

REIMAGINE NANAIMO

PHASE 2 PUBLIC ENGAGEMENT SUMMARY
FALL 2021



Land Acknowledgment

We would like to begin by acknowledging that the City of Nanaimo is on the Traditional Territory of the Coast Salish Peoples, including the Traditional Territories of the Snuneymuxw and Snaw-Naw-As First Nations.

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APPENDICES (SEPARATE DOCUMENT)

Appendix A: Youth Workshops

Appendix B: Foundations Feedback Form Written Comments

Appendix C: Scenarios Survey Written Comments

ENGAGEMENT PROCESS OVERVIEW

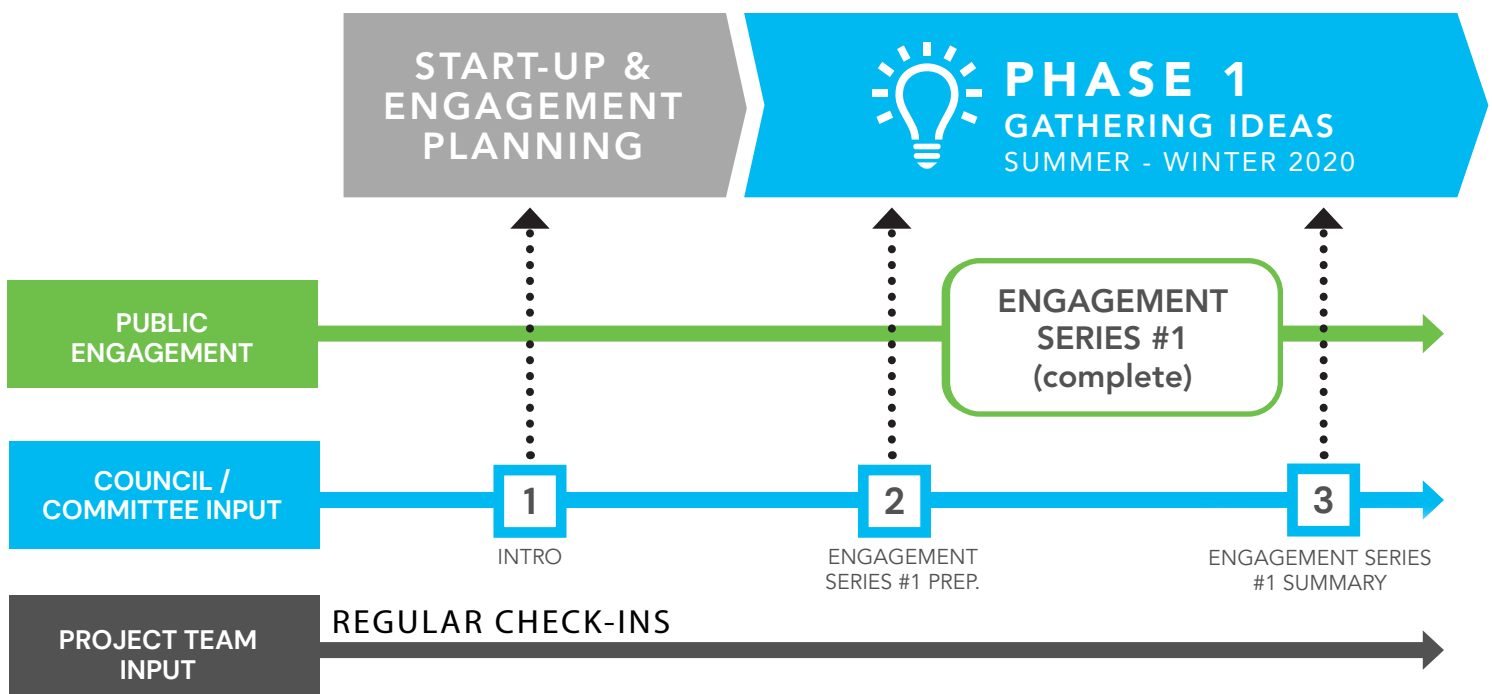
ENGAGEMENT PROCESS








Youth developing ideas for Nanaimo

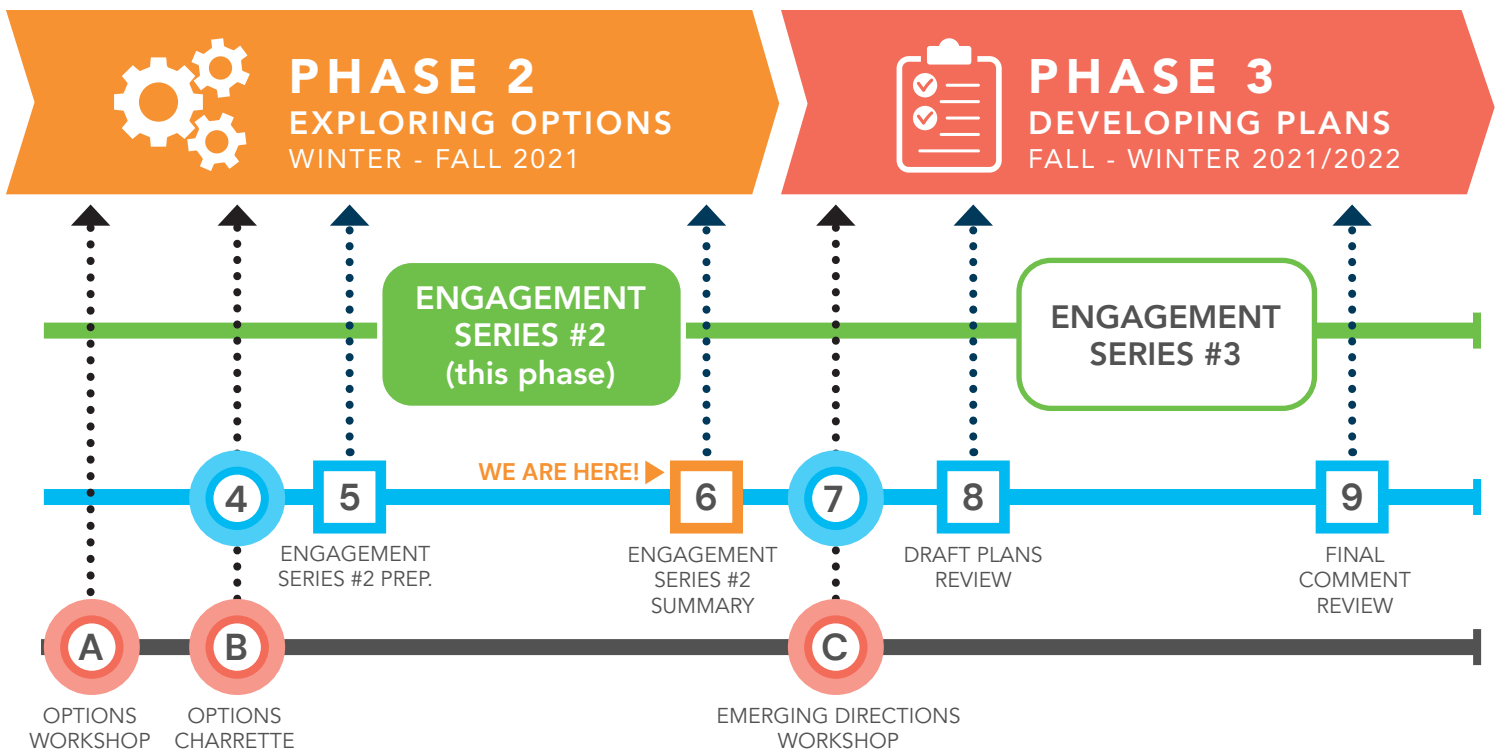
The diagram below illustrates the process for **REIMAGINE NANAIMO**. Public input will be requested during each phase to inform the development of a City Plan (that will replace the existing Official Community Plan) and a supporting Integrated Actions Plan.

The chart to the right illustrates the International Association for Public Participation (IAP2) Public Participation Spectrum. **REIMAGINE NANAIMO** will include all four engagement levels shown in green. Committees of Council have and will continue to provide instrumental input to **REIMAGINE NANAIMO** and advice to Council. Nanaimo's elected Council will be delegated to make final decisions on the plans developed through **REIMAGINE NANAIMO**.



4 ENGAGEMENT LEVELS TO BE USED IN REIMAGINE NANAIMO

					
	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities, and/or solutions.	To obtain public feedback on analysis, alternatives, and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE	"The City of Nanaimo will keep you informed."	"The City of Nanaimo will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision."	"The City of Nanaimo will work with participants to ensure that their concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decisions."	"The City of Nanaimo will look to participants for advice and innovation in formulating solutions and incorporate their advice and recommendations into the decisions to the maximum extent possible."	"The City of Nanaimo will implement what the public decides."
EXAMPLES	<ul style="list-style-type: none"> » City's website » Staff reports and presentations » Print and digital ads » Background information 	<ul style="list-style-type: none"> » Stakeholder calls and emails » Surveys » Pop-up conversations » Online digital platform 	<ul style="list-style-type: none"> » Interactive displays » Focus groups » Community workshops » Stakeholder meetings 	<ul style="list-style-type: none"> » Committees » Task Forces » Workshops » Charrettes 	<ul style="list-style-type: none"> » Alternate Approval Process » Referendum » Election

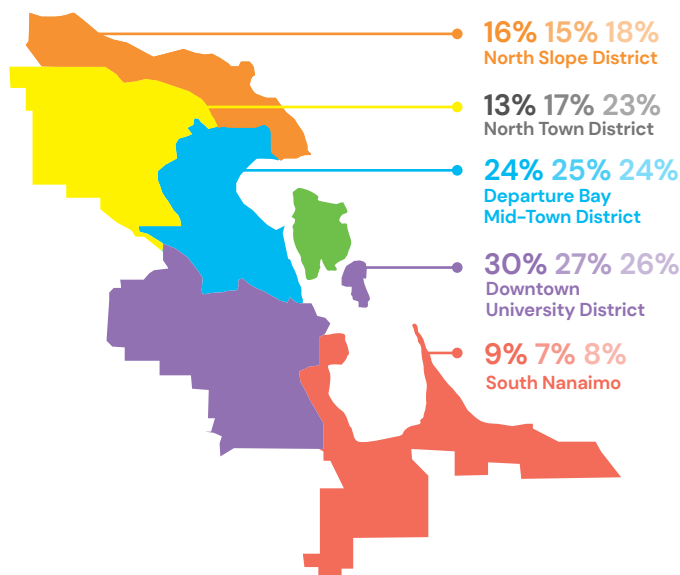


ENGAGEMENT HIGHLIGHTS

WHO PARTICIPATED?

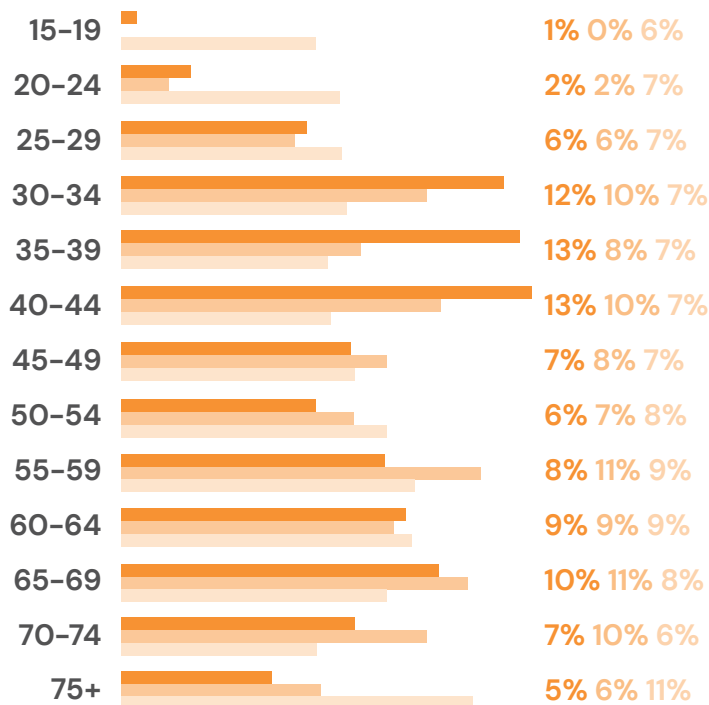
For the percentages on both graphics shown below: the first number indicates Scenario Survey participants, the second shows Foundations Feedback Form participants, the third is Nanaimo population data (2016 Census). The process saw representation from all geographical areas of the City and from all age ranges.

WHERE DO PARTICIPANTS LIVE?

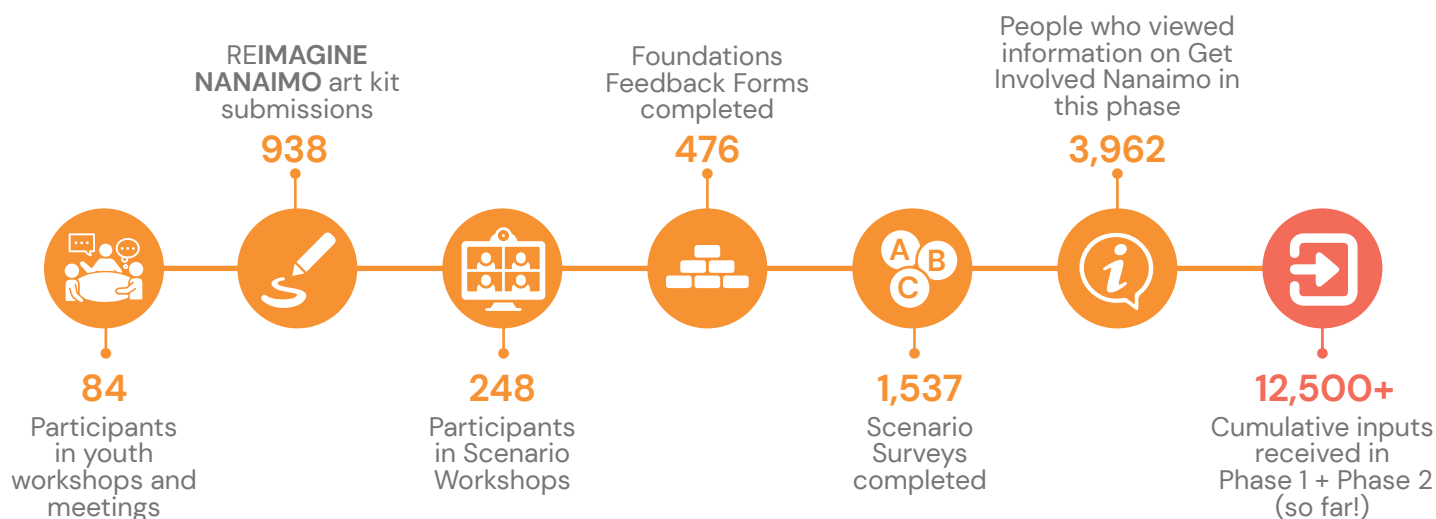


Approximately 8% of participants in both surveys reported being from other nearby communities (Snuneymuxw First Nation, Snaw-Naw-As First Nation, Lantzville, or RDN Electoral Areas), but working, shopping, or participating in activities in Nanaimo.

HOW OLD ARE PARTICIPANTS?



HOW PARTICIPANTS SHARED THEIR IDEAS



FOUNDATIONS FEEDBACK

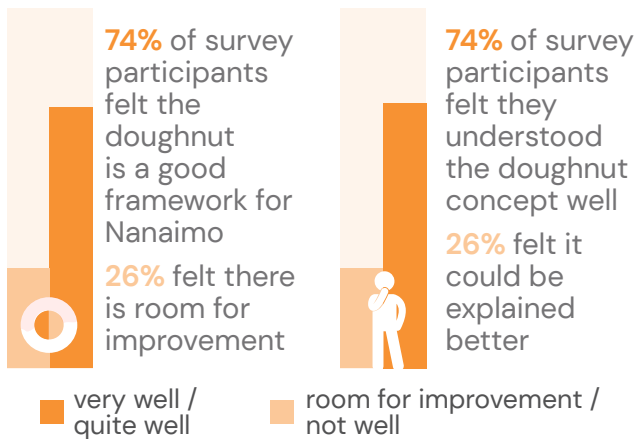


Read this page of highlights for a quick overview of feedback on the Draft Foundations.
View Section 3.1 for more details.

HIGHLIGHTS

The **Foundations Feedback Form** was an opportunity to gauge community support, understanding, and improvement ideas for REIMAGINE NANAIMO's draft framework – the Nanaimo Doughnut, five goals, and preliminary indicators. This input will help refine the draft framework into a strong foundation for our City Plan.

THOUGHTS ON THE NANAIMO DOUGHNUT



FIVE DRAFT GOALS

How well do the draft goals reflect what is important for Nanaimo's future?

very well / quite well room for improvement / not well



A GREEN NANAIMO: RESILIENT & REGENERATIVE ECOSYSTEMS

82% 18%



A HEALTHY NANAIMO: COMMUNITY WELLBEING & LIVABILITY

80% 20%



A CONNECTED NANAIMO: EQUITABLE ACCESS & MOBILITY

79% 21%



AN EMPOWERED NANAIMO: DIVERSITY, CULTURE, RECONCILIATION & SOCIAL INTEGRITY

76% 24%



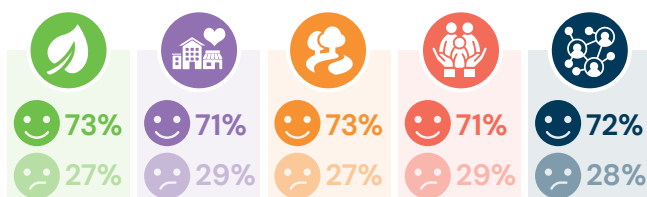
AN ENABLED NANAIMO: ECONOMIC PROSPERITY & RESILIENCY

73% 27%



DRAFT INDICATORS

How well will the draft indicators help us monitor progress?



Comments showed most participants think the draft foundations are on the right track with suggestions for improvements to tailor them more for Nanaimo and ideas for actions to help achieve them.

SCENARIOS SURVEY



Read this page of highlights for a quick overview of feedback received on the preliminary scenarios.
View Section 3.2 for more details.

HIGHLIGHTS

Nanaimo is planning how it will grow and evolve over the coming 25 years. The Scenarios Survey provided participants an opportunity to consider three preliminary scenarios for how our City could grow, understand challenges and opportunities, and identify preferences, priorities, and alternate ideas. This input is helping to create a consolidated path forward for Nanaimo's future growth.

PARTICIPANTS' PRIORITY CONSIDERATIONS FOR PLANNING FOR GROWTH



Protecting
Open
Space



Housing
Affordability



Walk, Bike
& Transit
Supportive
Neighbourhoods



Living
Close to
Parks



WHAT SCENARIO DO WE IMAGINE FOR OUR FUTURE?

Participants rated each scenario out of five stars (five being the best). Averages are shown below.

SCENARIO 1: CURRENT PATH ★★★★★ **2.73**
stars out of 5

SCENARIO 2: MOBILITY HUBS ★★★★★ **3.60**
stars out of 5

SCENARIO 3: CENTRAL FOCUS ★★★★★ **3.86**
stars out of 5

COMMON THEMES FROM COMMENTS ON SCENARIOS



DIRECTIONS PARTICIPANTS TYPICALLY FAVOURED MORE

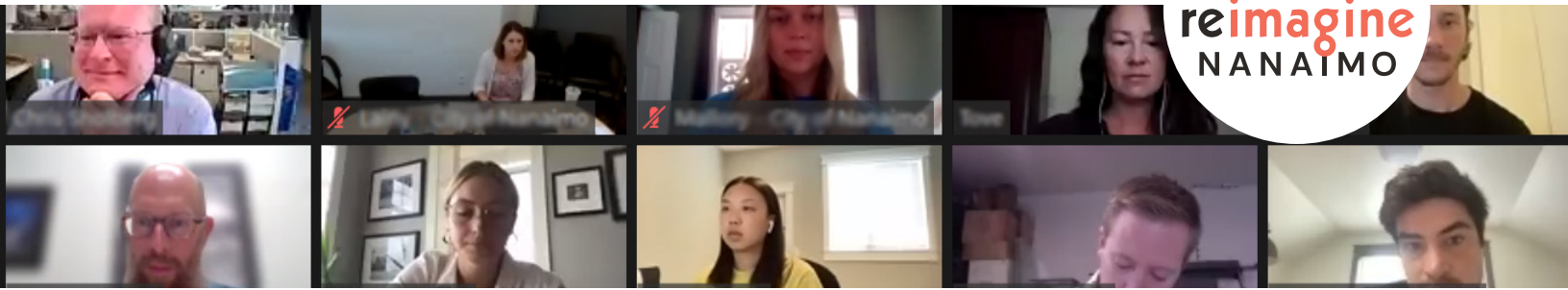
- ▶ Opportunities to densify and increase attraction of downtown
- ▶ Having services closer to many residents
- ▶ Building on what we have



DIRECTIONS PARTICIPANTS TYPICALLY FAVOURED LESS

- ▶ Patterns that would lead to more outward growth
- ▶ Separated employment areas that would require auto travel
- ▶ Directions that could spread resources too thin (a little everywhere)

SCENARIOS WORKSHOPS



Read this page of highlights for a quick overview of input received through the Scenarios Workshops.
View Section 3.3 for more details.

HIGHLIGHTS

Between July 15 and October 5, 2021, REIMAGINE NANAIMO hosted a series of virtual workshops inviting the community to explore preliminary scenarios for how Nanaimo could grow. The focus was Land Use Scenarios Exploration – looking at the physical layout and pattern of Nanaimo. The workshops allowed participants to dig deeper – getting into details about how growth choices could help advance the City towards its goals.

WHAT IDEAS WERE TALKED ABOUT WHERE?

Participants shared their ideas for locations throughout Nanaimo. A few of the most frequent places discussed are below. View the maps on pages 76–78 to see more locations.

DOWNTOWN

- ▶ should be primary place for town centre and services
- ▶ desire for many improvements including active transportation, amenities, and services
- ▶ ideas for innovative spaces

WOODGROVE

- ▶ important retail destination, but difficult to access without a car
- ▶ suggestions for evolution into a more mixed use, pedestrian-oriented, complete neighbourhood

VIU AREA

- ▶ location for more of a mixed town centre
- ▶ good potential to add more tall buildings, improved transit and active transportation, shopping, and amenities

WHICH SCENARIOS WERE PREFERRED?

Participants indicated preferences for both:

SCENARIO 2: MOBILITY HUBS

SCENARIO 3: CENTRAL FOCUS

Many suggested combining key elements from both scenarios to create a “Scenario 4.”

WHAT PARTICIPANTS COMMONLY SHARED THEY LIKED MOST ABOUT:

SCENARIO 2: MOBILITY HUBS

- ▶ Supports change in all parts of the City and works with the linear nature of Nanaimo
- ▶ Could encourage evolution of mall sites to mixed use
- ▶ Highest potential to add industrial land for jobs

SCENARIO 3: CENTRAL FOCUS

- ▶ Most progressive with clear priorities
- ▶ Supportive of downtown revitalization
- ▶ Most efficient use of land / limits outward growth
- ▶ Aligns with climate goals

YOUTH INPUT



Read this page of highlights for a quick overview of Youth Input.
View Section 3.4 for more details.

HIGHLIGHTS

From June through September, 2021, REIMAGINE NANAIMO led a series of opportunities for youth to share what is most important to them for Nanaimo's future and discuss how they'd like to continue engaging in planning for their City. Many of the themes youth shared aligned with those identified by the broader community.

CONNECTING WITH YOUTH



City's first TikTok channel with videos on topics ranging from dog parks to reusable bags



An awesome dance by local dance duo Funkanometry



SD#68 support, including sharing of art kits, social media promotion, teacher newsletters, and supporting workshops



Art kits distributed through schools, City buildings, libraries, pop-ups, and summer programs



Summer pop-ups (with freezies) at youth hang-outs: Harewood Park, May Bennett Skateboard Park, Westwood, Maffeo Sutton, and more



Chill and Chat Workshops and LIT / Quest Program University Workshops



REIMAGINE info integrated into each clue and location for the Golden Bucket Contest



Community spirit team out and about raising awareness and distributing swag



REIMAGINE promoted at orientation week and in VIU welcome packages

WHAT YOUTH WISH TO SEE IN NANAIMO'S FUTURE



Better options to get around without a car



More environmental awareness / action by all



More spaces, activities, and programs for youth to enjoy



Housing they'll be able to afford



Greenery, trees, beauty, and cleanliness



More access to mental health and wellbeing resources



Inclusivity, diversity, and kindness



An end to homelessness



WILL THEY STAY OR WILL THEY GO?



A larger number of workshop participants said they'd go (at least initially, but might return)

A smaller number hope to stay

Many comments that Nanaimo seems like a good place for families and seniors, but doesn't have enough for youth.



REIMAGINE NANAIMO Phase 2
Kick-off with Mayor and Council



1 ENGAGEMENT PROCESS

Connecting with the Nanaimo community and listening to what matters to people today is the basis of **REIMAGINE NANAIMO**.

This section provides an overview of how people were invited to participate in the second phase of planning for the City's future.

1.1 OVERVIEW

WHAT IS REIMAGINE NANAIMO?

REIMAGINE NANAIMO is the community's opportunity to create a collective vision and road map for our future City. Together, we will identify our strengths to appreciate what we have today, and look forward to new opportunities to strengthen and grow our community. As our population grows, we need to collectively imagine how our spaces and places will evolve to better meet the needs of our natural environment and of all who call Nanaimo home.



PURPOSE OF ENGAGEMENT

Great cities aren't created by accident. They are built by residents working together to define their City's future. To plan our path forward, the City of Nanaimo (City) is undertaking an integrated planning process to look at how to align and update our policies and actions to think in a holistic way about our future.

Community engagement is the foundation to these plans so that they reflect community needs. **REIMAGINE NANAIMO** is inviting and documenting input from all voices that represent Nanaimo.

This engagement summary documents Phase 2 of the engagement process, which has focused on confirming our framework and goals and talking about some of the big moves Nanaimo should make as we grow from 100,000 today to a potential future population of 140,000. This input will inform draft policy and actions developed in Phase 3 of **REIMAGINE NANAIMO**.




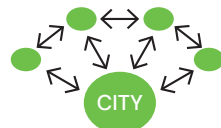
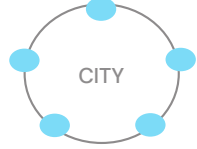
ENGAGEMENT OBJECTIVES

- ▶ Generate awareness and invite broad participation.
- ▶ Engage with people of all ages, interests, and lifestyles, involving more people in a community process than Nanaimo has achieved before.
- ▶ Educate about community planning and the role this integrated initiative plays in the future of Nanaimo.
- ▶ Build upon the best practices for public engagement identified by the citizen-based Community Engagement Task Force.
- ▶ Listen carefully to understand priorities and preferences that can inform directions.
- ▶ Communicate findings and articulate how this information flows into the directions to be developed in the plans.
- ▶ Facilitate an inclusive and transparent engagement that focuses on shared values and helps build a supported path forward.

LEVEL OF ENGAGEMENT

The chart below illustrates the International Association for Public Participation (IAP2) Public Participation Spectrum. The spectrum represents a range of engagement levels, from informing people (on the left), to letting people make the final decision (on the right). REIMAGINE NANAIMO will include a mix of engagement levels throughout the process (all levels shown in green), with most activities focusing between the “Involve” and “Collaborate” levels of the spectrum. Committees of Council have and will continue to provide instrumental input to REIMAGINE NANAIMO and advice to Council. Nanaimo’s elected Council will be delegated to make final decisions on the plans developed through REIMAGINE NANAIMO.

4 ENGAGEMENT LEVELS TO BE USED IN REIMAGINE NANAIMO

					
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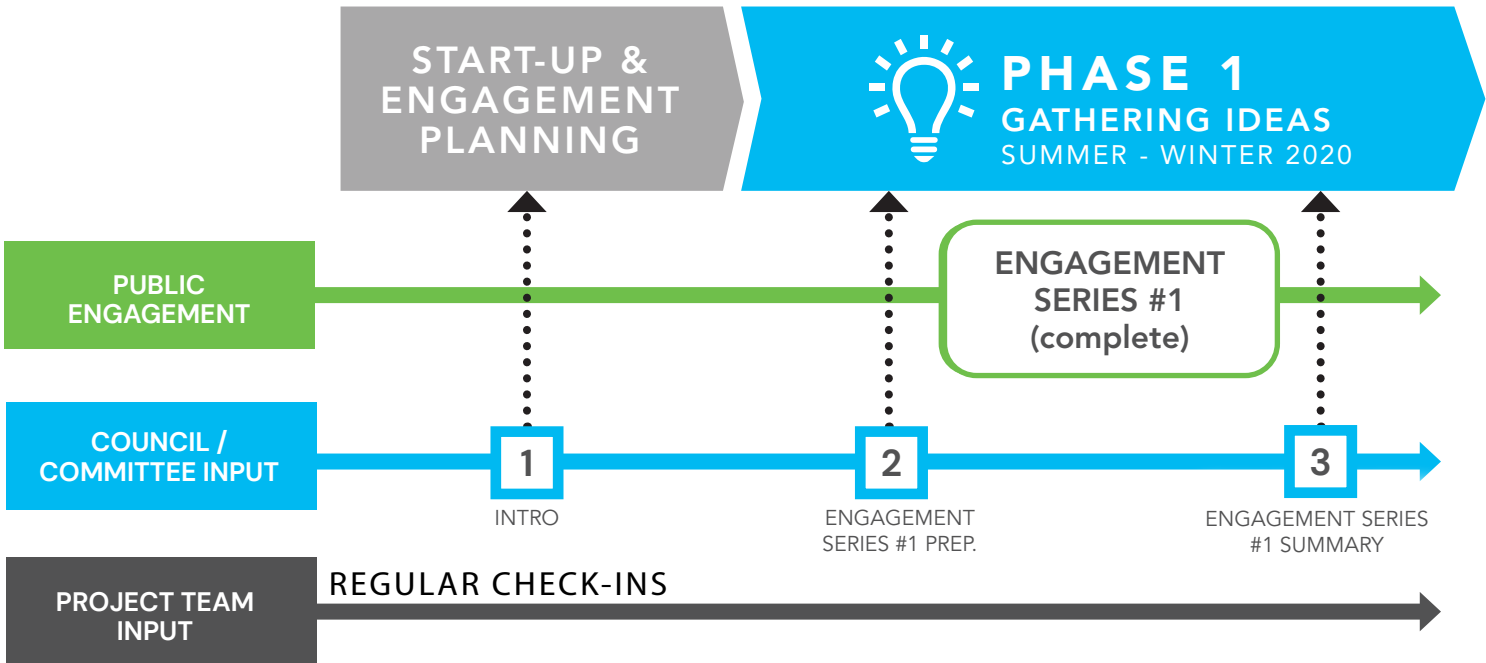
1.2 ENGAGEMENT PROCESS

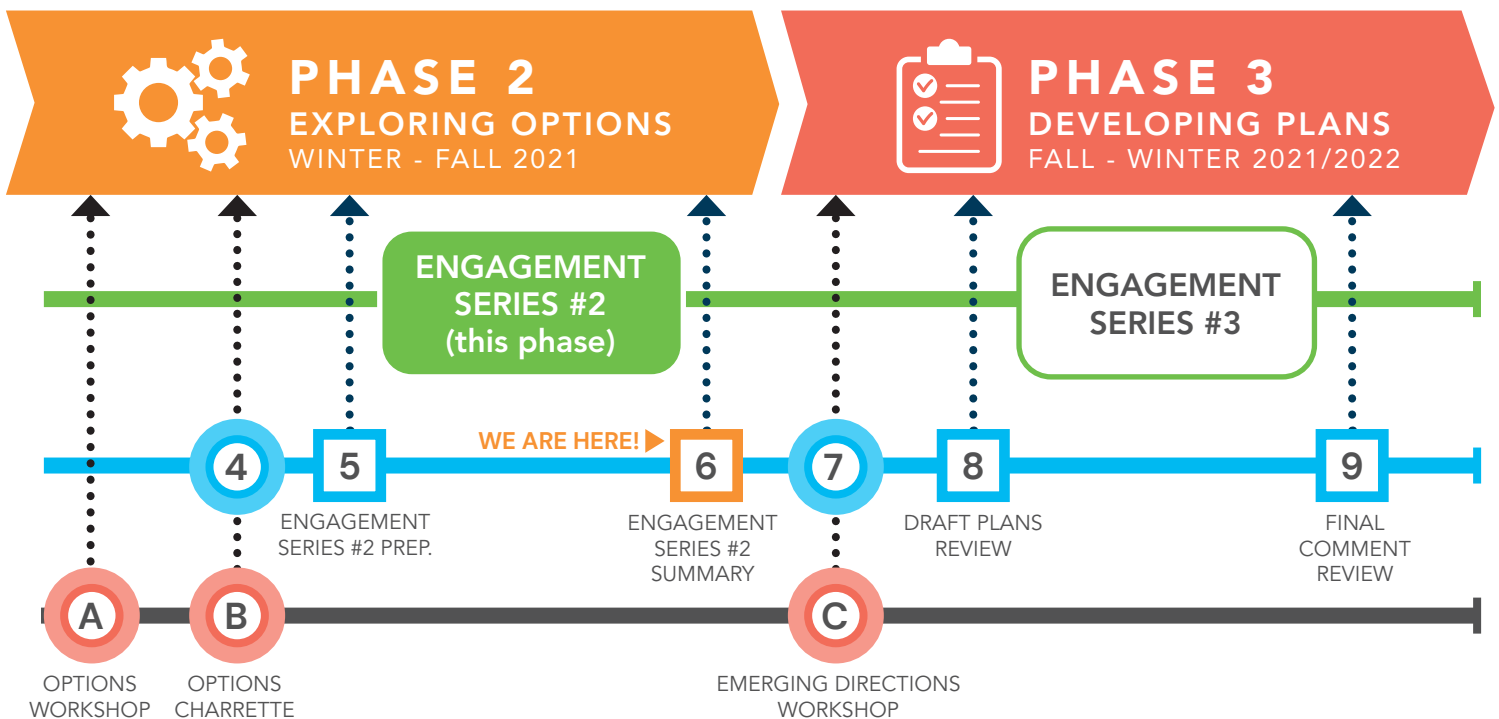
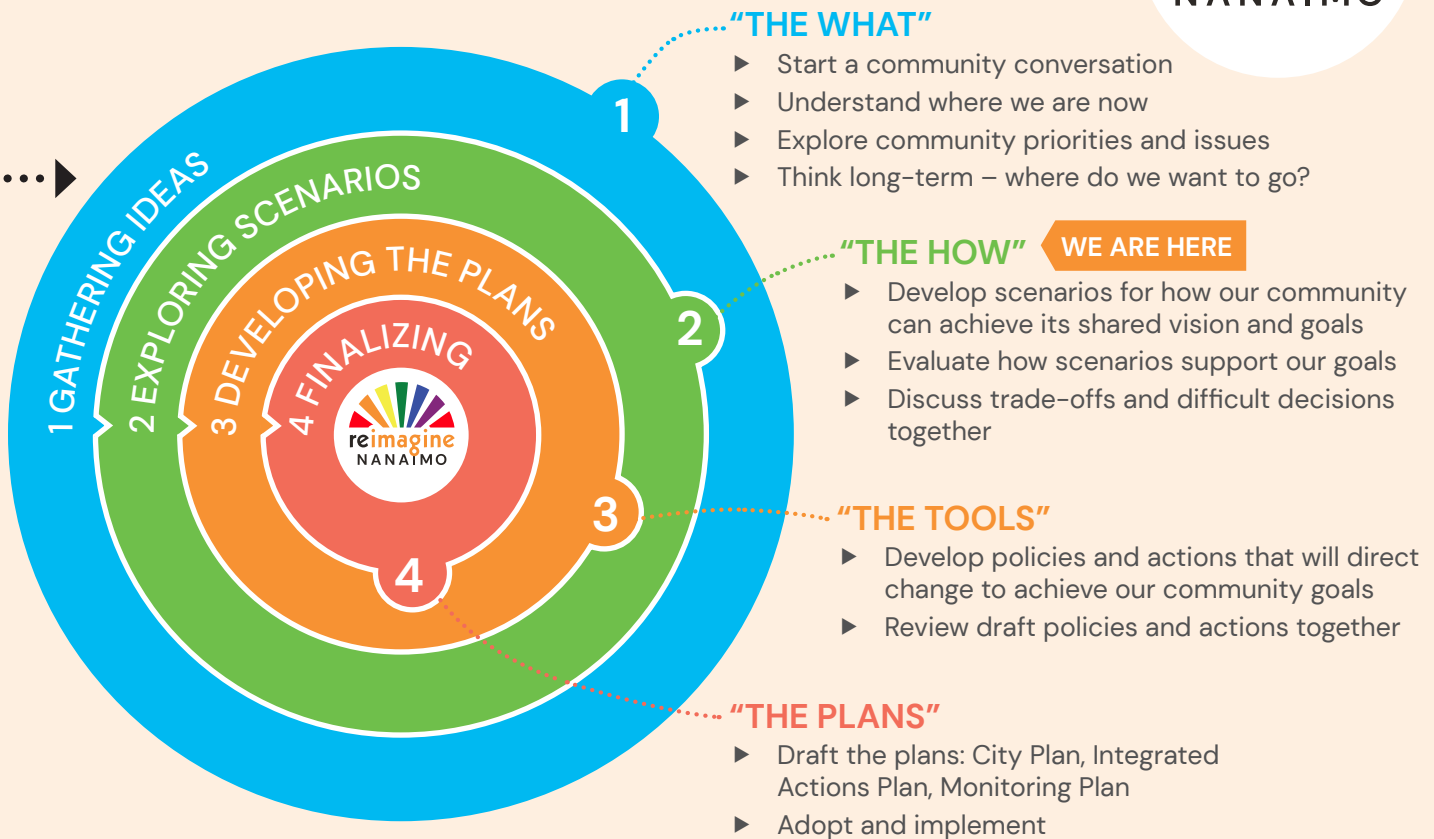
MOVING FROM BIG IDEAS TO FOCUSED DIRECTION

REIMAGINE NANAIMO is an integrated planning process that will ultimately lead to creation of a new City Plan that replaces our current Official Community Plan (OCP) and integrates key policy and direction on parks, recreation, and culture; mobility; climate action; economic development; servicing; and more.

