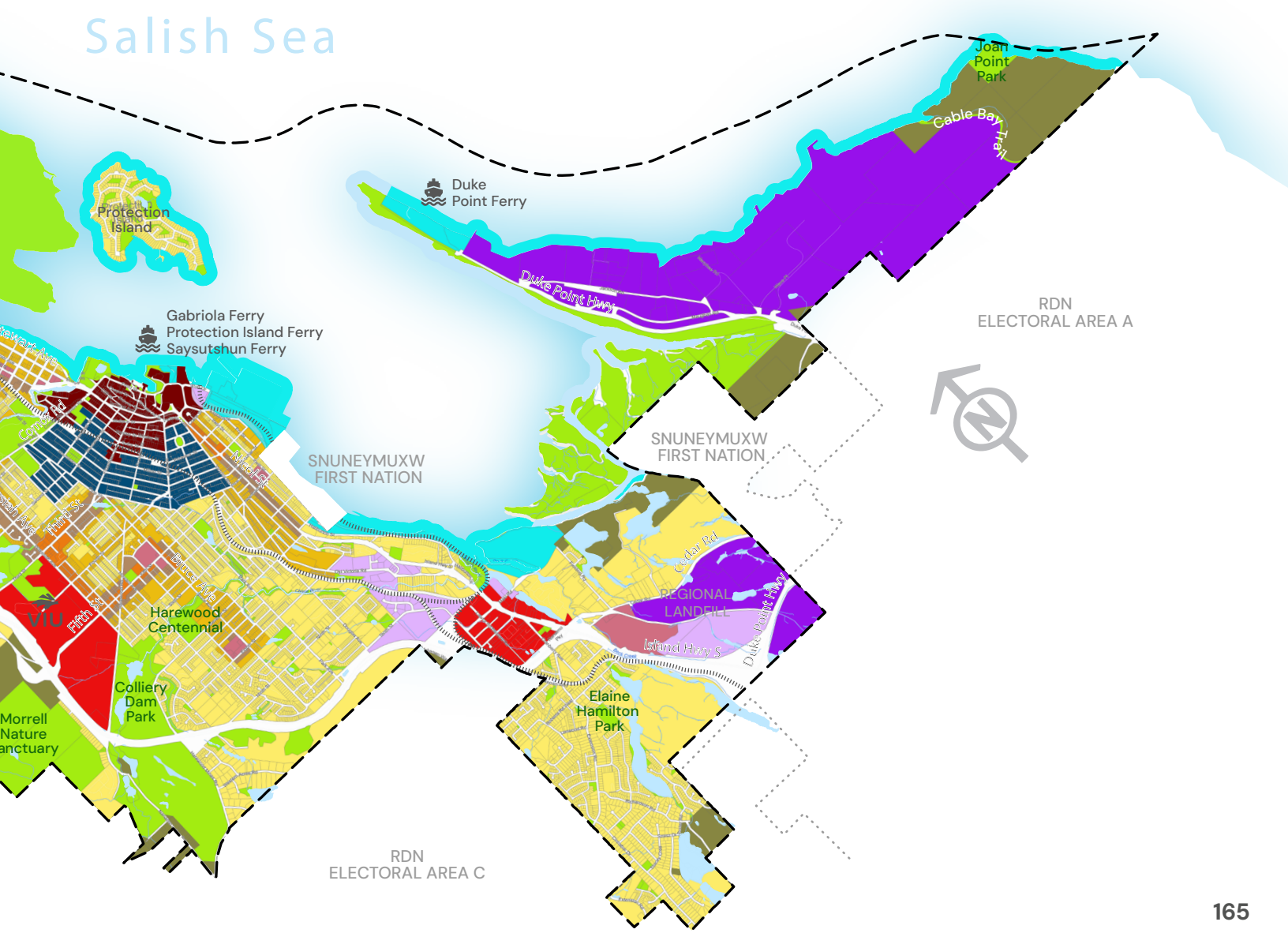
OTHER

Special Servicing Area
(see *policy D4.5.24*)

GREEN SPACES
SEE SECTION **D4.6**

Parks & Open Spaces

Resource Management

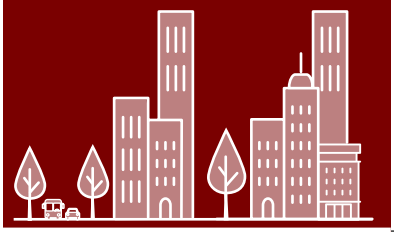


D4.2 FUTURE LAND USE DESIGNATIONS SUMMARY TABLE

Table 1 provides a summary of the range of land uses that are included within the Future Land Use Designations, depicted in *Schedule 2: Future Land Use Designations* and illustrated in Figure 20 (previous page). The Future Land Use Designations Summary Table is intended to be read and interpreted in conjunction with all goals and policies of *City Plan*. Desired outcomes and policies for each land use in the table can be found in *Section D4.3* through *Section D4.8*.

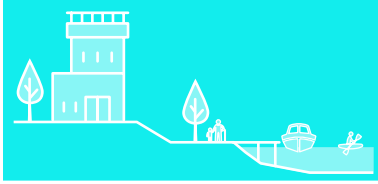
Table 1: Future Land Use Designations Summary Table

NOTE: Summary table is provided for reference only. Refer to each policy section for official policies.

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" » 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 walking, rolling, and cycling routes	» Mix of low-rise, mid-rise, and high-rise mixed-use, residential, or live / work » Minimum of 2 storeys » High-rise in specific locations	» Mixed-use, commercial, office, and residential » Residential in apartment formats » Civic / institutional uses » Cultural facilities » 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 or civic institutions and employment centres » Offers a broad range of housing types » Excellent transit access and walking, rolling, and cycling routes	» Mix of low-rise, mid-rise, and limited high-rise mixed-use or residential » 2 to 12 storeys with potential for limited additional height where community benefit is provided	» Mixed-use, commercial, office, and residential » Residential in apartment formats » Civic / institutional uses » Parks, plazas, and open spaces	200 uph
Neighbourhood Centre 	» A local-scale gathering and services destination for neighbourhood 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 » 2 to 4 storeys	» Mixed-use, commercial, office, and residential » Residential in apartment formats » Civic / institutional uses » Parks, plazas, and open spaces	60 uph

LAND USE	DESCRIPTION & INTENT	TYPICAL BUILDING FORMS	TYPICAL USES	TARGET DENSITY*
CORRIDORS (see *Section D4.4*)				
Mixed-Use Corridor 	» Mixed-use along Arterial and Collector Streets » 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 » 3 to 6 storeys	» Mixed-use commercial and residential » Residential » Parks, plazas, and open spaces » 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 » 3 to 6 storeys	» Residential » Local-serving small scale commercial » Live / work » Parks, plazas, and open spaces » 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 broad mix of housing forms and types to meet varied housing needs	» Single-unit dwellings with secondary suites » Duplexes » 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 » Institutional uses	60 uph
Suburban Neighbourhood 	» Primarily low-rise residential, further from services and transit hubs	» Single-unit dwellings with / without secondary suites » Duplexes » 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 » Institutional uses	25 uph

LAND USE	DESCRIPTION & INTENT	TYPICAL BUILDING FORMS	TYPICAL USES	TARGET DENSITY*
NEIGHBOURHOODS – continued (see *Section D4.5*)				
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 » Secondary suites » Duplexes » Multi-unit dwellings including tri/ fourplex, townhomes » Up to 3 storeys with potential for more in strategic locations	» Residential » Home based business » Commercial in strategic locations » Parks, plazas, and open spaces » Institutional uses	40 uph
Semi-Rural Neighbourhood 	» Lands not intended for urban development due to physical or servicing constraints, including transportation, utility servicing, or steep grades	» Single-unit dwellings » Secondary suites » Up to 2 storeys	» Residential » Home based business » Agriculture » Open space	2 uph
INDUSTRIAL LANDS (see *Section D4.6*)				
Industrial 	» Industry that requires larger land areas, generates fewer trips for employees / customers, and may generate noise, vibration, or odours » Activities that are not suitable adjacent to Urban Centres, Corridors, and Neighbourhoods	» Industrial buildings and structures	» Warehousing » Distribution » Transportation » Manufacturing » Processing » Assembly operations	n/a
Light Industrial	» Less land-intensive industry with high employee / customer numbers and goods and services that generate more activity » 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	» Processing » Manufacturing » Assembly operations » Warehousing » Distribution » Equipment sales and repairs » Printing and reproduction » Wholesale » Transportation » Communication related businesses » Auto parts retailers » Supportive, transitional, or emergency housing in appropriate locations » Office and sales as ancillary uses only	n/a

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 » Marine focused industry » Small scale local services » Mixed-use » 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	» Agriculture » Resource uses » Parks and open space » Protected natural areas	n/a

NOTES

*Target densities, where shown, are intended to describe general average 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.

D4.3 CENTRES

Urban Centres and Neighbourhood Centres are 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 Neighbourhoods.

Figure 21: Locations of Centres
Map is for illustrative purposes only.

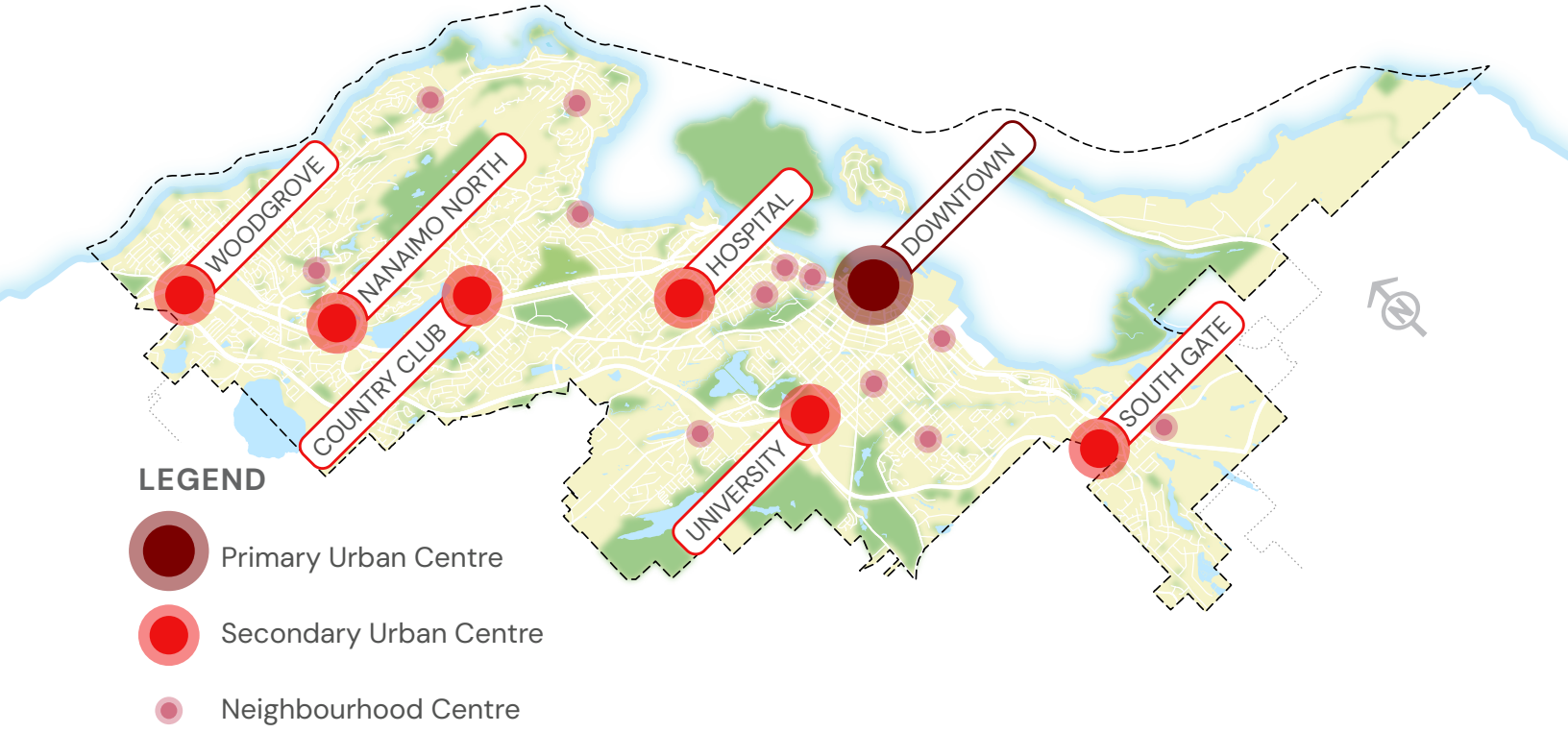
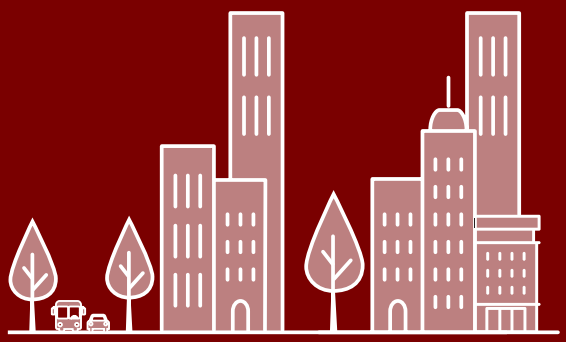


Figure 22: Types of Centres



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 an increasing 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, local services, and compact housing that support daily needs of local residents. As neighbourhood focal points for business, services, gatherings, and housing, these are places that support activity and animation. Neighbourhood Centres are integrated within Neighbourhoods and feature strong walking, rolling, 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, rolling, 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 the Urban Centre.

D4.3.2 Encourage the evolution of Urban Centres to offer a mix and range of services that support the social, health, recreation, wellness, and open space needs of residents living both in the Urban Centre and the surrounding community.

D4.3.3 Recognize and celebrate the unique characteristics and sense of place 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; meet changing demographics; and support a mix of incomes.

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

D4.3.6 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 / South Gate
- Hospital / University
- Country Club / Nanaimo North

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, as well as transitions to surrounding areas.

D4.3.9 Support redevelopment of large properties within Urban Centres where a proposal demonstrates the following characteristics:

- » improved public street connectivity, with new streets and pathways that break up large blocks and provide more direct and effective walking, rolling, cycling, and mobility links that coordinate with existing and potential future street crossings and intersections
- » improved walking, rolling, and cycling facilities to create a safe and 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
- » integration of transit infrastructure

D4.3.10 B6600.002 For lands designated as Transit-Oriented Areas by the Province, the allowable density (floor area ratio) and height (storeys) are as prescribed in the *Local Government Act* (and associated regulations). This is notwithstanding site servicing and other *City Plan* policies must be addressed.

D4.3.11 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 designations, maximum building height will be six storeys
- » where an Urban Centre designation is adjacent to a Suburban Neighbourhood designation, maximum building height will be four storeys

D4.3.12 Recognize that parks, open spaces, and recreation facilities are integral to the wellbeing 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.

D4.3.13 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.

D4.3.14 Encourage and accommodate growth of the creative community in Urban Centres, including but not limited to, live / work spaces and business-related incubator spaces.

D4.3.15 Direct large office developments to Urban Centres and emphasize Downtown as the preferred destination for these uses.

D4.3.16 Consider large format retail in Urban Centres, provided that it is designed in a format consistent with the walking, rolling, cycling, 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.

D4.3.17 Discourage new large areas of surface parking or drive-thrus in Urban Centres. Under-building parking or underground parking is preferred. Continue to evolve existing auto oriented uses into more pedestrian friendly and accessible development forms and mix of uses.

D4.3.18 Strengthen social connectedness and encourage amenities and spaces that provide opportunities for residents of all ages, abilities, and backgrounds to connect with their neighbours.

D4.3.19 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.

D4.3.20 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
- » reduced or shared parking requirements

D4.3.21 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.

D4.3.22 Prioritize walking, rolling, and cycling on roads in Urban Centres and set road speeds to support safe and comfortable mobility within these areas.

D4.3.23 Transition Island Highway (19A) 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.

Primary Urban Centre

DOWNTOWN URBAN CENTRE

D4.3.24 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 cultural, economic, and mobility hub with the highest density and mix of uses and an attractive urban character that is inviting and engaging.

D4.3.25 B6600.002 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*.

D4.3.26 Support the following typical uses: mixed-use, commercial, office, and residential; residential in apartment formats; civic / institutional uses; cultural facilities; and parks, plazas, and open spaces.

D4.3.27 Support the following typical building forms: mix of low-rise, mid-rise, and high-rise buildings, typically in mixed-use forms with ground-floor commercial and residential / office above, or residential or live / work forms.

D4.3.28 Building heights will be a minimum of two storeys. Encourage high-rise development as per locations and guidelines described in the *Nanaimo Downtown Plan* and *Port Drive Waterfront Master Plan*.

D4.3.29 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 unit density for the overall land use area.

D4.3.30 Ensure the Downtown Urban Centre has excellent transit access and walking, rolling, and cycling routes supporting a critical mass of housing, employment, and civic activities that serve a city-wide function.

D4.3.31 Encourage a strong presence of local, provincial, and federal governments in the Downtown Urban Centre.

D4.3.32 Encourage the Downtown Urban Centre to be a hub for post-secondary institutional and satellite campuses.

D4.3.33 Support removal of off-street parking minimums for all uses in the Downtown Urban Centre.

D4.3.34 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.

Secondary Urban Centre

ALL SECONDARY URBAN CENTRES

D4.3.35 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.

D4.3.36 Support the following typical uses: mixed-use, commercial, office, and residential; residential in apartment formats; civic / institutional uses; and, parks, plazas, and open spaces.

D4.3.37 Support the following typical building forms: mix of low-rise, mid-rise, and high-rise buildings, typically in mixed-use forms with ground-floor commercial and residential / office above, or residential or live / work forms.

D4.3.38 Typical building height will be two storeys 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
- » provides additional amenities that implement *City Plan* policies

D4.3.39 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 unit density for the overall land use area.

WOODGROVE URBAN CENTRE

D4.3.40 Recognize Woodgrove Urban Centre as the city's northern gateway, serving a city-wide and regional centre function for commercial activity.

D4.3.41 Develop Woodgrove Urban Centre as the northern mobility hub where major regional and city-wide mobility networks connect. Safe and accessible walking, rolling, cycling, and transit connections will be a priority in this centre.

D4.3.42 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.

NANAIMO NORTH URBAN CENTRE

D4.3.43 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.

D4.3.44 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, service, and commercial components.

D4.3.45 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

D4.3.46 Recognize Country Club Urban Centre as a central commercial, residential, community service, and mobility hub.

D4.3.47 Develop Country Club Urban Centre as the central mobility hub where major mobility networks connect. Safe and accessible walking, rolling, cycling, and transit connections will be a priority in this centre.

D4.3.48 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

D4.3.49 Recognize the Hospital Urban Centre as a city-wide and regional centre for health services, seniors housing, medical professional offices, and higher density residential.

D4.3.50 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*.

D4.3.51 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.

D4.3.52 Recognize the Hospital Urban Centre as having a major employment focus for Nanaimo with health related professional offices and services.

D4.3.53 Prioritize development of safe and accessible walking, rolling, cycling, and transit connections to encourage a shift in commuting travel modes and reduce the parking demand within surrounding neighbourhoods.

D4.3.54 Require new development and redevelopment to account for the movement of emergency and support vehicles, including helicopter flight paths.

UNIVERSITY URBAN CENTRE

D4.3.55 Recognize the University Urban Centre as a city-wide and regional centre for educational and recreational services, as well as related commercial and residential.

D4.3.56 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.

D4.3.57 Recognize the University Urban Centre as having a major employment focus for Nanaimo.

D4.3.58 Develop the University Urban Centre as a major mobility hub where transportation networks connect. Safe and accessible walking, rolling, cycling, and transit connections will be a priority in this centre.

D4.3.59 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 *City 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.

D4.3.60 Continue to collaborate with Vancouver Island University in their future plans for student housing and how best to integrate with the surrounding Harewood Neighbourhood.

D4.3.61 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

D4.3.62 Recognize South Gate Urban Centre as the city's southern gateway, providing a welcoming entrance to the city.

D4.3.63 Develop South Gate Urban Centre as the southern mobility hub where major regional and city-wide mobility networks connect. Safe and accessible walking, rolling, cycling, and transit connections will be a priority in this centre.

D4.3.64 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.

Neighbourhood Centres

D4.3.65 Plan Neighbourhood Centres as local-scale neighbourhood gathering and service destinations that support the daily needs of residents in the surrounding neighbourhoods.

D4.3.66 Support the following typical uses: mixed-use, commercial, office, and residential; residential in apartment formats; civic / institutional uses; and, parks, plazas, and open spaces.

D4.3.67 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.

D4.3.68 Typical building height will be two storeys to four storeys. Additional uses and heights may be considered in the *Sandstone Master Plan* area, in accordance with the policies in the *Sandstone Master Plan*.

D4.3.69 Consider local-serving commercial uses 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
- » places of worship and other public gathering spaces

D4.3.70 Work towards an overall target density for the Neighbourhood Centre designation of 60 units per hectare. This target density is intended to describe general unit density for the overall land use area.

D4.3.71 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
- » an attractive transition between the public and private realm, and between commercial and residential uses, including landscaping and street trees, to maximize pedestrian comfort

D4.3.72 Do not support development of large surface parking areas between the front face of a building and the street.

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, attractive routes designed for movement, living, and commerce, while continuing to be the network that connects 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 residential and commercial activity with Nanaimo's rapid and frequent transit networks, Corridor land uses 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, broken up by existing or new green spaces, maintaining a sense of place for each Corridor segment and avoiding monotonous strip development. The pattern and character of Corridors will vary, with sections closest to transit hubs having a strong mixed-use element, while other stretches will be primarily residential. The goal is to focus commercial activity into areas that are accessible by walking, rolling, cycling, and transit.

Figure 23: 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.

Desired Outcomes for Corridors

Attractive Corridors with higher intensity residential and mixed-uses.

Corridors serving as destinations with attractive human scale development and pedestrian-friendly options for mobility.

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 support safe and accessible movement of walkers, rollers, cyclists, and transit users.

D4.4.3 Include green public open spaces and landscaping features in 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 positioning of vehicle accesses from lanes or side streets to maintain a continuous street character and prioritize walking, rolling, and cycling 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 an urban, pedestrian-oriented, and attractive street character.

D4.4.8 Support 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 walking, rolling, and cycling environment
- » identification and dedication of parks; public spaces; and community recreation, culture, and wellness spaces
- » integration of pedestrian-oriented connections and transit infrastructure

D4.4.9 B6600.002 For lands designated as Transit-Oriented Areas by the Province, the allowable density (floor area ratio) and height (storeys) are as prescribed in the *Local Government Act* (and associated regulations). This is notwithstanding site servicing and other *City Plan* policies must be addressed.

MIXED-USE CORRIDOR

D4.4.10 Plan Mixed-Use Corridors to be destinations in themselves, located along Arterial and Collector Streets. These Corridors support primarily mixed-uses.

D4.4.11 Support the following typical uses: mixed-use commercial and residential; residential apartments; parks, plazas, and open spaces; and institutional uses.

D4.4.12 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.

D4.4.13 Typical building height will be three storeys to six storeys.

D4.4.14 Work towards an overall target density for the Mixed-Use Corridor designation of 100 units per hectare. This target density is intended to describe general unit density for the overall land use area.

D4.4.15 Discourage development of primary parking areas and/or drive-thrus between the front face of a building and the street. Underground or under-building parking is preferred.

RESIDENTIAL CORRIDOR

D4.4.16 Plan Residential Corridors to be located along Arterial and Collector Streets. These Corridors support primarily residential uses.

D4.4.17 Support the following typical uses: residential; local-serving small scale commercial; live / work; parks, plazas, and open spaces; and institutional uses.

D4.4.18 Support the following typical building forms: low- to mid-rise residential apartments and townhomes.

D4.4.19 Typical building height will be three storeys to six storeys.

D4.4.20 Work towards an overall target density for the Residential Corridor designation of 100 units per hectare. This target density is intended to describe general unit density for the overall land use area.

D4.4.21 Discourage development of primary parking areas between the front face of a building and the street. Underground or under-building parking is preferred.