The REIMAGINE NANAIMO process becomes more and more focused with each step. The process starts broadly to consider where the City is today and invites input and ideas about where to go in the future. The process becomes more specific and detailed as it proceeds and plans are developed and refined. REIMAGINE NANAIMO has completed the second stage, Exploring Scenarios, which helps identify big moves and key directions that will influence draft plans.

The diagram below illustrates the engagement process for REIMAGINE NANAIMO. Public input will be requested during each phase.





1.3 OUTREACH

How did we tell people about Phase 2 of REIMAGINE NANAIMO?

DIGITAL OUTREACH June – Sept. 2021



57 Facebook posts
@cityofnanaimo



39 Tweets
@cityofnanaimo



4 Instagram posts
17 Instagram stories
@cityofnanaimo



14 TikTok videos
@reimagineanaimo



1 video on the City
Youtube channel
and social media



1 awesome dance by local
dance duo Funkanometry
@funkanometry



posts and activities on
Get Involved Nanaimo
(getinvolvednanaimo.ca)

MEDIA & ANNOUNCEMENTS June – Sept. 2021



2 media releases



246 radio ads on
102.3 the *Wave*



13 weekly features in
the *My Nanaimo This
Week* newsletter



8 ads in the *Nanaimo
News Bulletin*



announcements by
Current Planning
during Public Hearings
(with meetings
streamed online)

AROUND THE CITY July – Sept. 2021



150 vehicle decals
on City fleet



58 signs in Nanaimo
buses (one in each bus)



60+ door and window
decals posted by
organizations



65+ posters, banners and
static signs put up in local
parks and along trails



information on the
Beban Park reader board
(on Bowen Road)



ambassador
stations at parks and
recreation facilities



banners on light
poles at Departure
Bay and Downtown



REIMAGINE NANAIMO
logo on centre ice at
Nanaimo Ice Centre

OUT & ABOUT May – Sept. 2021



39 summer pop-ups: COVID centre, parks, seawalks, trails, playgrounds, rec centres, community events, VIE, concerts in the park, VIU, farmers market



REIMAGINE info integrated into each clue and location for the Golden Bucket Contest



Community Spirit Team active at events to distribute information



static info stations with REIMAGINE information at the Beban Park COVID-19 clinic and Vancouver Island Regional Library – Nanaimo Harbourfront

MEETINGS & EVENTS July – Sept. 2021



8 virtual Scenarios Workshops for public participants



2 virtual Scenarios Workshops with participants selected to represent a cross-section of the community



9 virtual Scenarios Workshops with groups including members of the development Community, City Staff, and organizations



9 virtual meetings with partners and governmental organizations



discussions and input from Committees of Council: Environment Committee and Advisory Committee on Accessibility and Inclusiveness



emails / calls to stakeholders and user group representatives, and organizations to invite participation

YOUTH & STUDENT OUTREACH June – Sept. 2021



Art Kit project distributed through schools, City buildings, public libraries, community events, day camps, and playground programs

+900 drawings submitted



3 virtual Chill and Chat workshops with students at Wellington and NDSS



3 REIMAGINE youth workshops through the LIT / Quest program

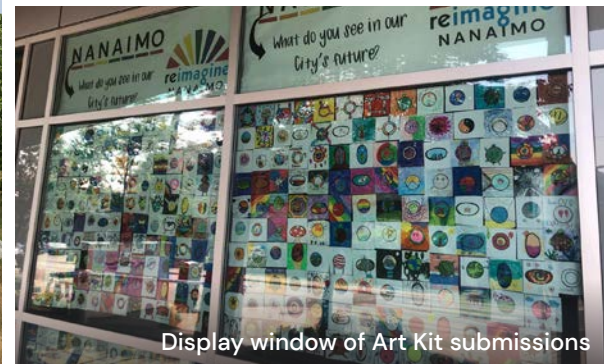


1 virtual Scenarios Workshop with Year 1 and 2 Community Planning students, participation in orientation week, and promotions in VIU welcome packages



SD68 PAC circulation of survey information via social media and teacher newsletters

What did REIMAGINE NANAIMO Phase 2 outreach look like?



City of Nanaimo Local Government
Published by Hootsuite • July 14 at 12:00 PM •

As we grow from 100,000 today to a future 140,000 residents over the next 25 years, there are many potential paths we can take. The REIMAGINE NANAIMO Scenario Review provides an opportunity to try out different development paths and understand the impacts on the environment, economy, community well being and connectivity. Nanaimo residents are invited and encouraged to participate in the Scenario Review in the following ways:

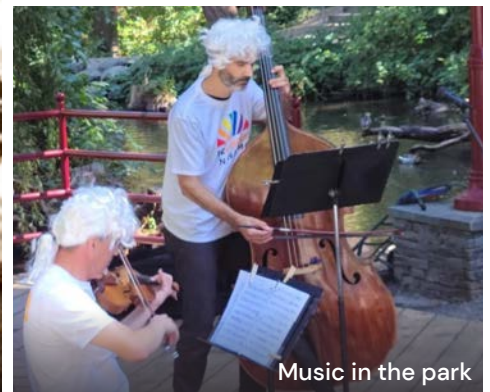
* Take a 10 minute survey open until September ... See More



Instagram post

City of Nanaimo @cityofnanaimo
Jul 21

We are offering eight online **Our City, Our Choices Scenarios zoom Workshops** at different times of the day - we're hoping one works for you! The info & agenda will be the same for all meetings. #Nanaimo visit getinvolvednanaimo.ca to sign up!



Phase 2 | Now Open! Our City, Our Choices | Have Your Say!
GetInvolvedNanaimo.ca/Reimagine-Nanaimo



NANAIMO
NEWS Bulletin
NANAIMO'S COMMUNITY NEWSPAPER

Arts & Entertainment PAGE B1 Beefs & Bouquets PAGE B17

ONE-STOP,
FAMILY-FRIENDLY
Shopping!
Nanaimo
News
Banner

1.4 PHASE 2 ENGAGEMENT ACTIVITIES

How was REIMAGINE NANAIMO input received during Phase 2?



Foundations Feedback Form

In order to plan for how our City will evolve over the next 25 years, it is important to set a strong foundation. The Foundations Feedback Form gathered community input on a draft framework, goals, and indicators that will guide WHAT it is we wish to achieve in our future.

+



Scenarios Survey

By choosing where to focus new growth and amenities and planning what changes could look like, we're setting Nanaimo on its future path. The Scenarios Survey asked participants to share their thoughts on different ways we could focus growth in the coming years.

+



Virtual Scenarios Workshops

Thinking through different ways a city could grow is complex. The Scenarios Workshops brought together community members to talk pros and cons of different scenario options and discuss their priorities for the growth in Nanaimo.



Community Pop-ups

At community pop-ups throughout the City, staff members shared information, had conversations, listened to ideas, and encouraged community members to participate in the surveys and workshops.

+



Youth Art Kits

Art kits invited youth to create collaborative artwork with others in the community by answering the following question in an artistic way: *"Reimagine Nanaimo – What do you see in our City's future?"* Participants drew a picture of what they wanted to see in our City's future on individual squares and entries were posted together to create collaborative murals.

+



Youth Workshops & Chats

Youth workshops and chats were held with high-school students and LIT / Quest program university participants to discuss their ideas for the future of Nanaimo and how they'd like to continue to be engaged in this and future processes.



Summer pop-up at the VIEX



2 WHO PARTICIPATED?

This section summarizes who participated in the second phase of engagement, and how participation compares with the City of Nanaimo's demographic profile.

This information helps identify how input reflects the make-up of our community, and potential gaps and focus areas for future phases of engagement.



Imagine
NANAIMO

City, Our Voices.

What kind of city will
we be in 20+ years?

Phase 2 | Now Open!
involvednanaimo.ca

Let's reimagine
our future - together.



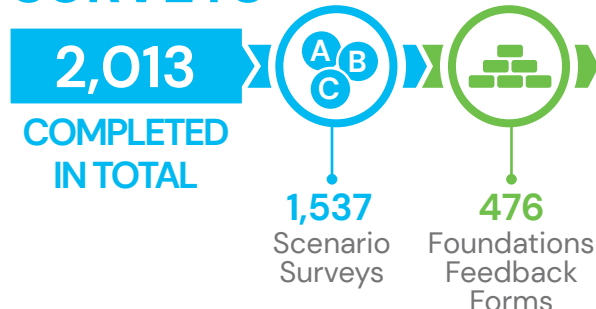
Summer pop-up



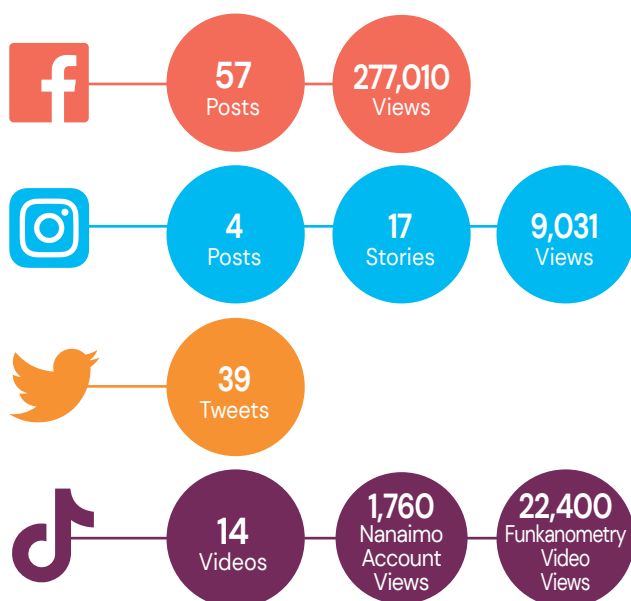
2.1 PARTICIPATION HIGHLIGHTS



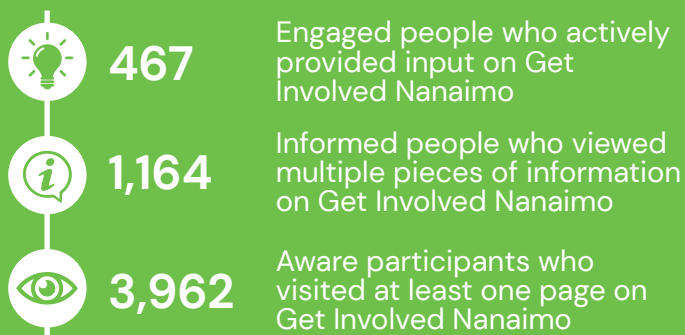
SURVEYS



SOCIAL MEDIA STATS



GET INVOLVED NANAIMO



VIRTUAL SCENARIO WORKSHOP PARTICIPANTS



2.2 PARTICIPANT DETAILS

To get a sense of who participated in the Phase 2 engagement process, the Foundations Feedback Form and the Scenarios Survey asked participants key questions about themselves. The following charts summarize participant responses compared with demographic details of the City.

NOTES:

- ▶ Demographic information was collected through the Foundations Feedback Form and Scenarios Survey only. Other sources of input including online workshops, written submissions, and other inputs did not collect demographic information and therefore are not represented here.
- ▶ Not all demographic questions could be included on the Scenarios Survey due to space constraints. Each question identifies sources of information beneath the title.
- ▶ Not all percentages will add up to 100% due to rounding or the nature of the question.

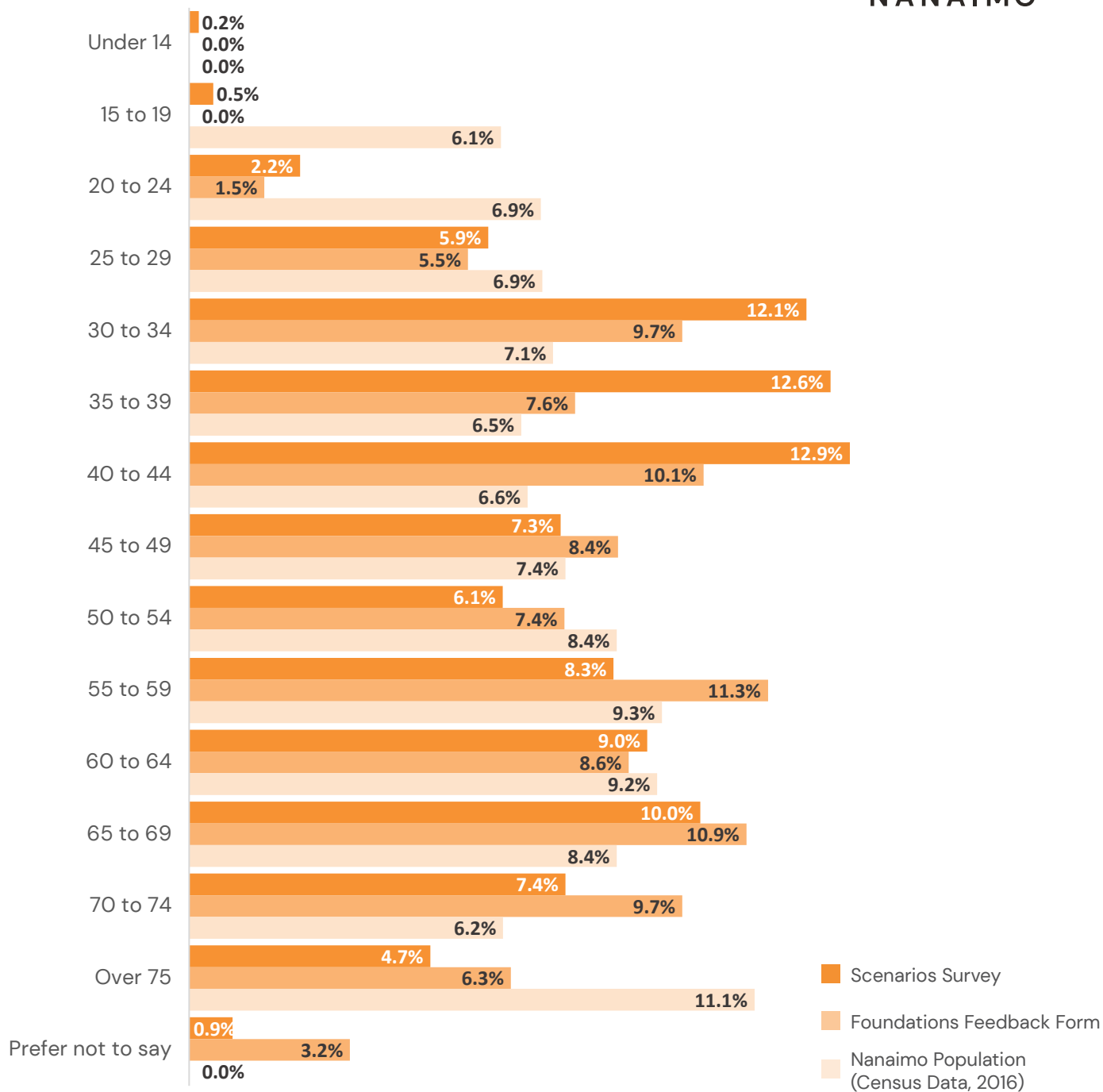


Maffeo Sutton Inclusive Playground



PARTICIPANT AGE

Foundations Feedback Form & Scenarios Survey



KEY OBSERVATIONS

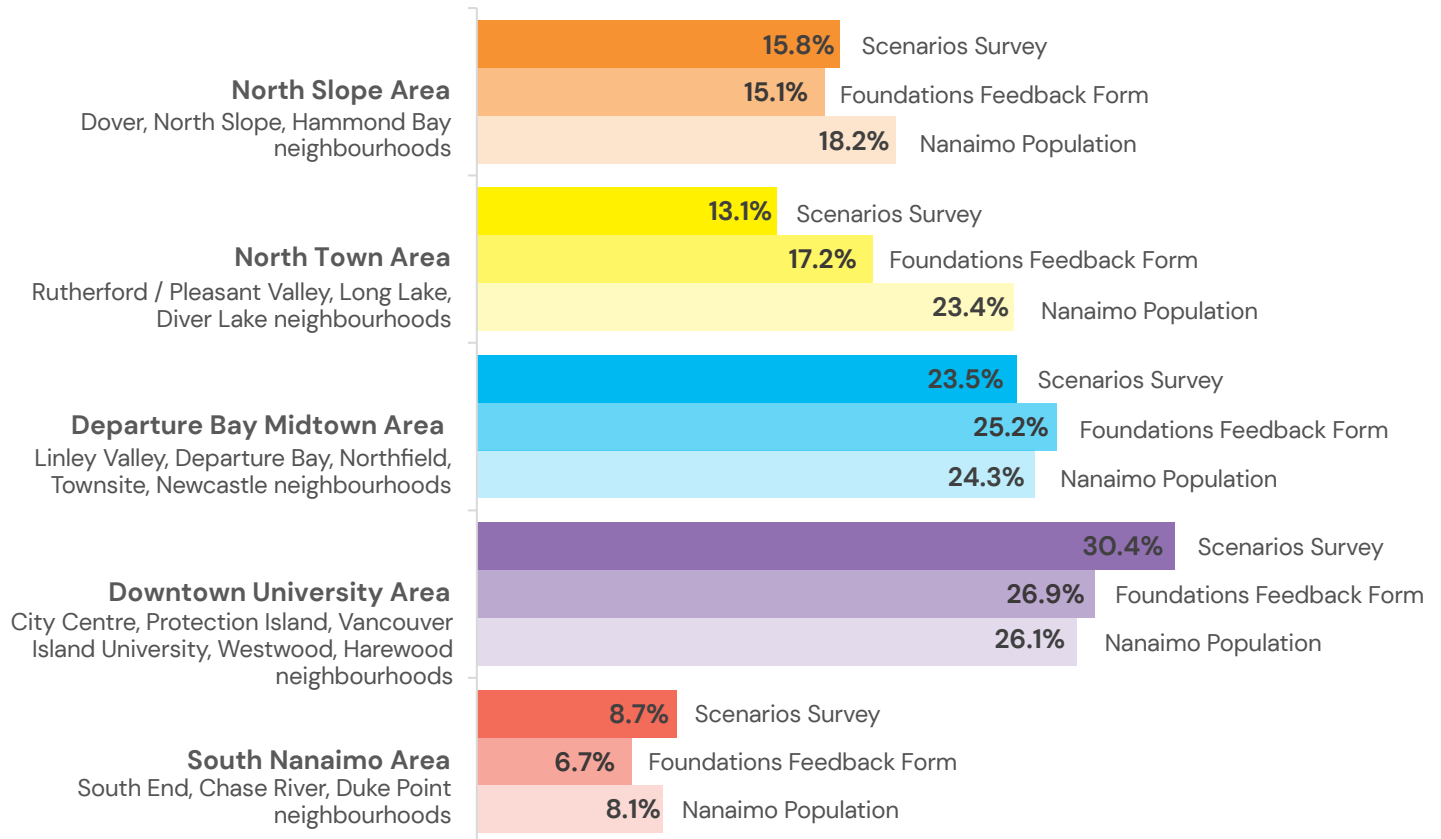
- ▶ Between the two surveys, most age groups in Nanaimo were well represented, with more limited participation from youth under 24 and participants over 75
- ▶ However, youth activities and workshops were used in this phase to encourage youth input through other formats (see Section 3.4)
- ▶ Participants up to 45 tended to participate more in the Scenarios Survey, while those 45 and over tended to be more strongly represented in the Foundations Feedback Form (with some exceptions)



GEOGRAPHICAL LOCATION

Foundations Feedback Form & Scenarios Survey

The chart below summarizes participation from five geographical areas in Nanaimo. The map on the adjacent page indicates which neighbourhoods fall in each area and the colours on the chart correspond with the map colours.

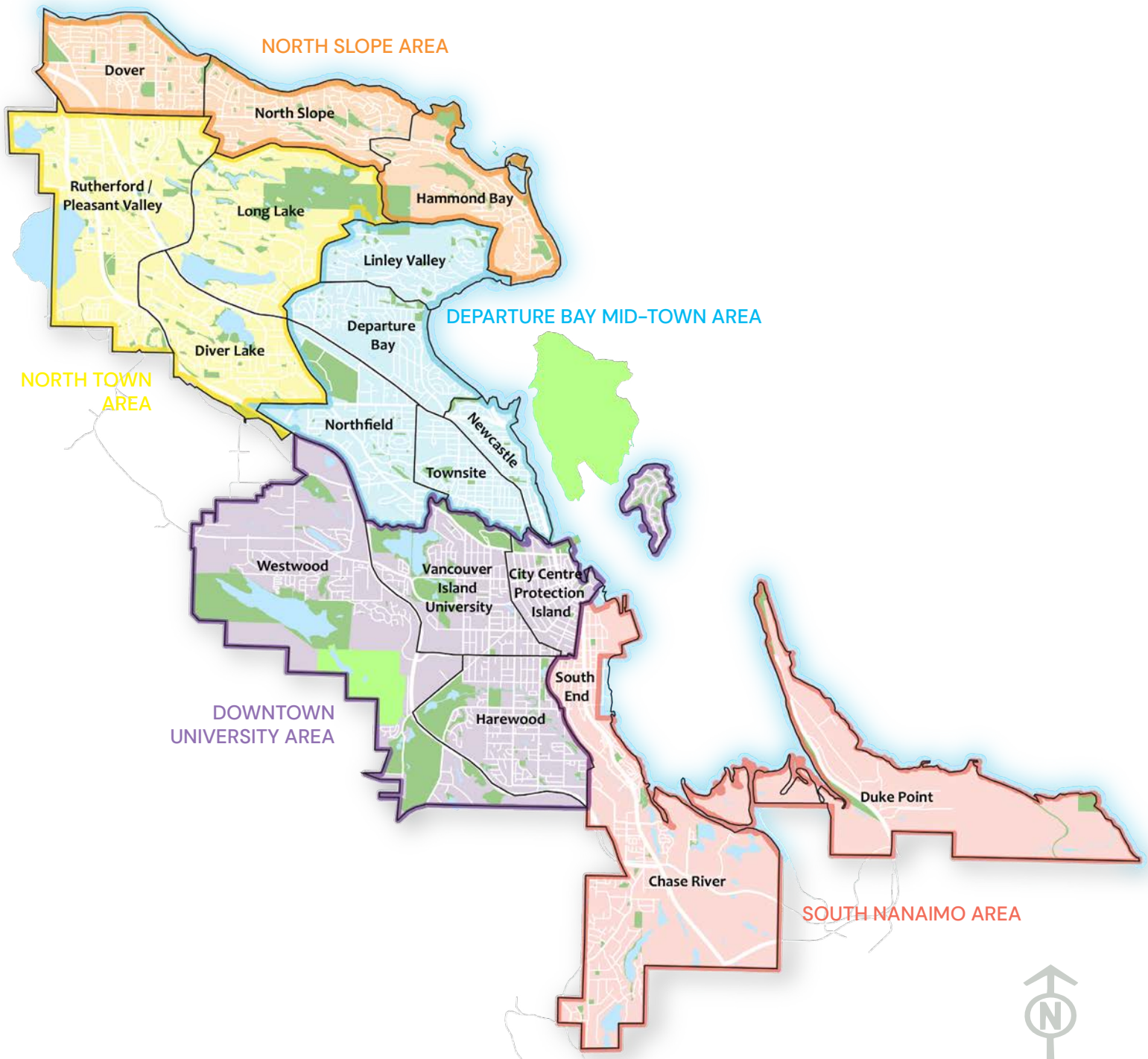


NOTE: 8.6% of participants in each the Scenarios Survey and 8.8% of participants in the Foundations Feedback Form identified as being from outside Nanaimo including Snuneymuxw First Nation, Snaw-Naw-As First Nation, Lantzville, other areas of the RDN, and other locations.

KEY OBSERVATIONS

- ▶ All parts of the City were represented in both the Scenarios Survey and Foundations Feedback Form
- ▶ Geographical representation through the Scenarios Survey indicated greater representation in the Downtown University Area, while the North Town Area was less represented
- ▶ Geographical representation through the Foundations Feedback Form indicated representation within 3% of census data in all areas with the exception of the North Town Area which had slightly lower participation

NANAIMO AREAS & NEIGHBOURHOODS MAP

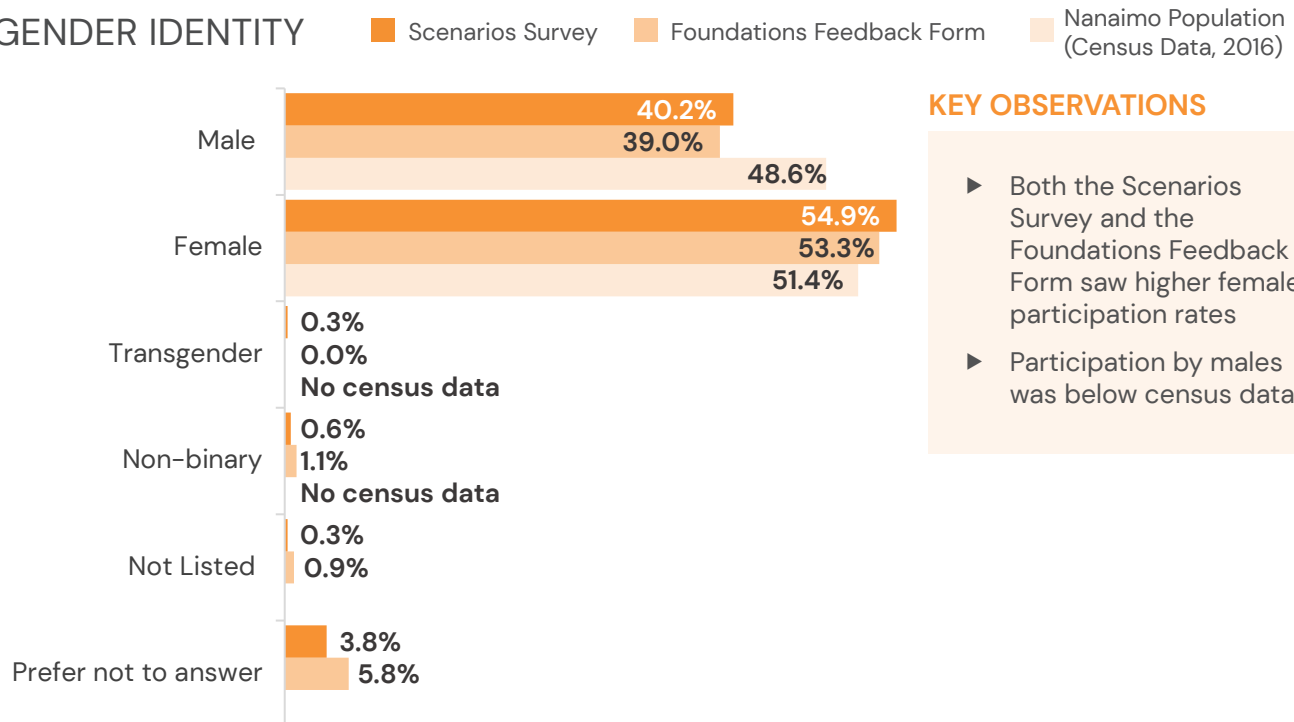




PARTICIPANT IDENTITY

Foundations Feedback Form & Scenarios Survey

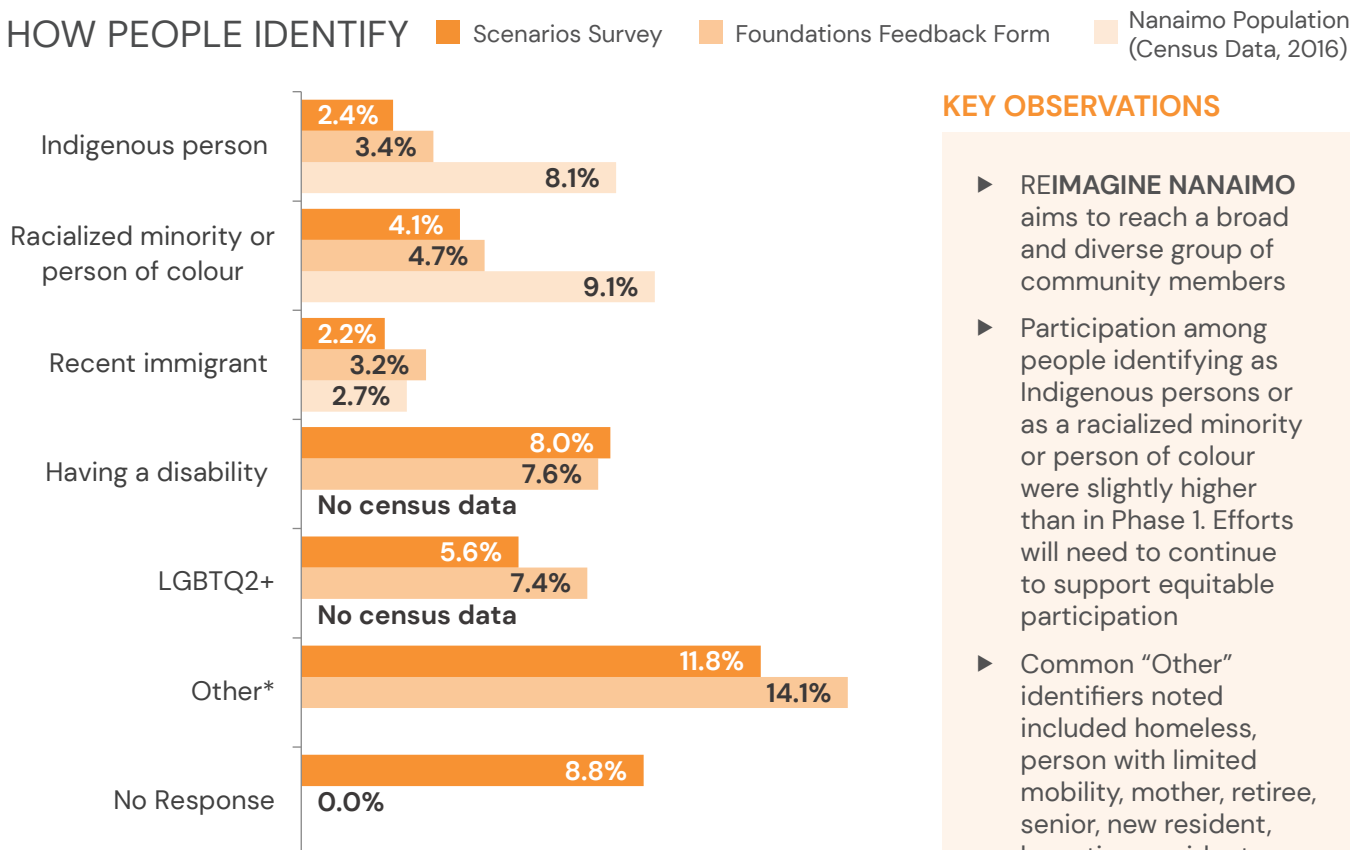
GENDER IDENTITY



KEY OBSERVATIONS

- ▶ Both the Scenarios Survey and the Foundations Feedback Form saw higher female participation rates
- ▶ Participation by males was below census data

HOW PEOPLE IDENTIFY



KEY OBSERVATIONS

- ▶ REIMAGINE NANAIMO aims to reach a broad and diverse group of community members
- ▶ Participation among people identifying as Indigenous persons or as a racialized minority or person of colour were slightly higher than in Phase 1. Efforts will need to continue to support equitable participation
- ▶ Common "Other" identifiers noted included homeless, person with limited mobility, mother, retiree, senior, new resident, long-time resident

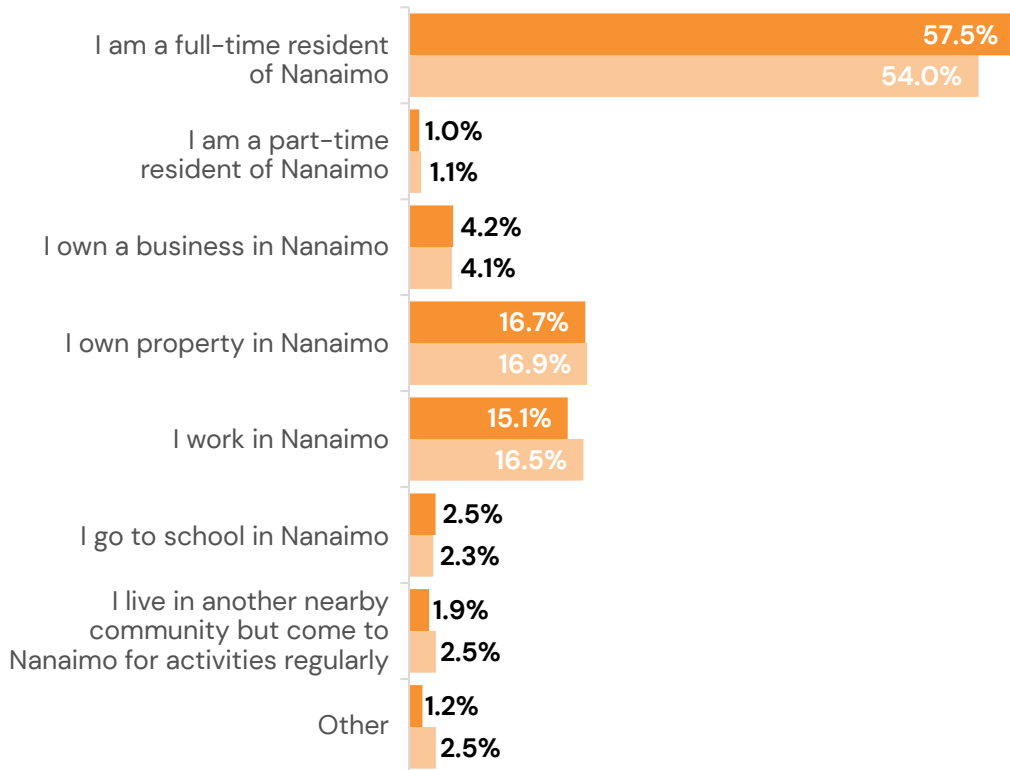


RELATIONSHIP TO NANAIMO

Foundations Feedback Form & Scenarios Survey



HOW DO PEOPLE DESCRIBE THEIR RELATIONSHIP TO NANAIMO?



KEY OBSERVATIONS

- ▶ Most participants are full-time Nanaimo residents
- ▶ "Other" relationships noted included former worker laid off due to COVID, long-time resident, retiree, person living in poverty, considering moving elsewhere

Scenarios Survey

Foundations Feedback Form



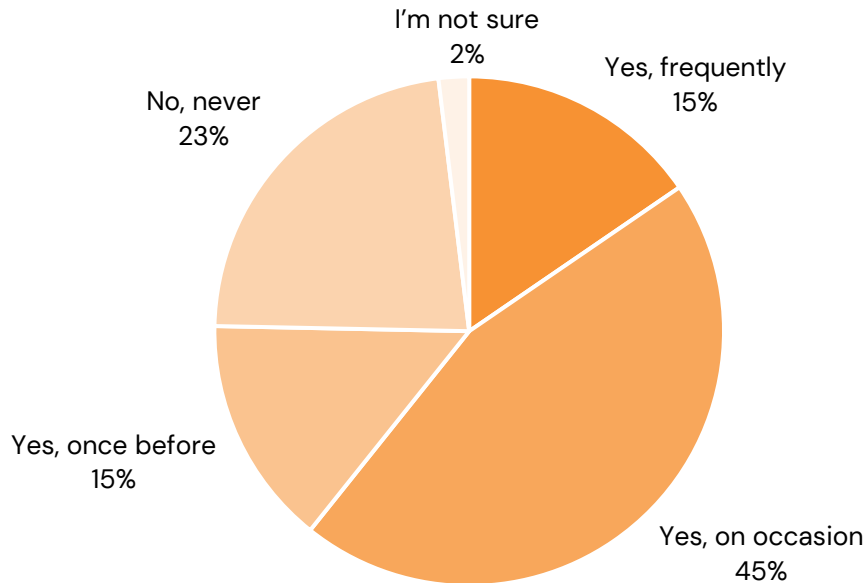
Spotting ducks at the Bowen Park duck pond



PREVIOUS CITY PROCESS PARTICIPATION

Foundations Feedback Form only

HAVE PEOPLE PARTICIPATED IN A CITY PROCESS BEFORE?



KEY OBSERVATIONS

- ▶ Nearly three quarters of respondents in the Foundations Feedback Form (**75.0%**) indicated that they have participated in a City process **at least once before**, up from less than 50% in Phase 1
- ▶ General comments suggest that online surveys have become a well received platform for engagement and have helped provide people opportunities to share their opinions



REIMAGINE on the sidewalk at the entrance to the City Services and Resources Centre to raise awareness

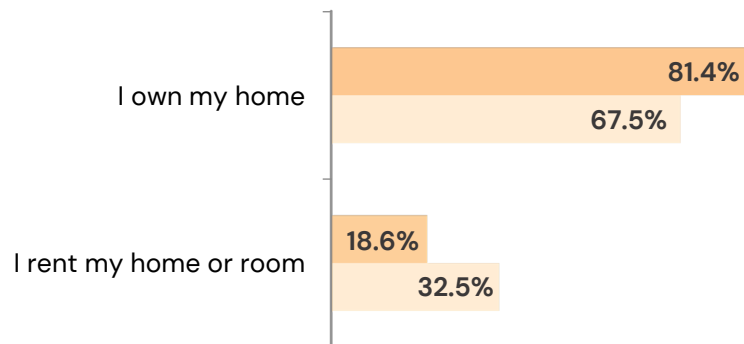


HOUSING TENURE & TYPE

Foundations Feedback Form only



DO PEOPLE RENT OR OWN?



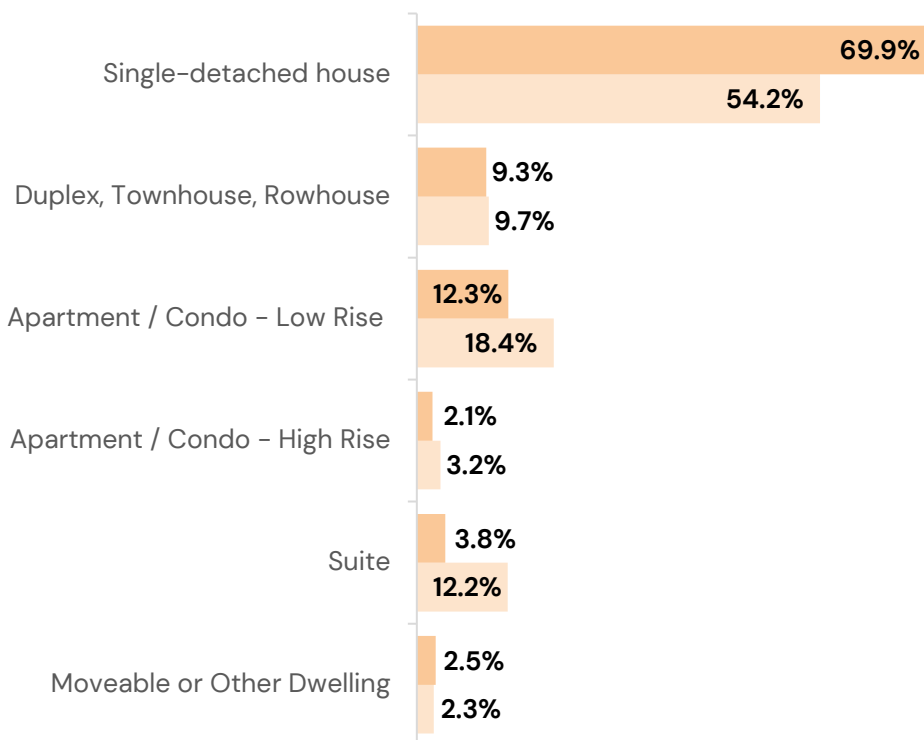
KEY OBSERVATIONS

- Similar to Phase 1, participation by home owners was higher than the census owner / renter split

Foundations Feedback Form

Nanaimo Population
(Census Data, 2016)

WHAT TYPE OF HOUSING DO PEOPLE LIVE IN?



KEY OBSERVATIONS

- Representation of participants living in single-family homes was higher than the proportion of this housing type in the City
- Representation of participants living in low-rise apartment / condo or suites were lower than the proportion of this housing type in the City

Foundations Feedback Form

Nanaimo Population
(Census Data, 2016)

Beating the summer heat at Harewood Centennial Park



New construction in Nanaimo – thinking about how and where our City should grow was a key part of Phase 2



3 WHAT WE HEARD

In Phase 1 of **REIMAGINE NANAIMO**, participants shared what they love about Nanaimo, what concerns them, and ideas for the future. Phase 2 has been the exploratory part of the journey – an opportunity to bring together all we’ve learned so far, talk about ideas, test different choices, and identify gaps. Input from this phase will help focus in on ideas to be developed in Phase 3.

There were two key topics explored in Phase 2:

- ▶ **Foundations** including a draft framework, goals, and indicators
- ▶ **Scenarios Review** to explore where and how the City could add residents in the future

Input was collected using four key methods:

- ▶ The Foundations Feedback Form
- ▶ The Scenarios Survey
- ▶ The Scenarios Workshops
- ▶ Youth Workshops and Activities

In addition, comments and themes shared during pop-up events and through other submissions were reviewed and incorporated into the input received.

Dancers perform at Maffeo Sutton Park



3.1 FOUNDATIONS FEEDBACK

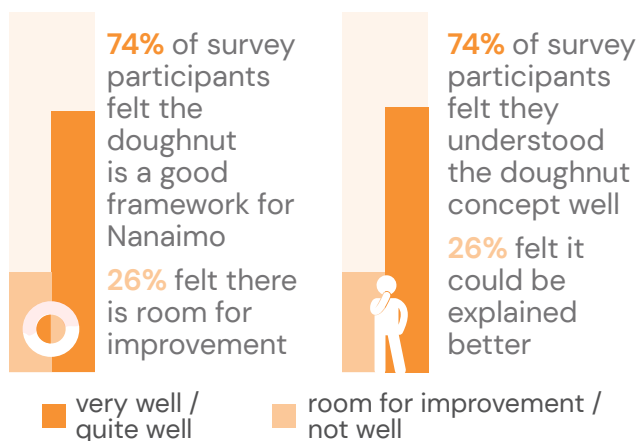


Read this page of highlights for a quick overview of this section.
View the pages that follow to find more details.

HIGHLIGHTS

The **Foundations Feedback Form** was an opportunity to gauge community support, understanding, and improvement ideas for REIMAGINE NANAIMO's draft framework – the Nanaimo Doughnut, five goals, and preliminary indicators. This input will help refine the draft framework into a strong foundation for our City Plan.

THOUGHTS ON THE NANAIMO DOUGHNUT



FIVE DRAFT GOALS

How well do the draft goals reflect what is important for Nanaimo's future?

very well / quite well room for improvement / not well



A GREEN NANAIMO:
RESILIENT & REGENERATIVE ECOSYSTEMS

82%

18%



A HEALTHY NANAIMO:
COMMUNITY WELLBEING & LIVABILITY

80%

20%



A CONNECTED NANAIMO:
EQUITABLE ACCESS & MOBILITY

79%

21%



AN EMPOWERED NANAIMO:
DIVERSITY, CULTURE, RECONCILIATION & SOCIAL INTEGRITY

76%

24%



AN ENABLED NANAIMO:
ECONOMIC PROSPERITY & RESILIENCY

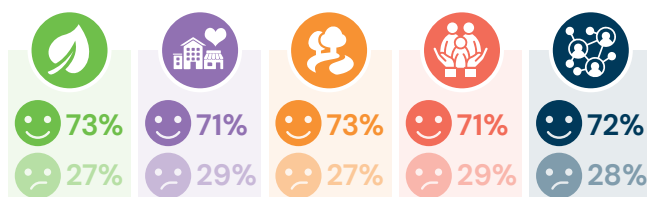
73%

27%



DRAFT INDICATORS

How well will the draft indicators help us monitor progress?



Comments showed most participants think the draft foundations are on the right track with suggestions for improvements to tailor them more for Nanaimo and ideas for actions to help achieve them.



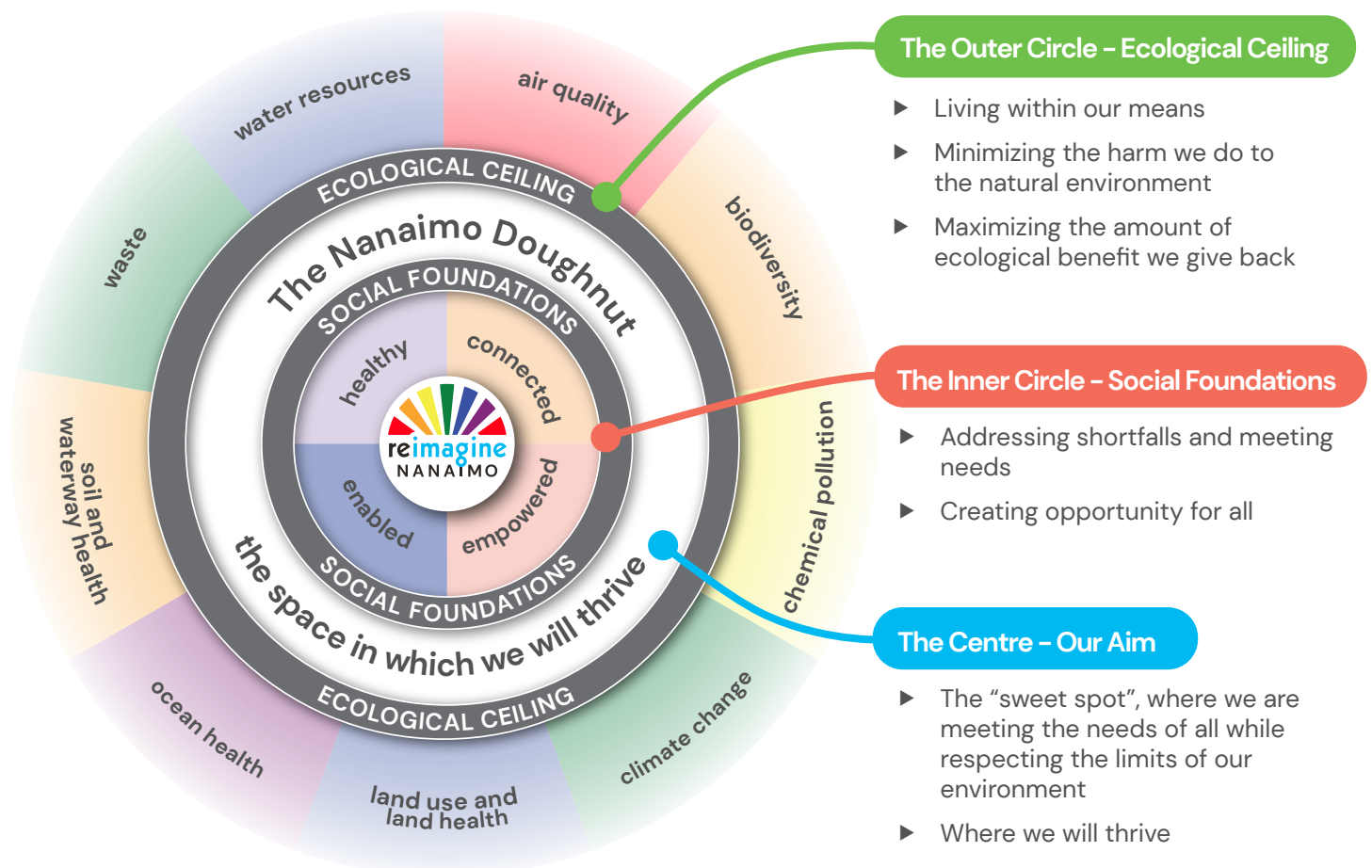
DRAFT FRAMEWORK – THE NANAIMO DOUGHNUT

Overview

The **Nanaimo Doughnut** is our draft framework – a way of organizing how we plan for Nanaimo’s future in a balanced and integrated way. It challenges us to consider: *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 whole planet?*

At the City level, this means strengthening our **social foundations** so that all community members can live well, while at the same time staying within our **ecological ceiling** by making choices that protect and enhance our environment. The space in which we thrive is the “doughnut” between respect for social foundations and the ecological ceiling.

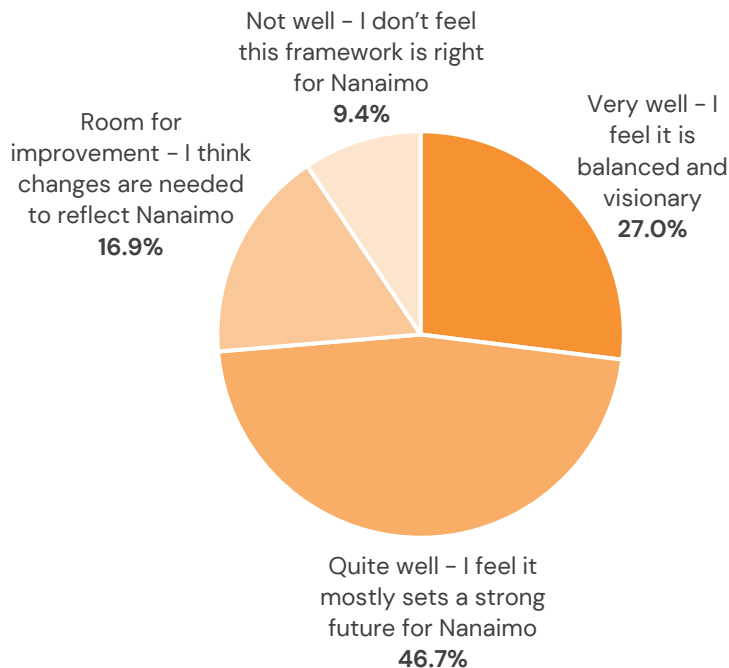
Nanaimo’s Doughnut is based on a theory called Doughnut Economics, developed by Kate Raworth, which is gaining global recognition as a way of thinking that will allow humanity to thrive in the 21st century. It takes many of the things we’re doing already and organizes them in a holistic and balanced way.



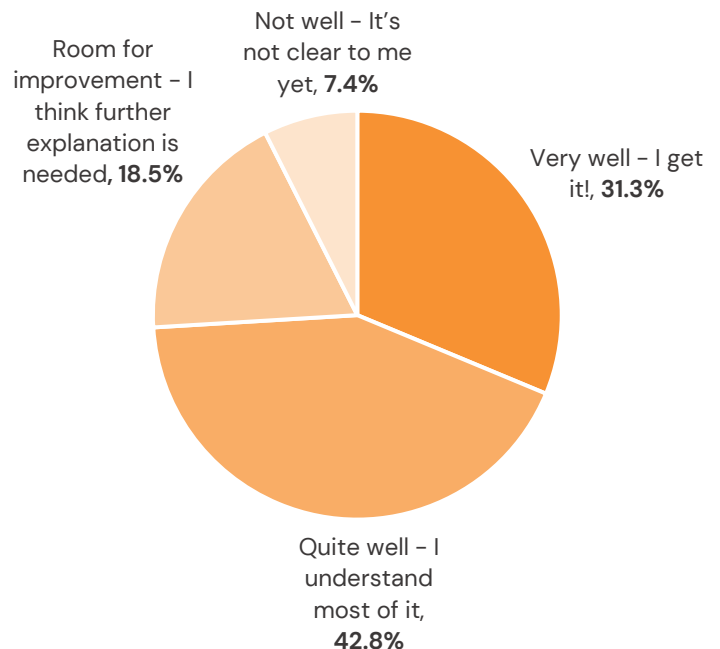


We asked people to share their thoughts on the Draft Nanaimo Doughnut.

How well do people feel the Nanaimo Doughnut sets a holistic and balanced approach to making thoughtful decisions for Nanaimo's future?



How well do people feel they understand the draft Nanaimo Doughnut?



KEY OBSERVATIONS:

- ▶ The majority of participants (73.7%) felt that the Nanaimo Doughnut outlines a strong future for the City, with ideas and suggestions for making it even more visionary and tailored to Nanaimo
- ▶ Similarly, the majority of participants (74.1%) felt that they understood the draft Nanaimo Doughnut concept and how it outlines a holistic and integrated approach for the future
- ▶ In both feedback form questions, approximately 26% of participants felt the doughnut could use improvement and many suggestions were shared for enhancing it



DRAFT FRAMEWORK – THE NANAIMO DOUGHNUT

Foundations Feedback Form

Participants were asked to share their suggestions for improving the Nanaimo Doughnut or how we communicate about it.



IDEAS FOR IMPROVING THE DOUGHNUT

- ▶ Continue to simplify the concept and how it is communicated
- ▶ Consider language revisions to improve understanding and customize it further to Nanaimo
- ▶ Provide tangible action items for each element
- ▶ Show where Nanaimo is currently positioned on the Doughnut and compare that to the point of no return
- ▶ Strengthen how the relationship between the inner and outer rings is communicated (i.e., the integration of social foundations and the ecological ceiling)
- ▶ Demonstrate how we will measure success, failure and our progress
- ▶ Make the doughnut more unique to Nanaimo



My first reaction: It looks good... but what makes it unique to Nanaimo? All the things listed there seem to be what any community would (should) want.



The Doughnut needs to be realistic . . . an explanation is required as to how it will be implemented.



IDEAS FOR HOW WE COMMUNICATE ABOUT THE DOUGHNUT

- ▶ Embrace the doughnut and make it a core part of messaging going forward
- ▶ Summarize through brief, easy messaging – videos, social media, storytelling
- ▶ Create a physical expression (e.g., partner with local baker and develop different flavours for the doughnut associated with each theme)
- ▶ Add details and specifics on how Nanaimo will achieve “success” under this model
- ▶ Provide examples of how this will be used in future decision making processes
- ▶ Compare Nanaimo to other communities using the Doughnut model
- ▶ Break down components into action items / milestones and communicate costs associated with following actions pertaining to specific concepts



Like any overarching process or system, it likely needs to be broken out into tangible goals / milestones to show the way to achieving a solid connection between inner and outer rings . . . thus building a strong centre, step by step.



For a full list of written comments, refer to Appendix B

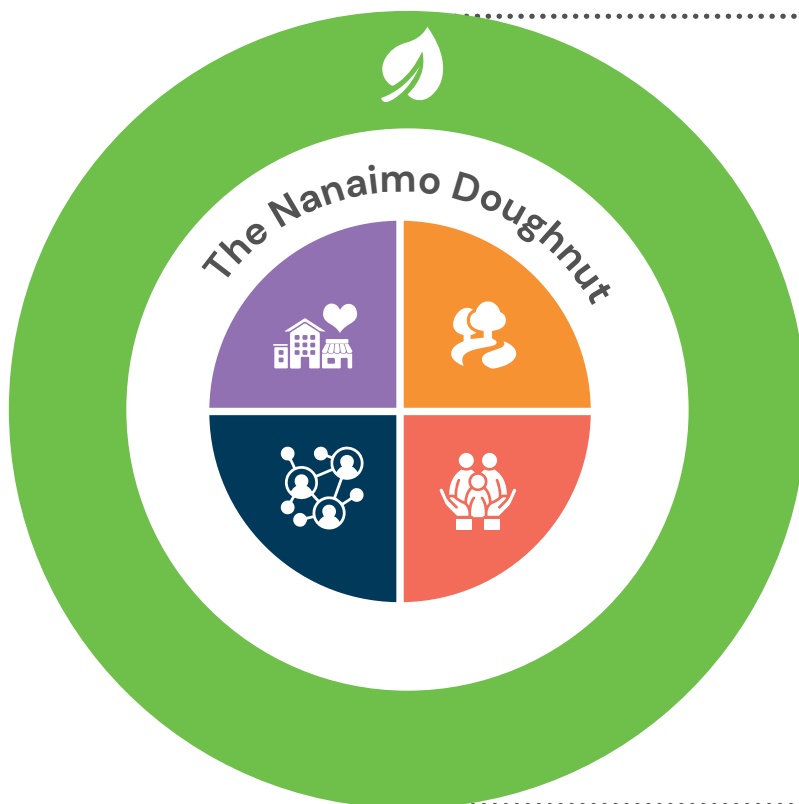


Five **Draft Goals**, based on the framework of the Nanaimo Doughnut, represent areas of focus for the City's future. Together, they are meant to guide a balanced approach.

These five draft goals flow from the Nanaimo Doughnut, while integrating aspirations articulated in our previous plans and community input so far.

While each of the five goals represent an area for 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.

ONE FRAMEWORK FIVE DRAFT GOALS



A GREEN NANAIMO:
RESILIENT & REGENERATIVE
ECOSYSTEMS



A HEALTHY NANAIMO:
COMMUNITY WELLBEING &
LIVABILITY



A CONNECTED NANAIMO:
EQUITABLE ACCESS &
MOBILITY



AN EMPOWERED NANAIMO:
DIVERSITY, CULTURE,
RECONCILIATION & SOCIAL
INTEGRITY



AN ENABLED NANAIMO:
ECONOMIC PROSPERITY &
RESILIENCY



DRAFT GOALS

Foundations Feedback Form

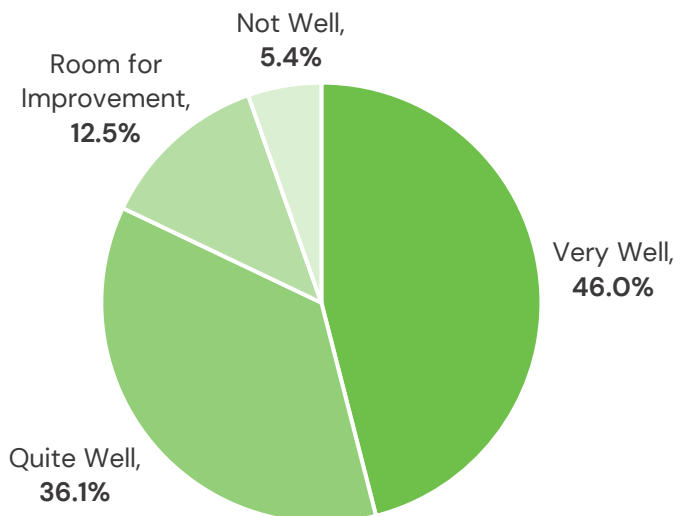


A GREEN NANAIMO: RESILIENT & REGENERATIVE ECOSYSTEMS

A Green Nanaimo is about how we can support the lands, air, and waters that sustain us. It is about advancing collective knowledge, living in harmony with our environment, and responding to the impacts of climate change while protecting 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 the naturalness of our larger region and beyond.



How well do people feel the draft goal reflects what is important for Nanaimo's future?



Ecological concerns are too great to water down by including other goals within them, and by making them contingent on economic concerns we are effectively choosing to continue with the status quo.



IDEAS FOR IMPROVING THE DRAFT GOAL

- ▶ Elevate the importance of preserving / protecting / reclaiming / restoring natural green space
- ▶ Recognize this is a current strength for the City
- ▶ Define what "green" means for Nanaimo
- ▶ Speak more to: improving waste water management, protecting watercourses and fish health, limiting light pollution, protecting riparian zones, restoring contaminated sites, protecting natural forests (not only in parks)
- ▶ Identify need to be prepared for coming impacts (i.e., catastrophic event response plan)
- ▶ Think green at all levels – government, residents, businesses
- ▶ Concerns that include economic and social considerations within this goal could water it down
- ▶ "Land, air, and water that sustain us" is too anthropocentric
- ▶ Use stronger language (e.g., recognize we are in a climate crisis)
- ▶ Green goal should be given highest priority

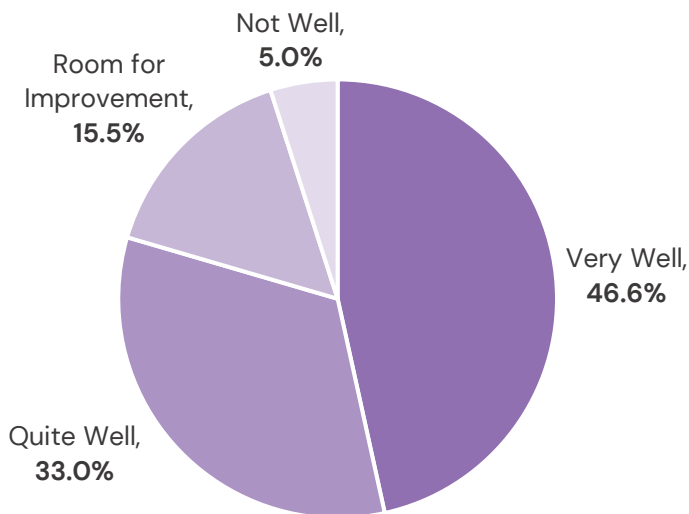


A HEALTHY NANAIMO: COMMUNITY WELLBEING & LIVABILITY

A Healthy Nanaimo is about both the wellbeing of our residents and the livability of our city. It is about creating a community for all of us. A healthy city means that all people have the opportunity to access and maintain a good standard of living – regardless of their life stage, family composition, 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 home and having access to healthy food. A Healthy Nanaimo is where people do not go unhoused or hungry. It is a city where we can all thrive.



How well do people feel the draft goal reflects what is important for Nanaimo's future?



I feel like a focus on social planning, access to supports, housing availability, and affordability will need a greater spotlight than in years past.



IDEAS FOR IMPROVING THE DRAFT GOAL

- ▶ Recognize the important role of access to services and education in promoting health and preventing disease
- ▶ Promote welcoming and helpful community relationships
- ▶ Recognize there are health and safety concerns to be addressed (especially downtown)
- ▶ Emphasize that all levels of government need to step up with more resources and funding to support those struggling with mental illness, addictions, or vulnerability
- ▶ Emphasize need for affordable housing and housing availability for all (students, working professionals, and others)
- ▶ Recognize the link between higher densities, affordability, and access to services
- ▶ Partner with the province to increase medical care
- ▶ Acknowledge geographical inequity – distribute amenities and services throughout the City



DRAFT GOALS

Foundations Feedback Form

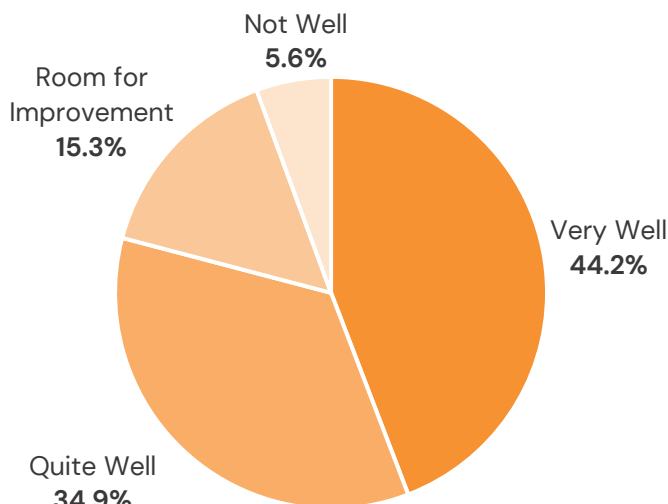


A CONNECTED NANAIMO: EQUITABLE ACCESS & MOBILITY

A Connected Nanaimo allows people to easily access what matters to them. Our connections are how we experience our community. Everyone needs to get around and we should have safe, equitable, and enjoyable options to do so. Complete compact neighbourhoods that provide daily needs closer to home allow people to choose more walking or cycling. A well-linked multi-modal transportation system provides choices about how we travel through our city and beyond. A Connected Nanaimo means access and mobility for everyone.



How well do people feel the draft goal reflects what is important for Nanaimo's future?



The goals should include equity in overall quality of life, not just in access to transportation and mobility. One of the most striking negative features of Nanaimo right now is the disparity between the haves and have-nots.



IDEAS FOR IMPROVING THE DRAFT GOAL

- ▶ Recognize the importance in prioritizing easy, reliable, accessible, and affordable transit that is desirable for people to use (e.g., shorter buses for quieter routes, more stops, seniors bus, Island-wide transit)
- ▶ Acknowledge the current lack of accessibility requires everyone to have cars (Nanaimo is a difficult city to live in without a car)
- ▶ Emphasize the need for a safe, well-planned bike network with safe transitions, continuity, and separation of bike lanes from car lanes
- ▶ Safe walkability is critical for equity
- ▶ Concerns about sacrificing vehicular mobility for alternate modes
- ▶ Goal has a deeper meaning of equity in overall quality of life, understanding each other, and meaningful participation in decision-making
- ▶ Emphasize the need for access to public spaces for all
- ▶ Recognize that connection to the waterfront is also an important part of our City

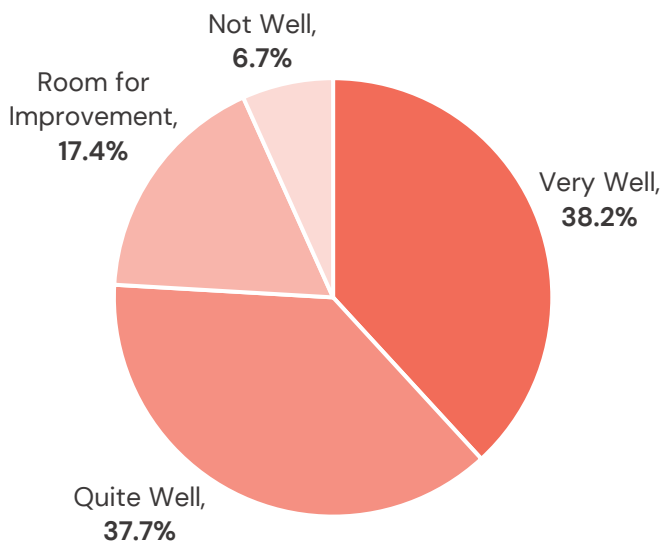


AN EMPOWERED NANAIMO: DIVERSITY, CULTURE, RECONCILIATION & SOCIAL INTEGRITY

An Empowered Nanaimo feels welcoming and safe to all those who choose this city as home. Together, we are actively making progress towards reconciliation. It's a recognition that we are all different – and these differences make our community interesting, innovative, and vital. Our differences affect our experiences and by embracing diversity we are building our community spirit. It's about hearing each voice in civic life – through effective engagement and public process. In an Empowered Nanaimo, everyone can find their place in the City's diverse social fabric and contribute to our community's future.