Five-storey residential apartment



Five-storey mixed-use

D4.5 NEIGHBOURHOODS

Neighbourhoods are primarily residential areas that make up the majority of the city's land base. 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.

Residents in Neighbourhoods historically have tended to be more reliant on private vehicles to meet transportation needs, as many of these areas are too far from work and daily needs for convenient walking, rolling, 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 that 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 to reduce vehicle trips.

Since 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 low-rise apartments, subdivision of larger lots, and conversion of larger houses into modest apartments.

An increasing mix of lower density housing types that complement existing 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.



Three-storey townhome



Single-unit infill house



Carriage house

Figure 24: 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 and character of the existing Neighbourhood. A greater diversity of housing options is 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 encouraged for these areas.



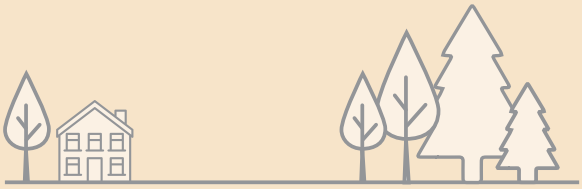
Suburban Neighbourhood

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, mostly in 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 Urban Centre.



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.

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 residents with 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 as primarily residential areas that support low to modest increases in density and include livable, diverse housing that respects existing residential character.

D4.5.2 Support the development and redevelopment of lands with 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 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 will be 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 amenities and commercial services, filling a gap in neighbourhood 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.

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, rolling, 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 walking, rolling, and cycling connection will be provided to create a publicly accessible connection to adjacent residential areas (whether existing or future)
- not have transportation routes that dead-end without a walking, rolling, or cycling 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.

D4.5.12 Encourage infill of residential lots, with infill designed to complement existing neighbourhood character.

D4.5.13 B6600.002 For lands designated as Transit-Oriented Areas by the Province, the allowable density (floor area ratio) and height (storeys) are as prescribed in the *Local Government Act* (and associated regulations). This is notwithstanding site servicing and other *City Plan* policies must be addressed.

NEIGHBOURHOOD

D4.5.14 In the Neighbourhood designation, support primarily low-rise residential areas close to services and transit hubs.

D4.5.15 Plan Neighbourhoods to provide a transition in building forms between Urban Centres, Corridors, and Suburban Neighbourhoods.

D4.5.16 Support the following typical uses: residential; home based business; local-serving commercial; parks, plazas, and open spaces; and institutional uses.

D4.5.17 Support the following typical building forms: single-unit dwellings with secondary suites; duplexes; ground-oriented multi-unit dwellings including triplex, fourplex, and townhomes; low-rise apartment; and small scale commercial / mixed-use.

D4.5.18 Typical building height will be up to four storeys.

D4.5.19 Work towards an overall target density for the Neighbourhood designation of 60 units per hectare. This target density is intended to describe general unit density for the overall land use area.

SUBURBAN NEIGHBOURHOOD

D4.5.20 Plan Suburban Neighbourhoods to support primarily low-rise residential areas that are further from services and transit hubs.

D4.5.21 Support the following typical uses: residential; home based business; local-serving commercial; parks, plazas, and open spaces; and institutional uses.

D4.5.22 Support the following typical building forms: single-unit dwellings with / without secondary suites; duplexes; ground-oriented multi-unit dwellings including triplex, fourplex, and townhomes; and small scale commercial / mixed-use.

D4.5.23 Typical building height will be up to three storeys.

D4.5.24 Work towards an overall target density for the Suburban Neighbourhood designation of 25 units per hectare. This target density is intended to describe general unit density for the overall land use area.

D4.5.25 Lands north of Linley Valley Park are designated as Special Servicing Areas as indicated on *Schedule 2: Future Land Use Designations*. 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. Surface capital, operational, and maintenance costs for City services in these areas will be funded by private landowners through long term funding options including, but not limited to, Local Area Services.

OLD CITY NEIGHBOURHOOD

D4.5.26 Plan the Old City Neighbourhood as a distinct Neighbourhood independent of the Downtown Urban Centre. The designation recognizes the unique heritage values of this established Neighbourhood and supports preservation of architecturally and historically significant buildings.

D4.5.27 Promote the preservation and rehabilitation of character homes and heritage features.

D4.5.28 Support low to medium density residential and commercial uses.

D4.5.29 Support the conversion of character homes to multi-unit residential and/or small scale business and professional offices.

D4.5.30 Support development and redevelopment of lands with residential infill. Infill design is to take
B6600.002 into consideration the surrounding context including architecture, scale, character, densities, and lot and lane configuration.

D4.5.31 Support the following typical uses: residential; home based business; commercial in strategic locations; parks, plazas, open spaces; and institutional uses.

D4.5.32 Support businesses and commercial uses that are compatible with nearby existing commercial uses, do not encroach in existing residential areas, and contain residential uses within upper storeys.

D4.5.33 Support the following typical building forms: single-unit dwellings; secondary suites; duplexes; multi-unit dwellings including triplex, fourplex, and townhomes.

D4.5.34 Typical building height will be up to three storeys. Building heights greater than three storeys may be considered where:

- » stepped transition is provided with adjacent land uses and built forms
- » height impacts are minimized by onsite or nearby natural or built features (e.g., slope of land or major transportation corridor)

D4.5.35 Enhance the pedestrian orientation and character of the Neighbourhood.

D4.5.36 Preserve public ocean views to the greatest extent possible.

D4.5.37 Encourage public squares, plazas, mini-parks, and other urban space opportunities in conjunction with new development.

D4.5.38 Work towards an overall target density for the Old City Neighbourhood designation of 40 units per hectare. This target density is intended to describe general unit density for the overall land use area.

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SEMI-RURAL NEIGHBOURHOOD

D4.5.39 Plan Semi-Rural Neighbourhoods for low density land uses. They are not intended for urban development.

D4.5.40 Support the following typical uses: residential; home based business; agriculture; and open space.

D4.5.41 Support the following typical building forms: single-unit dwellings and secondary suites.

D4.5.42 Typical building height will be up to two storeys.

D4.5.43 Work towards an overall target density for the Semi-Rural Neighbourhood designation of less than two units per hectare. This target density is intended to describe general unit density for the overall land use area.

D4.5.44 B6600.002 Do not support rezoning of Semi-Rural Neighbourhoods for higher density residential development.

D4.5.45 Do not extend existing and new water and sewer to, or within, Semi-Rural Neighbourhoods. However, where water and sewer mains exist, new connections to existing mains may be considered.

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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 different housing options. Figure 25: Residential Land Use Overview provides an illustration of anticipated residential building heights and densities associated with land uses where residential is permitted.





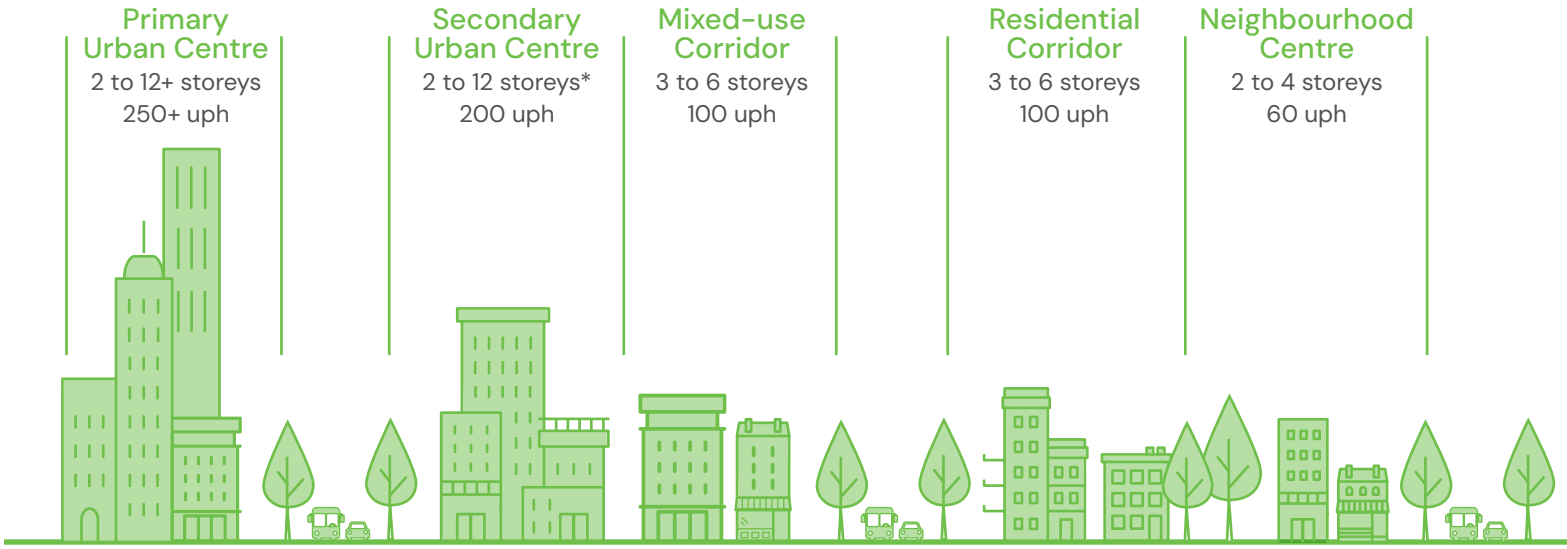
26-storey high-rise

ten-storey apartment



Figure 25: Residential Land Use Overview

Summary of heights and target densities for land uses that support residential
uph = units per hectare



HIGHER DENSITY & TALLER BUILDINGS

* potential for additional storeys in select circumstances

six-storey apartment

two-storey townhomes



four-storey mixed-use



two-storey single-unit home

Neighbourhood
up to 4 storeys
60 uph

Old City Neighbourhood
up to 3 storeys*
40 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 by encroachment of office, retail, and recreational uses, as well as adjacent residential development. This has led to issues around the depletion of land available for industrial activity; increased traffic, parking, and pedestrian conflicts; and issues of land use and nuisance conflicts. Maintaining viable Industrial Lands is essential to supporting local employment and minimizing vehicle trips outside the community for people accessing jobs. This means that Industrial Lands should be protected by directing encroaching uses to Urban Centres and Corridors.

Industrial use is evolving as Nanaimo continues to move away from a traditionally resource based economy to more diversified service, technology, and manufacturing based industries. With this shift comes the opportunity to encourage innovative and sustainable forms of industrial land design.

Recent broad trends in British Columbia and beyond have shown emerging interest in innovations like:

- Eco-industrial networking which seeks to establish relationships between industrial businesses to share new and existing energy, raw and waste materials, 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. Eco-industrial networking is also known as eco-industrial parks, zero-emissions clusters, industrial ecosystems, and sustainable technology parks.
- Multi-use industrial centres that combine limited residential with industrial uses, resulting in mixed-use neighbourhoods where people can work and live

Figure 26: 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. Additional uses may be considered in the *Sandstone Master Plan* area, in accordance with the policies in the *Sandstone Master Plan*.

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.



Large format Industrial lands



Light Industrial lands

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 use designations.

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 of new or existing Industrial Lands that are adjacent to or visible from Provincial Highways 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 corridors 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, resources, 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; eliminate noise, odours, and other emissions; and incorporate appropriate vegetation and natural features on site.

D4.6.9 B6600.002 Require a substantial buffer of either natural or human made features or uses that provide adequate transition (e.g., in building form, landscaping, and site lighting) to residential uses between Industrial and residential designations.

INDUSTRIAL

D4.6.10 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.

D4.6.11 Support the following typical uses: warehousing; distribution; transportation; manufacturing; processing; and assembly operations.

D4.6.12 Support the following typical building forms: industrial buildings and structures.

D4.6.13 Due to the 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 *City Plan*.

D4.6.14 Only permit general retail uses as accessory uses within the Industrial designation where they are needed to provide services to employees within the surrounding Industrial area. Where retail uses are provided, adequate off-street parking and walking, rolling, and cycling improvements must be provided to support such uses.

D4.6.15 Support primary and secondary manufacturing and processing industries, including marine industries and waste processing at the Duke Point Industrial area.

D4.6.16 Recognize the unique role that the Duke Point Industrial area plays for land-intensive and logistics based industrial uses by:

- encouraging heavy / large format industrial uses in this area, such as manufacturing, distribution, 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 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
- planning for and coordinating utility and transportation infrastructure and transit to service industrial growth in this area

D4.6.17 Provide an average 100 metre 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.

LIGHT INDUSTRIAL

D4.6.18 Plan lands designated as Light Industrial to accommodate less land-intensive industries with high employee / customer numbers and goods and services that are accessed on a regular basis, generating more activity.

D4.6.19 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.

D4.6.20 Support the following typical building forms: industrial buildings and structures.

D4.6.21 Typical building height will be up to three storeys. Building heights greater than three storeys may be considered where:

- » transition is provided with adjacent land uses and built forms
- » height impacts are minimized by onsite or nearby natural or built features (e.g., slope of land or major transportation corridor)

D4.6.22 In special circumstances, consider supportive, transitional, or emergency housing 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 onsite
- » require access to major roads for supply and distribution
- » are not a shopping destination or a primarily retail use
- » are not a recreational use
- » do not require substantial outdoor storage as primary use
- » do not require large customer parking lots and areas, and where parking is required, 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
- » use, generate, or store hazardous materials

D4.6.25 Only allow office uses as ancillary to permitted Light Industrial primary uses.

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D4.6.26 To recognize the needs of local entrepreneurs, consider limited small lots and development of small scale “incubator” facilities in the Light Industrial designation.

D4.6.27 To maximize the use of Light Industrial Lands, support intensification and efficient use of building space, including multi-storey buildings.

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 towards 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 27: Types of Waterfront Lands

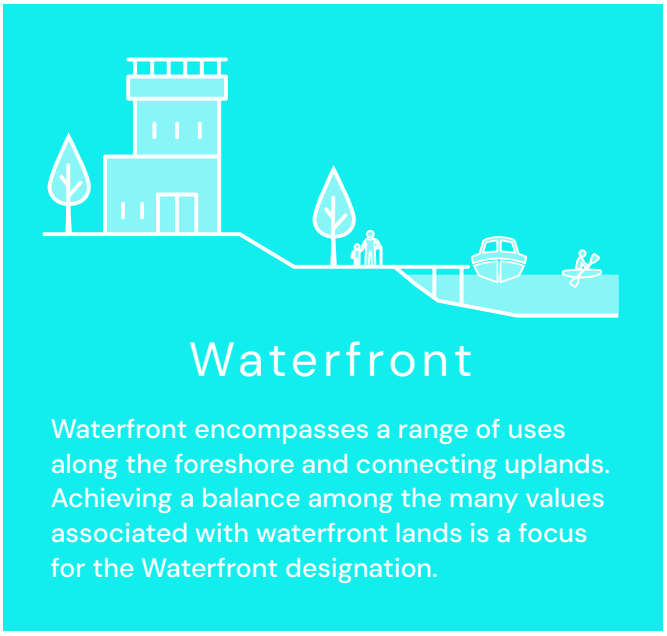
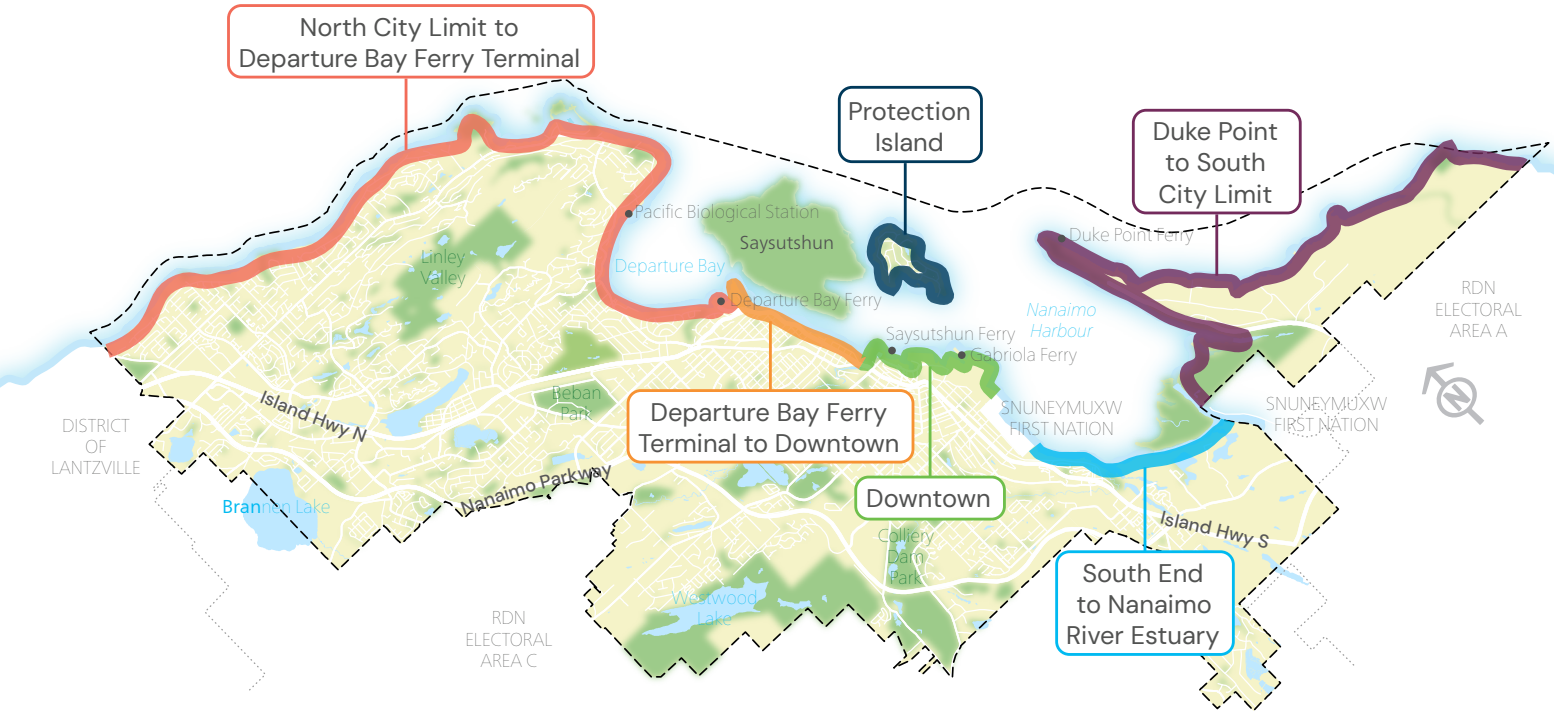


Figure 28: Nanaimo Waterfront Segments
Map is for illustrative purposes only.



Desired Outcomes for Waterfront

Protected and enhanced areas of natural foreshore habitat that support 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 Recognize the importance of waterfront lands to Snuneymuxw First Nation and explore opportunities to co-develop plans in areas of mutual priority.

D4.7.4 Support marine industrial services, marine transport, and water based recreation and services, balanced with a vibrant waterfront that invites public use and enjoyment, without compromising marine employment.

D4.7.5 Support an uninterrupted waterfront trail for as much of the waterfront as possible.

D4.7.6 Support preservation of character views including the inner harbour, Newcastle Channel, and Departure Bay.

D4.7.7 Support the following typical uses: public access facilities, trails, and recreation; water transportation; marine services and marinas; marine-focused industry; small scale local services; mixed-use; and residential.

D4.7.8 Recognize that building forms in the Waterfront designation will vary by location and use.

D4.7.9 Recognize that the target residential density for the Waterfront designation will vary.

WATERFRONT DEDICATION

D4.7.10 Seek to enhance public access to all waterfront areas, both marine and freshwater, by procuring dedicated access to waterfront areas, either through subdivision, development, or land acquisition.

D4.7.11 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.

D4.7.12 Secure publicly accessible lands to support construction of a continuous Waterfront Walkway (see *policy C4.10.1*).

D4.7.13 Give consideration to mitigating noise where possible to respect adjacent neighbourhoods.

NORTH CITY LIMIT TO DEPARTURE BAY FERRY TERMINAL

D4.7.14 Generally focus Waterfront uses in this section on public access facilities, parks, wharves, piers, and trails adjacent to upland residential uses.

D4.7.15 Recognize both the upland facilities and marine uses related to the research and development function of the federal Pacific Biological Station.

D4.7.16 Recognize the Departure Bay Ferry Terminal as a key transportation facility in this area of the waterfront. Complement vehicle transportation by trails, parks, and open space at the ferry terminal.

DEPARTURE BAY FERRY TERMINAL TO DOWNTOWN

D4.7.17 Generally focus on a mix of Waterfront uses in this section, including marinas and marine related uses, commercial, hotels, residential, recreation, open space, and pedestrian activity.

D4.7.18 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 compatible commercial uses in this area.

D4.7.19 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.

D4.7.20 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.

D4.7.21 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 water mark in the Newcastle Channel and the Downtown harbour area.

DOWNTOWN

D4.7.22 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.

D4.7.23 Continue to support facilities for the fishing fleet in the Downtown harbour area as a vital and attractive element of Nanaimo's maritime heritage.

D4.7.24 Support a foot passenger ferry service between Gabriola Island and Downtown.

D4.7.25 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.

D4.7.26 Encourage ongoing and expanding foot passenger ferry service between Downtown Nanaimo and Saysutshun and Protection Island.

D4.7.27 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.

D4.7.28 Recognize the importance of the Assembly Wharf for marine oriented employment, transportation, and select areas of tourism, as well as waterfront park facilities that recognize the adjacency of the Nanaimo River Estuary.

D4.7.29 Encourage and support enhanced multi-modal connectivity between the Assembly Wharf and the Downtown Urban Centre.

PROTECTION ISLAND

D4.7.30 Generally focus Waterfront uses in this section on support for marine access and marine services for Island residents.

D4.7.31 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

D4.7.32 Generally focus Waterfront uses in this section on environmental protection and trails.

D4.7.33 Recognize the goals and objectives of the *Nanaimo Estuary Management Plan* and support the Plan's policies on restoration and balance in the estuary.

D4.7.34 Encourage construction of a public viewing platform with views to the Assembly Wharf marine activities in conjunction with an extension of the Waterfront Walkway (see *policy C4.10.1*).

D4.7.35 Support compatible marine based industrial uses between the waterfront and Esplanade Street.

D4.7.36 Recognize that waterfront areas along Maki Road and adjacent to the Nanaimo River 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

D4.7.37 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.

D4.7.38 Generally focus Waterfront uses in the area east of the Duke Point Industrial area to the south city limits (Joan Point Park area) on public access facilities including wharves, piers, and trails adjacent to upland rural and park uses.

D4.7.39 Recognize the Duke Point Ferry Terminal as a key transportation facility in this area of the waterfront.

D4.7.40 Prioritize securing an upland public trail between Cable Bay Trail, Joan Point Park, and the city boundary to the south.

D4.8 GREEN SPACES

Nanaimo's green spaces are vital to the biodiversity, ecological connectivity, and the defining character 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 their inherent values are maintained.

Figure 29: Types of Green Spaces



Parks & Open Spaces

The Parks and Open Spaces 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, along with 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 (ESAs), 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.

Desired Outcomes for Green Spaces

Protection of resources, including environmentally sensitive areas, forested areas, agricultural lands, and parks 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 across 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 Support the acquisition and interpretation of environmentally and culturally significant areas.

PARKS & OPEN SPACES

D4.8.5 Acquire future parkland 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: Parks, Recreation, Culture, & Wellness*.

D4.8.6 Use parkland dedication through subdivision and development 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.

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 trails system
- significant park and open spaces already exist in the area 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 lands from adjacent private properties, in addition to providing adequate area for their intended use and programming.

D4.8.11 Include in the Parks and Open Space designation Agricultural Land Reserve (ALR) lands. Uses within the Agricultural Land Reserve are subject to the Agricultural Land Commission Act (ALCA) and Regulations.

RESOURCE MANAGEMENT

D4.8.12 Include in the Resource Management designation, Agricultural Land Reserve (ALR) 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*.

D4.8.13 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.

D4.8.14 Recognize that the policies of *Sections C1.3 Urban Tree Canopy, Natural Areas, & Greenways* and *C1.4 Healthy Watersheds*, of *City Plan* apply to environmentally sensitive areas within a Resource Management designation. Select exemptions may be provided for agricultural activities.