How well do people feel the draft goal reflects what is important for Nanaimo's future?



..it is vital that Nanaimoites move forward as supportive neighbours and knit ourselves into a strong fabric that is self-sustaining.



IDEAS FOR IMPROVING THE DRAFT GOAL

- ▶ Prioritize truth and reconciliation
- ▶ Include language about developing resources and support that is readily available for all marginalized populations
- ▶ Consider an alternative title – “Empowered” does not communicate the extent of what is involved in this goal
- ▶ Break down the goal into individual aspects – equity, recreation, political voice etc.
- ▶ Create action items that the City will follow through with to achieve this goal
- ▶ Support for arts and culture should be recognized as a critical component of an empowered City
- ▶ Emphasize the role that community members play (e.g., being supportive neighbours)
- ▶ Think about how to unify Nanaimo (e.g., spaces or initiatives)



DRAFT GOALS

Foundations Feedback Form

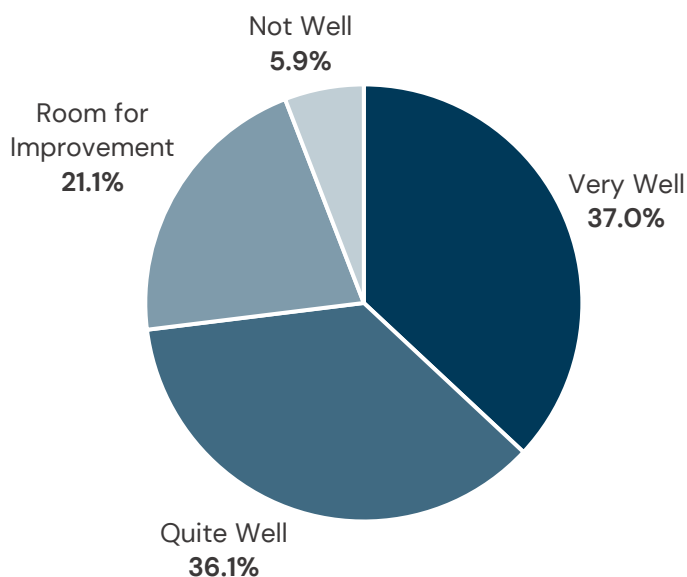


AN ENABLED NANAIMO: ECONOMIC PROSPERITY & RESILIENCY

An Enabled Nanaimo is about attracting and maintaining great businesses and institutions that provide good jobs, places to shop, and opportunities that keep our city thriving. Enabling homegrown ideas, talent, and businesses while welcoming new investment from around the world will advance our city's prosperity. It involves harnessing our unique assets and communicating them in a way that really calls to people, embracing and building upon what makes Nanaimo special. An Enabled Nanaimo is known as a great place – to live, to work, and to experience.



How well do people feel the draft goal reflects what is important for Nanaimo's future?



I would like more scholarships and opportunities for local Nanaimo youth. I would like more options for meaningful employment for local people.



IDEAS FOR IMPROVING THE DRAFT GOAL

- ▶ Consider an alternative title – “Enabled” does not communicate the extent of what is involved in this goal
- ▶ Recognize the importance of encouraging business opportunity in all parts of the City
- ▶ Note that economics is also about connection of existing companies to institutions
- ▶ Consider there are potential incompatibilities between the needs of the RDN and the needs of the City
- ▶ Mention education, scholarships, etc. as education is a major employer and economic driver
- ▶ Emphasize building local companies, instead of relying on foreign investment
- ▶ Recognize digital, tech, and at-home offices as parts of an evolving economy
- ▶ Acknowledge the importance of attracting young workers
- ▶ Put jobs and economic diversity in the forefront
- ▶ Ensure business interests do not overtake other goals



DRAFT GOALS

Foundations Feedback Form



Participants were also asked to identify any additional goals they felt were needed to better reflect what is important for Nanaimo.



IDEAS FOR OTHER GOALS

- ▶ 'Community Wellbeing' separate from 'Livability'
- ▶ Thriving Nanaimo
- ▶ All five goals need to be interconnected for the system to be successful
- ▶ Defined goals with action quality specifics, "how will we accomplish this?"
- ▶ A Welcoming and Helpful Nanaimo
- ▶ Housing
- ▶ Aging in Place
- ▶ A Clean Nanaimo
- ▶ A Caring Community
- ▶ Community Safety

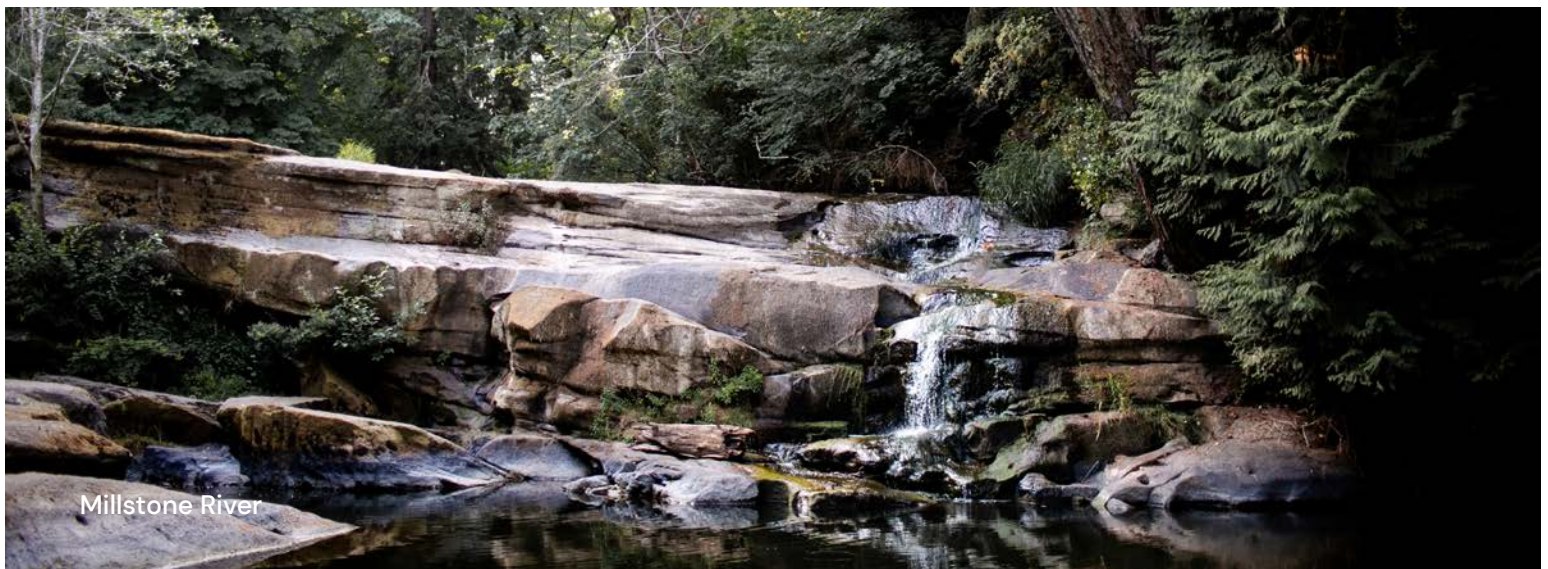
For a full list of written comments, refer to Appendix B



As themes, all 5 goals create a reasonable story, but don't get into the specifics that would make them measurable or targets. It would be great if they captured defined goals like, "Increase the number of rental units by 500 units a year over the next 5 years," or "Lower commercial taxes by 10% and decrease red tape and regulations to attract new businesses." Without specifics these 5 goals are at risk of being in conflict with each other and costing extra money without achieving what they were intended to achieve.



I'd love to see economic prosperity be tied to environmental stewardship and equity, inclusion, and diversity.



Millstone River



ABOUT INDICATORS

A Monitoring Plan will support the new City Plan and will outline an ongoing process for using indicators to regularly track the City's progress.

Indicators are a tool for measuring progress towards our goals. By monitoring key indicators regularly, we can see the impacts our actions are having and if we need to make adjustments to our course. There are many things a City could monitor, so we must select key indicators that will provide useful insights about progress. Participants were asked to review 24 Draft Indicators for monitoring the 5 Draft Goals.

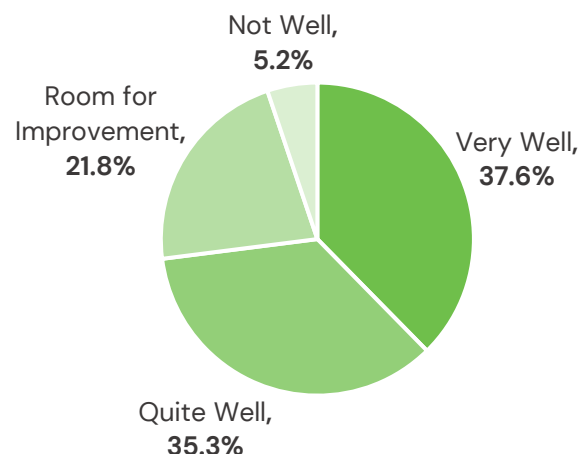
Monitoring indicators is most informative when done regularly. An important consideration in selecting indicators is using information the City is already tracking or will be able to track regularly. As new data or knowledge emerges, indicators may evolve.



**A GREEN NANAIMO:
RESILIENT & REGENERATIVE
ECOSYSTEMS**

Indicator	Why Measure?
Water Consumption by Residents	To ensure we continue having enough clean drinking water for our community and see the results of water conservation efforts.
Household Waste Sent to the Landfill	To understand how we're doing at reducing waste created by our community.
Water Samples Meeting BC Water Quality Guidelines	To understand how we're doing at protecting our soils, waterways, and oceans from erosion, chemicals, and contamination.
Community Greenhouse Gas Emissions	To measure our progress at reducing community emissions and related potential climate change impacts.
Area of Lands Dedicated for Natural Area Protection	To see our progress at providing permanent protection of habitat and natural areas.

How well do people feel the above indicators will help us monitor progress towards A Green Nanaimo?





**A HEALTHY NANAIMO:
COMMUNITY WELLBEING &
LIVABILITY**

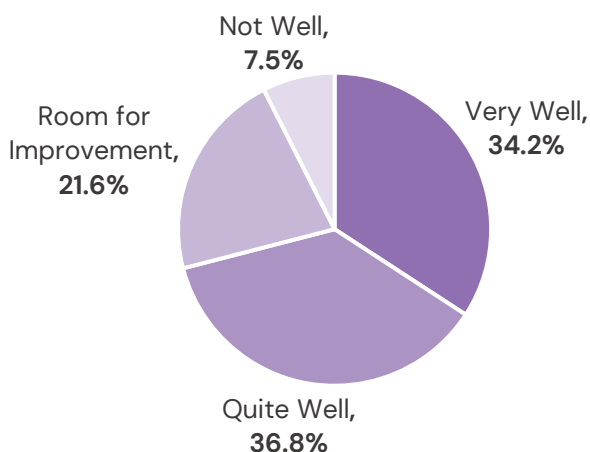
Indicator	Why Measure?
Chronic & Episodic Homelessness	To observe if collective efforts are helping reduce the number of people experiencing homelessness.
Rental Housing Affordability	To monitor change in housing prices and success of efforts to create affordable housing.
Vacancy Rate in Rental Housing	To understand if there is enough housing to meet the needs of our population.
Mix of Housing Types	To see if variety in housing options is increasing to better meet different needs.
Local Food Security	To monitor how we're doing at supporting local food production.



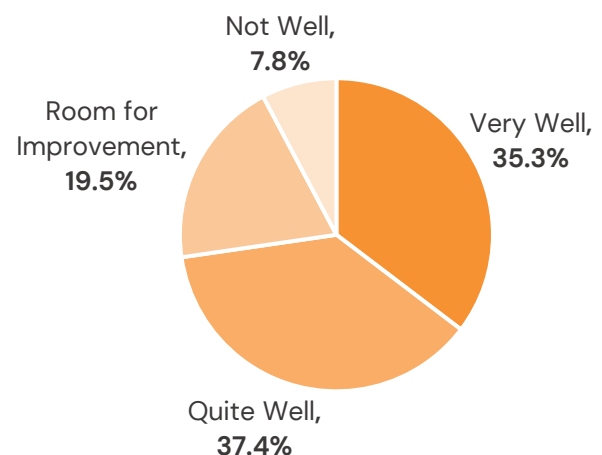
**A CONNECTED NANAIMO:
EQUITABLE ACCESS & MOBILITY**

Indicator	Why Measure?
Transportation by Mode	To see how we're doing at encouraging more walking, cycling, and transit in the City.
Distance Driven	To see how we are doing at reducing the distance people must drive each day.
Access to Daily Needs	To see if it is becoming easier for people to walk to jobs, essential services, schools, transit, recreation, parks, and healthcare.
Growth in Town Centres and Corridors	To monitor our success at encouraging new growth where it is most desired.
Traffic Injury Rate	To monitor if improvements the transportation network are making it safer for pedestrians, cyclists, and motorists.

How well do people feel the above indicators will help us monitor progress towards A Healthy Nanaimo?



How well do people feel the above indicators will help us monitor progress towards A Connected Nanaimo?





DRAFT INDICATORS

Foundations Feedback Form



AN EMPOWERED NANAIMO: DIVERSITY, CULTURE, RECONCILIATION & SOCIAL INTEGRITY

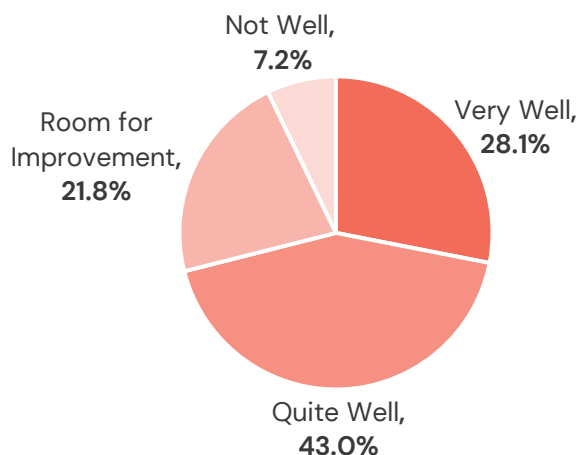
Indicator	Why Measure?
Inclusion & Diversity	To see how our city is becoming more welcoming for all.
Investment in Arts, Culture, and Heritage	To measure our progress in creating a vibrant community.
Participation in Parks, Recreation, and Culture Programs and Services	To monitor the outcomes of our efforts to improve or add programs and services.
Public Waterfront Access	To see progress at providing public access to freshwater and saltwater resources.
Political Voice	To see how many citizens are participating in public engagement processes.



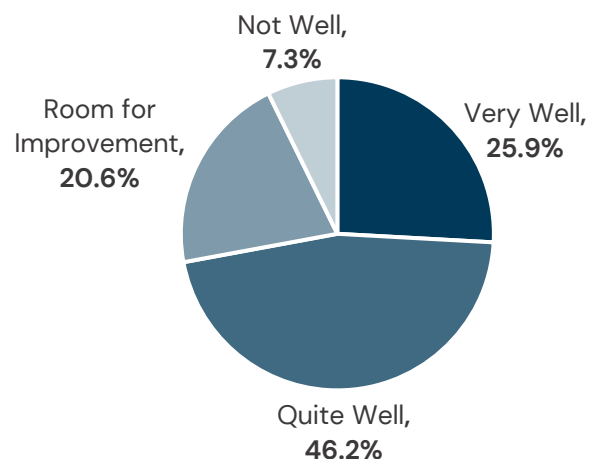
AN ENABLED NANAIMO: ECONOMIC PROSPERITY & RESILIENCY

Indicator	Why Measure?
Workforce Population	To measure efforts to attract people who are in the workforce.
Non-Residential Building Permits	To see how much investment we're attracting to our city.
Ample & Diverse Business Opportunities	To see how many businesses and jobs we have in the community.
Economic Structure Index	To measure the overall success and competitiveness of our local economy.

How well do people feel the above indicators will help us monitor progress towards An Empowered Nanaimo?



How well do people feel the above indicators will help us monitor progress towards An Enabled Nanaimo?





Participants were asked to identify any refinements to the draft indicators or additional indicators they felt might show important progress on REIMAGINE NANAIMO goals.

IDEAS FOR REFINEMENTS OR OTHER INDICATORS

A GREEN NANAIMO

- ▶ Contiguous area of natural lands protected (recognizing the ecological value of contiguous spaces)
- ▶ Connections made between protected areas
- ▶ Parkland expansion, development, and permanent preservation
- ▶ Progress on regenerative practices (planting trees, carbon capture in soil, etc.)
- ▶ Tree canopy cover in urban neighbourhoods
- ▶ Wildlife (e.g., pollination rates, bee populations, bird populations, wildlife health / deaths)
- ▶ Invasive species (area, amount removed, regeneration of landscape)
- ▶ Implementation of greenshores projects
- ▶ Biodiversity
- ▶ Pervious versus impervious surfaces
- ▶ Details of greenhouse gas emissions to focus efforts (development, businesses, residents, etc.)
- ▶ Density / zoning (increased density supports a greener Nanaimo)

- ▶ Recycling, including the amount brought in and the amount contaminated
- ▶ Waste (including business and industrial)
- ▶ Positive effects of new policy (e.g., elimination of plastic bags)
- ▶ Total community water consumption (rather than per capita)
- ▶ Air quality (pollution)
- ▶ Energy consumption
- ▶ Green energy production / use
- ▶ Number of alternative energy systems being installed in residential, commercial, and industrial buildings
- ▶ Economic generators of environmental impact
- ▶ Reporting of behavioural changes

A HEALTHY NANAIMO

- ▶ Housing affordability for Nanaimo residents
- ▶ Number of innovative housing forms
- ▶ Comparison of types of housing within the City to other municipalities

- ▶ Ownership versus rental
- ▶ Ownership of multiple homes
- ▶ Time required for development approvals
- ▶ Emergency response plans (City, businesses, individuals)
- ▶ Perceived community safety and security
- ▶ Crime rates (property and violent)
- ▶ Reported quality of life
- ▶ Reported community connectedness
- ▶ Availability / number of people accessing social support services
- ▶ Homelessness, including why people are homeless
- ▶ Drug use and overdose deaths
- ▶ Acute and chronic illness cases
- ▶ Reported health and wellbeing
- ▶ Space in the City dedicated to food production
- ▶ Amount of food produced and consumed locally
- ▶ Percent of land under commercial and urban agriculture production



IDEAS FOR REFINEMENTS OR OTHER INDICATORS – CONTINUED

A CONNECTED NANAIMO

- ▶ Increase mode shift targets (more aggressive than in Transportation Master Plan)
- ▶ Amount of infrastructure supporting active transportation (e.g., sidewalks, cycling paths, water fountains, bike racks, e-bike charging)
- ▶ KMs of bike lanes / sidewalks and their connectivity
- ▶ Access improvements for people with less mobility (e.g., tactile paving, sidewalk cutouts, etc.)
- ▶ Transportation connections to major population hubs
- ▶ Accessibility, frequency, and times available for buses
- ▶ Walkability / walk score
- ▶ Number of electric car charging stations
- ▶ Shift to zero emissions transportation
- ▶ Number of car sharing companies / vehicles
- ▶ Growth in local centres as a percent of overall growth
- ▶ Traffic patterns / volumes
- ▶ Driving and transportation from a regional perspective
- ▶ Parking
- ▶ Population growth rate
- ▶ Access to medical care
- ▶ Ratio of care providers to population

- ▶ Access to culturally safe health services
- ▶ Access public washrooms
- ▶ Access to food banks

AN EMPOWERED NANAIMO

- ▶ Reconciliation journey (defined by Snuneymuxw First Nation)
- ▶ It will be challenging to monitor inclusion and diversity
- ▶ Investment in arts, culture, and heritage measures are inputs not outcomes (make indicator more outcome-focused)
- ▶ Number of community events and venues
- ▶ Increased waterfront amenities (e.g., kayak launches, play areas, etc.)
- ▶ Ability for people of all incomes to access cultural and recreational activities
- ▶ Participation in parks and recreation programs and services
- ▶ Sports facilities per 1,000 people
- ▶ Neighbourhood proximity to an amenity
- ▶ Park use throughout the City (numbers and their effect on the resource)
- ▶ Incidences of hate crimes
- ▶ Vibrancy of cultural life

- ▶ Variety of classes offered
- ▶ Number of citizens living in poverty
- ▶ Mental health supports and resources
- ▶ Break-in / theft reports
- ▶ Different peoples' experiences with police
- ▶ Number / type of complaints by the public

AN ENABLED NANAIMO

- ▶ Non-residential building permits have had too much focus put on them (focus on certain kinds of economic growth)
- ▶ Use Doughnut framework and encourage businesses that also strive to operate within the Doughnut
- ▶ Number of higher paying jobs / living wage jobs / "family supporting" jobs / minimum wage jobs / "insecure" jobs
- ▶ Number of "invisible" contributors to the economy (stay-at-home moms, volunteers, etc.)
- ▶ Resident satisfaction with types of jobs in the City
- ▶ Skill sets of the work force
- ▶ Average income
- ▶ Comparison of wages in similar cities
- ▶ Business permits / total employment / number of new jobs



- ▶ Number of businesses located in the downtown
- ▶ Number of major employing companies leaving Nanaimo (including why)
- ▶ Number of businesses closing or failing
- ▶ Number of local / independent businesses
- ▶ Percent of employment opportunities easily accessed without an automobile (transit or safe cycling)
- ▶ Vacancy rate of commercial lease space
- ▶ Age demographics
- ▶ Percent of corporate profits staying in Nanaimo
- ▶ Portion of peoples' spending in the Nanaimo
- ▶ Availability of affordable child care (to support working parents)
- ▶ Number of artists and cultural workers / access to suitable space
- ▶ Volunteerism
- ▶ Educational opportunities
- ▶ Number of people in schools and post secondary institutions
- ▶ Efficiency of City services – spending per population
- ▶ City program initiatives to attract business activity
- ▶ Number of businesses with ESG (Environmental / Social / Governance) or circular economy commitments

GENERAL COMMENTS

- ▶ Approach needed for an indicator pointing in a negative direction to set it back on track
- ▶ Concerns about cost to establish and monitor a complex performance measurement system
- ▶ May need to limit / focus number of indicators
- ▶ Focus on making progress towards goals within the City's immediate scope
- ▶ Extrapolation of indicators is challenging and could stray from intent
- ▶ Not all goals are fully supported by selected indicators / some indicators too narrowly focused
- ▶ Need to understand how these indicators will be factored into decision-making for the City
- ▶ Indicators are only as valuable as the resulting action that is taken
- ▶ Detailed information needed on baseline, targets, and timelines
- ▶ Consider macro and micro goals to keep them manageable
- ▶ Concerns about setting too low a bar ("survive" not "thrive")

In addition to comments on the indicators, community input also provided suggestions on actions that could be considered to support progress. Input will be considered in next steps on Action Plan development.

The current indicators set a very low bar for wellbeing. Access to food and housing are the bare minimum required for survival; actual wellbeing requires much more.

Under "economic prosperity", an increase in jobs does not prove much if they tend to be part-time or entry-level; I think there would be wide agreement that we are seeking what the unions call "family-supporting" jobs.

I am curious how you are going to measure inclusion and diversity.

For a full list of written comments, refer to Appendix B

3.2 SCENARIOS SURVEY



Read this page of highlights for a quick overview of this section.
View the pages that follow to find more details.

HIGHLIGHTS

Nanaimo is planning how it will grow and evolve over the coming 25 years. The Scenarios Survey provided participants an opportunity to consider three preliminary scenarios for how our City could grow, understand challenges and opportunities, and identify preferences, priorities, and alternate ideas. This input is helping to create a consolidated path forward for Nanaimo's future growth.

PARTICIPANTS' PRIORITY CONSIDERATIONS FOR PLANNING FOR GROWTH



Protecting
Open
Space



Housing
Affordability



Walk, Bike
& Transit
Supportive
Neighbourhoods



Living
Close to
Parks



WHAT SCENARIO DO WE IMAGINE FOR OUR FUTURE?

Participants rated each scenario out of five stars (five being the best). Averages are shown below.

SCENARIO 1: CURRENT PATH ★★★★★ **2.73**
stars out of 5

SCENARIO 2: MOBILITY HUBS ★★★★★ **3.60**
stars out of 5

SCENARIO 3: CENTRAL FOCUS ★★★★★ **3.86**
stars out of 5

COMMON THEMES FROM COMMENTS ON SCENARIOS



DIRECTIONS PARTICIPANTS TYPICALLY FAVOURED MORE

- ▶ Opportunities to densify and increase attraction of downtown
- ▶ Having services closer to many residents
- ▶ Building on what we have



DIRECTIONS PARTICIPANTS TYPICALLY FAVOURED LESS

- ▶ Patterns that would lead to more outward growth
- ▶ Separated employment areas that would require auto travel
- ▶ Directions that could spread resources too thin (a little everywhere)

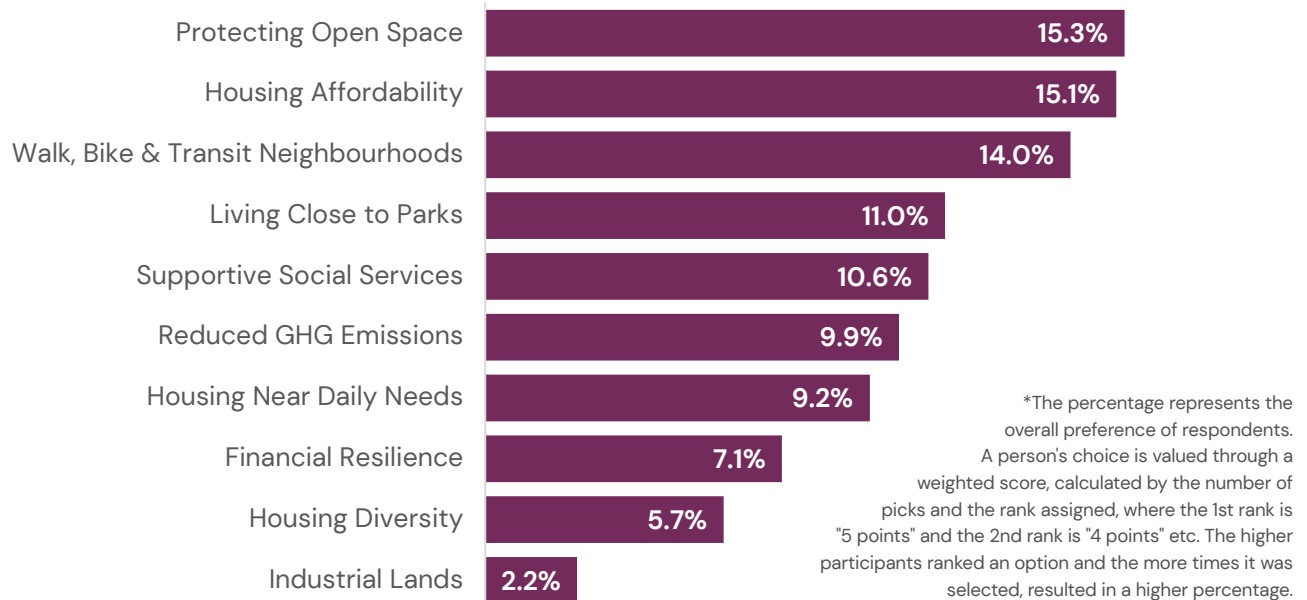


PRIORITIES FOR PLANNING FOR GROWTH

Top 5 Priorities



Participants were asked to identify their top 5 priorities to consider when planning for growth. These priorities will help inform choices and trade-offs when considering growth scenarios.



KEY OBSERVATIONS PEOPLE SHARED ABOUT THEIR PRIORITIES:

PROTECTING OPEN SPACE

- ▶ Preserve and enhance biodiversity
- ▶ Maintain views and site lines

HOUSING AFFORDABILITY

- ▶ Support local and future homeowners
- ▶ Limit impacts of foreign buyers

WALK, BIKE, TRANSIT NEIGHBOURHOODS

- ▶ Increase and improve the transit network
- ▶ Make walking and biking accessible and safe

LIVING CLOSE TO PARKS

- ▶ Address safety and upkeep concerns

SUPPORTIVE SOCIAL SERVICES

- ▶ Increase the supply of social services

REDUCED GHG EMISSIONS

- ▶ Respond to climate change
- ▶ Improve transportation to reduce GHG emissions

HOUSING NEAR DAILY NEEDS

- ▶ Develop lower income housing in locations with easy amenity access
- ▶ Develop pedestrian-focused communities

FINANCIAL RESILIENCE

- ▶ Set community members up for success in the local economy

HOUSING DIVERSITY

- ▶ Encourage housing developments to fit the current and projected needs of the City

INDUSTRIAL LANDS

- ▶ Develop with nature in mind
- ▶ Prepare for a future where industrial activities look different

For a full list of written comments, refer to Appendix C

SCENARIO 1: CURRENT PATH

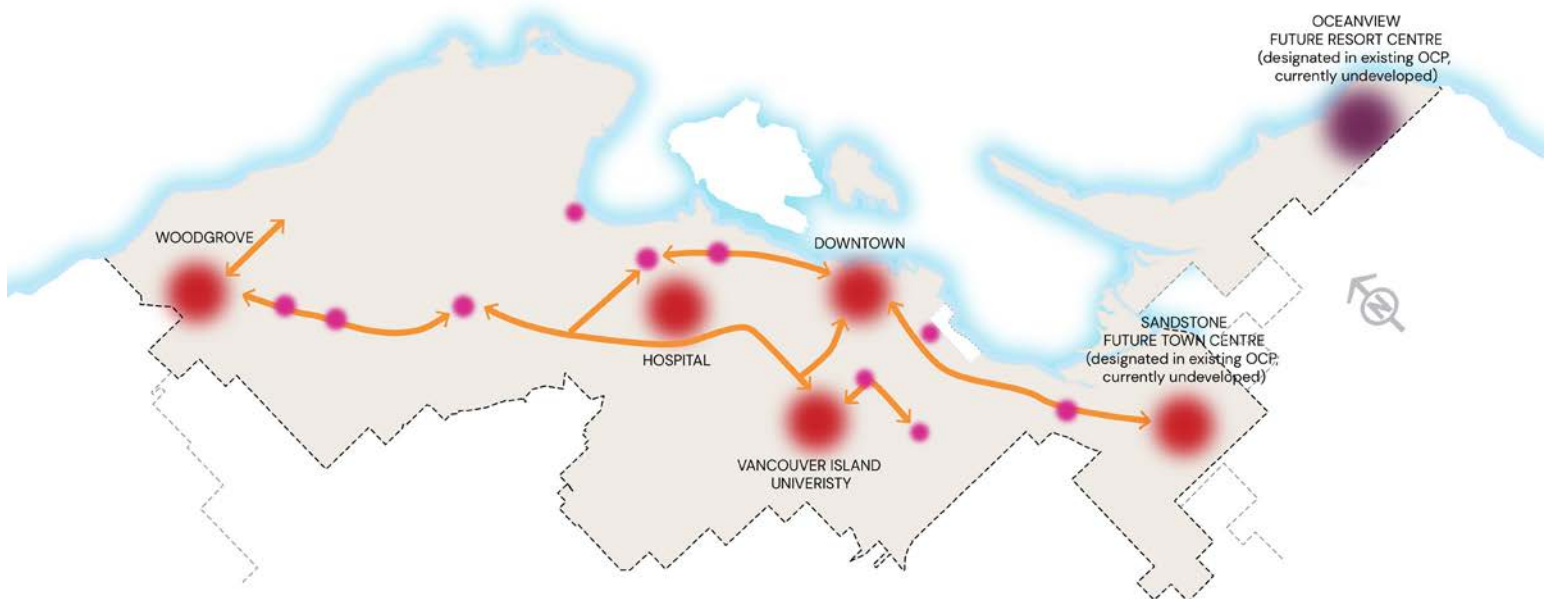
The current path follows the existing Official Community Plan, meaning we'll continue planning the way we are today. It likely will lead to much of our new development occurring in South Nanaimo, including a new Town Centre south of Chase River (Sandstone) and a new resort area in Oceanview at the very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



[Video Overview of Scenario](#)



[Detailed Land Use Concept](#)



Town Centre

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



Corridor

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



Commercial Centre

Retail destinations where future residential and mixed-uses are encouraged

Resort Centre

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

Neighbourhood

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



SCENARIOS EVALUATION – SCENARIO 1

Participant Rating & Comments



Average participant rating for Scenario 1



What survey participants had to say about this scenario

STRENGTHS

- ▶ Has potential to improve services, amenities, transportation, and shopping for South Nanaimo
- ▶ Could help to close a gap in economic equality between north and south Nanaimo
- ▶ Provides opportunity for well-designed, master planned areas that could be created as complete neighbourhoods

CHALLENGES

- ▶ Spread into undeveloped areas may contribute to sprawl and draw resources and development away from other parts of the City that need investment such as downtown (comparisons to northern growth in previous years)
- ▶ Mobility concerns including continued reliance on vehicles to access low-density and/or distant areas and insufficient density to support active transportation or transit
- ▶ New growth in distant areas, including more single-family homes, may be less supportive of affordable housing options
- ▶ Concerns that resort development would impact natural areas, support sprawl, be car-oriented, and be too close to industrial activities at Duke Point to be desirable
- ▶ Loss of treed areas to support new development
- ▶ Potential long-term taxpayer costs to maintain infrastructure for outward growth
- ▶ Scenario does not appear to align as well with the Doughnut model