D4.8.15 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 and other policies of *City Plan*.

D4.8.16 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.

D4.8.17 Where other land uses are adjacent to ALR lands, buffers that meet or exceed provincial standards will be provided when these lands develop, with consideration given to provincial guidelines for buffering agricultural lands.

D4.8.18 Encourage the clustering and limited sizing of buildings and structures on ALR land to maximize potential agricultural uses and preserve the integrity of the city's agricultural land base.

D4.8.19 Ensure the Agricultural Land Commission is consulted on requests for the development of farmworker housing on lands within the ALR.



D5 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 Centre and Corridor land use designations (see *Section D4 Future Land Use Designations*) 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 C2 A Connected Nanaimo: Equitable Access & Mobility** for mobility policies.

BENEFITS OF A ROBUST ACTIVE & SUSTAINABLE MOBILITY NETWORK

- Reduces GHG emissions
- Reduces traffic 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

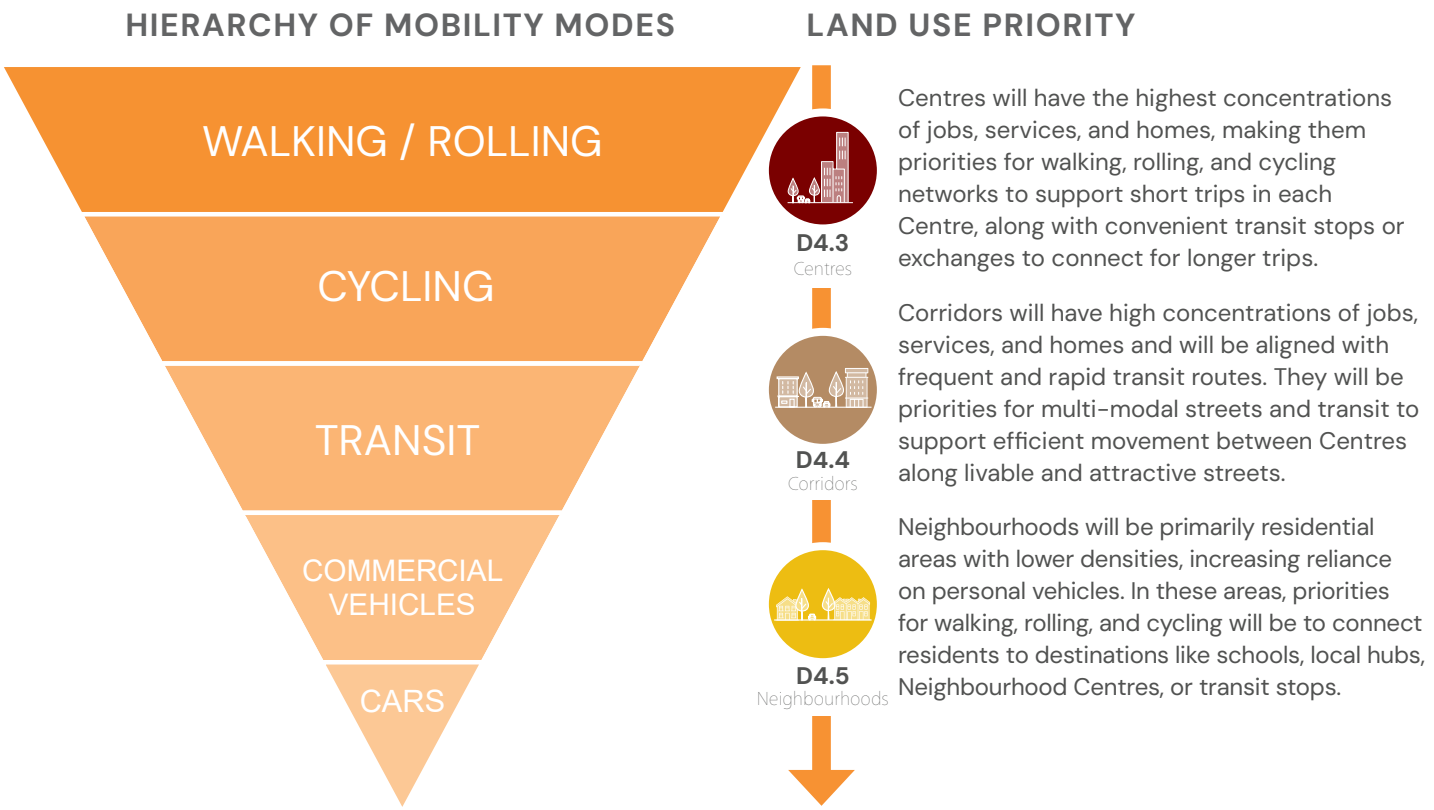
NANAIMO
TRANSPORTATION MASTER PLAN

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 designations; and parks, recreation, culture, and wellness to support the vision of an integrated city.

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, roll, or cycle to access our daily needs or to provide attractive and efficient transit services. As we move forward, we are committing to reversing sprawl patterns and working towards more compact and vibrant urban areas with a broad range of attractive transportation choices.

Figure 30: 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 considers the needs of walking / rolling, cycling, public transit, and goods and services movement before that of private automobiles. By considering the 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 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.

D5.3 MOBILITY TARGETS

In order to achieve our goals for connectivity, as well as support 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 in Nanaimo (88%) 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 31, 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* and will form part of the *Monitoring Strategy*.

Figure 31: Target Transportation Modal Split (2041)

Source: Adapted from the 2014 *Nanaimo Transportation Master Plan*

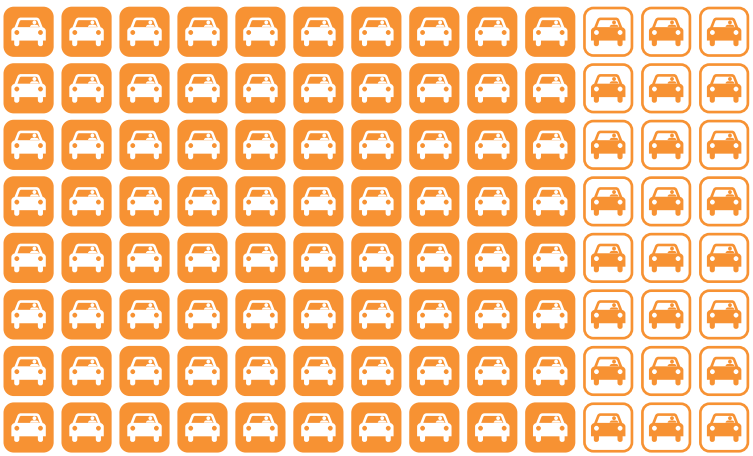
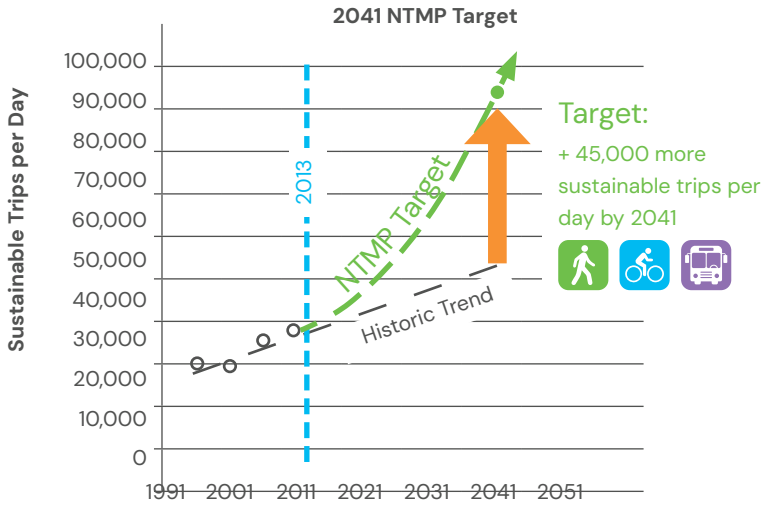
Existing		Exiting / Future Trips	Future Target			
Total Trips	Mode Split		Trip Growth	Total Trips	Mode Split	Growth Rate
21,000 trips/day	8.5%		+23,000 trips/day	44,000 trips/day	12%	2x
3,000 trips/day	1.0%		+12,000 trips/day	15,000 trips/day	4%	5x
6,000 trips/day	2.5%		+23,000 trips/day	29,000 trips/day	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

Figure 32: Target Sustainable Trips Per Day
Source: Adapted from the 2014 *Nanaimo Transportation Master Plan*



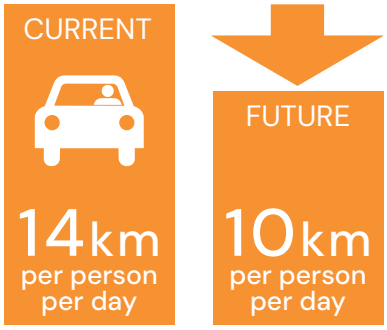
To achieve our mobility targets, 45,000 daily sustainable transportation trips need to be created, which is a significant shift from our historic trend as shown in Figure 32. Ambitious mode-share targets are necessary to ensure that Nanaimo's transportation system develops in a way that supports alternatives to the private vehicle. Sustainable transportation targets should not been seen as a limit and the community should strive to exceed goals.

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, traffic 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. When they do drive, their trips will be shorter, reducing overall travel by car. The *Transportation Master Plan* sets a target for reducing the average daily travel by car from 14 km/person/day to 10 km/person/day by 2041; a reduction of over 25% over 2014 conditions.

Figure 33: 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, along with greenhouse gas emissions.

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 travelled, 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 walkers, rollers, or cyclists, or on 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 a 2020 Statistical Survey* identified that the feeling of safety from traffic when using active transportation (walking, cycling) is a top priority for enhancing active mobility.

*Refer to the *RE**IMAGINE NANAIMO** Phase 1, Phase 2, & Phase 3 Public Engagement Summaries* for more community input.

FINE GRAINED, CONNECTED NETWORKS

Even where streets have comfortable spaces 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. As shown in Figure 34, pedestrians travel slowly so additional trip length can add significant time to their trips. Levels of walking are typically higher where a grid or "traditional" road network is present. Figure 35 illustrates common types of street patterns and their impacts on active mode trips. Policies in *City Plan* encourage more direct, connected, and walkable future street patterns.

Figure 34: Travel Times for Different Modes
Source: Adapted from the 2014 *Nanaimo Transportation Master Plan*

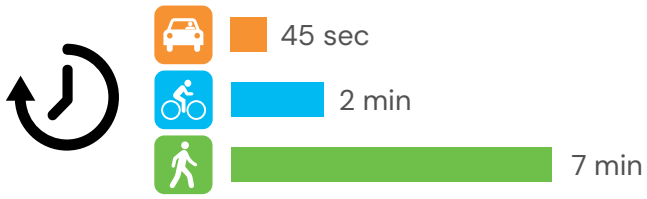
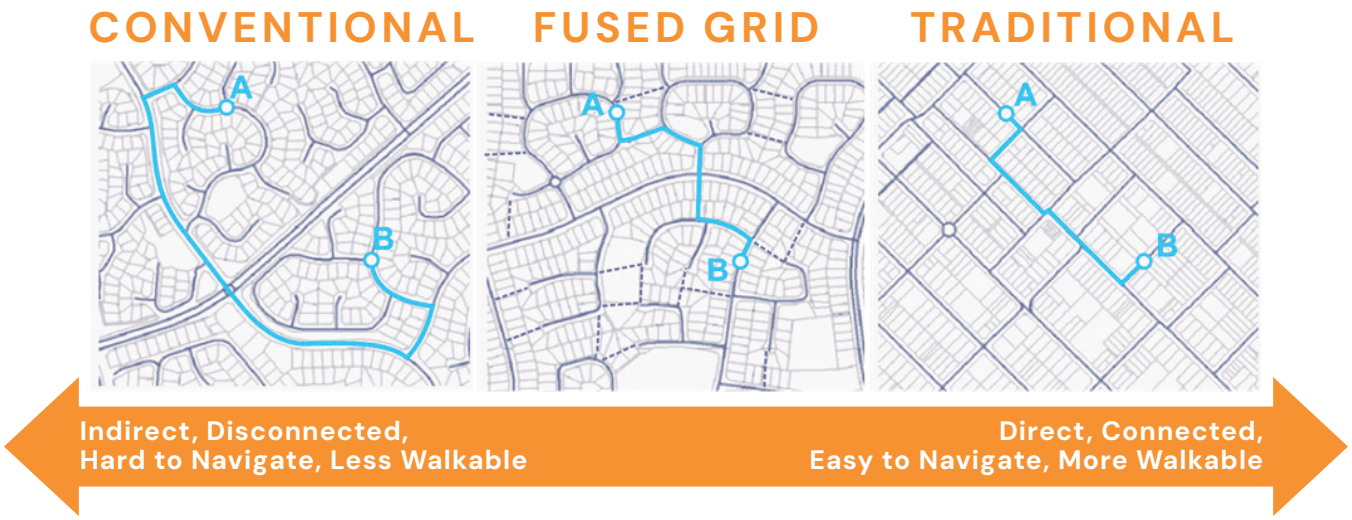


Figure 35: Street Layout Patterns and Ease of Navigation
Source: Adapted from the 2014 *Nanaimo Transportation Master Plan*



D5.5 ACTIVE MOBILITY & PRIMARY TRANSIT NETWORK

Legend & Notes

City of Nanaimo Boundary

ACTIVE MOBILITY ROUTES

- Primary Route
- Secondary Route
- Trails

SCHOOLS

- Elementary
- Secondary

RDN PRIMARY TRANSIT ROUTES & FACILITIES

- Bus Rapid Transit (BRT) Line
- Bus Frequent Transit (BFT) Line
- Transit Exchange

RELATED LAND USES

FOR ALL LAND USES, SEE SECTION D4

- Urban Centres Land Use Designation
- Parks & Open Space Land Use Designation

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Figure 36: Active Mobility & Primary Transit Network

Map is for illustrative purposes only.
Refer to Schedule 3 for the official map.

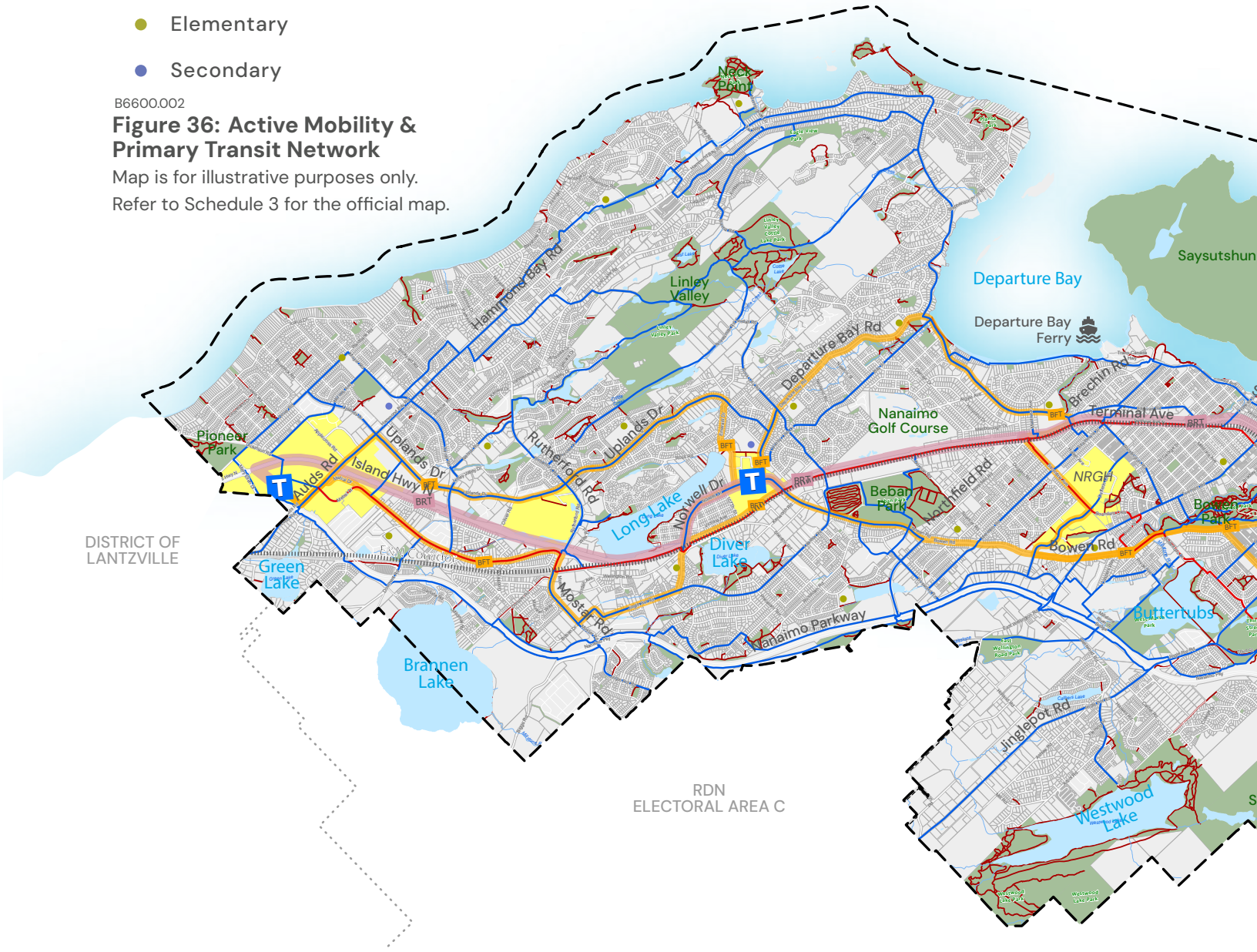
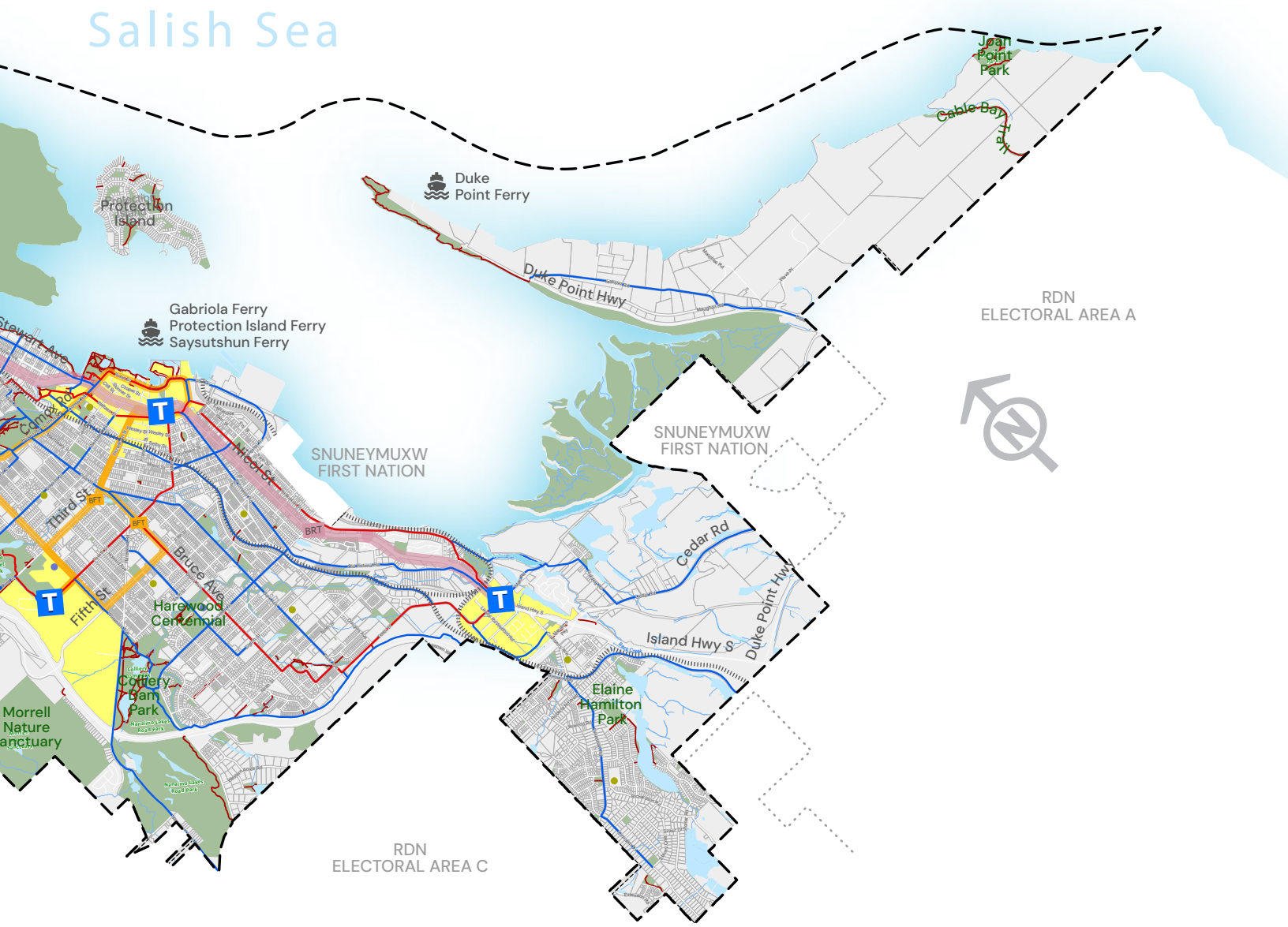


Table 2: Overview of Active Mobility Routes

	Primary Active Mobility Routes (Tier 1)	Secondary Active Mobility Routes (Tier 2)	Recreational Trails (Tier 3) B6600.002
Primary Purpose	» Transportation in and between Urban Centres	» Transportation between Neighbourhoods and Urban Centres and to key destinations (e.g., schools, Neighbourhood Centres, community facilities, etc.)	» Recreational experience » Provide 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	» Second priority for maintenance and operations	» Maintained to a recreational standard » Limited / no all-season management



D5.6 ROAD NETWORK

Legend & Notes

City of Nanaimo Boundary

Provincial Highway

EXISTING

MAJOR ROADS

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

LOCAL ROADS

- Mobility Local
- Urban Local
- Industrial Local
- Private Local

FUTURE

*exact location to be determined

MAJOR ROADS

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

B6600.002

Figure 37: Road Network (Road Classifications)

Map is for illustrative purposes only.
Refer to Schedule 4 for the official map.

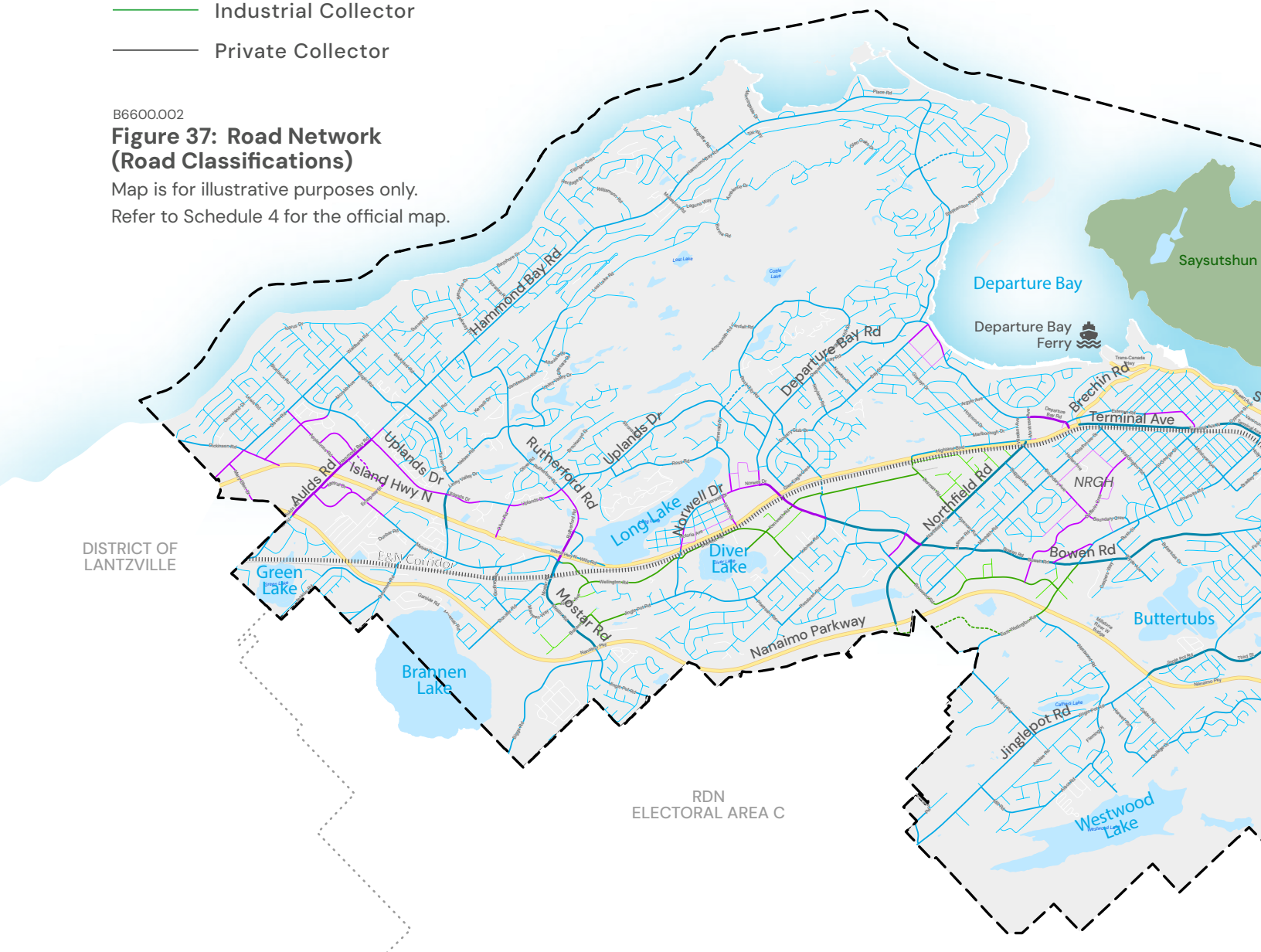
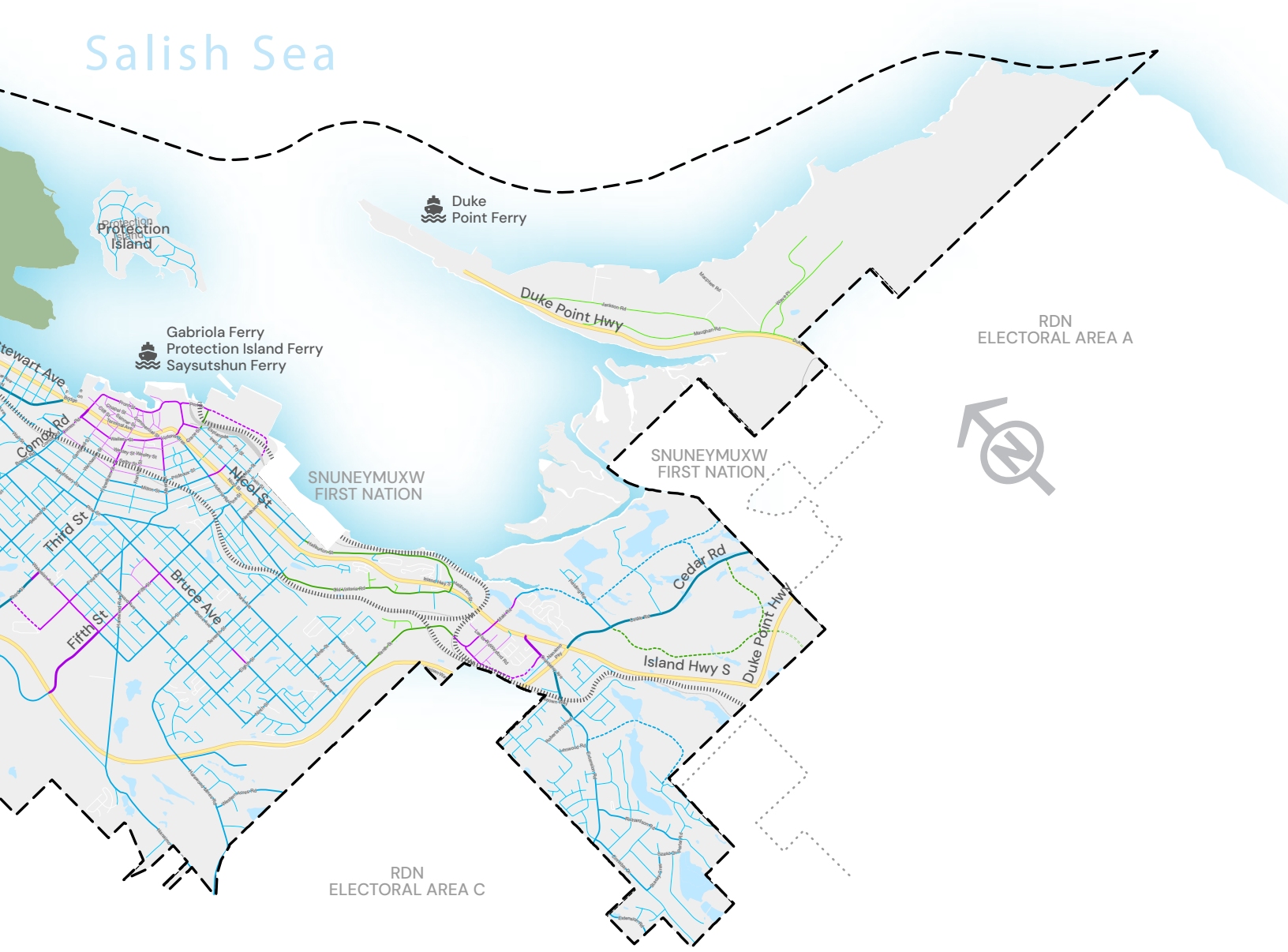


Table 3: Overview of Major Road Types

	Mobility Streets	Urban Streets	Industrial Streets
Location & Associated Land Use Designations	» 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 the needs of all modes » Higher focus on traffic capability than Mobility Streets	» Focus on accommodation for larger vehicles » Recognizes a need to accommodate active mobility options for employees and customers





D6 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 OVERVIEW

In 2005 the City developed a *Parks, Recreation, & Culture Plan* for Nanaimo. 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 - Nanaimo ReImagined*, there is an opportunity to integrate a parks, recreation, culture, and wellness lens, acknowledging the central role these services play in fostering "the wellbeing of individuals and communities, and of our built and natural environments" (*Pathways to Wellbeing: A Framework for Recreation in Canada, 2015*).

The far reaching benefits of parks, recreation, culture, and wellness are well known, and because of these broad benefits, they are considered an essential public service.

The terms parks, recreation, culture, and wellness are often used together to describe the collective system of indoor and outdoor spaces, programs, experiences, and features. This collective system allows community members to participate in physical, social, intellectual, cultural, creative, and spiritual pursuits, as well as opportunities focusing on environmental protection and stewardship. These opportunities have potential to enhance individual and community wellbeing and provide connection to self, community, and nature.

Nanaimo's parks, recreation, culture, and wellness services will continue to deliver ways for the community to be active, social, and involved.

D6.2 EXISTING PARKS, RECREATION, CULTURE & WELLNESS AMENITIES

Since the *Parks, Recreation, & Culture Master Plan* was created in 2005, hundreds of hectares of new parkland have been added to the network, protecting greenspace in perpetuity. A number of recreation and culture facilities have also been added, expanding programming, culture, and art amenities.

Figure 38: Park & Open Space Areas 2005 and 2022

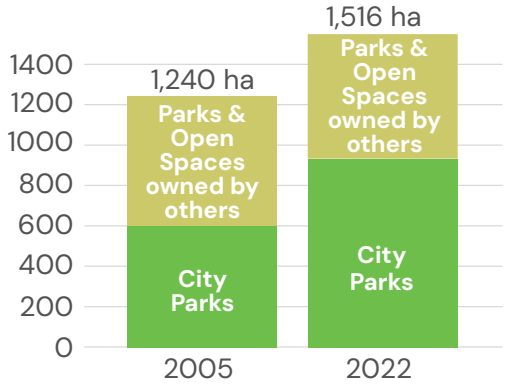
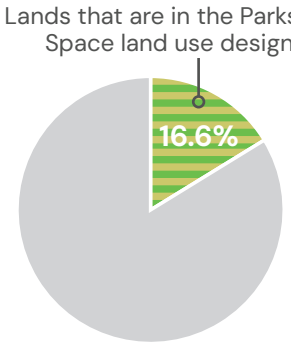


Figure 39: Percentage of Lands within the City Boundary that is Parks & Open Space (2022)



With a 2022 population of 99,863 and 1,516 ha of protected parks and open spaces, the ratio of parks per person in Nanaimo is relatively high at 15.2 ha / 1,000 residents.

Parks & Open Space designated lands include City owned parks, as well as parks and open spaces owned by the Province, Trusts, or other organizations.

B6600.002

Figure 40: 2022 Recreation Facilities & Culture Facilities

Map is for illustrative purposes only.



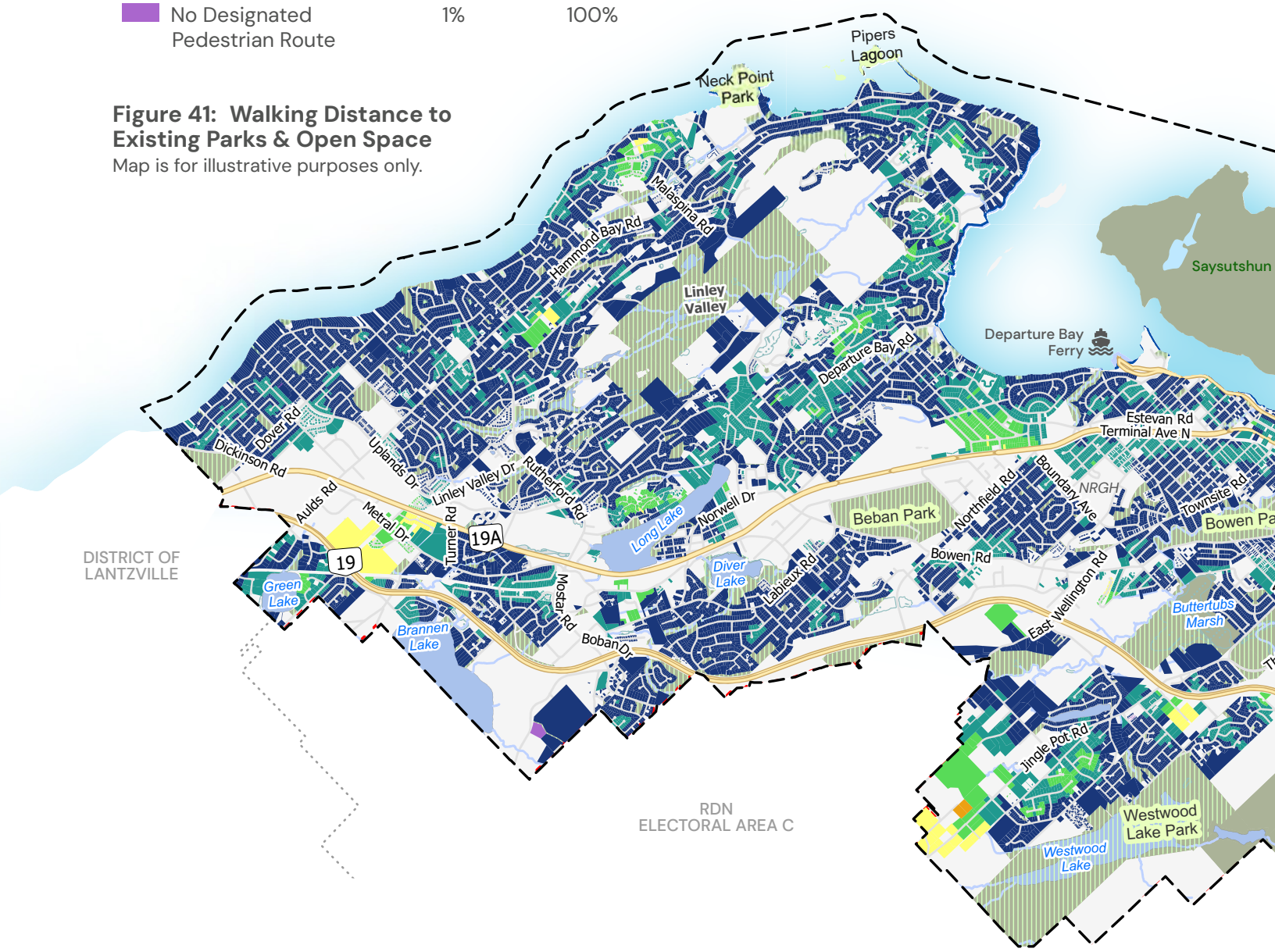
D6.3 WALKING DISTANCES TO EXISTING PARKS & OPEN SPACES

Legend

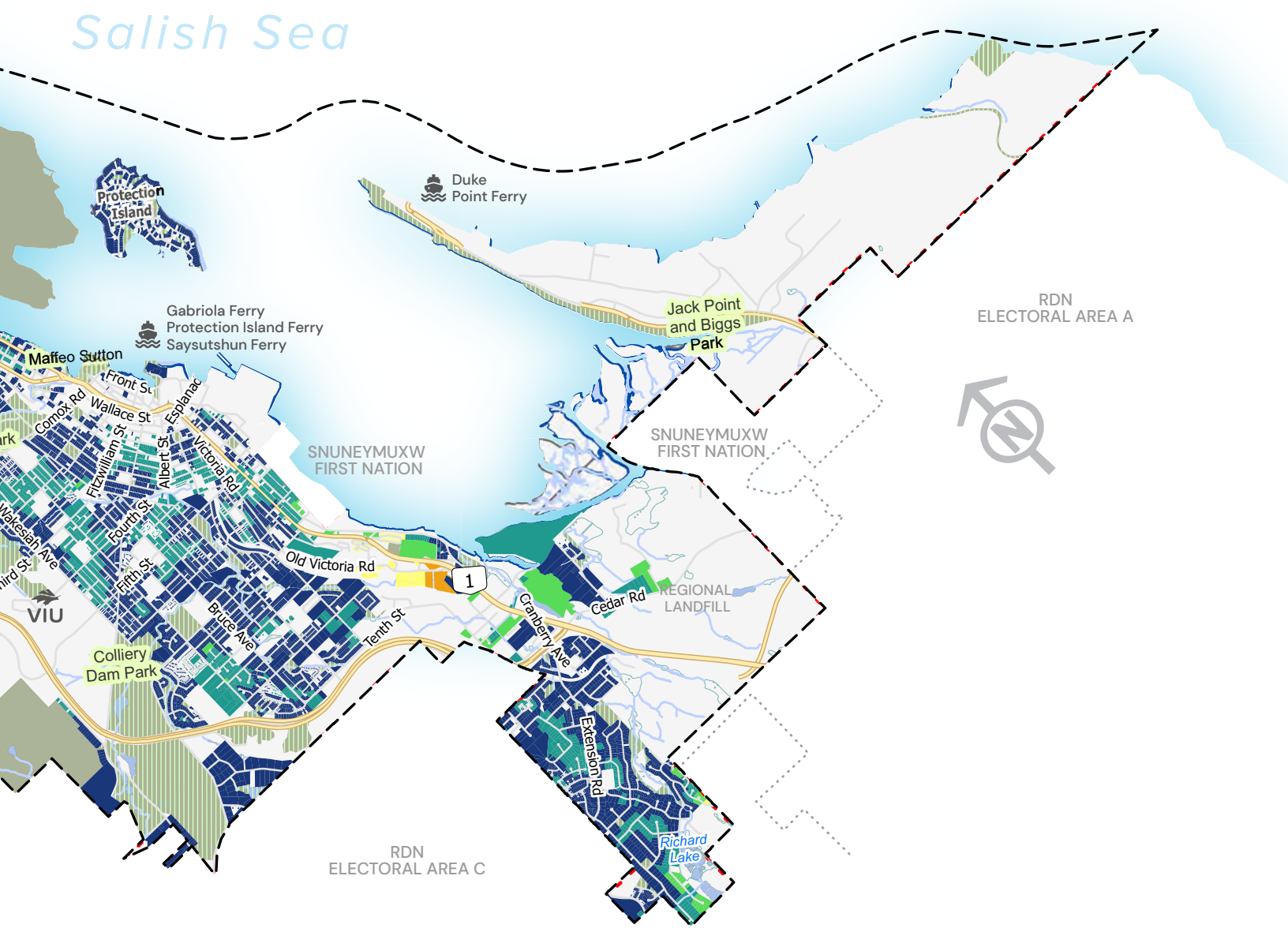
City of Nanaimo Boundary

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%

Figure 41: Walking Distance to Existing Parks & Open Space
Map is for illustrative purposes only.



In 2022, approximately 71% of Nanaimo residents live within a five minute walk of a park or open space. *City Plan* includes policies to work towards all residents living within a safe five minute walk whenever possible (see Section *C4.9 Parkland & Park Amenity Management*).



D6.4 EXISTING & FUTURE PARKS, RECREATION, CULTURE, & WELLNESS AMENITIES

Legend & Notes

– – – – City of Nanaimo Boundary

EXISTING

- Recreation, Culture, Wellness Facility
- Trails
- City owned Parks
- Parks & Open Space owned by others
- Urban Centre Land Use
- Elementary School
- Secondary School

PROPOSED FUTURE *exact location to be determined

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

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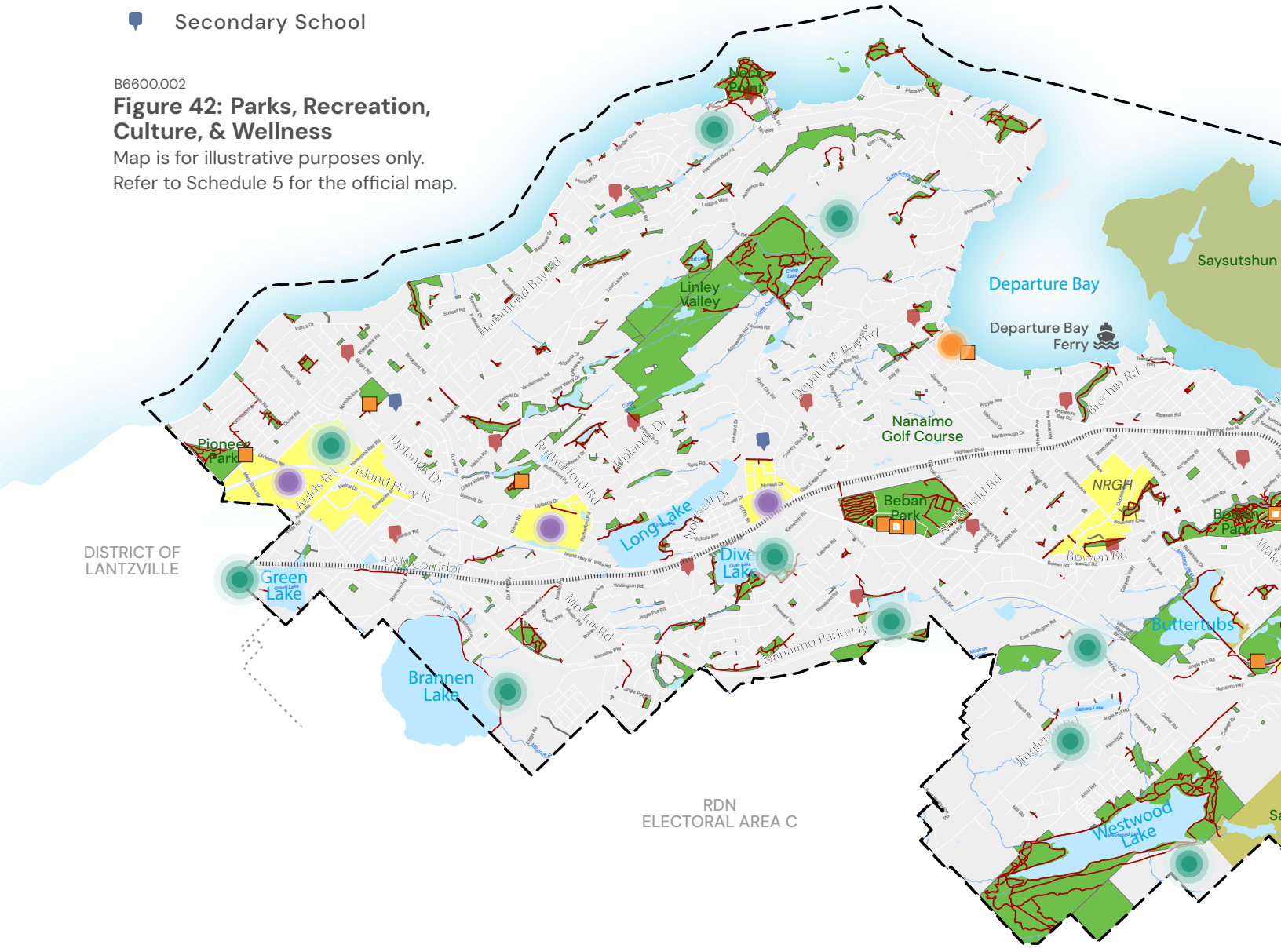
Figure 42: Parks, Recreation, Culture, & Wellness

Map is for illustrative purposes only.
Refer to Schedule 5 for the official map.