For a full list of written comments, refer to Appendix C

SCENARIO 2: MOBILITY HUBS

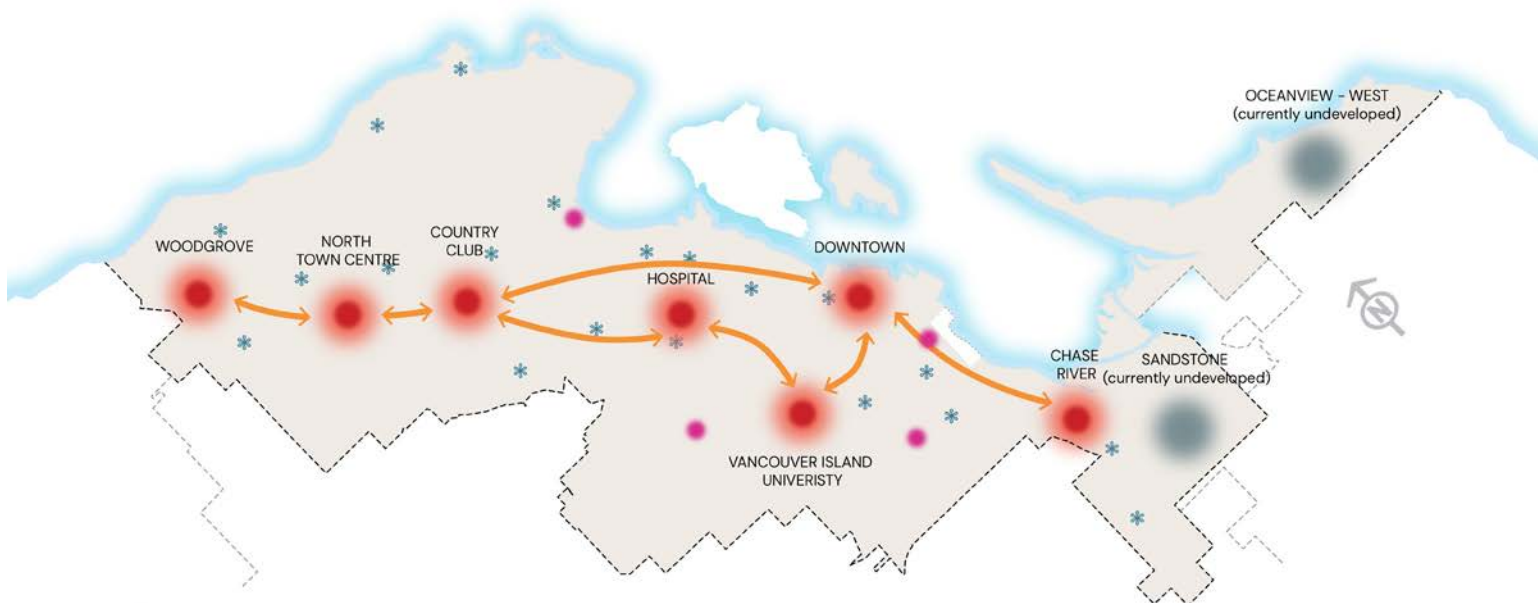
Mobility Hubs focuses new growth around seven hubs distributed across the City, where transportation networks (roads, transit, cycling) come together. It encourages more housing forms like townhomes and fourplexes to fill the gap between single-family homes and apartments. In this scenario, more growth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



[Video Overview of Scenario](#)



[Detailed Land Use Concept](#)



Town Centre – Core

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

Town Centre – Transition

Similar to Town Centre – Core, but with lower building heights stepping down to adjacent neighbourhoods

Corridor

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

Neighbourhood Centre

Local-scale shopping centres, future residential encouraged

Neighbourhood

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



Local Hubs

Encouraged to form around school sites where educational activities can be combined with day-to-day neighbourhood needs like gathering spaces, daycare, wellness, cafes, or more

Industrial Lands Expansion

New industrial lands primarily oriented towards employment



SCENARIOS EVALUATION – SCENARIO 2

Participant Rating & Comments



Average participant rating for Scenario 2



What survey participants had to say about this scenario

STRENGTHS

- ▶ Potential to benefit more residents of the City
- ▶ Promotes infill, building on what is already in place
- ▶ Supports more choice – people have options about where they live and the type of housing they choose
- ▶ Supports potential for more services and amenities closer to home, wherever you live in the City, which can contribute to a positive and interactive quality of life
- ▶ More equitable distribution of resources to all parts of the City
- ▶ Supports potential to reverse sprawl, with malls turning into attractive neighbourhood hubs
- ▶ Embraces an opportunity to build on existing development in Chase River, adding services without requiring significant outward growth
- ▶ Could support greater transportation efficiency and mobility choice
- ▶ More affordable housing options disbursed throughout the City will attract new residents and workers
- ▶ Opportunity for different parts of the City to develop their own unique feel through the hubs

CHALLENGES

- ▶ Potential to spread resources too thin with many focal areas; Nanaimo's current size may not support development in all areas
- ▶ May not concentrate density enough to support viable active transportation and transit
- ▶ Potential to slow or limit growth in areas where it is most needed (e.g., downtown, university)
- ▶ Potential impacts to urban forest / natural areas
- ▶ Impacts of increasing density on existing residents (e.g., more traffic, people)
- ▶ Industrial lands at Oceanview could impact natural areas and could lead to more people driving to access employment
- ▶ Traffic impacts
- ▶ Many of our corridors are currently unattractive (e.g., Island Hwy, Bowen Road) which could impact viability of corridor development
- ▶ Challenges with mixing housing types (e.g., single-family homes and apartments)

For a full list of written comments, refer to Appendix C

SCENARIO 3: CENTRAL FOCUS

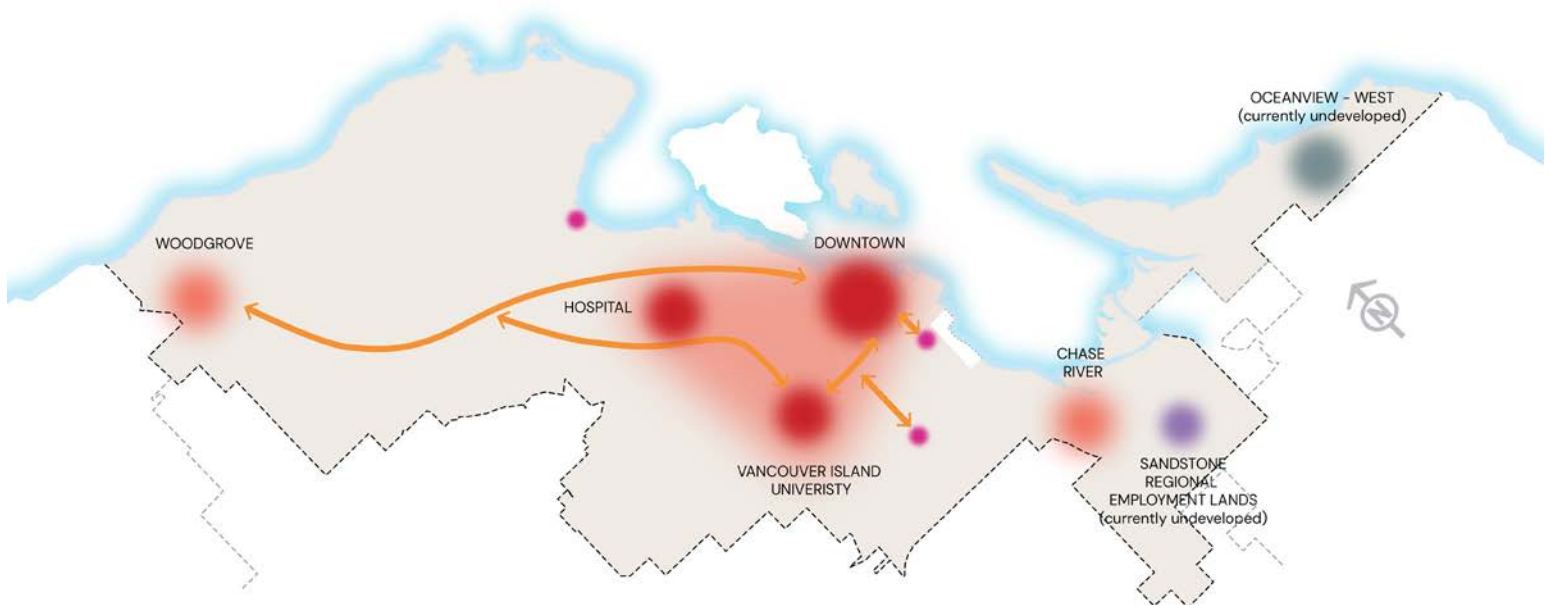
Central Focus encourages new growth and higher-density housing within a focused urban core bounded by Downtown, the Hospital, and Vancouver Island University. It would lead to a more urban, walkable, and vibrant central core with less growth and change (though still some) in areas beyond this core.



[Video Overview of Scenario](#)



[Detailed Land Use Concept](#)



Town Centre - Core

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



Town Centre - Transition

Similar to Town Centre - Core, but with lower building heights stepping down to adjacent neighbourhoods



Corridor

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



Neighbourhood Centre

Local-scale shopping centres, future residential encouraged



Employment Lands

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



Neighbourhood

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



Industrial Lands Expansion

New industrial lands primarily oriented towards employment



SCENARIOS EVALUATION – SCENARIO 3

Participant Rating & Comments



Average participant rating for Scenario 3



What survey participants had to say about this scenario

STRENGTHS

- ▶ Helps bring to life the vision of a vibrant, livable downtown core and waterfront and creates a heart for the City
- ▶ Encourages the downtown density needed for more shopping, culture, entertainment, etc.
- ▶ Potential to create a stronger Nanaimo identity
- ▶ Keeps City costs for servicing lower with less services extended to undeveloped areas
- ▶ Helps protect treed areas and open spaces
- ▶ Supports efficient housing forms that use existing urban lands rather than creating sprawl
- ▶ Supports active transportation and walkability in a core area with potential for improved transit to bring people to the core
- ▶ Would help reduce reliance on automobiles
- ▶ Allows existing suburban neighbourhoods to remain low-density, similar to existing
- ▶ Supports commercial density in the downtown which can help small businesses
- ▶ Core area already includes health, education, economic, and cultural elements which would become better linked and utilized

CHALLENGES

- ▶ Difficult to envision a vibrant downtown with current social challenges
- ▶ Would require a lot of change to prioritize pedestrian over vehicle movements
- ▶ Provides less opportunity for people who do not want to live in an urban core; not enough change for the rest of Nanaimo
- ▶ Industrial lands at Oceanview could impact natural areas and could lead to more people driving to access employment
- ▶ Increased density downtown would contribute to traffic impacts, parking issues, congestion
- ▶ May not suit the long, linear nature of Nanaimo
- ▶ If transit is focused on central areas, it may be more difficult to connect in from other areas
- ▶ Too many high-rises could block waterfront views and impact the human-scale of downtown
- ▶ Loss of character / heritage in the downtown
- ▶ Focuses social services to the central core increasing social challenges in these areas
- ▶ Car-oriented employment lands in South Nanaimo could increase traffic and take business away from Chase River, downtown, or other areas



SCENARIOS EVALUATION

General Comments

Participants also provided general comments about scenarios and future growth in Nanaimo.

- ▶ Affordable housing needs to be prioritized in any option
- ▶ Public access to the waterfront should be a priority, as well as investment in public waterfront areas
- ▶ Safety, for pedestrians, cyclists, and motorists will be essential
- ▶ Protect existing natural areas (including areas around Joan Point Park and Cable Bay Trail) and add more green space to support a growing population
- ▶ Waterways, forests, marshes, and estuaries all need to flourish and we need to learn to live in and around nature
- ▶ Urgent action is needed on homelessness and social issues
- ▶ Nanaimo is already too spread out for its population so it's important to be realistic with what can be achieved
- ▶ Consider a combined scenario that encourages a lot of growth in the core, while still supporting some growth in other town centres or a phased approach with Scenario 3 in the short-term, but planning for Scenario 2 in the long-term
- ▶ Supporting good jobs is important, including adding industrial and office spaces and providing quality residential opportunities close to employment areas like the hospital and university
- ▶ Encourage redesign of the mall sites into walkable, urban centres
- ▶ Transit is a key part of any plan – it must be more efficient
- ▶ Concerns about high-rises blocking views of the waterfront
- ▶ Recognize that industry is changing and we can plan to support more light, business-oriented, and green industries
- ▶ Support for mixed-development and human scale
- ▶ Reconsider how our street space is allocated

For a full list of written comments, refer to Appendix C



Condensing a core with high rise multi-use buildings, apartments, offices, bike lanes, and frequent buses would work well. The eventual walk aboard ferry from downtown to downtown Vancouver would lead to high demand for downtown housing.



I like [Scenario 2] because I live near Country Club and would like to see more ways of getting around than just by car... hubs allow for higher density housing without forcing people downtown.



Density instead of expansion. Focus on densifying the existing areas with multi-family housing located close to (adjacent or above) services. 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.





Participants were asked to add markers and comments to a map of the City to share their input on the types of destinations missing or needing improvement. Elements considered in the mapping activity are summarized below and the results are shown on the following pages.

CITY BUILDING ELEMENTS



TALL BUILDINGS

Where are the best locations for tall buildings?

- ▶ 6–12 storeys in height
- ▶ 12+ storeys in height



INFILL NEIGHBOURHOODS

Where can we add more diverse housing types?

- ▶ Low-rise Apartments (up to 4 storeys)
- ▶ Townhomes
- ▶ Triplexes / Fourplexes
- ▶ Duplexes
- ▶ Secondary Suites / Carriage Homes
- ▶ All of the above



SHOPS & SERVICES

Where are we missing retail services?

- ▶ Local Retail
- ▶ Regional Retail (large-format)
- ▶ Offices
- ▶ Essential Services (e.g., grocery)
- ▶ Personal Services (e.g., medical)
- ▶ Other



SUPPORT SERVICES

Where could we add services for vulnerable populations?

- ▶ Supportive Housing
- ▶ Social Services
- ▶ Other



CULTURAL AMENITIES

Where should we add cultural spaces for performance, art, heritage, etc?



WELLNESS & RECREATION FACILITIES

Where should new / updated facilities be prioritized?

- ▶ Indoor Wellness Complex
- ▶ Outdoor Recreation Facilities (fields, courts)
- ▶ Other



NATURAL AREA

Where should nature areas be considered or improved?



WALKING NETWORK CONNECTIONS

Where should improvements in the walking network be prioritized?



CYCLING NETWORK CONNECTIONS

Where should improvements in the cycling network be prioritized?



TRANSIT UPGRADES

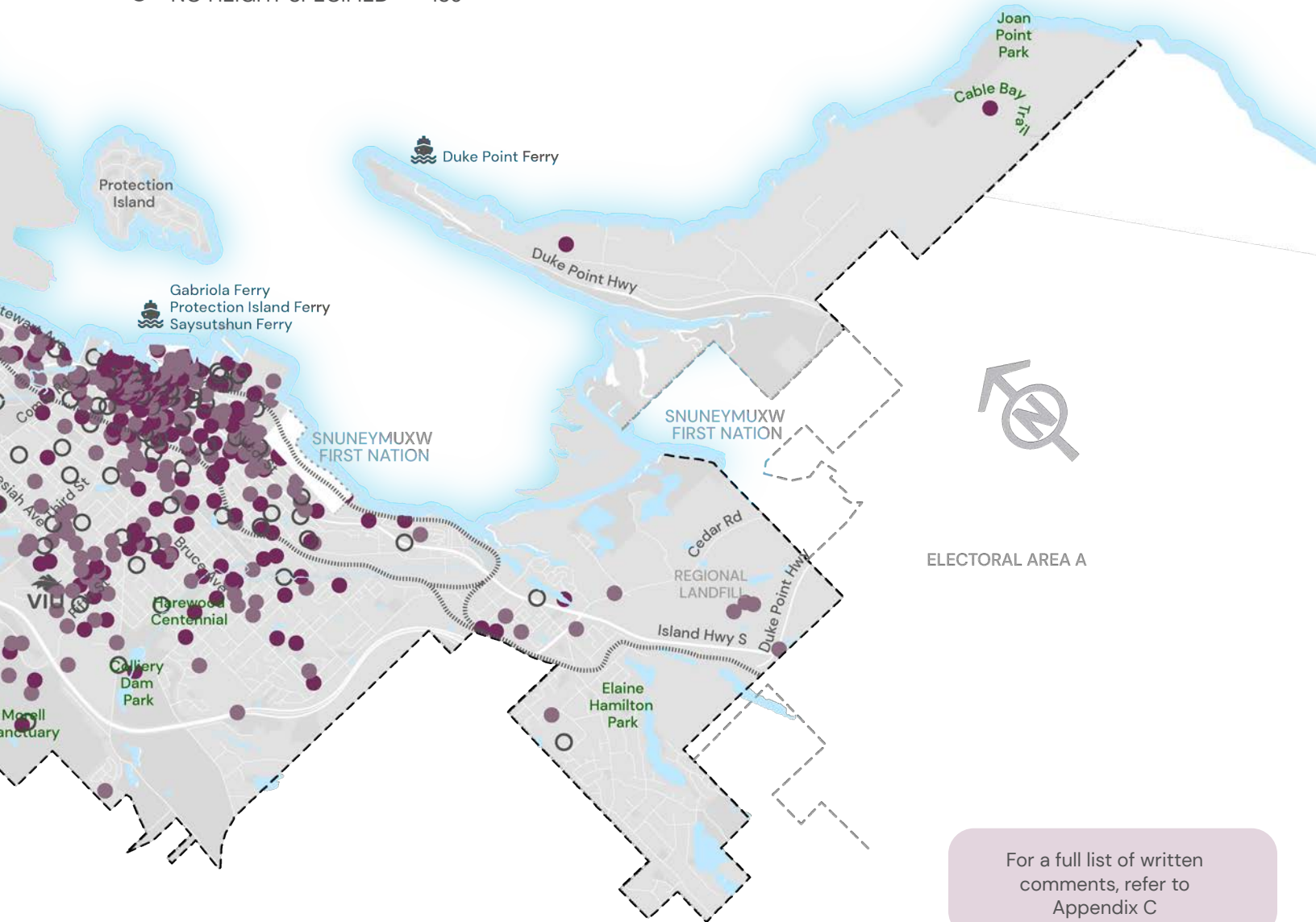
Where should improvements in the transit network be prioritized?



buildings would be best suited in Nanaimo in the future.

- ▶ Downtown was the most frequent location identified for taller buildings
- ▶ Woodgrove and areas around Vancouver Island University also showed concentrations of taller buildings
- ▶ Existing mobility hubs and current growth areas around Nanaimo North Town Centre, Country Club, Hospital Area, and Brechin Hill had smaller clusters of tall buildings identified

MARKER & DESCRIPTION	#
● 12 + STOREYS	353
● 6 TO 12 STOREYS	395
○ NO HEIGHT SPECIFIED	139



For a full list of written comments, refer to Appendix C

COMMENT THEMES:

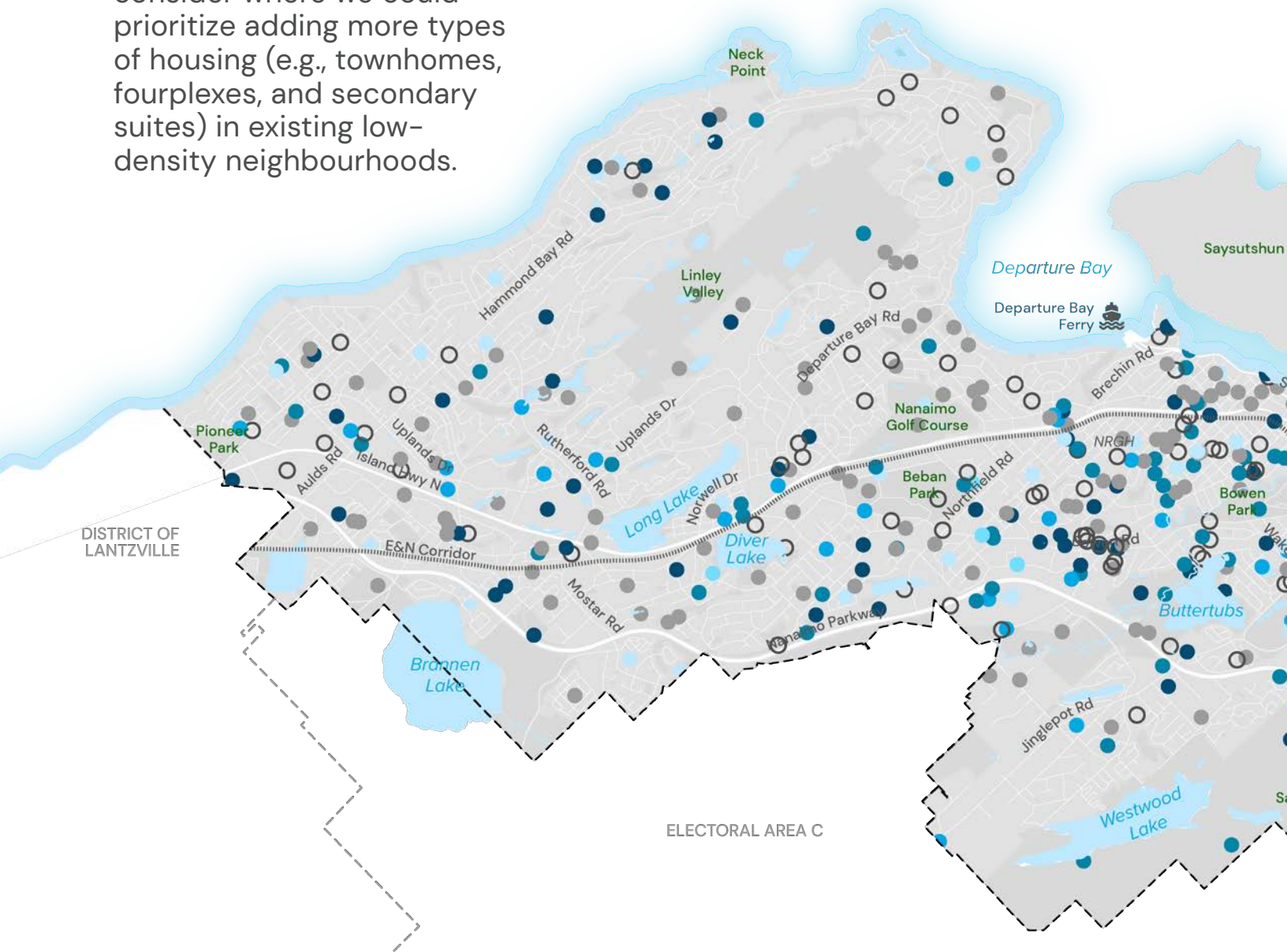
- ▶ Quality design and character
- ▶ Protection of ocean views / waterfront set backs
- ▶ Maintain solar access
- ▶ Net zero, climate conscious building design
- ▶ Mixed uses like commercial and community service in lower floors
- ▶ Rental, not only condos
- ▶ Preservation of heritage buildings while still supporting higher density
- ▶ Potential target audiences: medical professionals, students, affordable living
- ▶ Reduce parking requirements
- ▶ Some preference for no tall buildings (e.g., 4-6 storeys max.)



SCENARIOS BUILDING

Infill Neighbourhoods

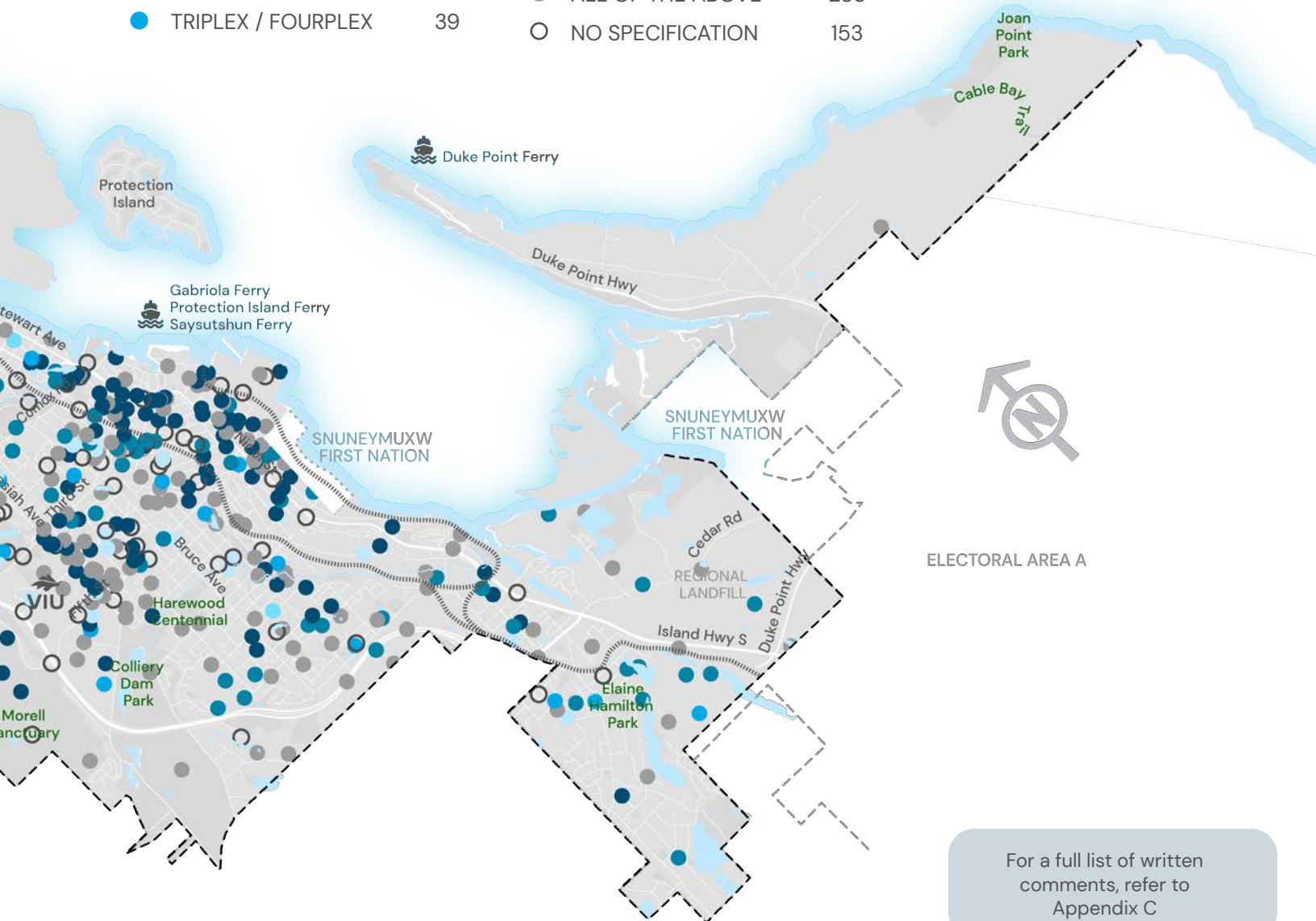
Participants were asked to consider where we could prioritize adding more types of housing (e.g., townhomes, fourplexes, and secondary suites) in existing low-density neighbourhoods.



OBSERVATIONS ON TRENDS

- ▶ Participants distributed markers for potential infill throughout much of Nanaimo
- ▶ The highest concentrations identified for potential infill were through central Nanaimo including around Downtown, Vancouver Island University, and Hospital, as well as areas between these destinations
- ▶ **35%** of the markers placed identified all types of infill as supported with Low-Rise Apartments and Townhomes being the next most popular types identified

MARKER & DESCRIPTION	#	MARKER & DESCRIPTION	#
● LOW-RISE APTS. (4 STOREY MAX)	161	● DUPLEX	8
● TOWNHOMES	109	● SECONDARY SUITE	44
● TRIPLEX / FOURPLEX	39	● ALL OF THE ABOVE	283
		○ NO SPECIFICATION	153



For a full list of written comments, refer to Appendix C

COMMENT THEMES:

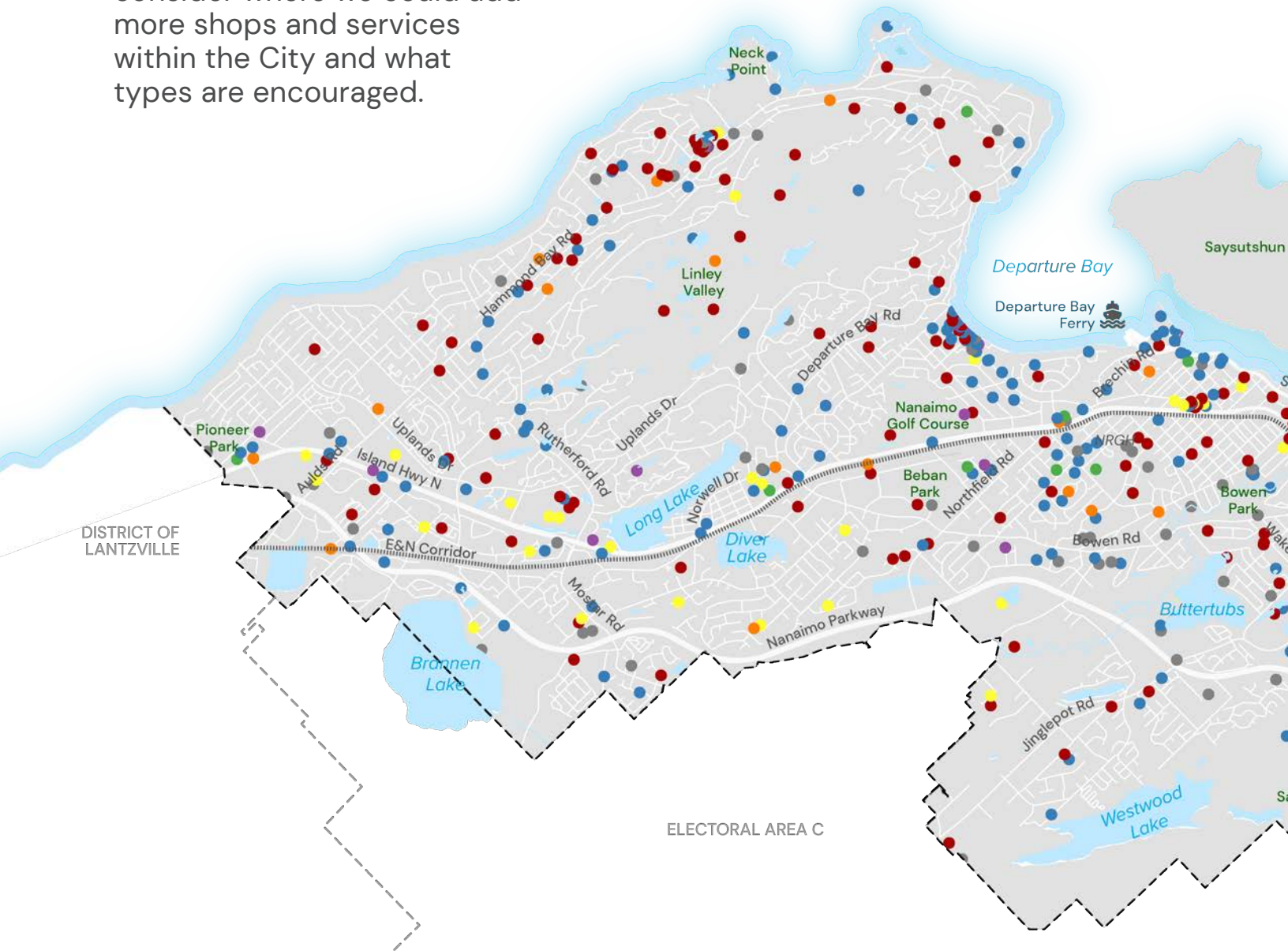
- ▶ Mix housing types and uses (e.g., lower floor commercial)
- ▶ Include open spaces / common space amenities
- ▶ Infill housing needs to be affordable (not just market rate)
- ▶ Include infill options for families (e.g., 2-3 bedrooms)
- ▶ Convert heritage homes to multi-family keeping the character
- ▶ Options for aging in place
- ▶ Rental options
- ▶ Encourage co-ops
- ▶ Integrate social housing
- ▶ Sensitive design to fit within neighbourhoods
- ▶ Add apartments above existing commercial units



SCENARIOS BUILDING

Shops & Services

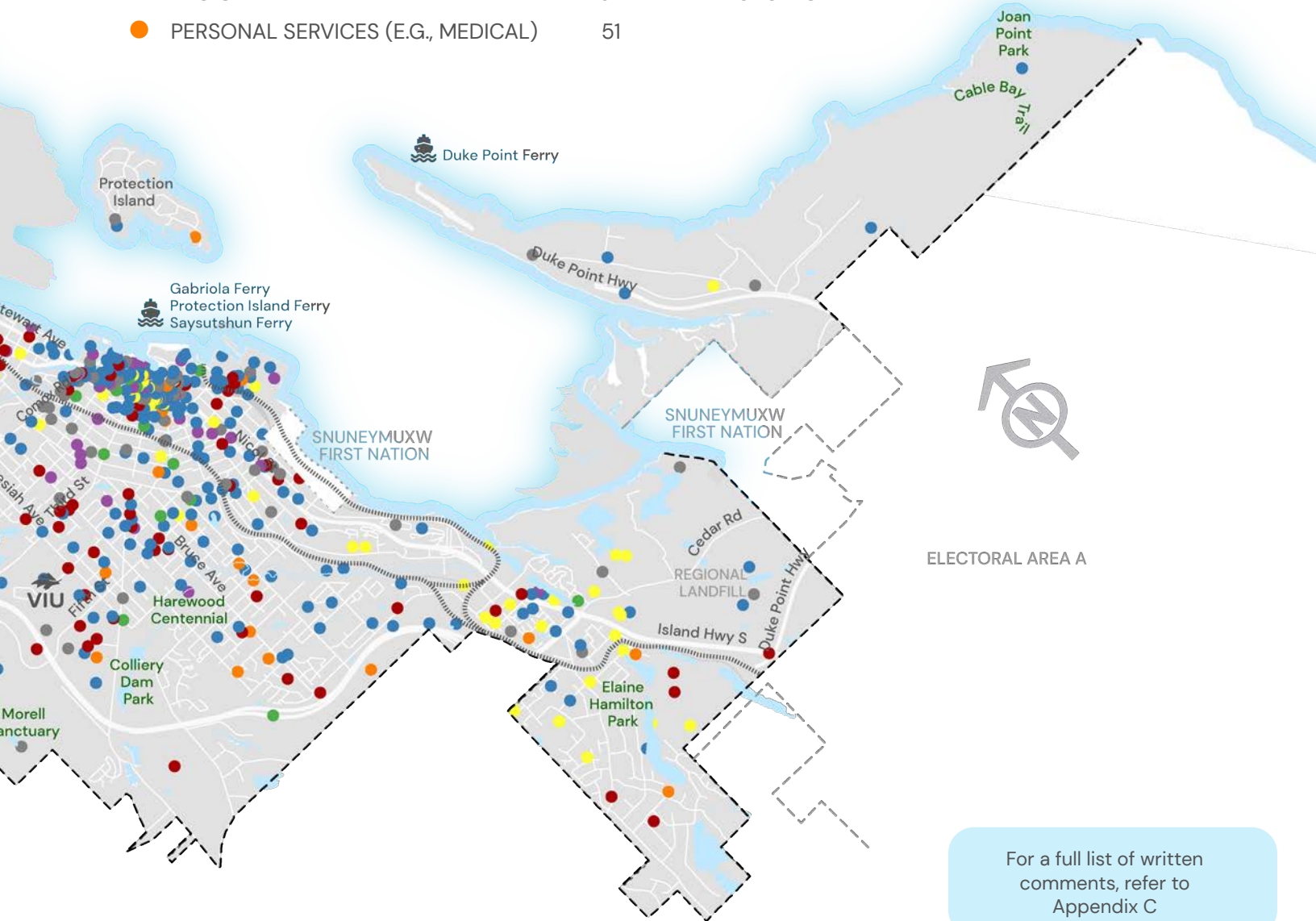
Participants were asked to consider where we could add more shops and services within the City and what types are encouraged.