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 / Urban Centres
- Providing access to water

FUTURE FACILITIES

(PARKS, RECREATION, CULTURE, & WELLNESS)

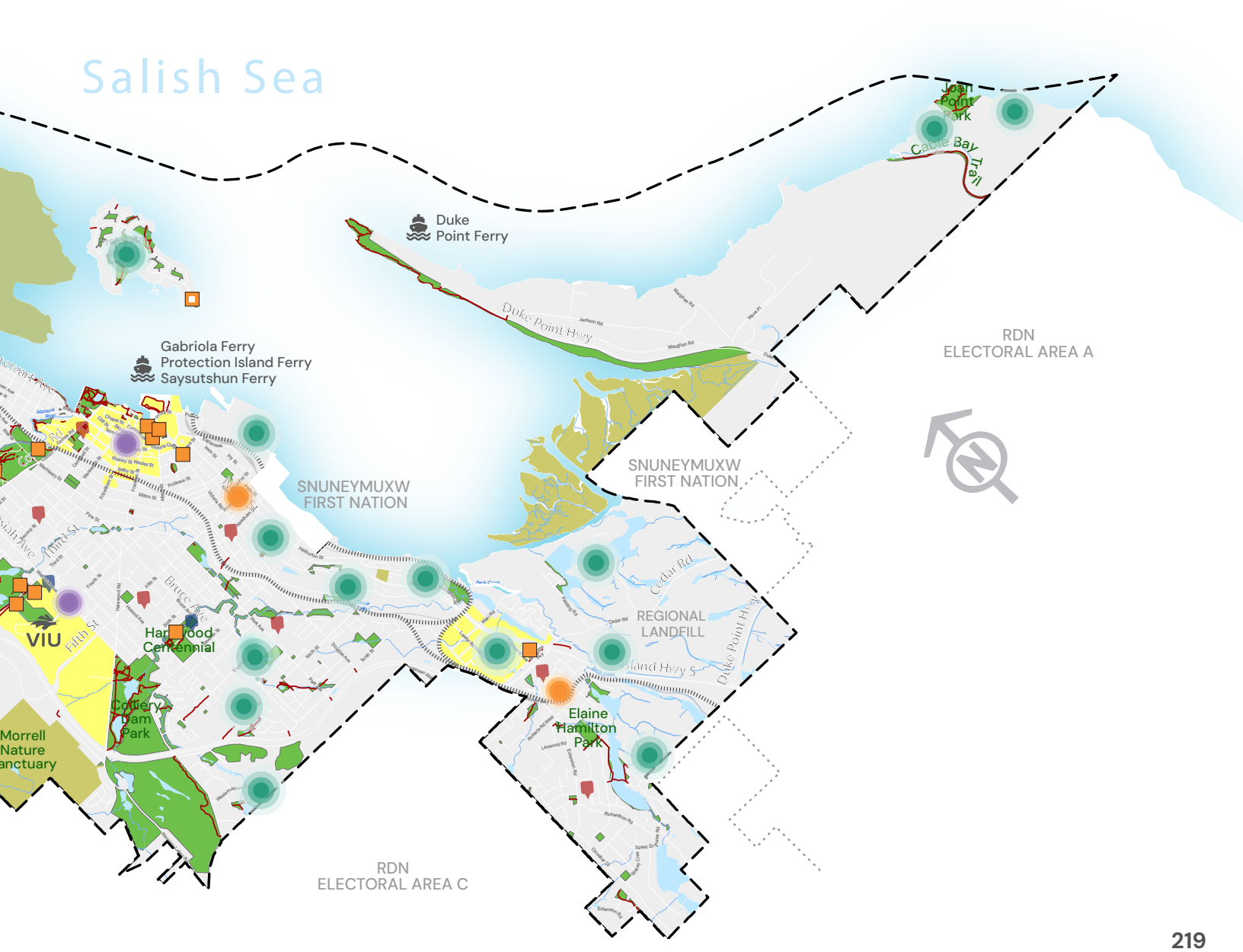
Will focus on:

- Integration with Urban Centres
- Integration with local hubs
- Completion through community partnerships

FUTURE PARK & OPEN SPACE ACQUISITION

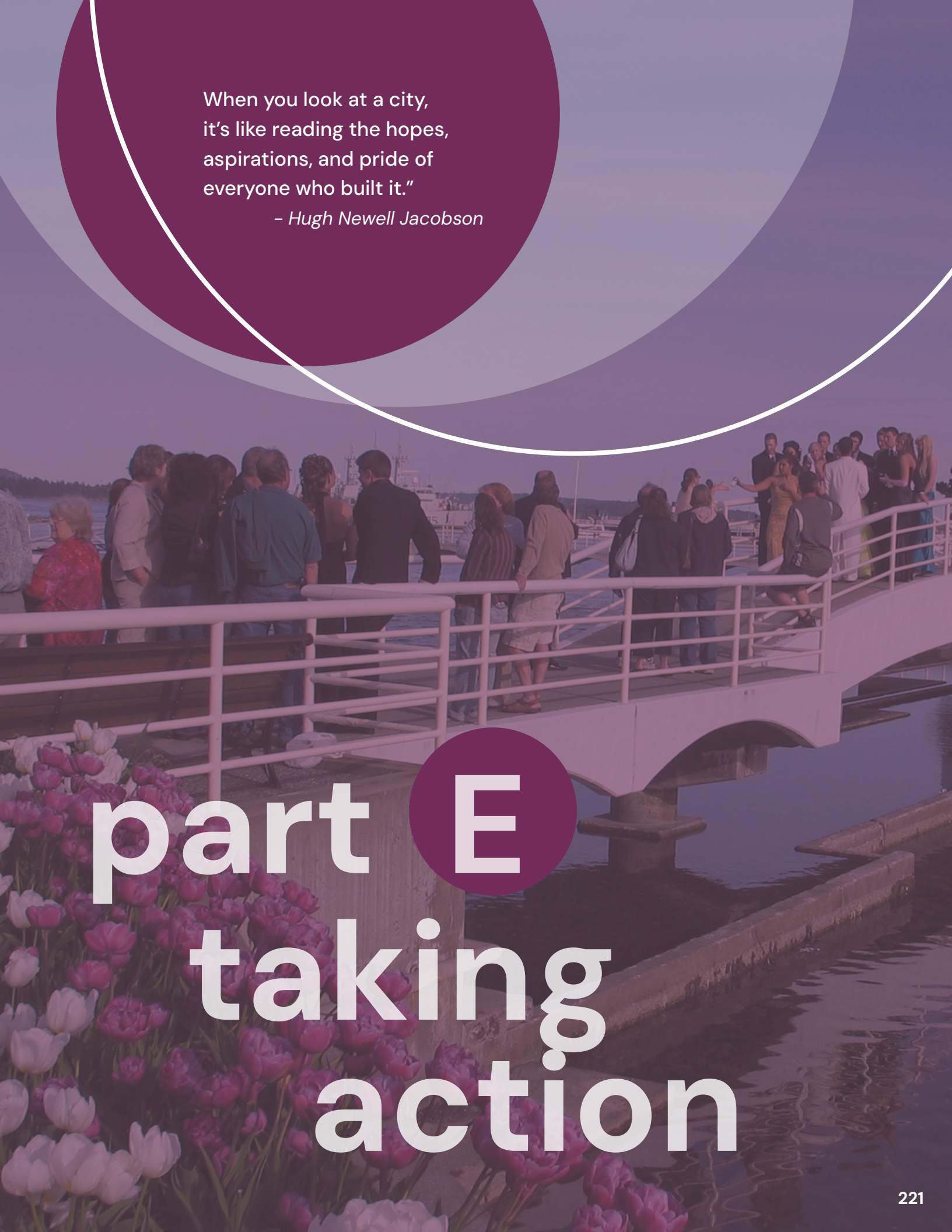
Will help to:

- Provide more community access to water
- Protect natural assets, urban tree canopy, and sensitive features
- Create habitat and greenway connections between existing parks



When you look at a city, it's like reading the hopes, aspirations, and pride of everyone who built it."

- Hugh Newell Jacobson



part E taking action



E1 AREA & NEIGHBOURHOOD PLANNING

> 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*

A key purpose of *City Plan – Nanaimo ReImagined* is to provide 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 Plans" in Urban Centres where significant change is anticipated.

Historically, smaller scale plans for neighbourhoods and other areas have 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 detailed plans.

Existing Neighbourhood Plans will continue serving as valuable reference documents to guide future development, while at the same time considering the 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 4: 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 land use designation boundaries » See Figure 43: Nanaimo Area Plans for existing Area Plans
Existing Neighbourhood Plans	» Serve as supporting plans and reference documents to help guide development in applicable neighbourhoods	» See Figure 44: Planning / Census Tract Areas and Existing Neighbourhood Plan Areas, which shows existing Neighbourhood Plan areas
Special Servicing Areas B6600.002	» Studies to undertake specific analysis of a development constraint 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 areas identified in *Schedule 2: Future Land Use Designations* » Other Special Study areas may be identified

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; and plan implementation.

To date, the following Area Plans have been completed and form part of *City Plan*:

- *The Nanaimo Downtown Plan* (2002)
- *Port Drive Waterfront Master Plan* (2018)
- *Hospital Area Plan* (2018)
- *Bowers District Master Plan* (2022)
- *Sandstone Master Plan* (2022)

Going forward, the City will continue using Area Planning as a key tool for exploring 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.

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.

Legend

- City of Nanaimo Boundary
- The Nanaimo Downtown Plan (2002)
- Port Drive Waterfront Master Plan (2018)
- Hospital Area Plan (2018)
- Bowers District Master Plan (2022)
- Sandstone Master Plan (2022)

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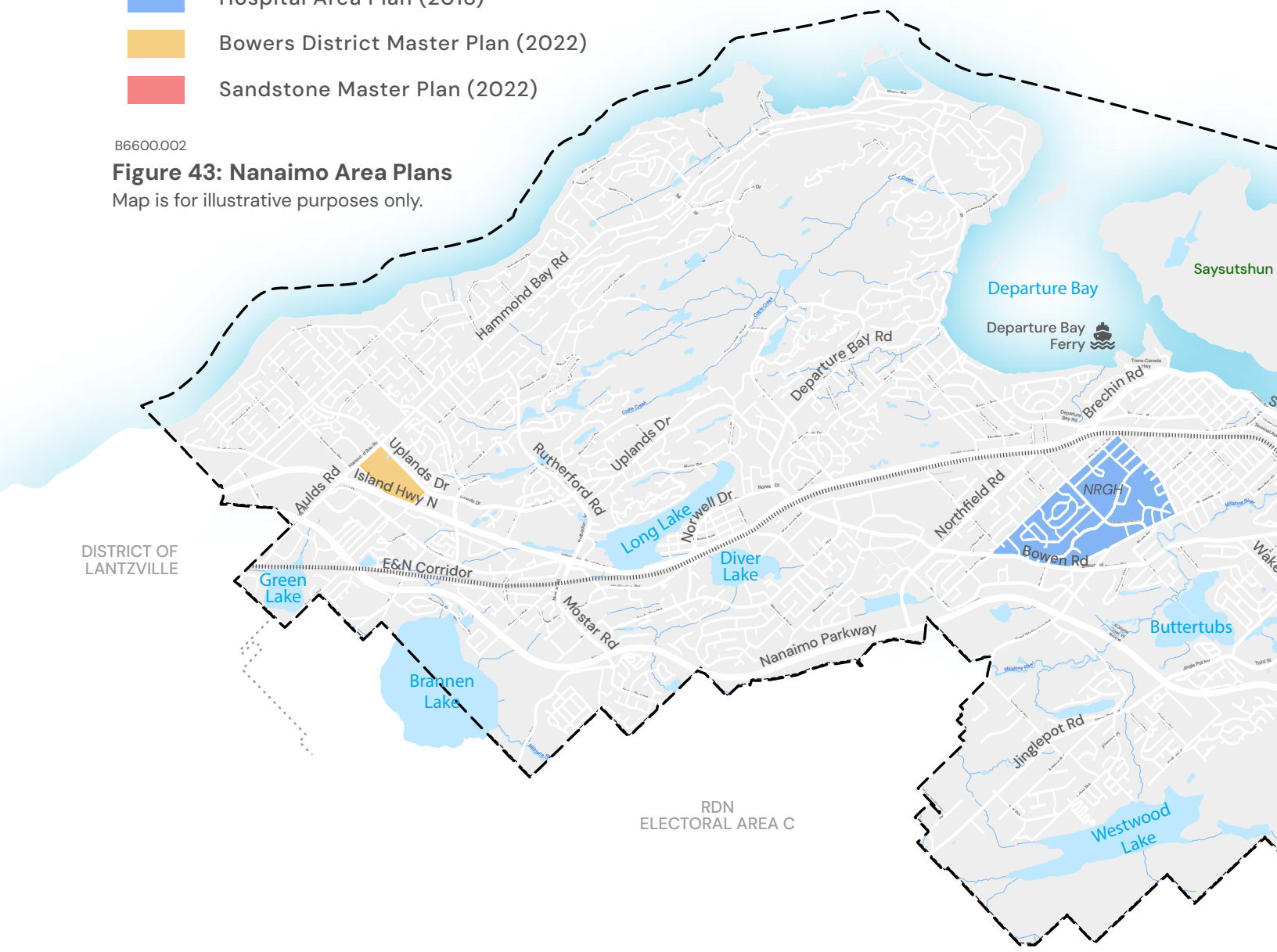
Figure 43: Nanaimo Area Plans
Map is for illustrative purposes only.



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.

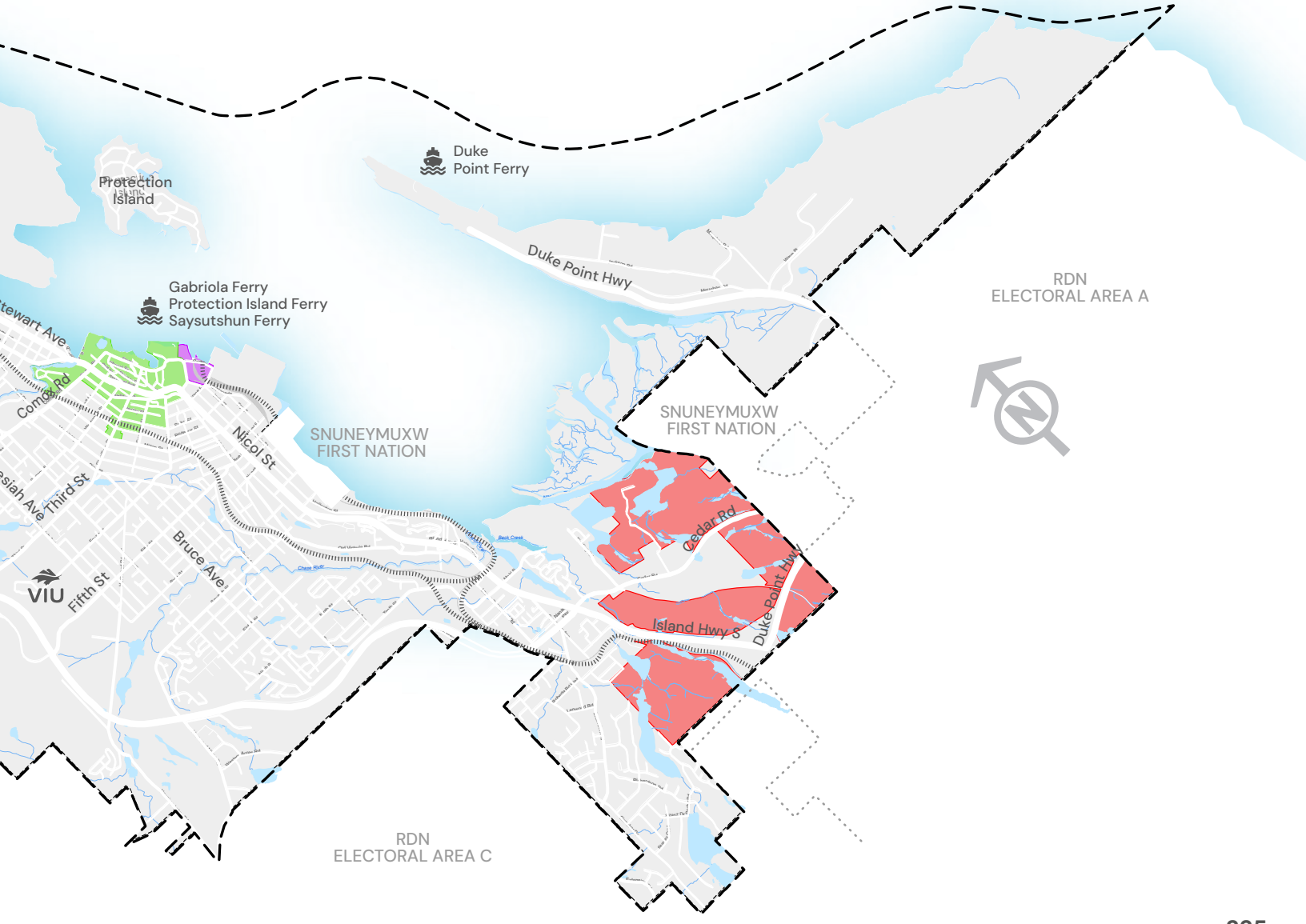
E1.1.2 Review Area Plan priorities at regular intervals and make adjustments to reflect emerging city conditions.

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 *City Plan*.

E1.1.6 Where there are inconsistencies with existing plans, *City Plan* will take precedence over Area Plans.



E1.2 NEIGHBOURHOOD PLANS & COMMUNITY ENGAGEMENT

City 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 does not contemplate the creation of any new Neighbourhood Plans. The priority is to focus support on broader neighbourhood engagement to regularly confirm and establish priority actions for implementation. Neighbourhood Plans provide guidance on 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 Concept Plan* (1992)
- *Rocky Point / Hammond Bay / Stephenson Point Neighbourhood Plan* (2002)
- *South End Neighbourhood Plan* (2010)

These plans will continue to serve as key 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 *City Plan*.

The key goals and objectives contained within the seven existing 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.

These policies and actions will inform future neighbourhood engagement and will continue to form a foundation for City project prioritization.

Neighbourhood Engagement and Priority Setting

An iterative 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 16 planning / census tract 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 identifies community investment priorities through its annual and long term budget processes.

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 collective concerns and priorities of neighbourhoods, and to share updates on City initiatives.

E1.2.2 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.

E1.2.3 *Official Community Plan* amendment and Rezoning development applications will be referred to relevant neighbourhood associations for input purposes, and development permit applications will be referred to relevant neighbourhood associations for information.

E1.2.4 Engage with neighbourhoods to get broad representative input on priorities and concerns.

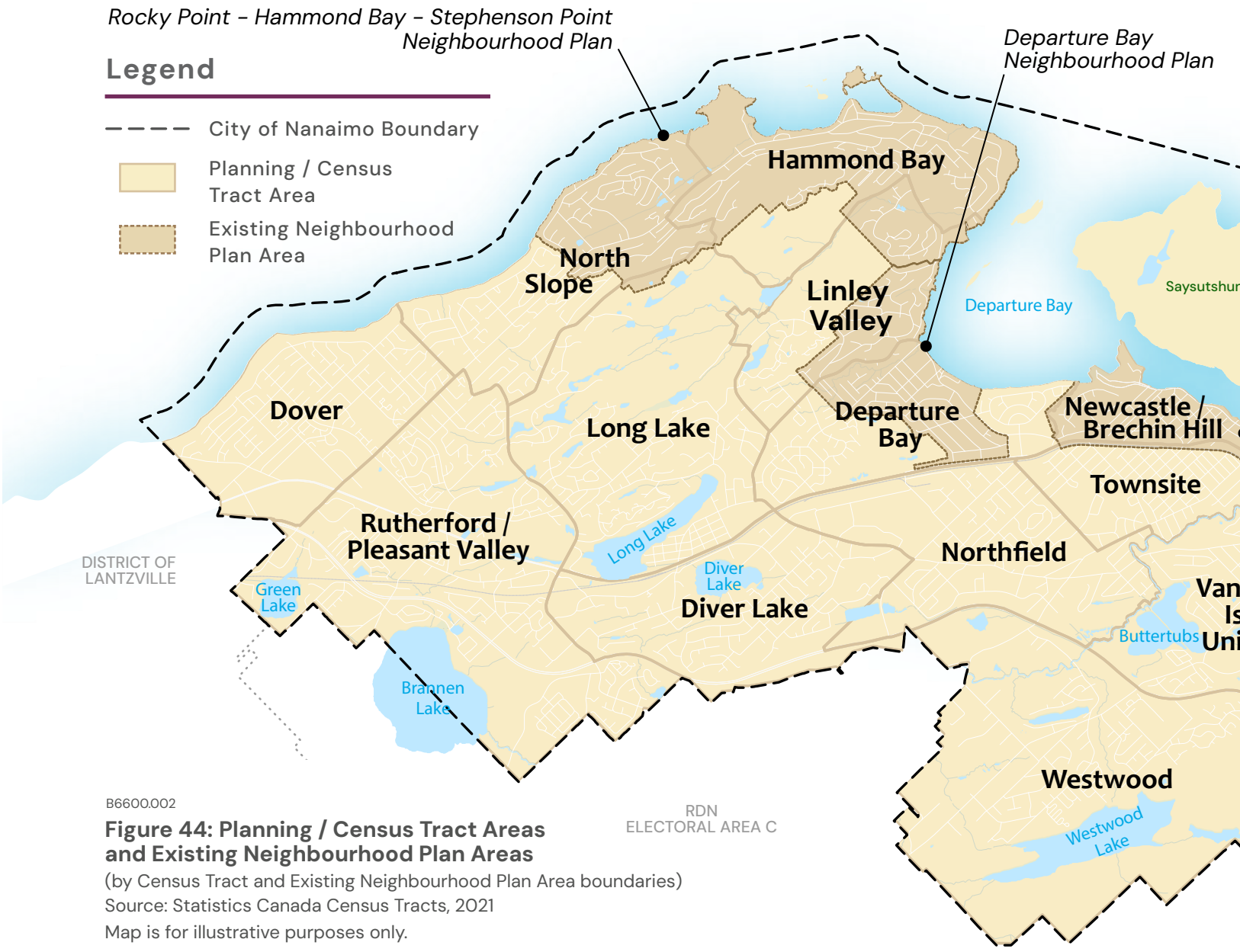


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Figure 44: Planning / Census Tract Areas and Existing Neighbourhood Plan Areas
(by Census Tract and Existing Neighbourhood Plan Area boundaries)
Source: Statistics Canada Census Tracts, 2021
Map is for illustrative purposes only.

E1.2.5 Engage neighbourhoods to confirm existing or new priorities to inform Council consideration of investment priorities.

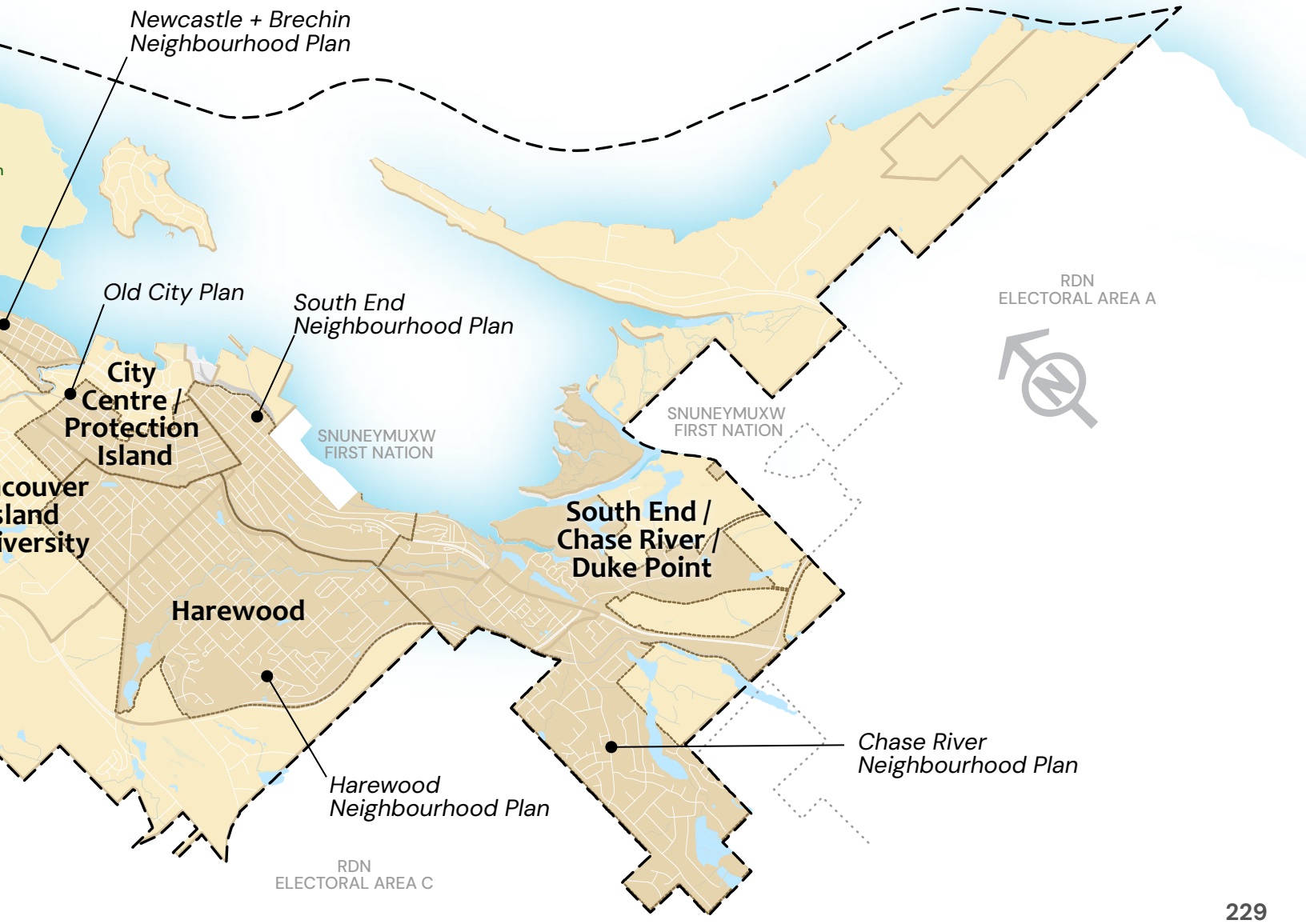
E1.2.6 Encourage the establishment of neighbourhood associations to represent neighbourhood interests.

E1.2.7 Provide services and support to neighbourhood associations as per Council policy.

E1.2.8 Maintain a map of neighbourhood association self-defined boundaries for public and reference purposes.

E1.2.9 Use existing Neighbourhood Plans as guiding documents in the review of development applications.

E1.2.10 Where there are inconsistencies with existing plans, *City Plan* will take precedence over the existing Neighbourhood Plans.