OBSERVATIONS ON TRENDS

- ▶ Local retail markers were most common, shown throughout the city with concentrations in Downtown, Departure Bay, Sealand area, Hospital area, Harewood, and South Nanaimo
- ▶ Essential services like grocery were also identified throughout the community with clusters where services may be limited: Hammond Bay, Departure Bay, VIU area
- ▶ Regional retail locations favoured South Nanaimo, Downtown, Terminal Park, and locations on Island Hwy
- ▶ Personal services like medical were shown primarily in Downtown, Harewood, and a few spots in the north and south
- ▶ Most office markers were placed Downtown

MARKER & DESCRIPTION	#	MARKER & DESCRIPTION	#
● LOCAL RETAIL	403	● OFFICES	24
● ESSENTIAL SERVICES (E.G., GROCERY)	200	● OTHER	56
● REGIONAL RETAIL	92	● UNSPECIFIED	144
● PERSONAL SERVICES (E.G., MEDICAL)	51		



For a full list of written comments, refer to Appendix C

COMMENT THEMES:

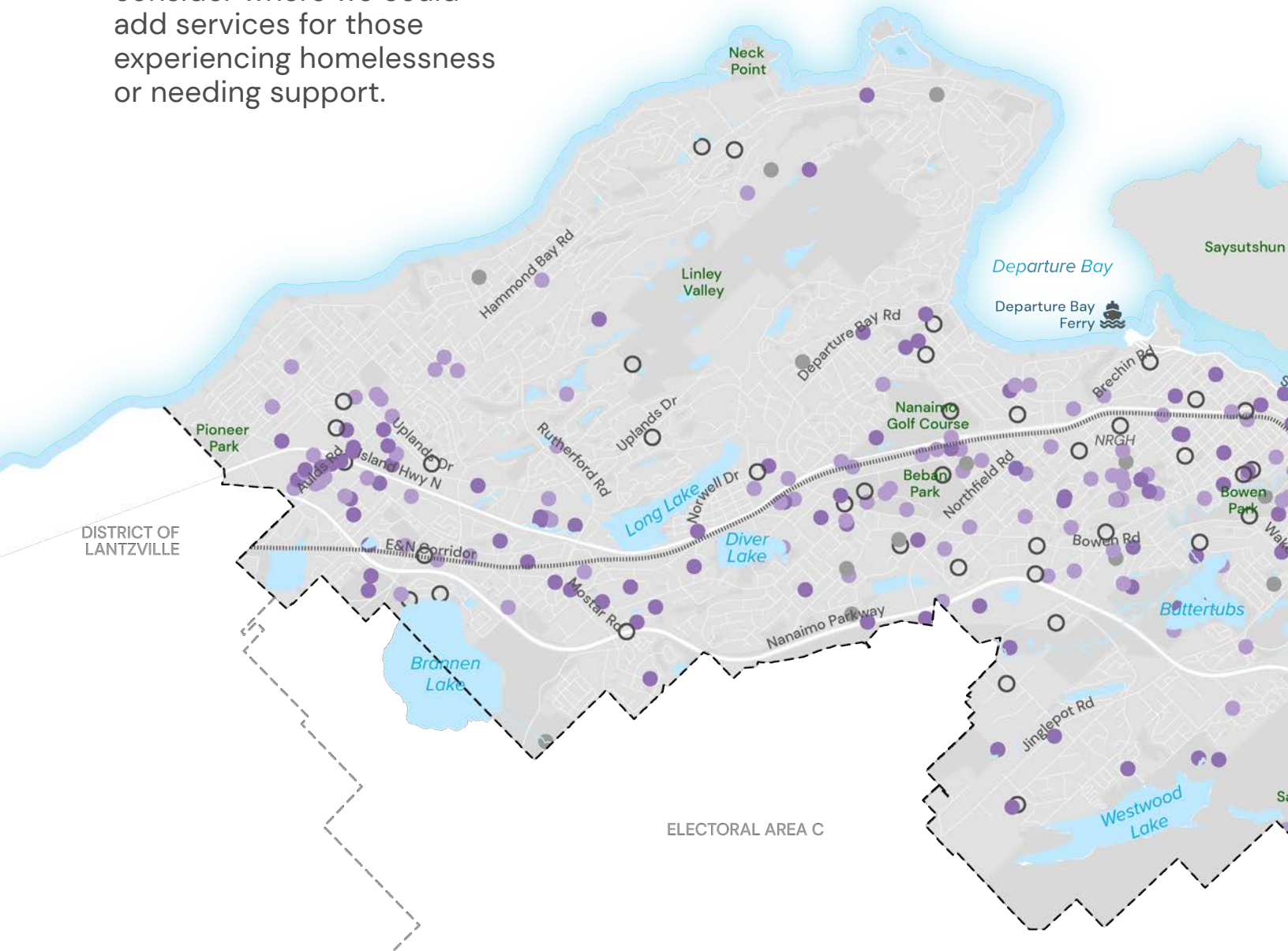
- ▶ Local retail hubs with a broader range of services
- ▶ Corner stores / small local services in neighbourhoods
- ▶ Unique stores for tourists and locals, especially along the waterfront
- ▶ Market spaces for local producers / artisans
- ▶ Mixed use living above commercial so there are people to support businesses
- ▶ Services for workers in commercial / industrial areas
- ▶ Essential services located to encourage walking / cycling
- ▶ Medical and dental services in all areas of the City
- ▶ Increase access to services in South Nanaimo



SCENARIOS BUILDING

Support Services

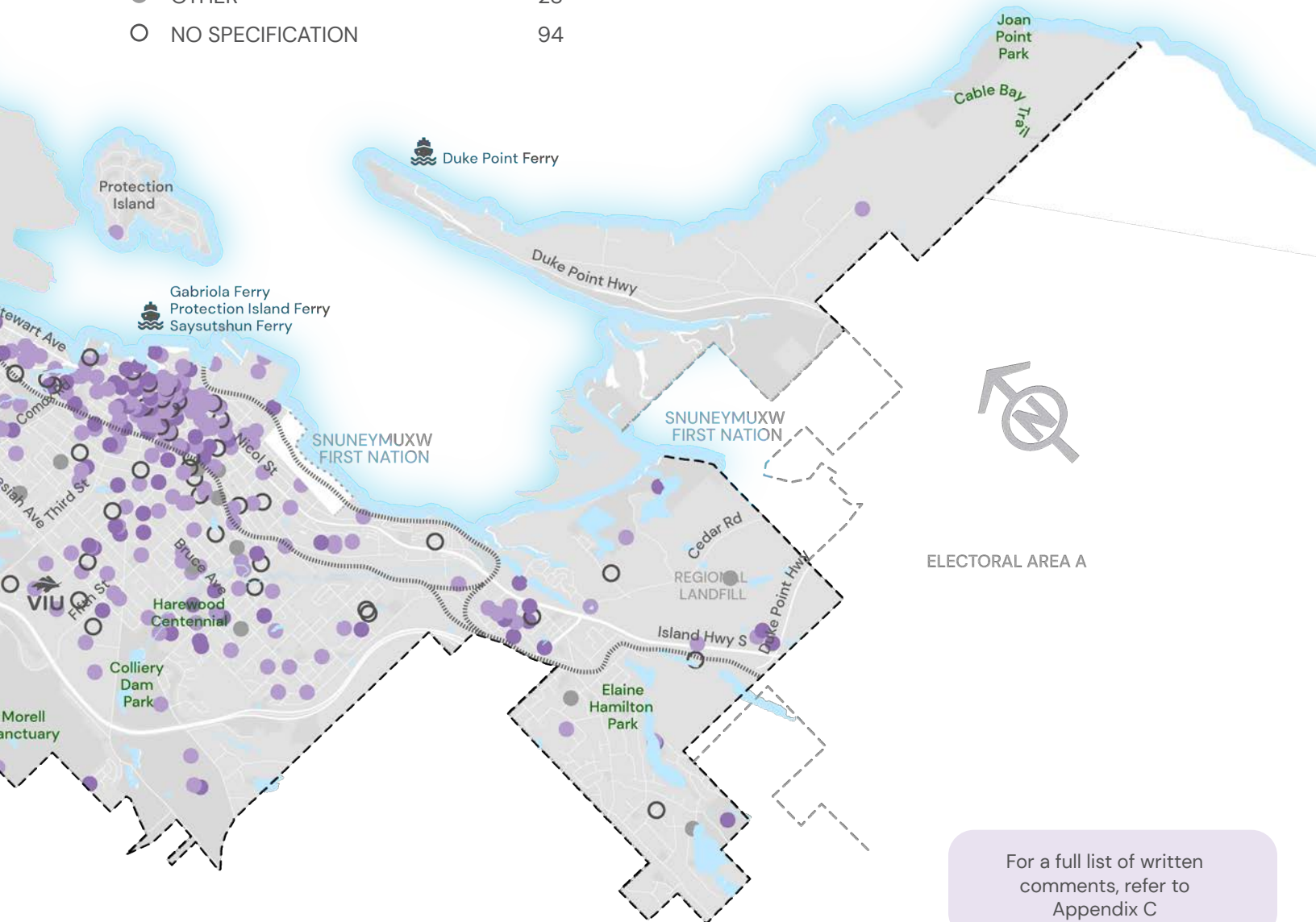
Participants were asked to consider where we could add services for those experiencing homelessness or needing support.



OBSERVATIONS ON TRENDS

- ▶ The highest concentrations for social services / programs and supportive housing were identified Downtown
- ▶ Participants also identified locations throughout the City, often along key transportation corridors and within areas close to existing services
- ▶ “Other” markers identified uses including low income housing to support young people and families, access to medical supports, childcare, fire station, and improved access to mental health and addictions services

MARKER & DESCRIPTION	#
● SUPPORTIVE HOUSING	185
● SOCIAL SERVICES / PROGRAMS	309
● OTHER	28
○ NO SPECIFICATION	94



For a full list of written comments, refer to Appendix C

COMMENT THEMES:

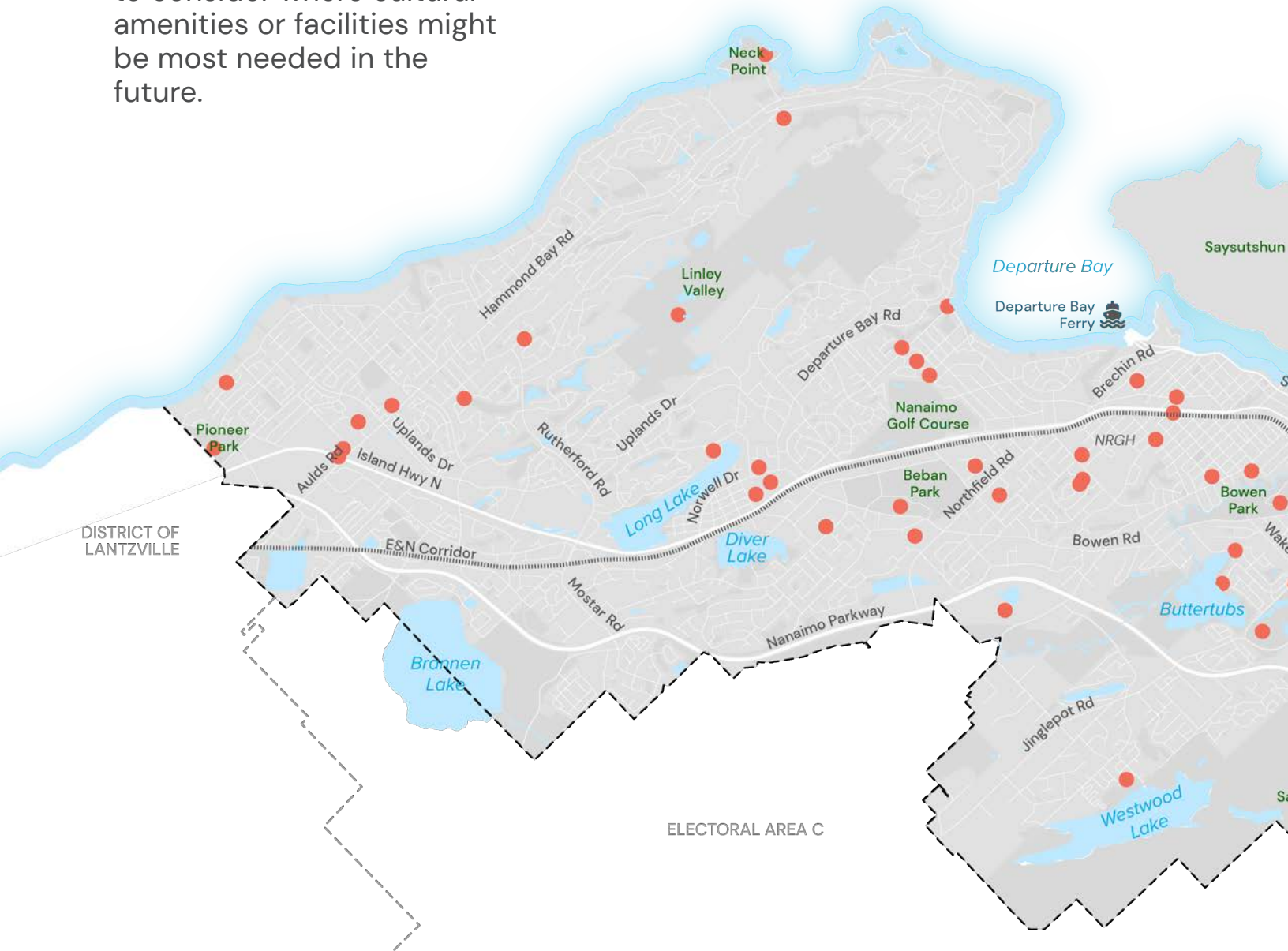
- Distribution of services throughout the City to support and reduce stigma
- Community service spaces that include public bathrooms and showers, laundry, drop-in areas, access to services all in one place
- Consider housing proximity to health services, public transit, essential services (e.g., grocery, pharmacy)
- Encourage province to fund more living options and mental health and addictions services
- Employment opportunities
- Services for the elderly and those with physical disabilities
- Peer support for teens
- Subsidized housing integrated with market housing



SCENARIOS BUILDING

Cultural Amenities

Participants were asked to consider where cultural amenities or facilities might be most needed in the future.

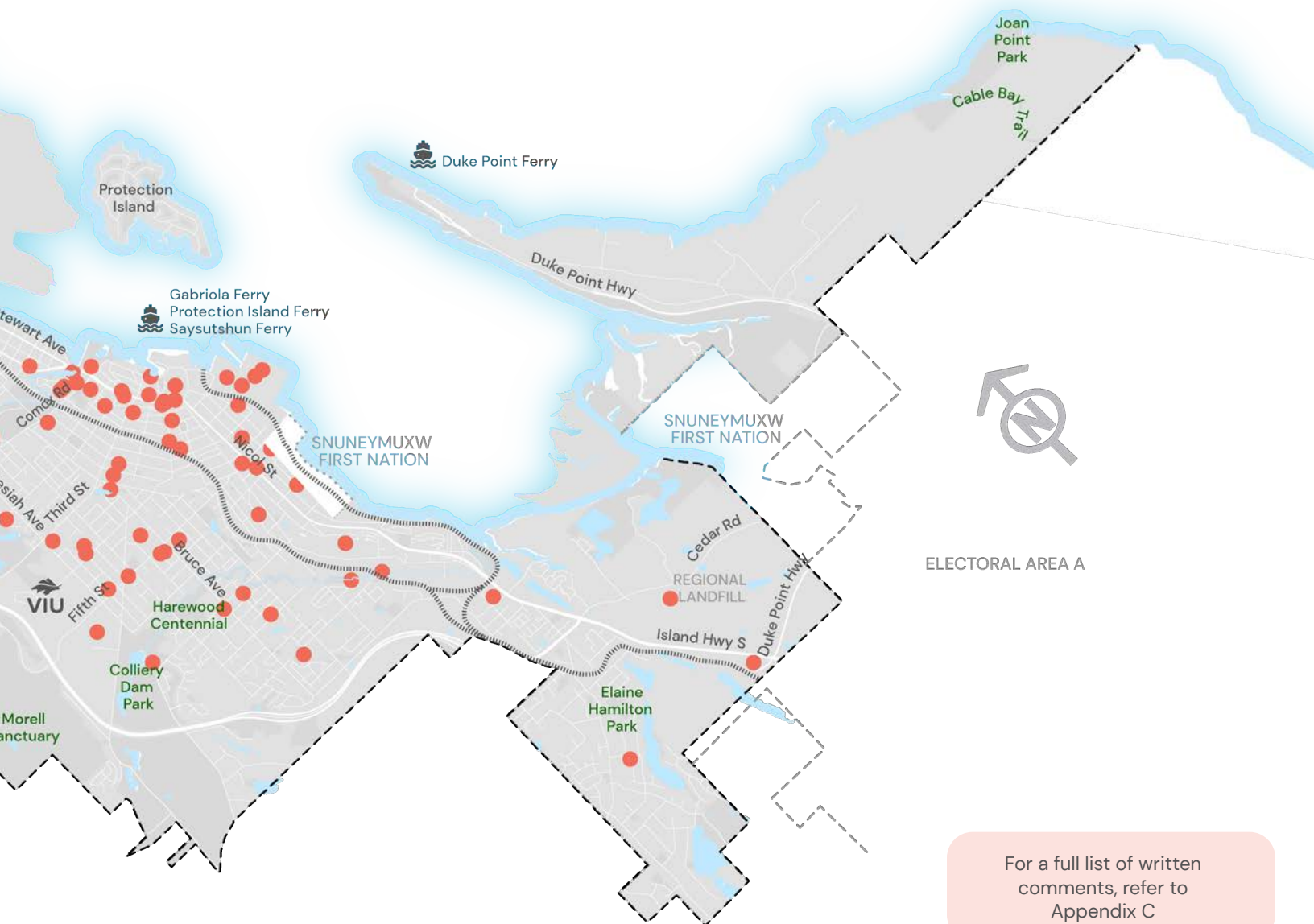


OBSERVATIONS ON TRENDS

- ▶ Downtown saw the highest concentration of markers for cultural amenities and facilities
- ▶ Several markers align with future potential growth areas
- ▶ Several markers were integrated alongside existing destinations including parks and waterfront areas

MARKER & DESCRIPTION	#
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● CULTURAL AMENITY OR FACILITY	112
--------------------------------	-----



COMMENT THEMES:

- Places that support progress on our journey of Truth and Reconciliation
- Community hubs that support cultural connections
- Art that teaches about our land, water, and environment
- Places that connect elderly and young people
- Indoor and outdoor event and performance space
- Art and places that showcase Nanaimo's identity
- Celebration of the waterfront
- Expanded arts and culture to areas beyond Downtown (i.e., north and south)
- Affordable performance and rehearsal space
- Small community gathering spaces in neighbourhoods

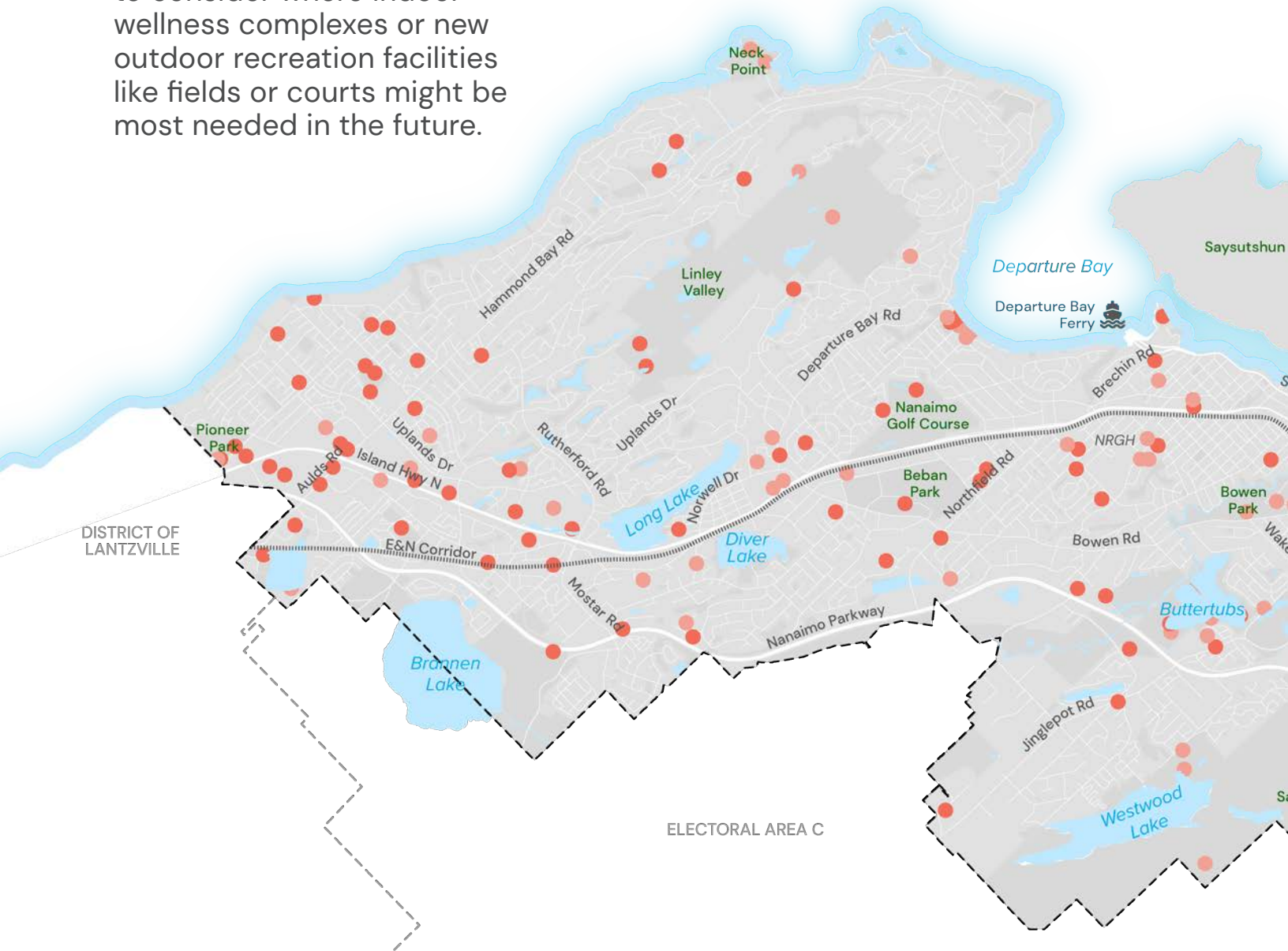
For a full list of written comments, refer to Appendix C



SCENARIOS BUILDING

Wellness & Recreation Facilities

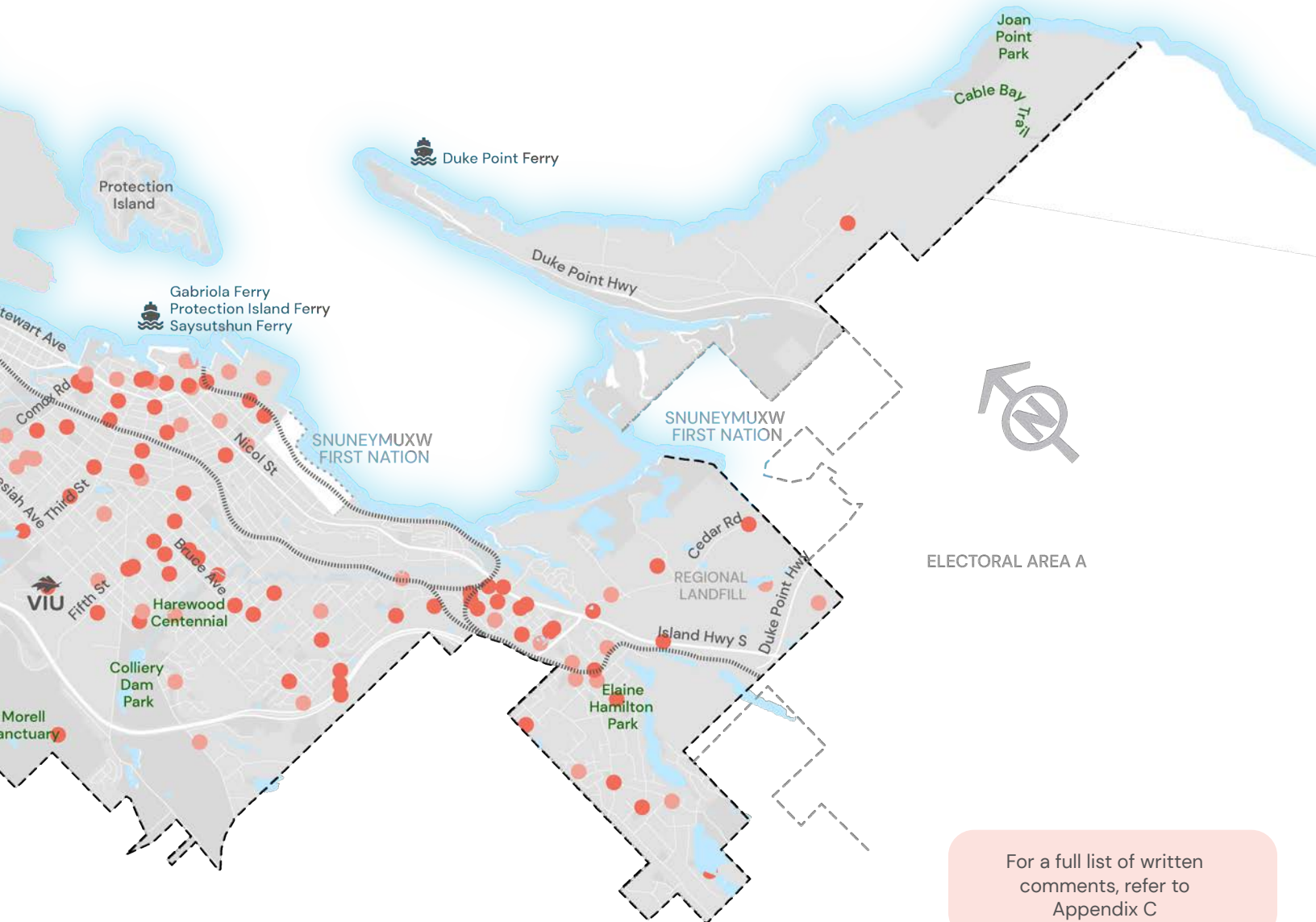
Participants were asked to consider where indoor wellness complexes or new outdoor recreation facilities like fields or courts might be most needed in the future.



OBSERVATIONS ON TRENDS

- ▶ Ideas for recreation and wellness facilities were broadly distributed across the entire City
- ▶ The southern part of Nanaimo saw a larger number of markers, with notable concentrations around Downtown, Harewood, and South Nanaimo
- ▶ Smaller clusters can also be seen around Woodgrove, Country Club, and Departure Bay, among other areas

MARKER & DESCRIPTION	#
● INDOOR WELLNESS COMPLEX	169
● OUTDOOR RECREATION FACILITY (fields, courts)	98



For a full list of written comments, refer to Appendix C

COMMENT THEMES:

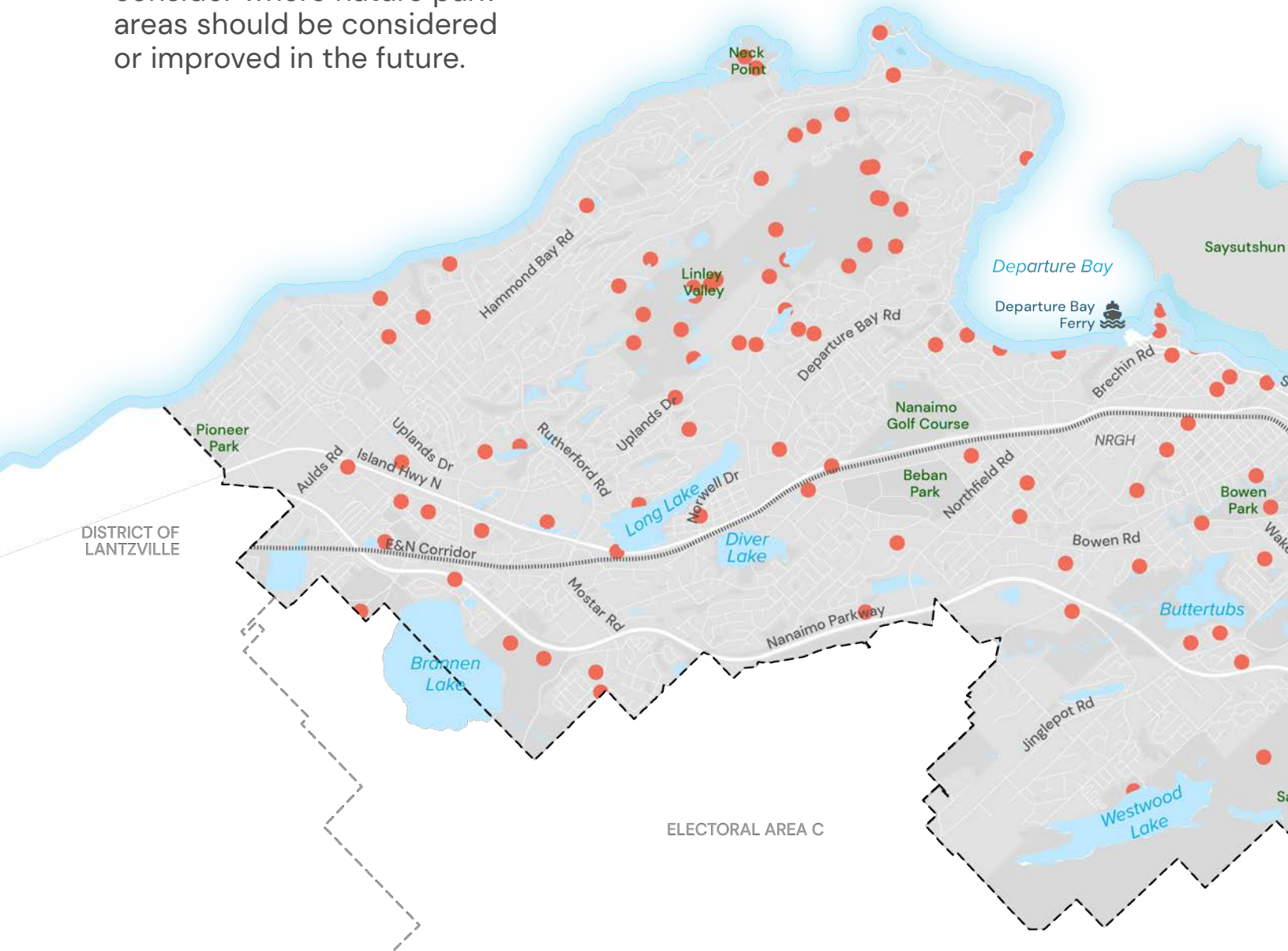
- Updates / replacement of aging existing facilities
- A wellness orientation that provides a broad range of combined health and recreation activities and services for all ages
- Suggested facility amenities included: ice surface, aquatics, programming floor space, gymnasium, seniors activity space, indoor walking track, indoor courts, climbing, social gathering space, fitness area
- Suggested outdoor recreation amenities included: outdoor pool, courts (tennis, basketball, pickleball, hockey), fields (turf / grass), outdoor fitness equipment, public washrooms, playground, spray park



SCENARIOS BUILDING

Natural Parks & Open Space

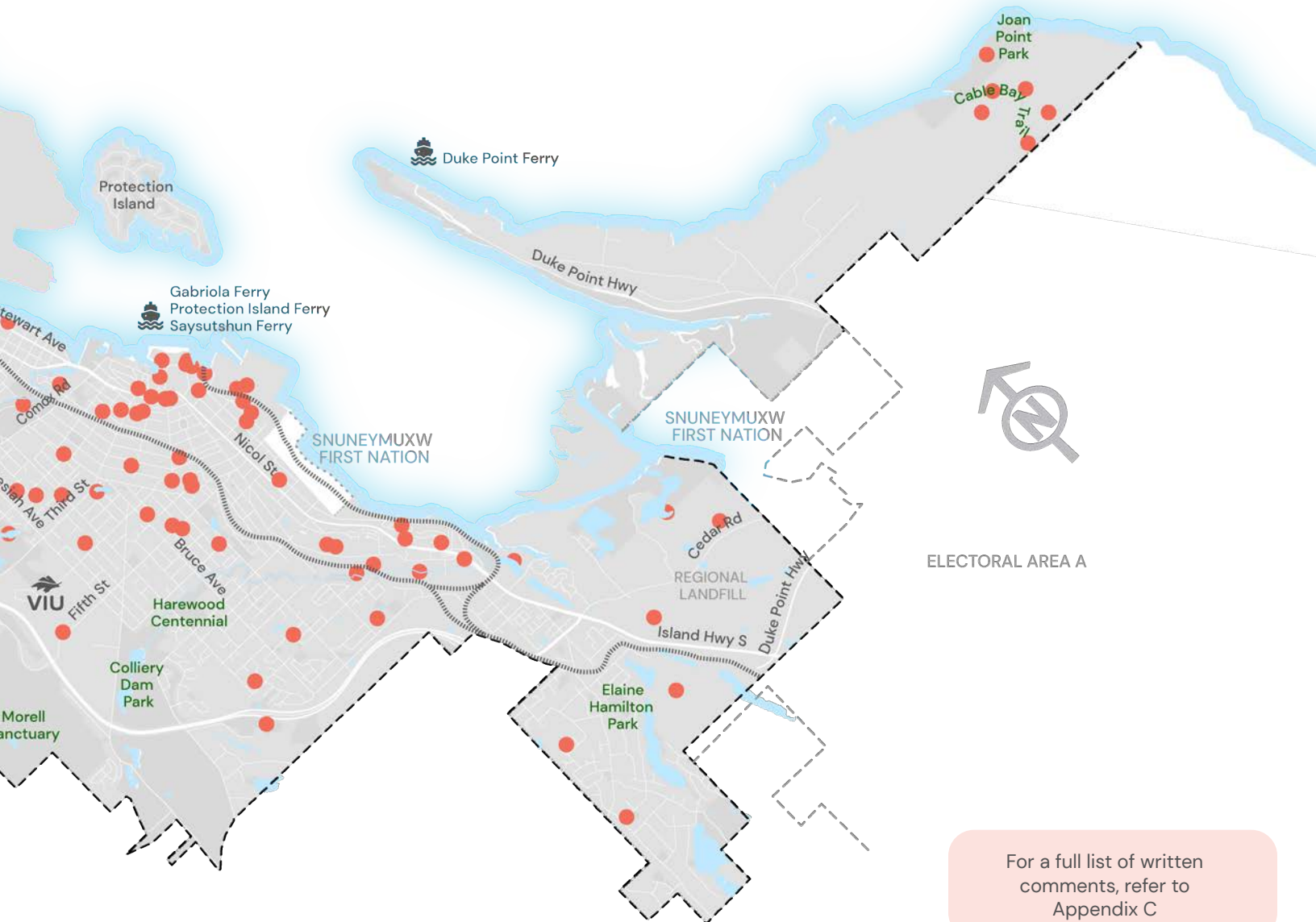
Participants were asked to consider where nature park areas should be considered or improved in the future.



OBSERVATIONS ON TRENDS

- Ideas for improving or adding parks and natural areas were broadly distributed across the entire City
- Waterfront areas, existing undeveloped spaces, and existing park areas were commonly identified as potential areas for consideration

MARKER & DESCRIPTION	#
● NATURE PARK AREA	200



For a full list of written comments, refer to Appendix C

COMMENT THEMES:

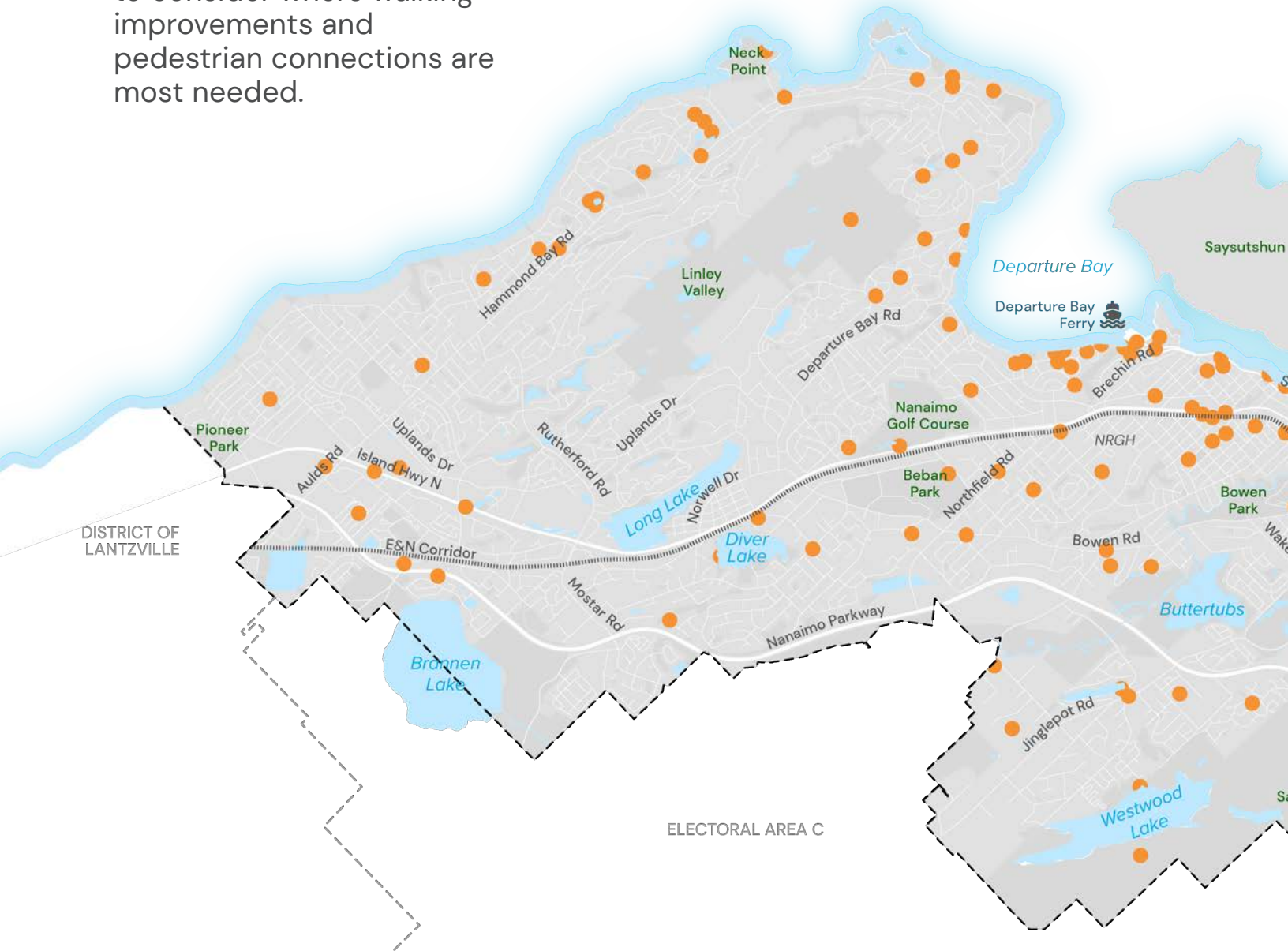
- ▶ Potential park expansion priorities: Linley Valley Park, Cable Bay / Joan Point Park area, North Nanaimo overall
- ▶ Collaboration with Snuneymuxw First Nation to recognize traditional locations and activities
- ▶ Connection of corridors and watercourses for wildlife
- ▶ Additional / marked trail connections and routes
- ▶ Preservation / expansion of waterfront access for all
- ▶ Increased accessibility for all levels of mobility to enjoy key natural areas
- ▶ Small amenities like benches and picnic tables for people to spend time in nature



SCENARIOS BUILDING

Pedestrian Network Connections

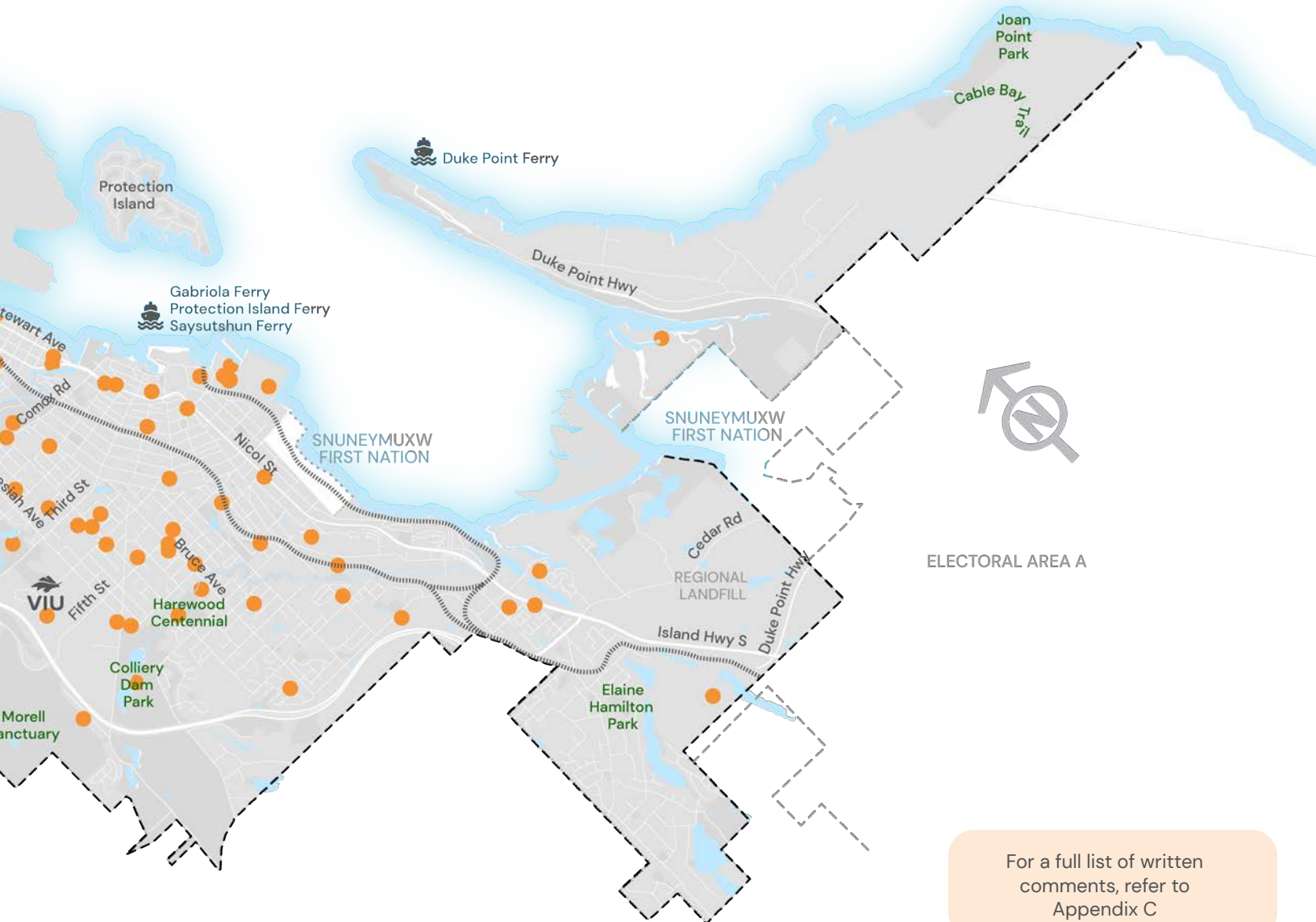
Participants were asked to consider where walking improvements and pedestrian connections are most needed.



OBSERVATIONS ON TRENDS

- ▶ A large number of comments around walking network connections were along the waterfront linking Departure Bay area, the ferry, Stewart Avenue, and Downtown
- ▶ Small concentrations are seen in the Harewood, Townsite, Downtown, and Hammond Bay neighbourhoods, typically identifying missing or desired linkages
- ▶ A number of safety improvements for specific locations were identified including crosswalks, signalized crossing, and widening / adding sidewalks

MARKER & DESCRIPTION	#
● WALKING NETWORK CONNECTION	171



For a full list of written comments, refer to Appendix C

COMMENT THEMES:

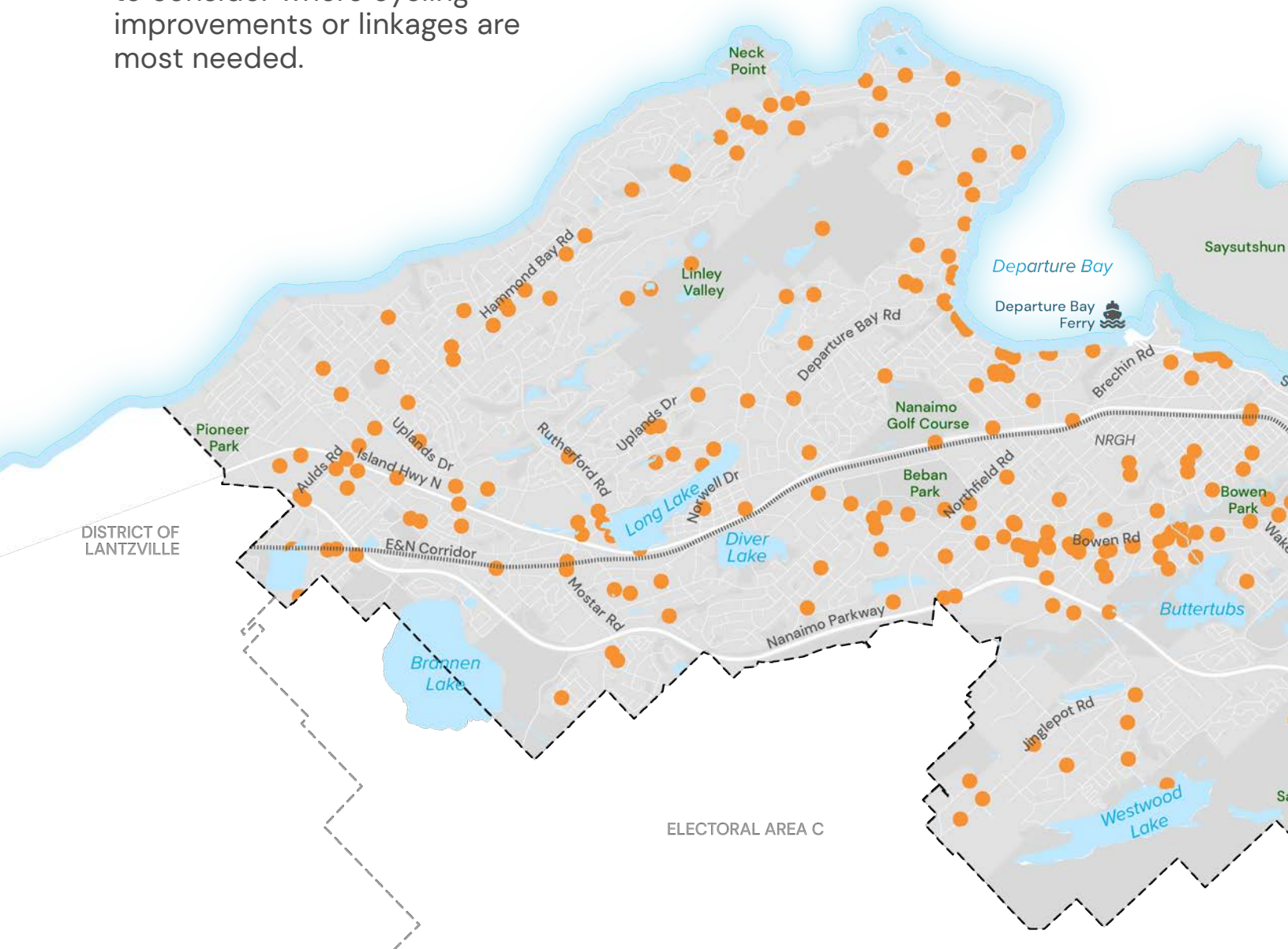
- ▶ Support for the planned Departure Bay Walkway
- ▶ Traffic calming
- ▶ Priority for pedestrian connections to / around transit stops
- ▶ Shade / trees / lighting along walking routes to increase comfort and attractiveness (encourages more people to walk)
- ▶ Paths around key parks / destinations (e.g., Diver Lake)
- ▶ Safe routes to and around shopping centres and schools (less car-oriented)
- ▶ Prioritized walkability around Downtown (street closures, more pedestrian crossings, traffic calming)



SCENARIOS BUILDING

Cycling Network Connections

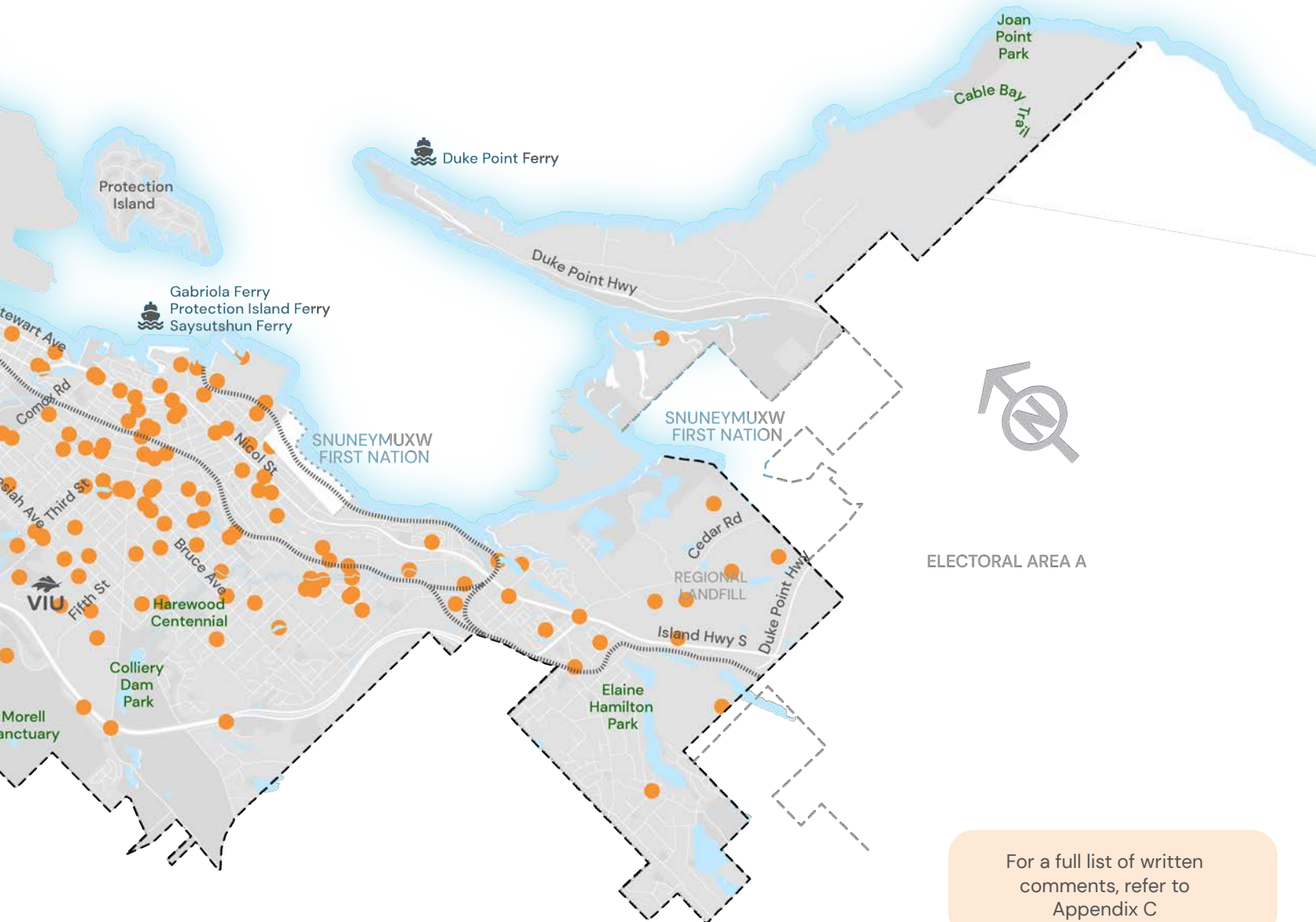
Participants were asked to consider where cycling improvements or linkages are most needed.



OBSERVATIONS ON TRENDS

- Concentrations of markers can be seen along key corridors including Bowen Road, Uplands Drive, Pine Street / Bruce Avenue, Terminal Avenue, E&N Corridor, Townsite, and Hammond Bay
- The waterfront, especially around Departure Bay and Stewart Avenue was identified as a future desired linkage, supporting connection from Departure Bay Ferry to Downtown
- Concentrations at key destinations including Woodgrove, Nanaimo North, the Hospital, VIU, and Downtown

MARKER & DESCRIPTION	#
● CYCLING NETWORK CONNECTION	397



For a full list of written comments, refer to Appendix C

COMMENT THEMES:

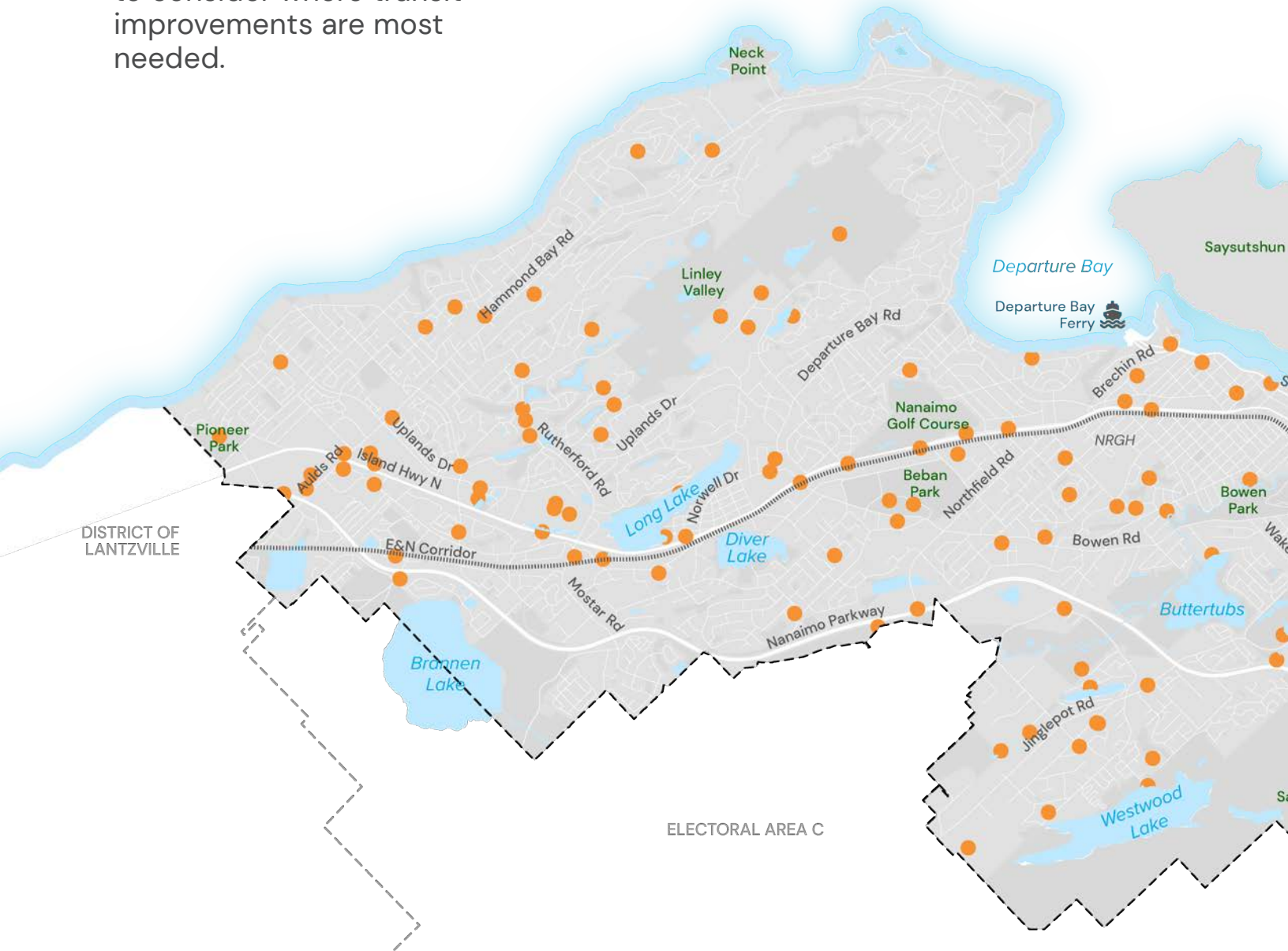
- ▶ Connectivity to other transportation routes (e.g., ferries)
- ▶ Safe / separated routes
- ▶ Pair with traffic slowing / calming for safety
- ▶ Avoid routes that "end"
- ▶ Connect key destinations (e.g., Downtown to VIU)
- ▶ Perpendicular routes to connect neighbourhoods to north-south routes like E&N and Parkway Trails
- ▶ Connect major parks, schools, employment areas
- ▶ Safe and efficient integration of e-bikes
- ▶ Improved signage / communication of routes
- ▶ More bike storage at destinations (e.g., parks, downtown, waterfront)



SCENARIOS BUILDING

Transit Priorities

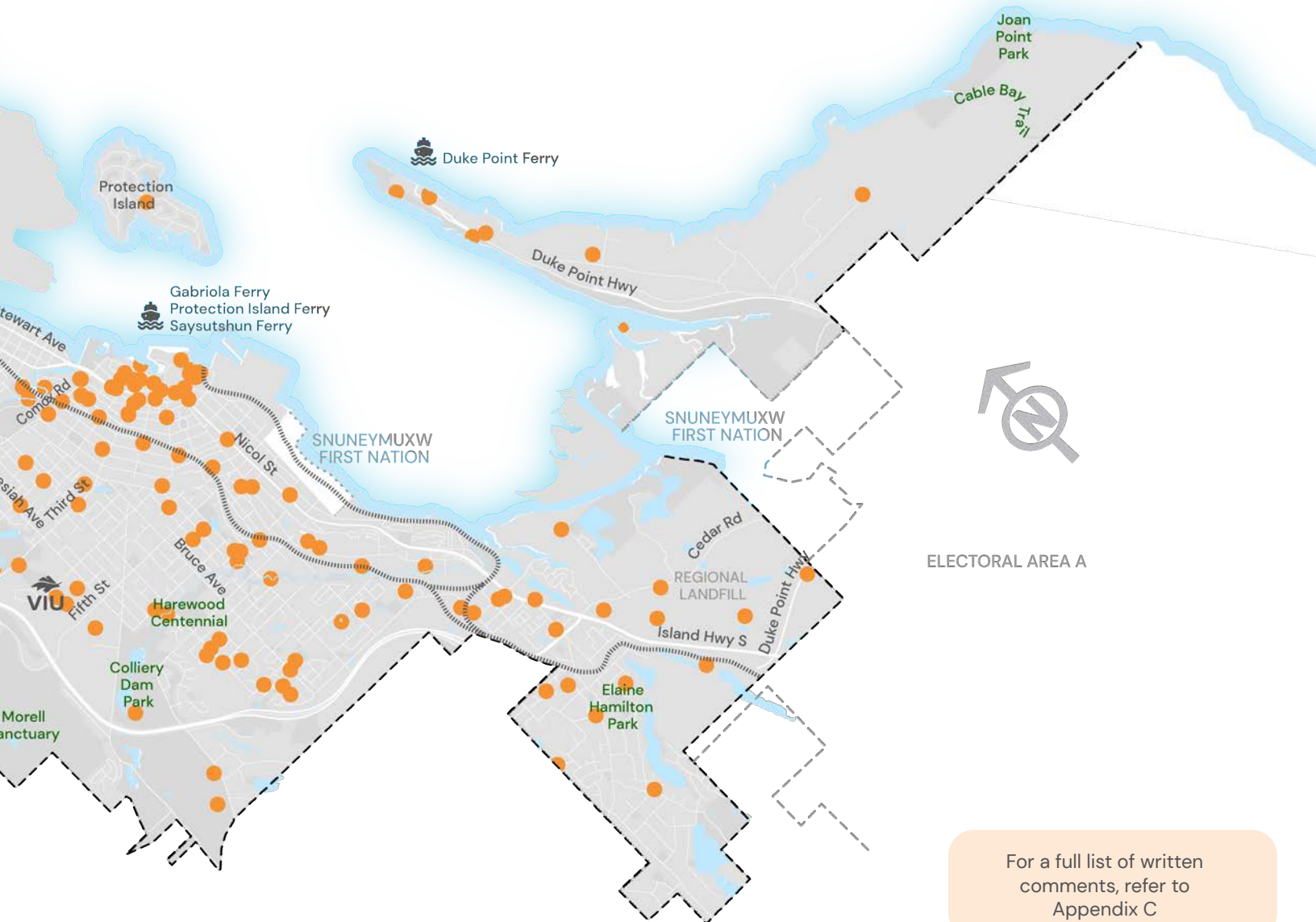
Participants were asked to consider where transit improvements are most needed.



OBSERVATIONS ON TRENDS

- ▶ The largest concentration of transit markers were around the Downtown area (several comments were connected with “The Hub” engagement running at the same time)
- ▶ Concentration in Harewood related to challenging travel between the neighbourhood and destinations like VIU and Downtown
- ▶ Notable locations in areas with steep slopes (e.g., Lost Lake Area) that makes cycling or walking more challenging
- ▶ Suggestions for light rail along E&N corridor

MARKER & DESCRIPTION	#
● TRANSIT IMPROVEMENTS	256



For a full list of written comments, refer to Appendix C

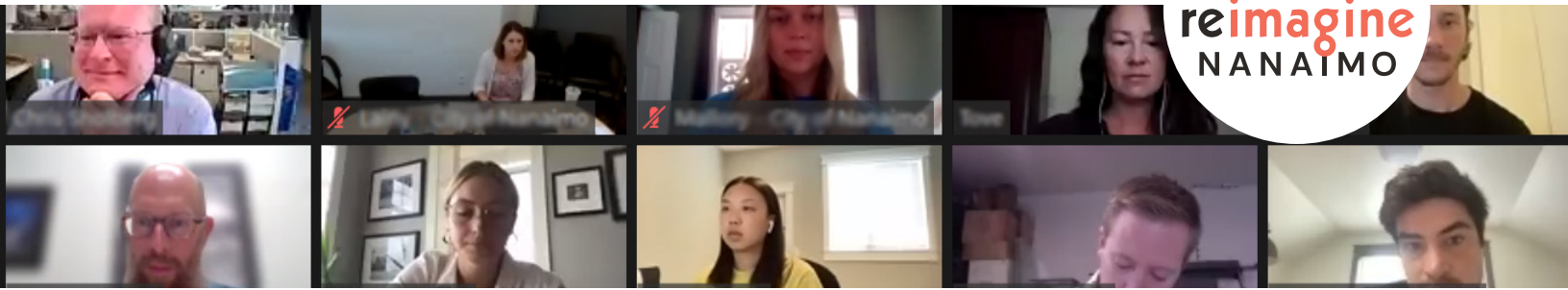
COMMENT THEMES:

- ▶ Exchanges at each activity hub
- ▶ Increased bus frequency
- ▶ Improved online information
- ▶ Extended service hours to support people working non-standard shifts
- ▶ Bus connections to key recreational destinations (e.g., Westwood Lake)
- ▶ Options for shuttles or on-demand transit
- ▶ Support for vulnerable community members (e.g., free transit)
- ▶ Better connections to transportation links (e.g., Duke Point Ferry, airport, Cruise Ship Terminal)
- ▶ Improved links to employment areas (e.g., industrial lands, hospital)



Welcome totem pole by Snuneymuxw
carver Noel Brown at Maffeo Sutton Park

3.3 SCENARIOS WORKSHOPS



Read this page of highlights for a quick overview of this section.
View the pages that follow to find more details.

HIGHLIGHTS

Between July 15 and October 5, 2021, REIMAGINE NANAIMO hosted a series of virtual workshops inviting the community to explore preliminary scenarios for how Nanaimo could grow. The focus was Land Use Scenarios Exploration – looking at the physical layout and pattern of Nanaimo. The workshops allowed participants to dig deeper – getting into details about how growth choices could help advance the City towards its goals.

WHAT IDEAS WERE TALKED ABOUT WHERE?

Participants shared their ideas for locations throughout Nanaimo. A few of the most frequent places discussed are below. View the maps on pages 76–78 to see more locations.

DOWNTOWN

- ▶ should be primary place for town centre and services
- ▶ desire for many improvements including active transportation, amenities, and services
- ▶ ideas for innovative spaces

WOODGROVE

- ▶ important retail destination, but difficult to access without a car
- ▶ suggestions for evolution into a more mixed use, pedestrian-oriented, complete neighbourhood

VIU AREA

- ▶ location for more of a mixed town centre
- ▶ good potential to add more tall buildings, improved transit and active transportation, shopping, and amenities

WHICH SCENARIOS WERE PREFERRED?

Participants indicated preferences for both:

SCENARIO 2: MOBILITY HUBS

SCENARIO 3: CENTRAL FOCUS

Many suggested combining key elements from both scenarios to create a “Scenario 4.”

WHAT PARTICIPANTS COMMONLY SHARED THEY LIKED MOST ABOUT:

SCENARIO 2: MOBILITY HUBS

- ▶ Supports change in all parts of the City and works with the linear nature of Nanaimo
- ▶ Could encourage evolution of mall sites to mixed use
- ▶ Highest potential to add industrial land for jobs

SCENARIO 3: CENTRAL FOCUS

- ▶ Most progressive with clear priorities
- ▶ Supportive of downtown revitalization
- ▶ Most efficient use of land / limits outward growth
- ▶ Aligns with climate goals



SCENARIO WORKSHOPS

Overview

PARTICIPATION

Workshop	Date	# Participants
PUBLIC WORKSHOPS Open to all and held at different days and times to provide anyone wishing to participate an opportunity.		
Workshop #1	Thursday, July 15 @ 7 pm	7
Workshop #2	Wednesday, July 28 @ 9 am	12
Workshop #3	Wednesday, August 4 @ 12 pm	12
Workshop #4	Monday, August 16 @ 7 pm	13
Workshop #5	Wednesday, September 8 @ 9 am	6
Workshop #6	Saturday, September 11 @ 10 am	10
Workshop #7	Tuesday, September 14 @ 12 pm	20
Workshop #8	Thursday, September 16 @ 7 pm	14
SELF-GUIDED WORKSHOPS Allowed community members to guide themselves through the workshop materials independently.		
Self-Guided Workshops Returned	August 25 to September 23	7
REPRESENTATIVE GROUP WORKSHOPS Participants recruited to reflect the diverse demographics of the City including a range of ages, income levels, neighbourhoods, ethnicities, and length of time living in Nanaimo.		
Workshop #1	Saturday, September 18 @ 10 am	7
Workshop #2	Thursday, September 23 @ 7pm	13
CITY OF NANAIMO STAFF WORKSHOPS Opportunity to exchange information with staff working in the City.		
Staff Testing Workshop #1	Friday, June 18 @ 1:30 pm	8
Staff Testing Workshop #2	Wednesday, June 30 @ 1:30 pm	9
All Staff Workshop	Tuesday, August 17 @ 10 am	14
Current Planning Staff Workshop	Thursday, August 19 @ 1 pm	6
Transportation Staff Workshop	Friday, September 10 @ 1 pm	7
OTHER WORKSHOPS Offered to groups and organizations to exchange knowledge and identify opportunities.		
VIU Master of Community Planning Workshop	Thursday, September 9 @ 9 am	50
NALT Workshop	Thursday, September 9 @ 5 pm	5
Development Community Workshop	Wed., September 15 @ 9 am	18
School Board Workshop	Tues. October 5 @ 5 pm	10

AGENDA

Each two-hour workshop followed a similar agenda (with minor variations based on audience and participation):

#	Agenda Item	Description
1	Background	<ul style="list-style-type: none"> » A brief introduction to Scenarios Exploration and why communities do it » An overview of the City's role within broader governance structure (e.g., federal, provincial, regional governments) » Background about REIMAGINE NANAIMO process and input to date » An overview of the Foundations (draft framework and goals)
2	Activity #1: City Building	<ul style="list-style-type: none"> » Interactive mapping to provide an overview of City geography, discuss issues and opportunities, and identify changes or additions that could enhance the City
3	Scenarios Intro Presentation	<ul style="list-style-type: none"> » Context on key trends and observations that influence scenarios » Introduction of key planning terms used in scenarios » Overview of three preliminary scenarios and initial analysis of how each scenario could help move us closer toward our goals
4	Activity #2: Scenarios Exploration	<ul style="list-style-type: none"> » Interactive discussion of participant observations about: <ul style="list-style-type: none"> » Strengths in each scenario » Weaknesses or challenges in each scenario » Questions or places where more information is needed » Potential opportunities to improve the scenarios » Which, if any, scenario resonated most strongly with participants
5	Report Back & Closing	<ul style="list-style-type: none"> » Reporting of key discussion points from each breakout group » Closing words

ENGAGEMENT WITH FIRST NATIONS GOVERNMENTS

Ongoing discussions with First Nations Governments are taking place separately.