E2 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 to implement the policy directions of *City Plan*. This section describes several key implementation tools, while Section E3 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 land uses that may not warrant a permanent 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 *City 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 a Temporary Use Permit Area.



Nanaimo Night Market, Downtown

E2.2 DEVELOPMENT APPROVAL INFORMATION

The objective of the *Development Approval Information Area* is to ensure that a development proposal is consistent with the City's strategic directions and priorities as outlined in *City Plan*.

Pursuant to the *Local Government Act*, Development Approval Information (DAI) may be required for the following circumstances:

- *Zoning Bylaw* amendments
- Temporary Use Permits
- Development Permits

The information provided in a DAI 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 features
- Form and character of a development proposal
- Climate action, including greenhouse gas reduction, energy conservation, circular economy principles, and water conservation
- Hazard conditions

The City's *Development Approval Information 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 professionals to develop impact reports (qualifications, etc.)
- Opportunities for reconsideration of a delegated decision
- Third party review
- 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.

E3 DEVELOPMENT PERMIT & HERITAGE CONSERVATION AREAS



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

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 *City 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
(j) establishment of objectives to promote the reduction of greenhouse gas emissions

Sections 614 and 615 of the *Local Government Act* also allow for the designation of Heritage Conservation Areas to protect the heritage value or character of an area.

Implementation

This section provides the justification and objectives for establishing DPAs and HCAs under the Local Government Act. *Schedules 6* to *13*, 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, 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 5: 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 Workings 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) Commercial, Industrial, Multi-Family Residential
8	Form and Character	(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)

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

Environmentally Sensitive Areas (ESAs) are unique ecosystems with high biodiversity. They include the marine foreshore, coastal bluffs, terrestrial herbaceous areas, mature forests and woodlands, vegetated areas, wetlands, as well as watercourses and their riparian areas. ESAs also provide protection for the habitat of rare and endangered species and provide a network of wildlife habitat nodes and corridors within the city. Indigenous, rare, and endangered plant and animal species, and ecological communities that are vulnerable due to their limited range, need special consideration. The identification of lands known to contain a terrestrial ESA is based on the *Provincial Sensitive Ecosystem Inventory*.

Riparian areas provide habitat for a variety of species, travel corridors for other wildlife, as well as protection of property from flooding and potential loss of land from channel erosion and instability. Riparian areas border streams, lakes, and wetlands, linking the water to the land. The blend of streambed, water, trees, shrubs, and grasses in a riparian area creates and directly influences fish habitat. Protecting riparian areas, while facilitating urban development that embraces high standards of environmental stewardship, is a priority for the City. 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.

The marine foreshore is also a critical ESA that supports many indigenous, rare, and endangered species that rely on the specialized habitats found on the coast. Vegetation on the marine foreshore promotes stable and biologically diverse areas that extend ecological support into the marine environment. These ecosystems also help in maintaining shoreline stability and minimizing erosion.

Development can contribute to the degradation of natural areas through the loss of trees, vegetation, and wildlife. DPA 1 Environmentally Sensitive Areas is intended to avoid and minimize the impacts of new and redeveloped sites, and to maintain or restore important ESAs in the city. Lands subject to DPA1 are identified on *Schedule 6* of *City Plan*.

Objectives

1 To protect all environmentally sensitive areas 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 environmentally sensitive areas.

5 To protect natural features, functions, and conditions that support fish and wildlife processes.

6 To prioritize avoidance of negative impacts to environmentally sensitive areas, over mitigation or compensation.

7 To avoid disturbance and to protect areas of high environmental sensitivity and biodiversity, including terrestrial and marine foreshore environmentally sensitive areas, to ensure the maximum protection of functional habitat.

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 and the protection of the natural environment, 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 human 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).

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 and the protection of the natural environment, 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. 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, with storm surge (wind) and wave effects, as well as flood events.

DPA 4 | Abandoned Mine Workings 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. Coal mining leaves a legacy of underground tunnels which, over time, can collapse and experience subsidence, posing a hazard to people and property.

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 British Columbia's *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.

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 ten years have seen a significant increase in wildfires 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 seeks to improve the general safety and reduce the opportunity and risk of 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.

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 the 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 steep slope areas in their natural state in order to protect natural vegetation and sensitive ecosystems.

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.

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 Nanaimo Parkway is a controlled access highway and its scenic qualities and adjacent 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
- 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 of the Parkway.

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)(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 on 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 and include design guidelines with unique and common elements. DPA 8 consolidates these form and character preferences and supports their implementation. This DPA also supports general design guidelines for the entire community, as well as specific Neighbourhood Plan and Area Plan guidelines. Refer to *Schedule 13* of *City Plan* for lands subject to DPA 8.

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, extent of transparent materials, pedestrian orientation, and other design elements.

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 support gentle increase in density of existing neighbourhoods through the integration of duplex, triplex, and fourplex units into single-detached neighbourhoods.

8 To respect public views and access to the waterfront where applicable.

9 To ensure that new housing types and sizes support all income and accessibility groups.

10 To ensure new development incorporates measures for water conservation and energy efficient design that supports the actions identified in *City Plan* Goal 1: A Green Nanaimo.

11 To promote net zero emissions in new development, including alterations or additions to existing buildings.

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 Nanaimo, as well as 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.

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, which 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 the HCA have been listed in Table 6. 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)

4 Alteration of a feature that is a legally protected heritage property

Buildings currently located within the boundaries of the 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.

The Heritage Conservation Area is identified on *Schedule 13 – DPA 8* and *HCA 1*. A heritage alteration permit is required prior to alteration of a heritage building in HCA 1: Heritage Conservation Area. Alterations to heritage buildings shall follow the City of Nanaimo *Heritage Building Design Guidelines* (2018) and the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

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 the development of the Front Street and Fitzwilliam Street corridors as historic "gateways" to the Downtown core.

Table 6: 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



E4 FINANCIAL MECHANISMS & COMMUNITY BENEFITS

Investment today is a promise to a bright future tomorrow.

The City manages a vast array of infrastructure that includes: water, sewer, drainage, roads, bridges, buildings, parks, facilities, plazas, trails, public art, street lights, and traffic lights, to name a few. This infrastructure is vital to supporting the economic vitality, community wellbeing, and environmental health of Nanaimo. As our population grows, so too will demand for delivering high quality services to all residents – existing and new.

Financial mechanisms and community benefits 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 growth in our community.

The City receives funding through two key financial mechanisms and community benefits:

- 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

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 meet the demand that 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 supply
- Water distribution
- 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, affordable, and supportive housing projects.

E4.1.6 B6600.002 Consider the use of Amenity Cost Charges (ACCs) to help the City recover the costs of amenities that provide social, cultural, heritage, recreational, or environmental benefits to the community. The amenities to be funded with ACCs must benefit current and future users and be driven by growth.

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 on public facilities and services by adding, improving, and expanding public facilities and services.

The City's *Integrated Action Plan* and other policy documents identify 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 Consideration should be given to securing amenities in the neighbourhood and adjacent areas whenever possible.

E4.2.5 To be acceptable, require amenities to be operationally viable for the City on a long term basis.



E5 RELATIONSHIPS

If you want to go fast, go alone.
If you want to go far, go together.
- African Proverb

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, and public transportation investments by the BC Transit Authority, among many others. Neighbouring First Nations, the District of Lantzville, and the Regional District of Nanaimo, 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, not-for-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, including the development of new bylaws with the direct involvement of community members, landowners, and stakeholders through committees and engagement. All individuals and groups will be central to successful 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 land use designations 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 policies and actions 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.



E6 IMPLEMENTATION

> 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*

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. City Plan's implementation will be supported by key documents including an *Integrated Action Plan* and a *Monitoring Strategy*.

E6.1 INTEGRATED ACTION PLAN

To support *City Plan,* we 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. 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 term.

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.

E6.2 MONITORING & REVIEWING CITY PLAN

Great change does not happen overnight; it is achieved step-by-step through the committed, ongoing efforts of many. As we move forward, we will want to keep tabs on how we are 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* which 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 for *City Plan*
- **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 *City Plan* 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 a five year review and update.

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 land use 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.

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 updates to existing indicators, or the addition of new indicators, based on emerging information or new data as it becomes available.

E6.2.4 Broadly communicate available reporting on progress of *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, updated planning information such as Housing Needs Assessments, emerging knowledge, and trends.

E6.3 AMENDING CITY PLAN

City Plan - Nanaimo Relmagined 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 create 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 through the *City Plan - Nanaimo Relmagined* 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.

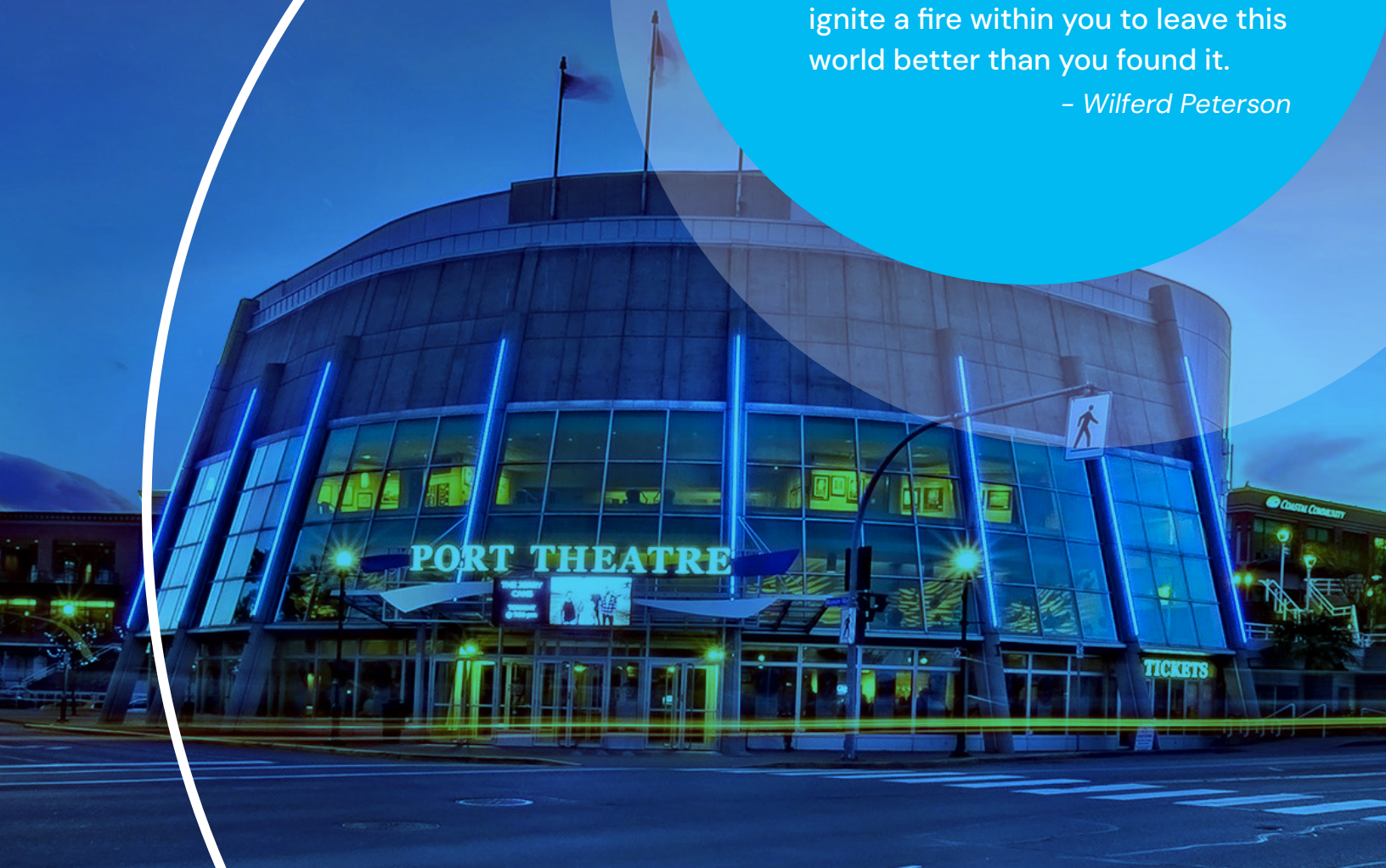
E6.3.2 Consult and involve neighbourhoods who may be affected by changes to *City Plan*.

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.

schedules

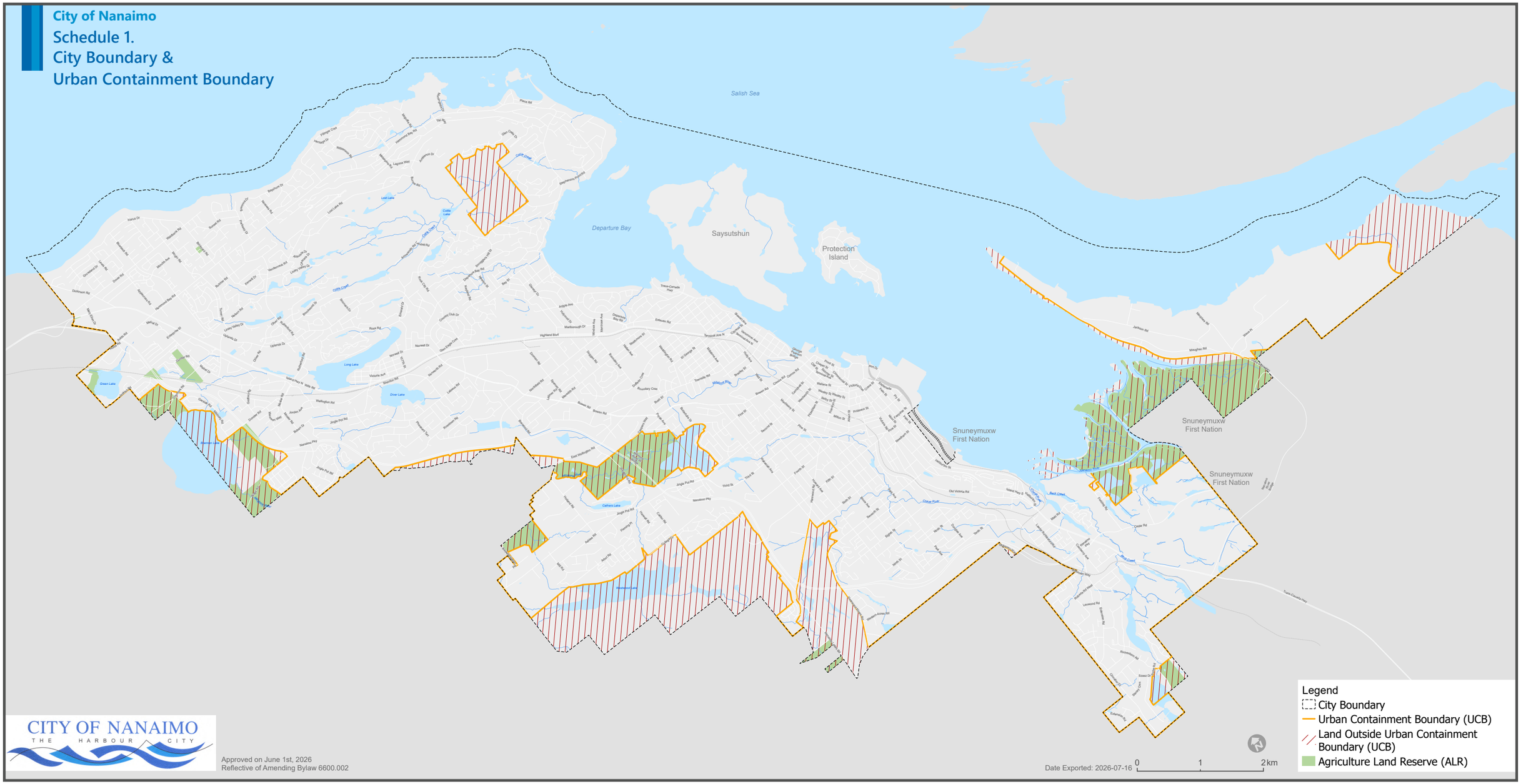
Walk with the dreamers, the believers, the courageous, the cheerful, the planners, the doers, the successful people with their heads in the clouds and their feet on the ground. Let their spirit ignite a fire within you to leave this world better than you found it.

- Wilferd Peterson



City of Nanaimo

Schedule 1.
City Boundary &
Urban Containment Boundary

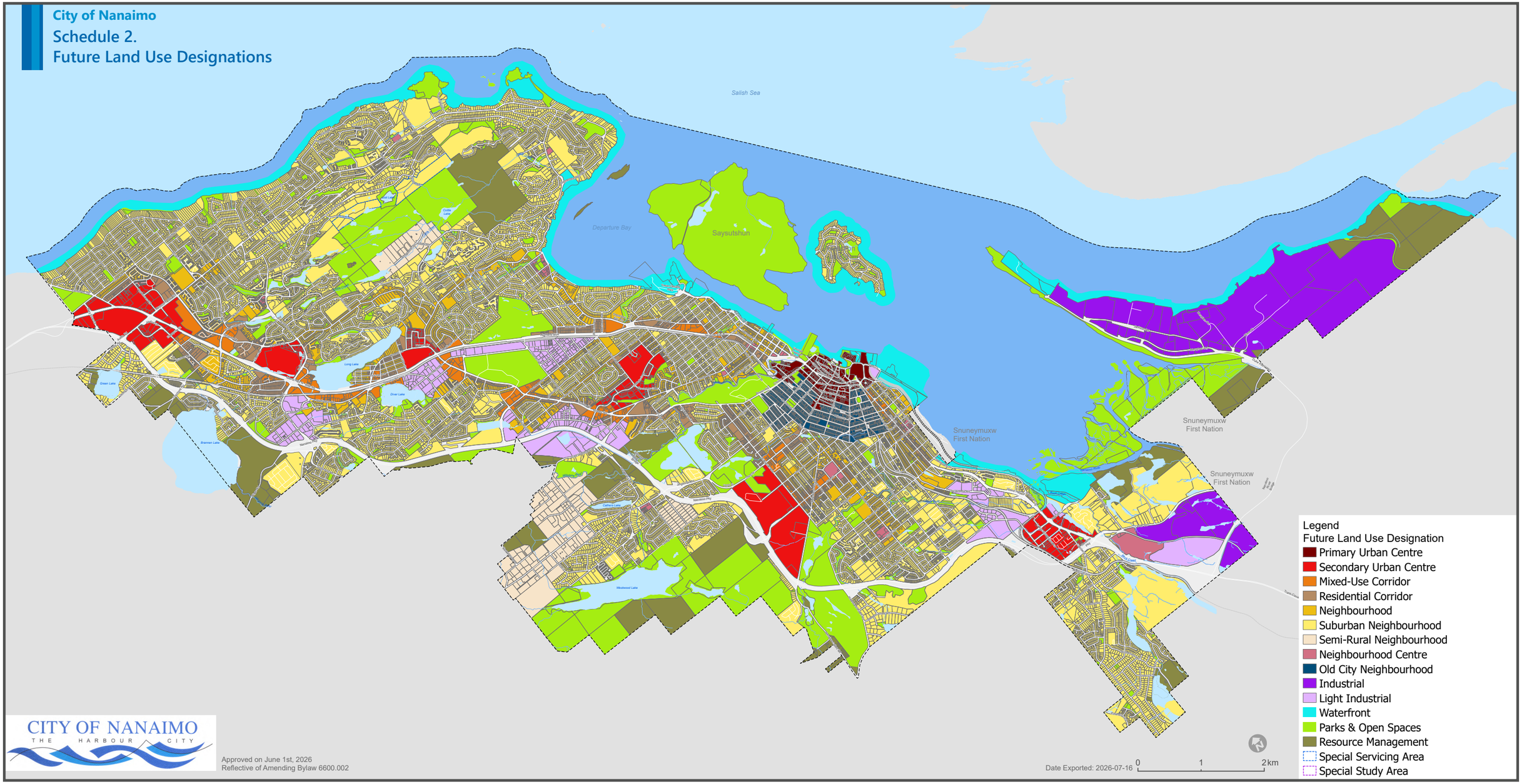


CITY OF NANAIMO
THE HARBOUR CITY

Approved on June 1st, 2026
Reflective of Amending Bylaw 6600.002

City of Nanaimo

Schedule 2.
Future Land Use Designations



Legend

Future Land Use Designation

- Primary Urban Centre
- Secondary Urban Centre
- Mixed-Use Corridor
- Residential Corridor
- Neighbourhood
- Suburban Neighbourhood
- Semi-Rural Neighbourhood
- Neighbourhood Centre
- Old City Neighbourhood
- Industrial
- Light Industrial
- Waterfront
- Parks & Open Spaces
- Resource Management
- Special Servicing Area
- Special Study Area

CITY OF NANAIMO
THE HARBOUR CITY

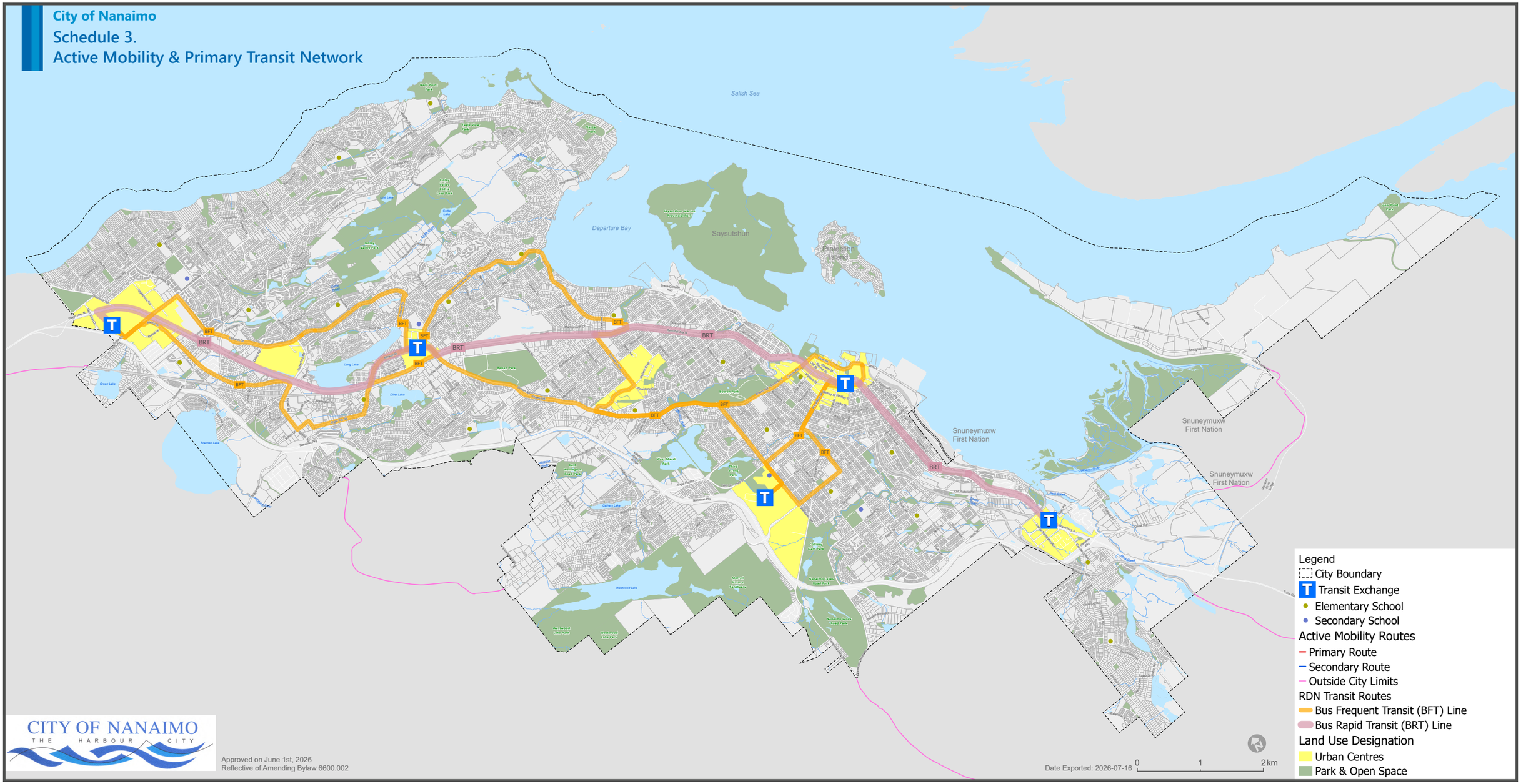
Approved on June 1st, 2026
Reflective of Amending Bylaw 6600.002