GOVERNMENT STAKEHOLDER MEETINGS

In addition to engagement with the community, government and organizational stakeholders were invited to meet with the REIMAGINE NANAIMO team to discuss emerging directions and exchange information that could help align plans for the future. Participating stakeholders included:

- ▶ BC Climate Action Secretariat
- ▶ BC Ferries
- ▶ BC Hydro
- ▶ BC Ministry of Transportation and Infrastructure
- ▶ City of Duncan
- ▶ Cowichan Valley Regional District
- ▶ Island Corridor Foundation
- ▶ Island Health
- ▶ Nanaimo Art Gallery
- ▶ Nanaimo Chamber of Commerce
- ▶ Nanaimo Fire Department
- ▶ Nanaimo Museum
- ▶ Nanaimo Port Authority
- ▶ Port Theatre
- ▶ RCMP
- ▶ Regional District of Nanaimo
- ▶ School District #68
- ▶ Vancouver Island Regional Library
- ▶ Vancouver Island University



SCENARIO WORKSHOPS

City Building Activity – Common Themes in Workshops
North Nanaimo

The maps capture common locations people discussed during the workshops as places for improvement.

Hammond Bay / Stephenson Point Areas

- » limited active transportation and long distances to services is a challenge
- » suggestions for small-scale businesses, some infill, improved transit and active transportation



Linley Valley

- » continued protection / expansion of natural areas
- » improved access / wayfinding



Departure Bay

- » well-loved, but limited services
- » suggestion for additional village services and improved active transportation and transit
- » increased accessibility for all



Departure Bay Activity Centre
Kin Hut

Departure Bay Road

- » safety concerns for cyclists and pedestrians at busy intersections (e.g., Rock City Road)

Country Club

- » already key transportation hub
- » potential to become more of a town centre with tall buildings, supportive services, better and more attractive walking and biking network



Island Highway

- » more trees and beauty, parkway character
- » rapid bus, Woodgrove to Downtown



Woodgrove

- » important retail destination, but difficult to access without a car
- » desire for evolution into more mixed use centre with tall buildings and living
- » enhanced amenities including parks and open space, cultural activities, community wellbeing opportunities, supportive services



DISTRICT OF LANTZVILLE

Regional Connections

- » active transportation links to neighbouring communities





SCENARIO WORKSHOPS

City Building Activity – Common Themes in Workshops
Central Nanaimo



Departure Bay Ferry / Sealand Area

- » should be a gateway with a better first impression
- » more services, improved transit and active transportation linkages to the community, additional green space, shops, and some potential for tall buildings



Brooks Landing & Terminal Park

- » desire for evolution to more complete centres, possibly with some tall buildings, transit, active transportation connections



Newcastle / Brechin Area

- » potential for more shops and services with a waterfront focus
- » potential for some infill

Beban Park

- » more cultural components, expansion of indoor sports opportunities and variety



VIU to Downtown

- » priority for multi-modal connections

VIU Area

- » location for mixed town centre
- » potential for tall buildings, improved transit connections and active transportation, parks and open space, community wellness facility expansion, and supportive services



Bowen Road

- » critical transportation link
- » should become complete active transportation corridor, infill opportunities



Millstone River

- » protection / enhanced green space



Hospital Area

- » continued evolution into town centre
- » more tall buildings, supportive services, improved transit



Park Destinations

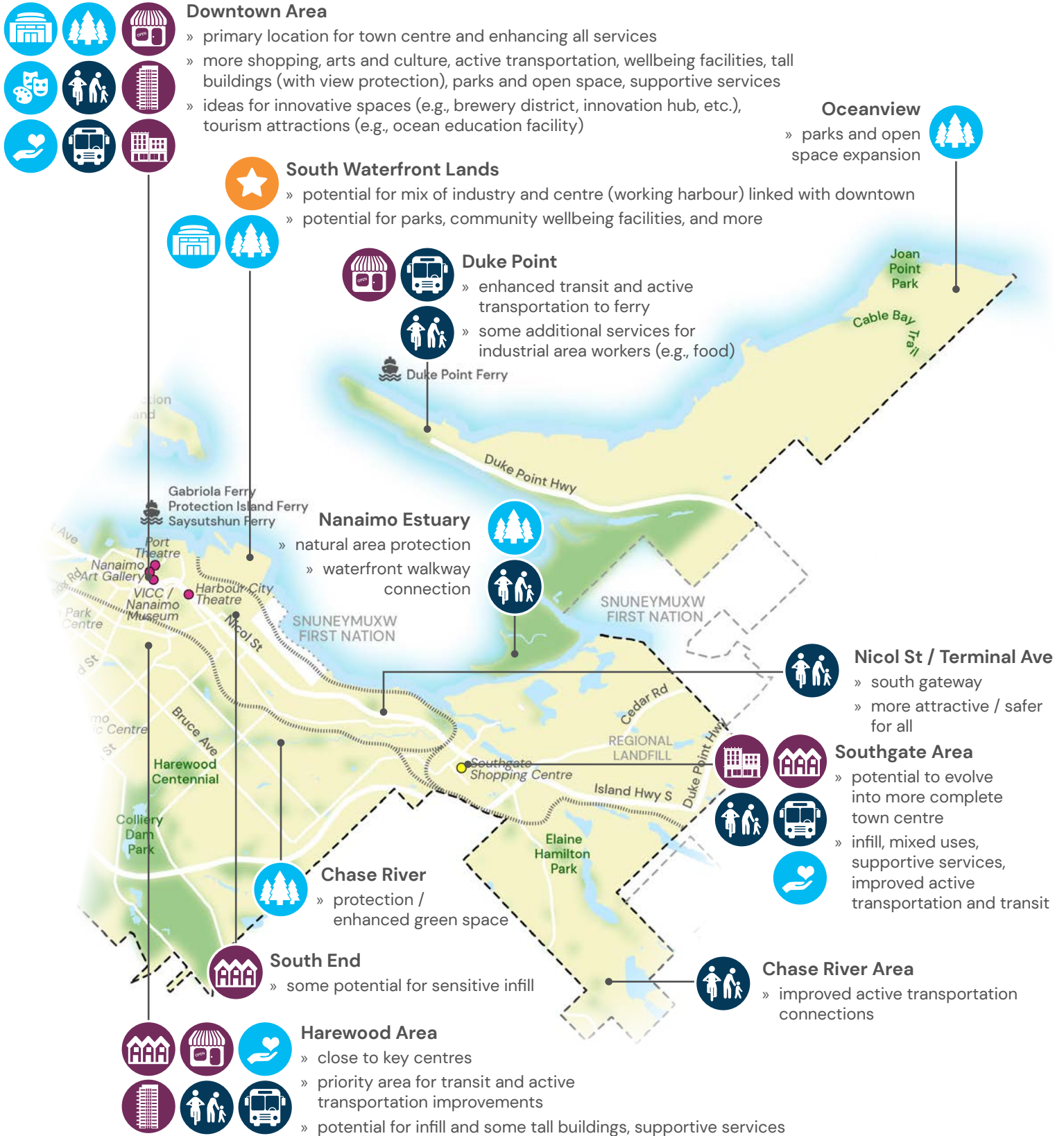
- » improved transit and active transportation access (e.g., Westwood, Morell Sanctuary, Colliery Dam)





SCENARIO WORKSHOPS

City Building Activity – Common Themes in Workshops
South Nanaimo





SCENARIO WORKSHOPS

City Building Activity – Comment Themes



The comments on the following pages capture common themes people discussed during the workshops when considering different city elements.



TOWN CENTRES

- ▶ Focus on increasing vibrancy of downtown core
- ▶ Appearance matters – beautiful, vibrant, comfortable for pedestrians
- ▶ Encourage VIU to have presence downtown (i.e., satellite campus)
- ▶ Shopping malls can transition into mixed-use villages – opportunity to repurpose lands dedicated to surface parking
- ▶ Acknowledge linear nature of Nanaimo and leverage series of destinations
- ▶ Create proper, walkable centres (e.g., European model) where it's fun and comfortable to be a pedestrian
- ▶ Support mixed-use formats that provide people living over businesses so residents can access services nearby
- ▶ Find ways to encourage redevelopment of empty or vacant sites downtown (these impact vibrancy)
- ▶ Integrate affordable housing / subsidized units in all centres



INFILL NEIGHBOURHOODS

- ▶ More affordable options for all household types (larger families, newcomers, young people, seniors)
- ▶ Support aging-in-place in all neighbourhoods
- ▶ Mix housing forms and increase variety to provide more choices and increase vibrancy (e.g., townhomes next to single-family homes)
- ▶ Consider conversion of character homes to apartments, businesses, etc.
- ▶ Encourage innovative options: co-housing options, tiny homes, more secondary suites
- ▶ Use design guidelines to protect character
- ▶ Support live-work options



TALL BUILDINGS

- ▶ Thoughtful location to preserve water views (e.g., on hills)
- ▶ Focus tall buildings in a few locations (not everywhere)
- ▶ Consider how changing trends could impact housing options (e.g., insurance costs for condos)
- ▶ Integrated mixes of housing types within buildings – affordable, seniors, families all living within the same building
- ▶ Consider opportunities to create shared spaces and social interactions (e.g., a shared toolshed and woodshop, group gardens, common spaces, daycare in building, etc.)



SCENARIO WORKSHOPS

City Building Activity – Comment Themes (continued)



SHOPS & SERVICES

- ▶ Consider the evolution of shopping (e.g., brick and mortar vs. online) and how it shifts demand for space
- ▶ More waterfront services (e.g., restaurants with patios) to leverage this asset
- ▶ Make it easier / desirable for small businesses to be in neighbourhoods providing small-scale services closer to where people live
- ▶ Promote local businesses opportunities
- ▶ Recognize the connection between big box stores and reliance on personal vehicles and the impacts of big box stores on small businesses
- ▶ Connect employment and living to reduce requirements for driving
- ▶ Encourage addition of some services for people living in further areas (away from centres)
- ▶ Encourage and attract medical professionals
- ▶ Shift approach to service stations to recognize shift from gas power (e.g., EV charging, future locations)



ARTS & CULTURE

- ▶ Add infrastructure for artists and art programs
- ▶ Create safe spaces and programs for cultural connections
- ▶ Recognize the strong link between culture and a thriving economy
- ▶ Encourage a downtown entertainment district that could support components like independent cinema, live music venues, friendship centre, arts and cultural centre for public programs and learning, etc
- ▶ Find ways to support creative maker / prototyping lab spaces
- ▶ Integrate culture with all new major development sites
- ▶ Support existing cultural areas (e.g., Satsutshun)
- ▶ Encourage a downtown VIU satellite campus
- ▶ Encourage tourism amenities that create a market for tourists to stop
- ▶ Find ways to expand more opportunities in the north and south (impression is that arts and culture is centered downtown)



COMMUNITY WELLBEING FACILITIES

- ▶ Add a new wellness complex in South Nanaimo to increase access for residents
- ▶ Consider a future new recreation complex in the north end (possibly in partnership with development or schools)
- ▶ Integrate a 2SLGBTQ+ community centre
- ▶ Consider a year-round covered farmers market to encourage more local production
- ▶ Identify opportunities to repurpose unused school sites (e.g., Woodlands) for community wellness
- ▶ Design facilities to encourage intergenerational and cultural mixing – different types of programs that invite uses of all ages and interests



SCENARIO WORKSHOPS

City Building Activity – Comment Themes (continued)



PARKS & OPEN SPACES

- ▶ Add policy to connect lakes and rivers by green corridors
- ▶ Use bioswales and ponds for natural rainwater management and integrate trails / parks
- ▶ Add trees everywhere for shade and biodiversity (streets, parking lots, etc.)
- ▶ Seek to increase food security (e.g., community gardens, small leases in the ALR lands, “agrihoods” in neighbourhoods)
- ▶ Support everyone living a 5-minute walk from a park
- ▶ Increase accessibility and inclusivity (e.g., accessible beach accesses, washroom access, inclusive playgrounds for all ages, etc.)
- ▶ Analyze development impacts on ocean, estuaries, forested areas, etc.
- ▶ Protect valued ecosystems (e.g., Garry oak meadows)
- ▶ Take small measure for sustainability (e.g., recycling / composting bins in parks)
- ▶ Honour and celebrate green places
- ▶ Protect valued recreational areas (e.g., mountain biking trails)



SUPPORTIVE SERVICES

- ▶ Recognize the link between community wellbeing facilities and culture and social supports (create welcome spaces for all)
- ▶ Consider creative solutions for supportive housing
- ▶ Encourage / require development and business to invest in social services
- ▶ Seek to equitably distribute of supportive housing and services in the City / manage impacts to downtown
- ▶ Reframe stigma of supportive services as negative – areas with many social services can be vibrant
- ▶ Protect affordable housing – even when buildings change hands
- ▶ Combine social services with medical and personal services – doctors, dentists, and other health specialists that are easy to access
- ▶ Use a combined approach – housing together with support for healing



ACTIVE TRANSPORTATION

- ▶ Make a city for people, not for vehicles / make it viable to get around efficiently without owning a car
- ▶ Prioritize beautiful streets that encourage walking or cycling (e.g., street trees, traffic calming, etc.); people are less likely to walk or cycle if it is uncomfortable or ugly
- ▶ Increase awareness (more signage, regular bike lane painting) in busy areas
- ▶ Add community bike share
- ▶ Prioritize safety (e.g., slower traffic, separated bike lanes)
- ▶ Add facilities at destinations (e.g., secure bike storage, electric bike charging)
- ▶ Recognize that traffic congestion indicates a need to move people differently
- ▶ Prioritize safety at schools
- ▶ Reframe road right-of-ways as public spaces for all modes and for beautification
- ▶ Consider pedestrian-only streets in key locations
- ▶ Safe integration of e-bikes
- ▶ Support active transportation in all weather (e.g., snow clearing, lighting, tree cover)
- ▶ Safe routes for all (including people with vision, hearing, and mobility impairments)
- ▶ Plan neighbourhoods for access (e.g., limit cul-de-sacs)



SCENARIO WORKSHOPS

City Building Activity – Comment Themes (continued)



TRANSIT

- ▶ Create transportation hubs where train, ferries, bus, cycling routes meet
- ▶ Consider smaller transit that could be more frequent
- ▶ More options and more sustainable options (e.g., light rail, fast ferry, etc.)
- ▶ Encourage modo and zip cars in all areas
- ▶ Use the E&N Corridor as a vital transportation corridor
- ▶ Improve transit times – add earlier and later options to support people working non-standard shifts
- ▶ Facilitate park and ride to reduce single-occupancy trips
- ▶ Consider location of transit exchange downtown (related to concurrent project “The Hub”)
- ▶ Consider a hub of passenger ferries in downtown or another location (Protection Island, Gabriola, Vancouver, Sunshine Coast, and more)
- ▶ Consider where people need to go – something as simple as recycling is difficult if you don’t have a car
- ▶ Secure service to Protection Island



OTHER THEMES

- ▶ Partner with Indigenous communities to align values
- ▶ Requires that new development brings value to the community (e.g., provision of amenities, housing gaps)
- ▶ Increase waterfront access
- ▶ Consider future of industry:
 - » Intensify existing lands to reduce need for expansion
 - » Be thoughtful about the type of industry we wish to attract
 - » Support innovation
 - » Consider more integration of industrial land / mixing of uses
 - » Consider indoor food production opportunities (e.g., vertical farming)
 - » Add reliable transit to major employment areas to limit driving
- ▶ Consider how health services fit into the community (increasing need)
- ▶ Disincentivize sprawl and incentivize density, affordable housing, and creativity / utilize the power of saying “no”
- ▶ Require laneways in new developments
- ▶ Recognize urgency of climate impacts (call it a climate crisis, not climate change)
- ▶ Parking solutions that are more creative / less standardized
- ▶ Prioritize network connectivity (i.e., Smart City) to support people working from home
- ▶ Improve Nanaimo’s first when arriving by ferry, by car, etc.
- ▶ Small things like washrooms at destinations make it easier for people to spend time there (e.g., waterfront walkway, E&N Trail, boat dock, Departure Bay)
- ▶ Encourage jobs that create livelihoods which – essential for purpose and happiness
- ▶ Consider opportunities like district energy to reduce GHGs



SCENARIO WORKSHOPS

Preliminary Scenarios Discussion – Comment Themes



SCENARIO 1: CURRENT PATH

See p.44 for an overview of Scenario 1



PROS / STRENGTHS

- ▶ Easiest path to implement – takes advantage of what exists already and what is in current plans / economy of sticking with the path we're on
- ▶ Has set us on a positive path over the past 12 years
- ▶ Resort designation could be an opportunity to create a tourism destination / give people reason to stay in Nanaimo
- ▶ Does not seem walkable and could rely on vehicle transportation
- ▶ Not progressive enough – the world is changing quickly and we must evolve with it
- ▶ Creation of a Town Centre next to the existing landfill may impact viability
- ▶ Concerns that a new South Nanaimo Commercial Area could impact Southgate businesses / lead to loss of stores in that area

CONS / CHALLENGES

- ▶ Lower potential to benefit existing residents (concerns about development focus)
- ▶ Resort Centre concerns:
 - » Impacts to green space,
 - » Potential to increase traffic and driving,
 - » Potential for its success may be affected by nearby industrial activities
 - » Potential servicing challenges
- ▶ Too spread out / sprawling – perpetuates the “long, skinny” layout of Nanaimo
- ▶ Does not recognize that the City is already overbuilt in terms of commercial areas
- ▶ Does not recognize shortage of industrial lands (potential for loss of job potential)

SUGGESTIONS FOR IMPROVEMENT

- ▶ Need to consider industrial land needs
- ▶ Reconsider Resort Centre designation

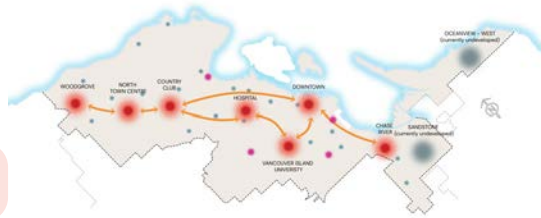


SCENARIO WORKSHOPS

Preliminary Scenarios Discussion – Comment Themes

SCENARIO 2: MOBILITY HUBS

See p.46 for an overview of Scenario 2



STRENGTHS

- ▶ Having several town centres seems people-friendly, creating a cultural hub where people can live, work, and shop in a smaller community
- ▶ Embraces the existing linear nature of Nanaimo
- ▶ Interest in neighbourhood schools being hubs for neighbourhood interactions and services
- ▶ Aligns well with plans for transit and supports clustering and redevelopment around key hubs
- ▶ Encourages potential for critical mass in centres
- ▶ Allows places for housing to cluster
- ▶ Respects existing established areas (e.g., Country Club, Nanaimo North Town Centre)
- ▶ Could support aging-in-place, affordable housing, variety throughout the City
- ▶ Encourages change in both north and south
- ▶ Has potential to reduce GHG emissions if each centre is complete and people don't need to travel across the City for needs
- ▶ Helps contain growth within the existing City footprint, protecting outer areas
- ▶ Allows for neighbourhoods to express unique character
- ▶ Potentially more conducive to an ongoing shift to work-from-home
- ▶ Industrial expansion will supply new jobs and connect well with the regional transportation network

CHALLENGES

- ▶ Potentially ahead of its time – not enough focus could lead to development remaining too spread out (not enough in one location to create critical mass)
- ▶ Not enough emphasis on downtown
- ▶ Not enough emphasis on the waterfront
- ▶ Concerns that linear layout could reinforce strip mall approach rather than lead to improved urban design
- ▶ Concerns about industrial lands in Oceanview area:
 - » Only accessible by driving
 - » Loss of green space
 - » Potential for odour / visual / pollution impacts
- ▶ Concerns about viability of Southgate are a mixed-use town centre

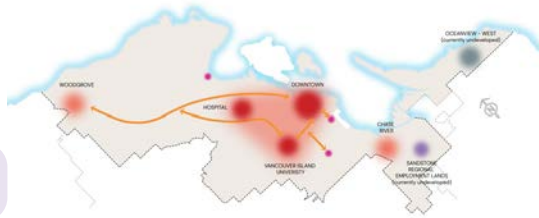
SUGGESTIONS FOR IMPROVEMENT

- ▶ Consider green space protection on both sides of Cable Bay Trail
- ▶ Add requirements for green industry, especially when adjacent to natural areas
- ▶ Consider neighbourhood centre / hub for areas away from services (e.g., Hammond Bay)
- ▶ Include waterfront area with the downtown core (e.g., portions of assembly wharf)



SCENARIO 3: CENTRAL FOCUS

See p.48 for an overview of Scenario 3



STRENGTHS

- ▶ Identifies a clear priority and focus / potential for most impact
- ▶ Strengthening the downtown and supporting higher densities there will make Nanaimo feel more like a city than a suburban area
- ▶ Would support downtown revitalization
- ▶ Potential to increase services in the core
- ▶ Takes advantage of three very strong magnets – downtown, VIU, and Hospital areas
- ▶ Could attract a younger demographic looking for more urban living options
- ▶ Strong potential to support climate crisis
- ▶ Most efficient use of land / most potential to limit outward growth which can be protected for the future
- ▶ Reduces new roads and utilities, helping to manage taxes
- ▶ Increases options for affordable housing with more variety in formats (for those who cannot afford single-family homes)
- ▶ Employment lands in South Nanaimo would increase services for residents in the area, reducing travel to the north end
- ▶ Builds on proximity to parks within the core area

CHALLENGES

- ▶ Potential downtown gentrification could impact older, affordable housing
- ▶ Would see less potential for change in existing centres (i.e., malls)
- ▶ Concerns about employment lands in South Nanaimo:
 - » Would encourage growth in big box formats which could impact smaller businesses / existing commercial areas by drawing business away
 - » Potential to increase driving to access services
 - » May not attract the types of jobs desired
- ▶ More challenging for people in north / south Nanaimo and the region to access services (must travel through town to core)
- ▶ Potential impacts to existing established neighbourhoods including loss of character (e.g., Brechin, Old City)
- ▶ Limits growth for single-family which increases costs of that housing type
- ▶ Concerns about industrial lands in Oceanview area:
 - » Only accessible by driving
 - » Loss of green space
 - » Potential for odour / visual / pollution impacts

SUGGESTIONS FOR IMPROVEMENT

- ▶ Consider how to manage rail line / rail yard in downtown to support urban experience
- ▶ Consider a 6 to 10 storey range rather than high-rises



GENERAL COMMENTS – ALL SCENARIOS

- ▶ Excitement about opportunities to enhance Nanaimo (through any scenario)
- ▶ Support for options that encourage densification over outward growth
- ▶ Concerns that outer neighbourhoods (e.g., Hammond Bay, Stephenson Point) will see little change
- ▶ All scenarios rely heavily on changes to Island Highway in order for it to become a more mixed-use corridor (success may be impacted if it remains a highway in character)
- ▶ The low supply of new single-family residential options will lead to continued increasing cost for this housing form
- ▶ Some suggests to be bolder to prioritize the environment (e.g., no new single-family homes)
- ▶ Would like even more opportunity to form mixed neighbourhoods throughout the City where all people can live within a 15-minute walk to services
- ▶ Concerns that without additional land in South Nanaimo, connectivity for southern neighbourhoods will remain a challenge
- ▶ Suggestions for more creative opportunities to connect residents to the waterfront, including those that don't live there
- ▶ Desire to rewrite the narrative of downtown being unsafe which perpetuates negative impressions of it
- ▶ Suggestions to study emerging technology being used in progressive countries (e.g., Scandinavia) for sustainable building and land use
- ▶ Consider and plan for the types of industry we wish to attract (e.g., lower impact) and what types of uses are supported in industrial areas (i.e., not losing industrial land to commercial activities)
- ▶ Ensure that climate change impacts should be part of planning (e.g., wildfire, flooding risks)

For a full list of written comments, refer to Appendix C



Planning means planning for future – plan for what expect vs. planning what is now.





REPRESENTATIVE GROUP WORKSHOPS

Highlights and Key Observations



OVERVIEW

In addition to public workshops that were open to all people wishing to attend on a voluntary basis, two representative group workshops were held to gain perspectives from people who reflect the diverse demographics of Nanaimo. Participants were recruited without knowing the topic until the workshop. Workshop content and format were the same as the public workshops.



PARTICIPANT DIVERSITY

An objective for the representative workshops was to hear from a broad range of participants that represent a diversity of people living in Nanaimo. Participant highlights include:

- ▶ **AGE:** each age category (18–24 through 65+) had at least 15% representation, with an representation of all age groups
- ▶ **NEIGHBOURHOOD:** places participants reported living included Hammond Bay, Downtown, Harewood, Jingle Pot, VIU Area, Brechin, Rutherford, South End, Bowen Road, Departure Bay, Ladysmith
- ▶ **TIME IN NANAIMO:** half of participants reported living in Nanaimo for less than 5 years and half more than 5 years
- ▶ **HOME TENURE:** half of participants reported owning and half reported renting their home
- ▶ **ETHNICITY:** ethnicities reported included White, Metis, Latin American, Japanese, Chinese
- ▶ **EMPLOYMENT:** participants reported working full time, working part time, being retired, being a student, being unemployed
- ▶ **EDUCATION:** included participants with a high school diploma, college / trades certificate, post-secondary degree, and graduate degree

FEEDBACK HIGHLIGHTS

- ▶ Generally, feedback from representative group participants reflected similar themes as public workshop participants
- ▶ All participants favoured Scenario 2 or Scenario 3 with many suggesting a combination of both
- ▶ Key discussion topics:
 - » **Transportation:** enhanced linkages within Nanaimo and to other communities, utilization of the E&N corridor, a more integrated transit network (buses to ferries, air travel, etc.)
 - » **Affordability:** increasing concern about ongoing affordability, especially for rentals
 - » **Mixed Use:** desire to shift away from “mall” formats and support more living in these areas
 - » **Shopping Formats:** mixed opinions on store formats – some like big box formats, others prefer smaller, local formats
 - » **Downtown:** strong support for change and vibrancy, concerns about safety
 - » **Social Challenges:** emphasis on rapid progress to support positive change
 - » **Climate:** desire to see choices and new development that support climate commitments
 - » **COVID-19:** how it changes where and how we grow (e.g., impacts to desire for higher-density living, work from home, office spaces, food delivery changes)



SCENARIO WORKSHOPS

Other Groups: Development Community, VIU, School District, NALT

While many comments from these meetings echoed those from the public, specific themes were noted:

- ▶ Strong emphasis on need for industrial-designated lands to meet ongoing demand, support growing economy and good jobs
- ▶ Discussion on the challenges of developing in lower-density neighbourhoods (neighbour concerns on height, density, traffic)
- ▶ With 6-storey construction becoming more efficient, likely to become a more common form
- ▶ Few 3+ bedroom rentals in the City, but there is a demand for them
- ▶ Speed of development approvals process can be a challenge
- ▶ Conversions (e.g., single-family home to apartment) seem to be becoming more viable / desirable
- ▶ Existing building schemes can challenge redevelopment
- ▶ Need to ensure infrastructure (health care, linked transportation network, supply chain, etc.) keeps pace with development
- ▶ Rising costs of land and construction is becoming more of a challenge to redevelopment, especially where allowable densities are low
- ▶ Adaptive reuse of vacant commercial lands should be encouraged / incentive
- ▶ Public is starting to show more interest in mixed-use; recognition that our future new development does not look the same as our past (i.e., no longer a reasonable expectation that everyone owns a single-family home)
- ▶ Important to be progressive and push the envelope to support climate, affordability, and livability goals
- ▶ Where future growth occurs can have a significant impact on school
- ▶ Collaborations and partnerships are powerful for leveraging inventory and resources that benefit both the public and schools
- ▶ Inventory of natural lands and assets would be useful for informing land use and development decisions

3.4 YOUTH INPUT



Read this page of highlights for a quick overview of this section.
View the pages that follow to find more details.

HIGHLIGHTS

From June through September, 2021, REIMAGINE NANAIMO led a series of opportunities for youth to share what is most important to them for Nanaimo's future and discuss how they'd like to continue engaging in planning for their City. Many of the themes youth shared aligned with those identified by the broader community.

CONNECTING WITH YOUTH



City's first TikTok channel with videos on topics ranging from dog parks to reusable bags



An awesome dance by local dance duo Funkanometry



SD#68 support, including sharing of art kits, social media promotion, teacher newsletters, and supporting workshops



Art kits distributed through schools, City buildings, libraries, pop-ups, and summer programs



Summer pop-ups (with freezies) at youth hang-outs: Harewood Park, May Bennett Skateboard Park, Westwood, Maffeo Sutton, and more



Chill and Chat Workshops and LIT / Quest Program University Workshops



REIMAGINE info integrated into each clue and location for the Golden Bucket Contest



Community spirit team out and about raising awareness and distributing swag



REIMAGINE promoted at orientation week and in VIU welcome packages

WHAT YOUTH WISH TO SEE IN NANAIMO'S FUTURE



Better options to get around without a car



More environmental awareness / action by all



More spaces, activities, and programs for youth to enjoy



Housing they'll be able to afford



Greenery, trees, beauty, and cleanliness



More access to mental health and wellbeing resources



Inclusivity, diversity, and kindness



An end to homelessness



WILL THEY STAY OR WILL THEY GO?



A larger number of workshop participants said they'd go (at least initially, but might return)

A smaller number hope to stay

Many comments that Nanaimo seems like a good place for families and seniors, but doesn't have enough for youth.



YOUTH WORKSHOPS

Summary

OVERVIEW

In June 2021, the REIMAGINE NANAIMO team met with members of high school leadership groups in virtual Chill and Chat workshops to introduce students to REIMAGINE NANAIMO, talk about their priorities, and discuss how to continue engaging them in the future. Over the summer, workshops were held as part of the LIT / Quest program university where participants developed and presented plans that showed their ideas for Nanaimo's future.

WORKSHOP PARTICIPATION

Workshop	Date	# Participants
Wellington School Virtual Chill and Chat #1	Monday, June 14	8
Wellington School Virtual Chill and Chat #2	Tuesday, June 15	15
NDSS Virtual Chill and Chat	Tuesday, June 22	20
LIT / Quest Workshop #1	Monday, July 19	24
LIT / Quest Workshop #2	Thursday, August 12	17

COMMON THEMES

What do youth most wish to see in Nanaimo's future?

- ▶ Fast, affordable, eco-friendly transportation options (bus, bike share, car share) that don't require car ownership – both within the City and connections to nearby cities (Vancouver, Victoria)
- ▶ Increased environmental awareness among all in the community and initiatives that educate people on supporting the environment
- ▶ More businesses, restaurants, and fun things to do that appeal to younger audiences
- ▶ Housing options that are affordable to students and young people
- ▶ Green spaces, forests, and trees throughout the City – both natural areas and green urban areas
- ▶ Elimination of homelessness
- ▶ An improved downtown that is clean and safe with more variety of shopping options
- ▶ An expanded destination area (e.g., mall, downtown, or other area) that compares to experiences in larger cities – for example, a destination that includes elements like a hotel, event area, skating rink, go carts, swimming pool, additional stores, fun places to hang-out, tourist attractions, etc.
- ▶ Improve Nanaimo's identity and make more people more aware of the City
- ▶ An attractive appearance (no garbage on the streets, more trees and gardens, greener)
- ▶ More youth-focused programs and activities
- ▶ More mental health and wellbeing resources

Will youth choose to stay in Nanaimo after they finish school? Why or why not?

- ▶ Many participants suggested they would initially move away to live in a bigger city, find work, or experience new things, but would consider returning to Nanaimo when they're older
- ▶ A common sentiment is that Nanaimo is a good city for families and seniors, but not as good for younger people

What would encourage more youth to stay?

- ▶ More affordable housing
- ▶ Transportation improvements
- ▶ More businesses, events, and culture
- ▶ Better job opportunities

How do youth wish to be engaged (in this process and others)?

- ▶ Youth identified that through their schools is often the best way to connect (especially when they can participate during their school hours and if it is supported by their teachers or clubs)
- ▶ Social media including TikTok, Instagram, Snapchat
- ▶ Challenges, competitions, and awards that inspire participation
- ▶ Some suggestions for creating opportunities that would allow youth and adults to collaborate and learn from one another



REIMAGINE team sharing information about the process



Youth team brainstorming ideas for the future



Youth team presentation drawing of their ideas



YOUTH ART KITS

Summary

OVERVIEW

From June through August, 2021, REIMAGINE NANAIMO distributed Art Kits throughout the community, encouraging children and youth to help create a collaborative artwork by answering questions in an artistic way. Participants were asked: “REIMAGINE NANAIMO – What do you see in our City’s future?”

Participants drew a picture of what they wanted to see in our City’s future on squares with blank portals. There were three portal designs and every response is a unique idea and interpretation.

ART KIT PARTICIPATION

Over 938 entries were returned and collaborative art displays were created at:

BEBAN PARK



CITY SERVICES AND RESOURCES CENTRE



VANCOUVER ISLAND CONFERENCE CENTRE




COMMON THEMES



The returned art displayed a variety of themes and priorities such as:

- ▶ Pride and LGBTQ2+
- ▶ Protecting the environment
- ▶ Kindness and acceptance
- ▶ Reconciliation
- ▶ Inclusivity and accessibility for all
- ▶ Sports, activities, celebration, and events



View to Nanaimo from Jack Point Park



4 NEXT STEPS

With Phase 2 of the **REIMAGINE NANAIMO** engagement complete, the next focus is drafting policy and actions that bring life to our framework and goals. Then input from Phase 2 will be instrumental in identifying priorities for the future.

Phase 3 engagement will ask the community to review and discuss draft directions for land use; mobility; parks, recreation, and culture; climate action; and more to identify refinements, improvements, and gaps.



NEXT STEPS IN THE PROCESS

COMPLETE



PHASE 1

GATHERING IDEAS
SUMMER - WINTER 2020

The initial phase was focused on sharing information and listening to the community's ideas about Nanaimo's future.

This information was used to build options and scenarios to be explored in Phase 2.

COMPLETE



PHASE 2

EXPLORING SCENARIOS
SPRING - FALL 2021

Phase 2 was focused on developing and exploring options for how our community can achieve its shared vision, and evaluating how different scenarios could support our goals. This information is being used to develop draft plans.

COMING NEXT!



PHASE 3

DEVELOPING PLANS
WINTER 2021 - SPRING 2022

Phase 3, planned to begin in Winter 2021, will focus on compiling draft directions into plans, policies, and actions that will guide Nanaimo's future. These plans will be refined together with the Nanaimo community.

Thank you for all your input so far and we hope you continue to be involved in planning a bright future for Nanaimo!



Pop-up at the Commuter Challenge



Imagining a bright future for Nanaimo



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