Date Exported: 2026-07-16

0 1 2 km

City of Nanaimo

Schedule 3.
Active Mobility & Primary Transit Network

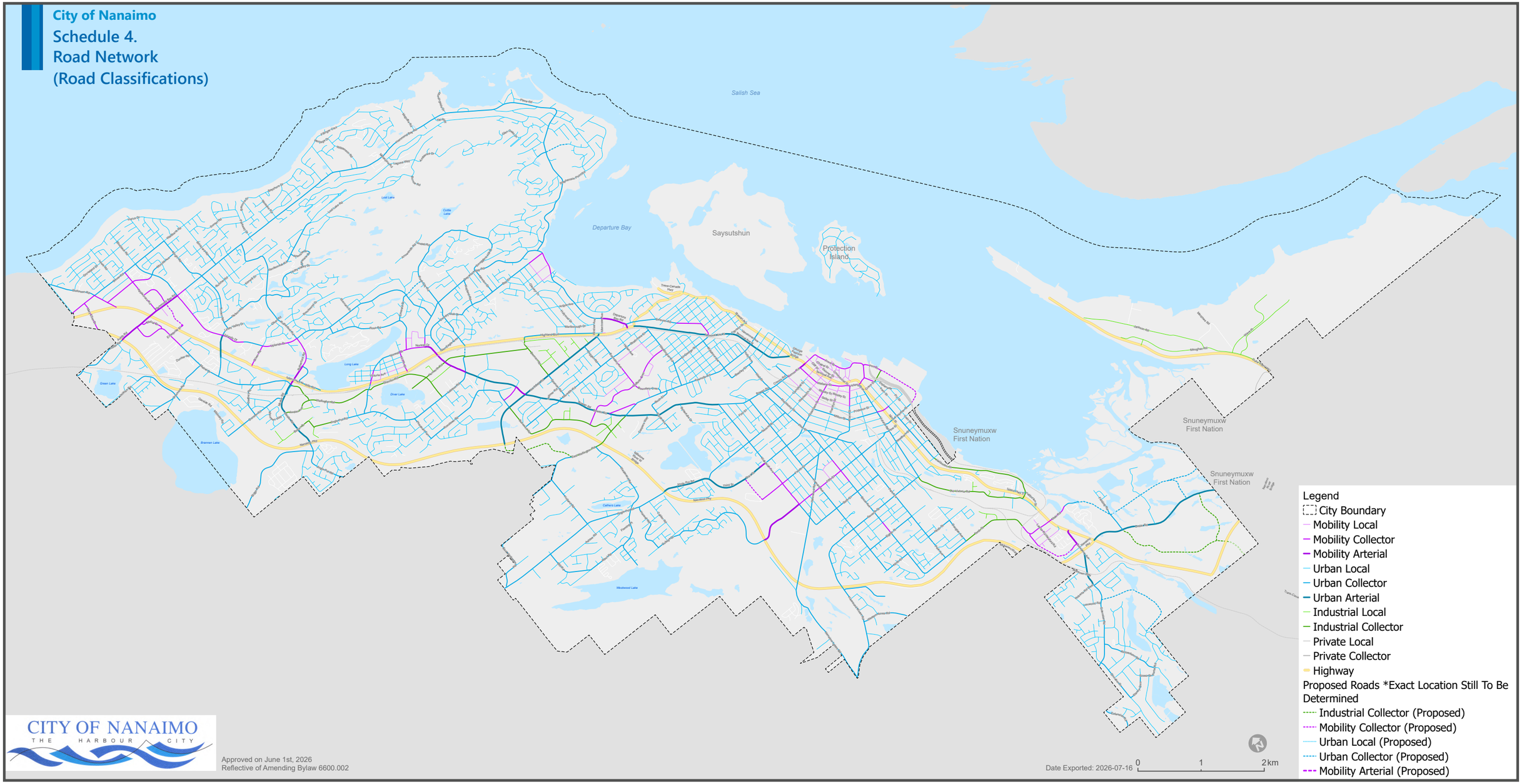


CITY OF NANAIMO
THE HARBOUR CITY

Approved on June 1st, 2026
Reflective of Amending Bylaw 6600.002

City of Nanaimo

Schedule 4.
Road Network
(Road Classifications)



Legend

- City Boundary
- Mobility Local
- Mobility Collector
- Mobility Arterial
- Urban Local
- Urban Collector
- Urban Arterial
- Industrial Local
- Industrial Collector
- Private Local
- Private Collector
- Highway

Proposed Roads *Exact Location Still To Be Determined

- Industrial Collector (Proposed)
- Mobility Collector (Proposed)
- Urban Local (Proposed)
- Urban Collector (Proposed)
- Mobility Arterial (Proposed)

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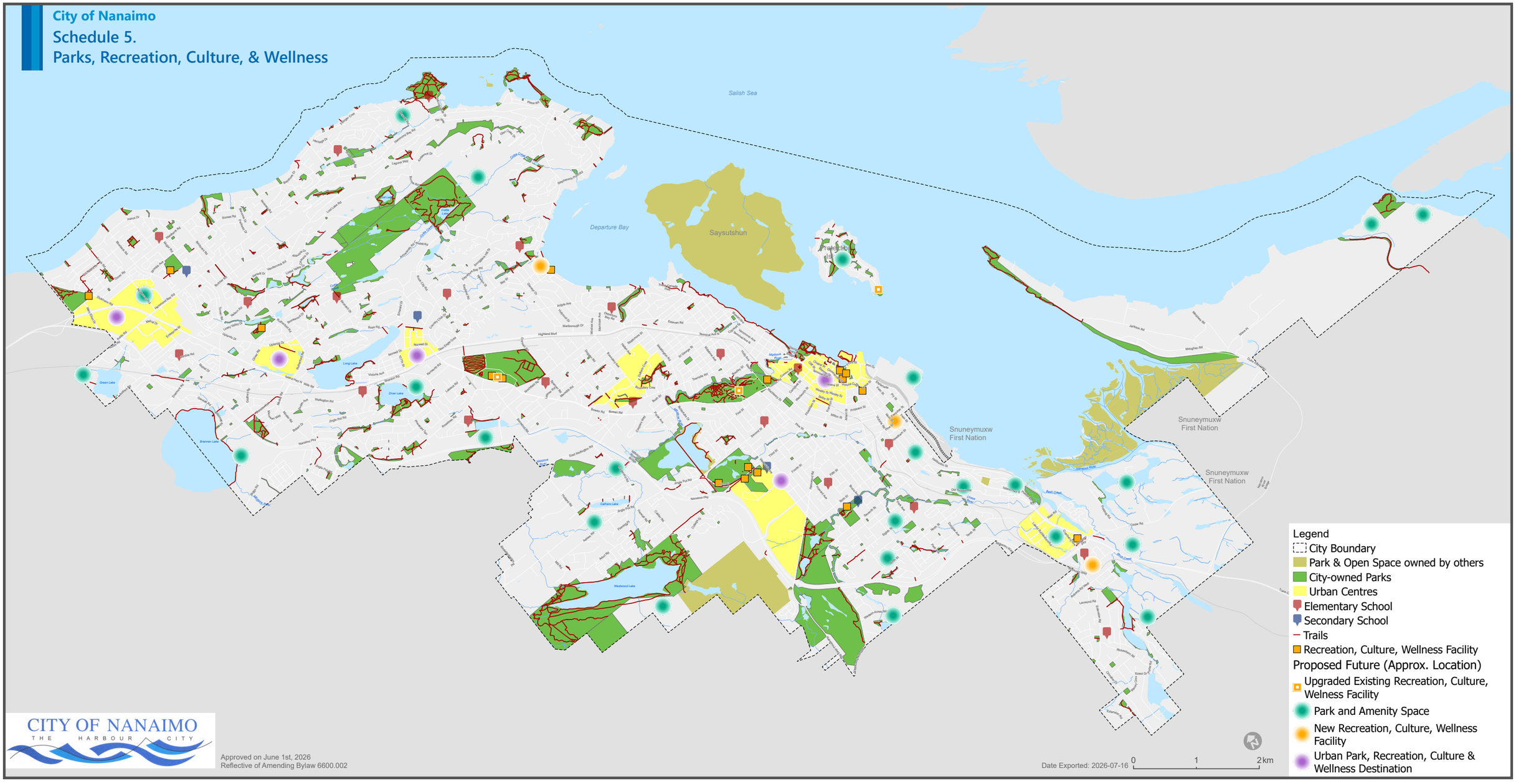
0 1 2 km

City of Nanaimo

Schedule 5.
Parks, Recreation, Culture, & Wellness



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THE HARBOUR CITY

Approved on June 1st, 2026
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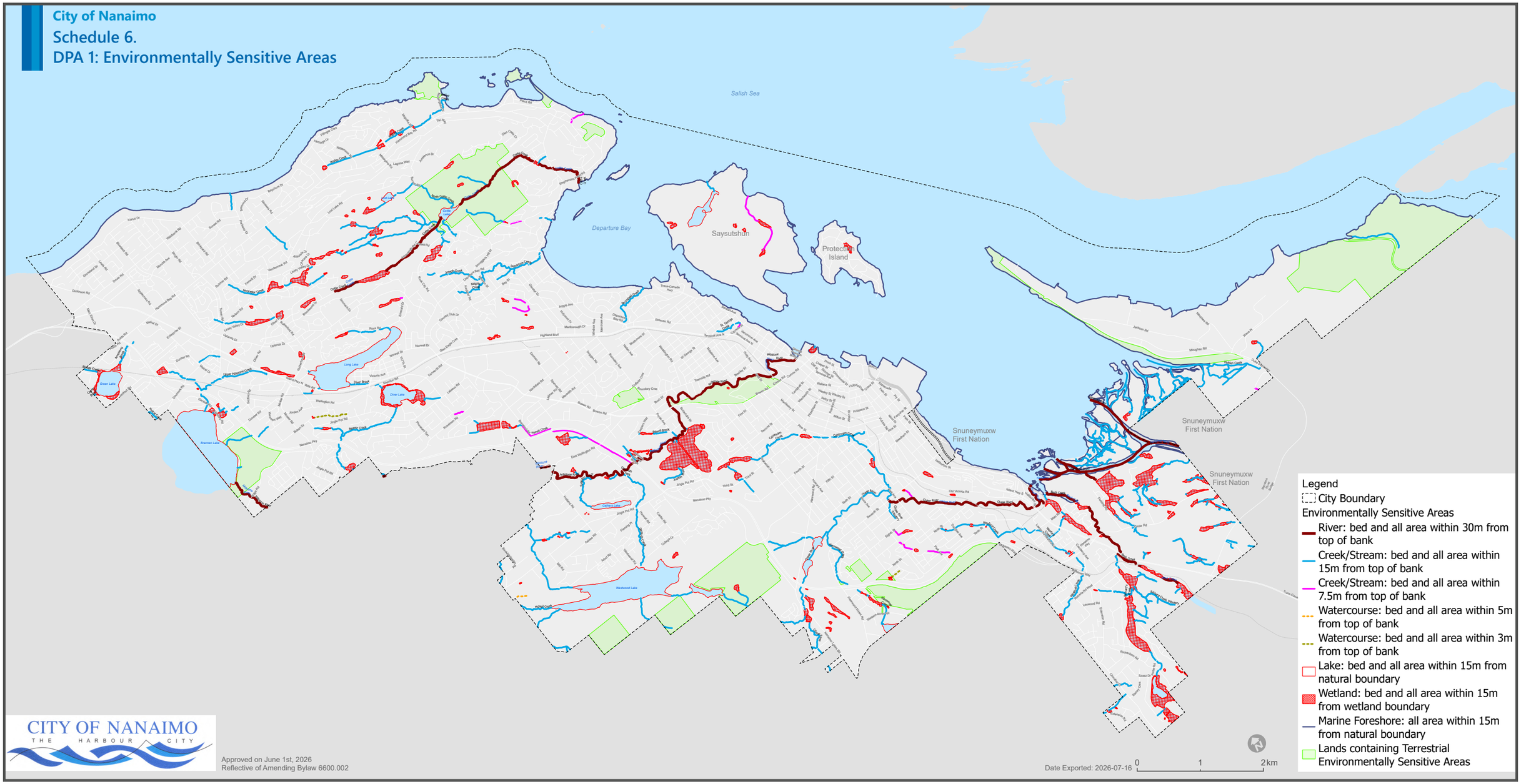
Date Exported: 2026-07-16

City of Nanaimo

Schedule 6.
DPA 1: Environmentally Sensitive Areas



Legend

- City Boundary

Environmentally Sensitive Areas

- River: bed and all area within 30m from top of bank
- Creek/Stream: bed and all area within 15m from top of bank
- Creek/Stream: bed and all area within 7.5m from top of bank
- Watercourse: bed and all area within 5m from top of bank
- Watercourse: bed and all area within 3m from top of bank
- Lake: bed and all area within 15m from natural boundary
- Wetland: bed and all area within 15m from wetland boundary
- Marine Foreshore: all area within 15m from natural boundary
- Lands containing Terrestrial Environmentally Sensitive Areas

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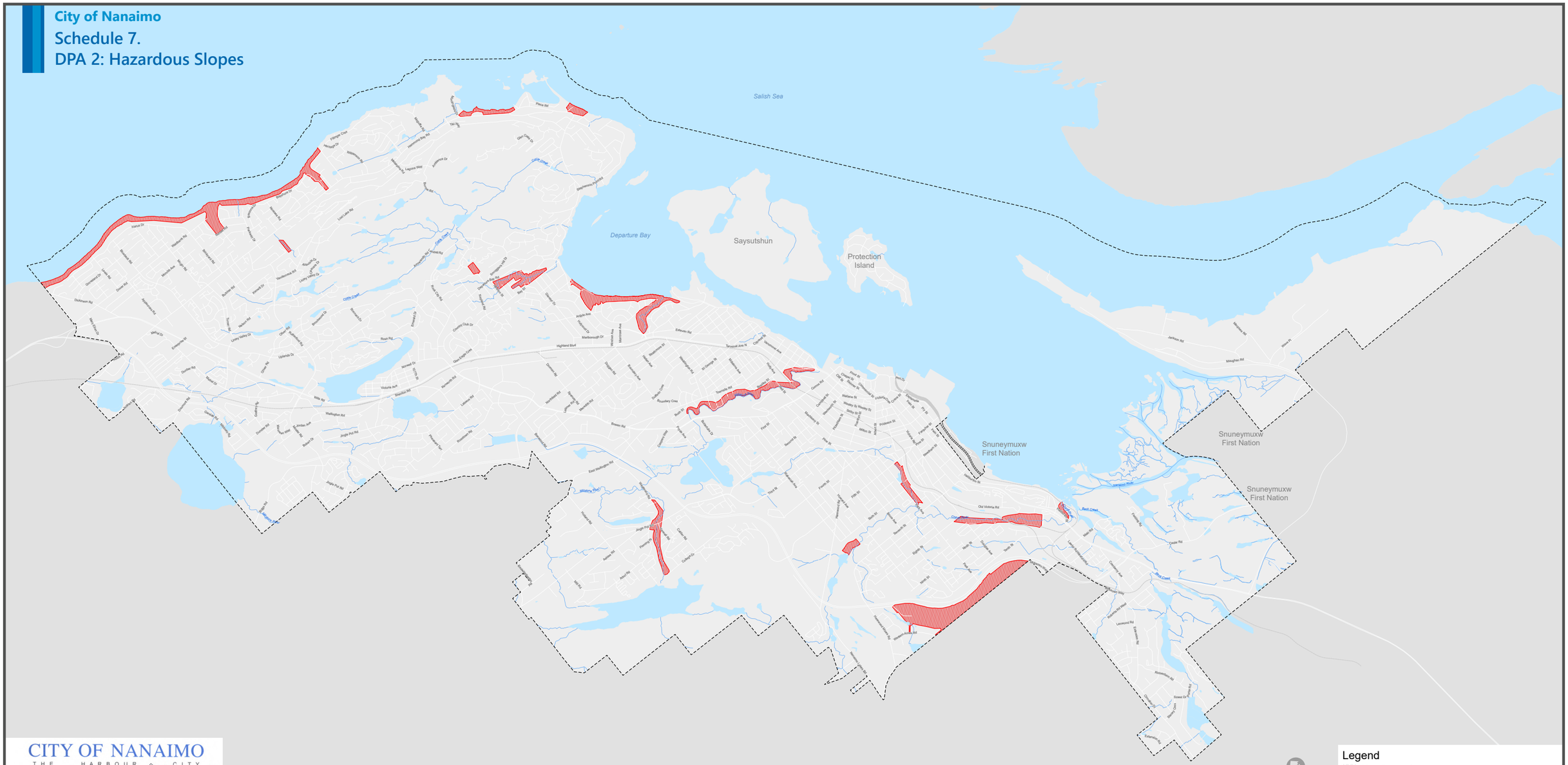
0 1 2 km

City of Nanaimo

Schedule 7.
DPA 2: Hazardous Slopes

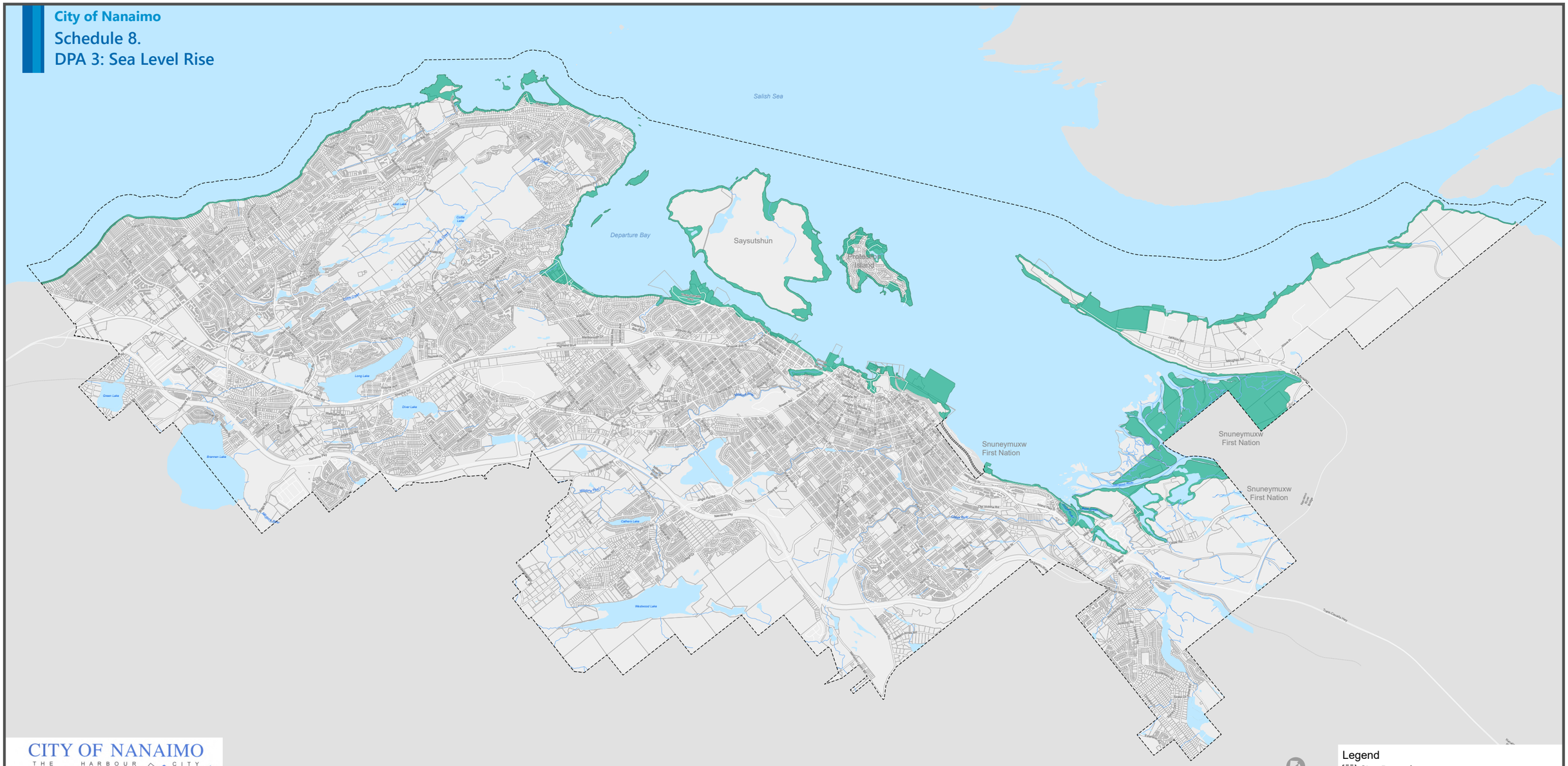


CITY OF NANAIMO
THE HARBOUR CITY

Approved on June 1st, 2026
Reflective of Amending Bylaw 6600.002

City of Nanaimo

Schedule 8.
DPA 3: Sea Level Rise



CITY OF NANAIMO
THE HARBOUR CITY

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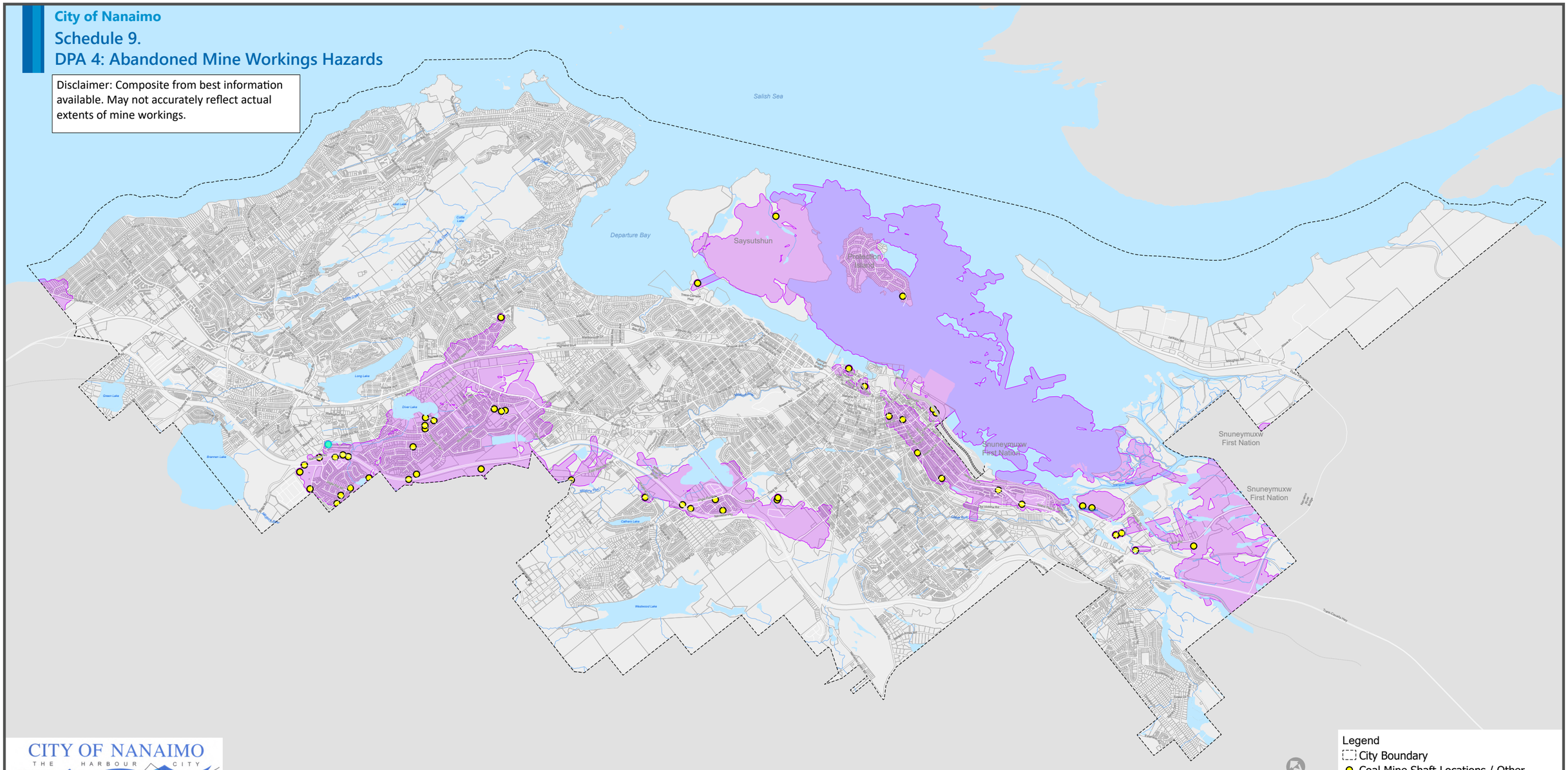
Reflective of Amending Bylaw 6600.002

City of Nanaimo

Schedule 9.
DPA 4: Abandoned Mine Workings Hazards

Disclaimer: Composite from best information available. May not accurately reflect actual extents of mine workings.



CITY OF NANAIMO
THE HARBOUR CITY

Approved on June 1st, 2026
Reflective of Amending Bylaw 6600.002

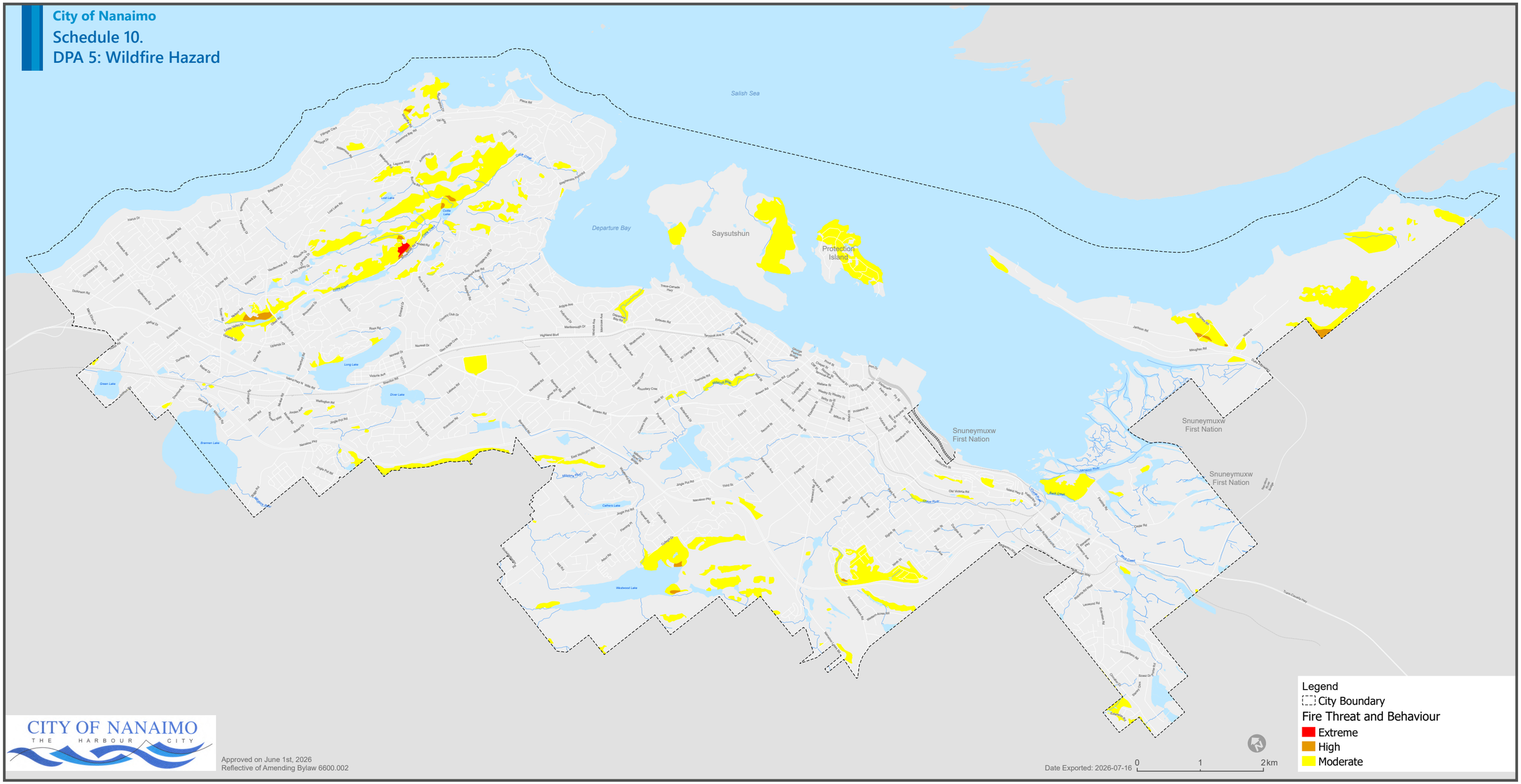
Date Exported: 2026-07-16

0 1 2 km

Legend
- City Boundary
- Coal Mine Shaft Locations / Other
- Coal Mine Risk

City of Nanaimo

Schedule 10.
DPA 5: Wildfire Hazard



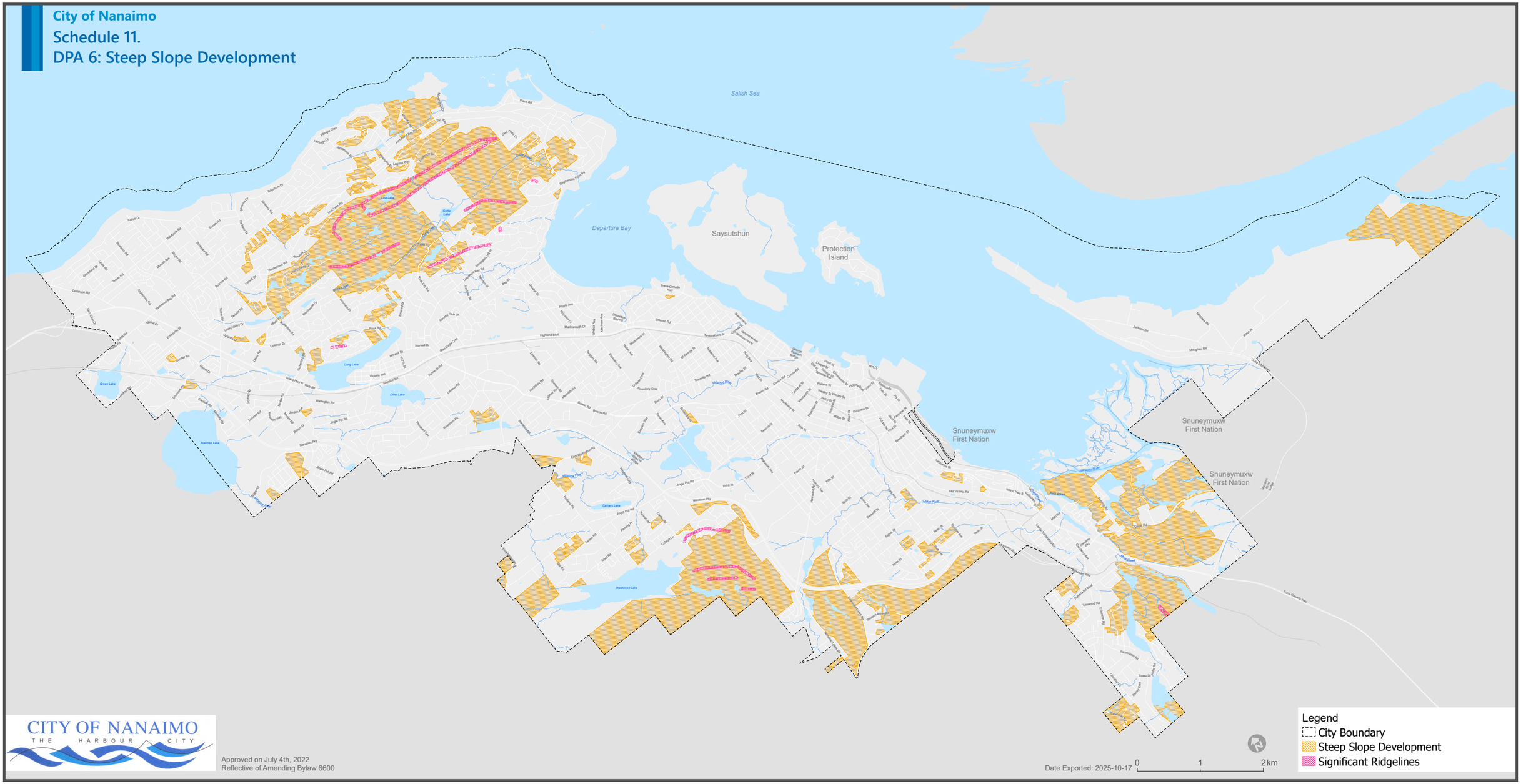
CITY OF NANAIMO
THE HARBOUR CITY

Approved on June 1st, 2026
Reflective of Amending Bylaw 6600.002

Date Exported: 2026-07-16

City of Nanaimo

Schedule 11.
DPA 6: Steep Slope Development



CITY OF NANAIMO
THE HARBOUR CITY

Approved on July 4th, 2022
Reflective of Amending Bylaw 6600

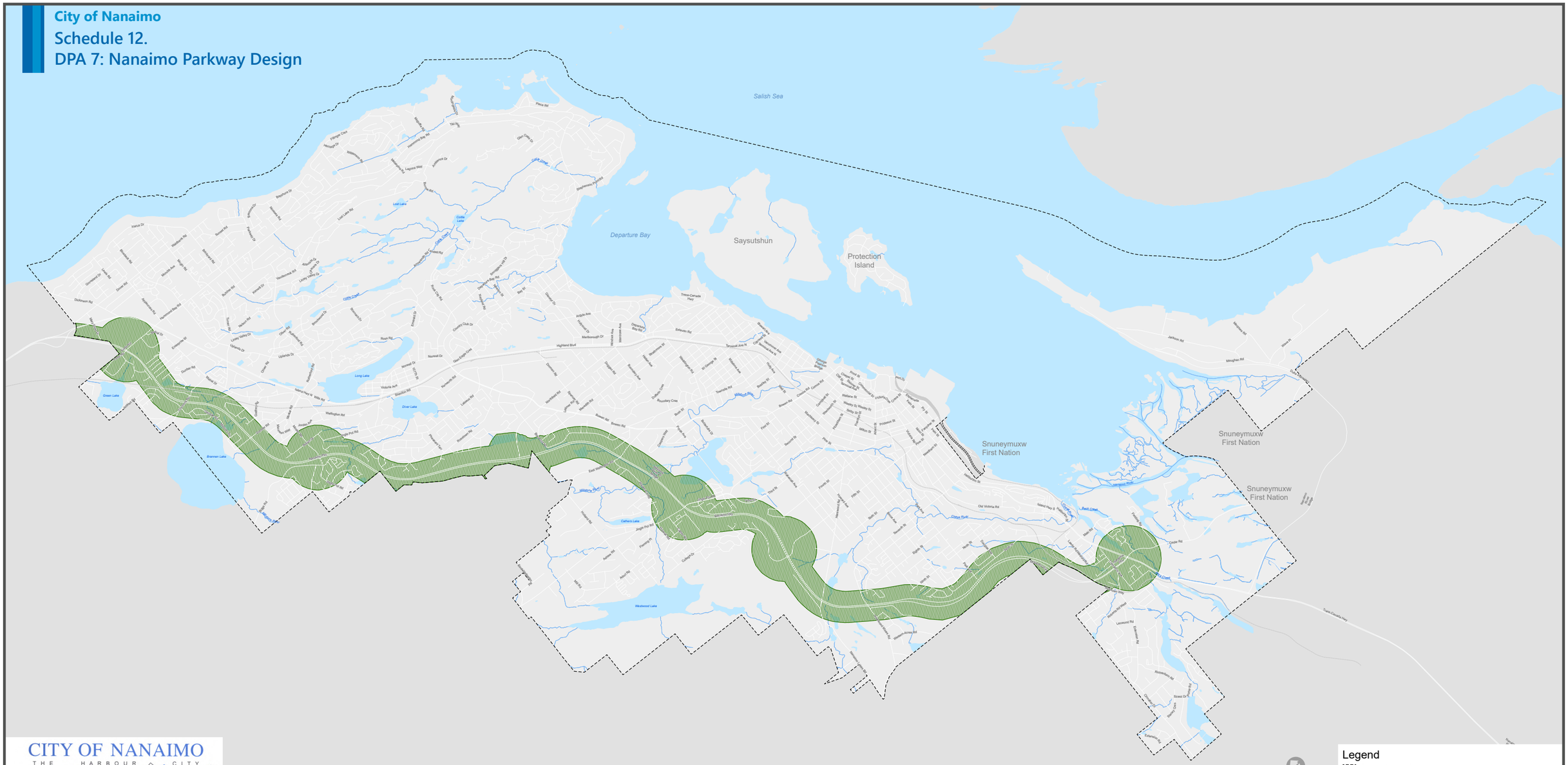
Date Exported: 2025-10-17

0 1 2 km

Legend
- City Boundary
- Steep Slope Development
- Significant Ridgelines

City of Nanaimo

Schedule 12.
DPA 7: Nanaimo Parkway Design



CITY OF NANAIMO
THE HARBOUR CITY

Approved on June 1st, 2026
Reflective of Amending Bylaw 6600.002

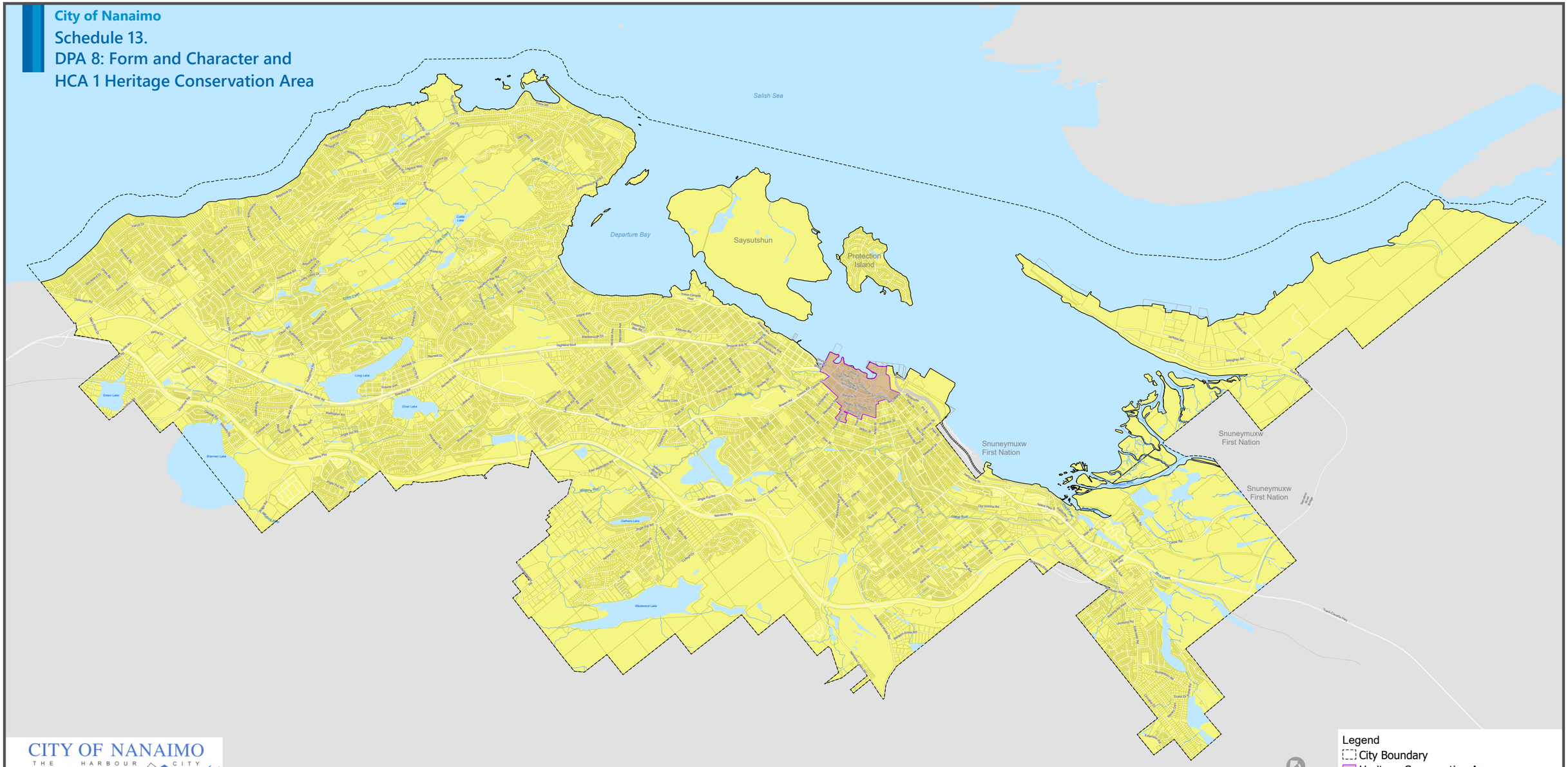
Date Exported: 2026-07-16

0 1 2 km

Legend
- City Boundary
- Nanaimo Parkway Design

City of Nanaimo

Schedule 13.
DPA 8: Form and Character and HCA 1 Heritage Conservation Area



CITY OF NANAIMO
THE HARBOUR CITY

Approved on July 4th, 2022
Reflective of Amending Bylaw 6600

*Applies to all lands within the City of Nanaimo.

Date Exported: 2025-10-31

0 1 2 km

Legend
- City Boundary
- Heritage Conservation Area
- DPA 8: Form and Character

appendices

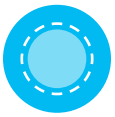


> Cities have a unique role and opportunity to shape humanity's chances of thriving in balance with the rest of the living planet this century.
>
> *- Thriving Cities Initiative*

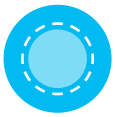
APPENDIX A:
REGIONAL CONTEXT STATEMENT



RGS GOAL	RELATED CITY PLAN CONTENT	
	SECTIONS	POLICY DIRECTIONS
GOAL 1 *B6600.002* **Climate Adaptation & Mitigation** 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 » Commits to reducing overall community greenhouse gas emissions to below zero by 2050
	 **C1.2** Climate Adaptation & Hazard Mitigation	» 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 including linkages to Regional District of Nanaimo's *Drinking Water and Watershed Protection Program*
	 **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** Connected Communities	» Promotes healthy and compact 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* » Supports alignment to the Regional District of Nanaimo's *Hazard Risk and Vulnerability Assessment*

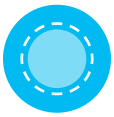
RGS GOAL	RELATED CITY PLAN CONTENT	
	SECTIONS	POLICY DIRECTIONS
GOAL 2 **Protect the Environment** Protect and enhance the environment and avoid ecological damage related to human activity	 **C1.3** Urban Tree Canopy, Natural Areas, & Greenways	» Prioritizes maintenance and expansion of the urban tree 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 of light pollution 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 that are 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** City Boundary & 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 and acquisition, including consideration of additional dedication of lands that protect environmentally sensitive areas

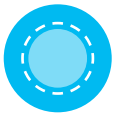
RGS GOAL	RELATED CITY PLAN CONTENT	
	SECTIONS	POLICY DIRECTIONS
GOAL 3 **Coordinate Land Use & Mobility** Ensure land use patterns and mobility networks are mutually supportive and work together to reduce automobile dependency and provide for efficient goods movement	 **C2.1** Connected Communities	» Encourages alignment of land use and mobility networks by incorporating both land use and mobility directions » Prioritizes walking, rolling, cycling, and transit routes in all Urban Centres » Aligns road standards with adjacent land uses
	 **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 » Recognizes the E&N corridor as an integral active transportation corridor
	 **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

RGS GOAL	RELATED CITY PLAN CONTENT	
	SECTIONS	POLICY DIRECTIONS
GOAL 4 *B6600.002* **Community Building** Establish distinctive activity centres and corridors within growth containment boundaries that provide ready access to places to live, work, play, and learn	 **D2.1** City Boundary & 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 (see *Schedule 1: City Boundary & Urban Containment Boundary*)
	 **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 Urban 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-serving elements
GOAL 5 **Enhance Rural Integrity** Protect and strengthen the region's rural economy and lifestyle	 **D2.1** City Boundary & Urban Containment	» 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 (see *Schedule 1: City Boundary & Urban Containment Boundary*)
	 **D4.8** Green Spaces	» Designates ALR, forested, and environmentally sensitive lands as Resource Management lands, not intended for urban development » Discourages removal of lands from the Agricultural Land Reserve (see *Schedule 2: Future Land Use Designations*)

RGS GOAL	RELATED CITY PLAN CONTENT	
	SECTIONS	POLICY DIRECTIONS
GOAL 6 *B6600.002* **Diverse Affordable Housing Choices** Support and facilitate the provision of appropriate, adequate, attainable, affordable, and adaptable housing	 **C3.2** 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 Regional District of Nanaimo, First Nations, regional partners, and senior levels of government to address regional housing needs
	 **C3.3** Intergenerational Living	» Encourages aging-in-place through adaptable unit requirements and increased universal accessibility in new and existing housing
	 **C3.1** Community Safety & Security	» Supports improved access to health and housing services through partnerships to help meet the needs of marginalized residents » Encourages 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 (see *Figure 25: Residential Land Use Overview*)
	 **D4.5** Neighbourhoods	» Encourages infill and innovative housing forms to increase housing options in Neighbourhoods (see *Figure 25: Residential Land Use Overview*) » Supports conversion of character homes to multi-unit residential where appropriate » Supports secondary suites

RGS GOAL	RELATED CITY PLAN CONTENT	
	SECTIONS	POLICY DIRECTIONS
GOAL 7 *B6600.002* **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 » Encourages positioning of Nanaimo as 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	» Encourages robust internet connectivity and access » Supports working towards designation as an "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 the Waterfront » Promotes a strong reputation within and beyond 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 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 » Promotes and supports economic agriculture and food processing opportunities
	 **D4.7** Waterfront	» Recognizes and supports marine based industrial uses in parts of the waterfront » Maintains marine transportation access for the working harbour

RGS GOAL	RELATED CITY PLAN CONTENT	
	SECTIONS	POLICY DIRECTIONS
GOAL 8 *B6600.002* **Food System Resiliency** Protect and enhance the capacity of the region to produce and process food	 **D2.1** City Boundary & 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
	 **C3.4** 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 *B6600.002* **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
	 **C4.3** 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** Archaeology & 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

RGS GOAL	RELATED CITY PLAN CONTENT	
	SECTIONS	POLICY DIRECTIONS
	 **C4.8** Community Events, Festivals, 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 » Encourages creation of spaces that support events and gatherings
GOAL 10 *B6600.002* **Efficient Services** Provide efficient, cost effective services and infrastructure	 **D2.1** City Boundary & 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 limitations 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 Regional District of Nanaimo'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

RGS GOAL	RELATED CITY PLAN CONTENT	
	SECTIONS	POLICY DIRECTIONS
GOAL 11 *B6600.002* **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
	 **C4.4** 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 Regional District of Nanaimo for growth management, waste management, sewer services, transit operations, and recreation services » Supports cooperation with the Province, Regional District of Nanaimo, and stewardship groups on environmental management » Section E5 **Relationships** outlines a commitment to collaboration, communication, and coordination for the good of all

The following Area Plans form part of *City Plan*.
Click on the links below to access each plan.

APPENDIX B: The Nanaimo Downtown Plan (2002)

APPENDIX C: Port Drive Waterfront Master Plan (2018)

APPENDIX D: Hospital Area Plan (2018)

APPENDIX E: Bowers District Master Plan (2022)

APPENDIX F: Sandstone Master Plan (2022)

CITY OF NANAIMO
THE HARBOUR CITY

City of Nanaimo
455 Wallace Street
Nanaimo, BC V9R 5J6

E | communityplanning@nanaimo.ca
T | 250-754-4251

