

# Staff Report for Decision

DATE OF MEETING July 14, 2025

AUTHORED BY LISA BRINKMAN, MANAGER, COMMUNITY PLANNING

SUBJECT CITY PLAN REVIEW 2025

## **OVERVIEW**

### **Purpose of Report**

To present the 2025 review of City Plan – Nanaimo Relmaged, including a review of housing policy, transit-oriented area policy, supportive housing distribution, and a summary of proposed housekeeping amendments.

### **Recommendation**

That the Governance and Priorities Committee recommend that Council direct Staff to proceed with:

1. Preparing a bylaw to amend “City Plan Bylaw 2022 No. 6600” as outlined in the Staff Report dated 2025-JUL-14; and,
2. Consultation with the Ministry of Transportation and Transit, Snuneymuxw First Nation, District of Lantzville and Regional District of Nanaimo in accordance with Section 475 of the *Local Government Act*.

## **BACKGROUND**

In early 2025, Staff commenced a review of *City Plan* (the City of Nanaimo’s Official Community Plan), as required by the *Local Government Act* (LGA), to ensure *City Plan* policy accommodates 20 years of housing in accordance with the *2024 Interim Housing Needs Report*. The review is also to ensure *City Plan* policy aligns with the “*Transit-Oriented Areas Designation Bylaw 2024 No. 7382*” (which was also required by the LGA). Staff are also proposing minor housekeeping amendments to maps and text in *City Plan* to respond to new information received by Staff from several departments. In addition, a policy related to the distribution of supportive housing is proposed.

*City Plan – Nanaimo Relmaged* (“*City Plan Bylaw 2022 No. 6600*”) was adopted in July 2022, and provides goals and policies to achieve a green, connected, healthy, empowered, and prosperous city. However, *City Plan* was not meant to be a static document, Section E6 ‘Implementation’ of the Plan states:

*“City Plan is also adaptable, understanding that change is inevitable, and there may be a need to amend the Plan to respond to new conditions, circumstances, issues or opportunities. The intent of City Plan is to be visionary – but also be supportive of innovation and new ideas that accelerate progress towards our goals and create a livable and successful community.”*

In 2025, a minor review of *City Plan* is underway as outlined in this report, and a comprehensive review of *City Plan* is scheduled for 2030. The comprehensive review in 2030 will be an

opportunity to consider the results of the *Monitoring Strategy* and determine if adjustments to policy are required to accelerate progress toward *City Plan* goals.

## **DISCUSSION**

The 2025 review of *City Plan* is to respond to LGA requirements to ensure there is policy in place for 20 years of housing need, and to ensure *City Plan* aligns with the “*Transit-Oriented Areas Designation Bylaw 2024 No. 7382*”. As part of this review Staff are also proposing housekeeping amendments, and a policy in response to a recent Council motion regarding distribution of supportive housing.

### **City Plan Housing Policy and Capacity Review**

As required by Section 473.1 of the LGA, *City Plan* was reviewed to ensure it contains policy guidance to support the seven categories of housing need, and to accommodate 20 years of anticipated housing need. The seven categories are: i) affordable housing; ii) family housing; iii) seniors housing; iv) rental housing; v) shelters; vi) special needs housing; and vii) housing in proximity to transportation infrastructure that supports walking, bicycling, and public transit. A consultant was retained to support the review, and they found that *City Plan* already has sufficient policy to address the LGA requirements. The table in Attachment A provides a summary of the seven categories of housing need, and the number of existing policies in *City Plan* related to each housing category. The consultant also concluded that the *Integrated Action Plan* also has actions related to all seven housing categories.

The *2024 Interim Housing Needs Report* states that 23,776 housing units are needed in Nanaimo by 2041. An analysis was completed which reviewed the total remaining housing capacity that can be accommodated in the Urban Centre, Neighbourhood Centre, Mixed Use Corridor, Residential Corridor, and Neighbourhood land use designations in *City Plan* (see Attachment B). The analysis demonstrates that the future land use designations in *City Plan* still have the potential to accommodate approximately 147,000 housing units, which addresses much more than 20 years of housing need. Note that this potential is based on supported density policy, and does not reflect site constraints or site feasibility.

A full analysis has been completed and Staff have concluded that no new policies are required to be added to *City Plan* to address LGA requirements related to anticipated housing need. In 2025 and 2026, Staff will continue to work towards implementing the housing related actions and projects in the *Integrated Action Plan*, (i.e. creation of a new Zoning Bylaw, tenant protections, and Woodgrove Area Plan). A full review of the *Integrated Action Plan* is scheduled for 2026-2027, at which time Staff and Council can recommend new housing related actions and projects to implement the housing policy in *City Plan* to address housing need.

### **Zoning Bylaw Housing Capacity Review**

Also, as part of the new provincial housing legislation, the LGA (Section 481.7) requires that the Zoning Bylaw accommodate 20 years of housing need as estimated in the recent *2024 Interim Housing Needs Report*. A review of the housing capacity allowable within the City’s current Zoning Bylaw was completed and it was determined that the small scale multi-unit housing (SSMUH) *Zoning Bylaw Amendment Bylaw 2024 No. 4500.223* adopted in June 2024 resulted in a net housing unit capacity of 63,976 units. Thus, it has been determined that the allowable capacity

for housing units in the City's current Zoning Bylaw far exceeds the required 20 year housing need estimate of 23,776 housing units. It is worth noting that the review only assessed the change in zoned housing capacity for SSMUH, but there are additional housing development opportunities in other residential zones (i.e. corridor, downtown and commercial centre zones). Staff are working towards an update of the Zoning Bylaw, however for 2025 the current Zoning Bylaw meets the LGA basic requirements related to anticipated housing need.

### **Distribution of Supportive Housing**

At the 2025-MAY-05 meeting Council passed the following motion:

*"That Council direct Staff to include draft policy as part of the upcoming City Plan review to encourage the distribution of new supportive housing projects through the community."*

The map in Attachment C shows that currently supportive housing is largely concentrated in the centre and south end of Nanaimo. While City Staff have encouraged provincial staff to locate supportive housing in the north end of Nanaimo, to date eligible sites in the north end have not been realized.

The *2024 Interim Housing Needs Report* states that in the next 10 years the City will need 1,217 supportive housing units and 3,355 non-market rental units. It will be important that these housing forms are distributed throughout the City to meet the needs of residents in all of Nanaimo's neighbourhoods. The *2024 Point in Time Count (PIT)* interviewed unhoused residents of Nanaimo, and it was found that most individuals surveyed had long-term ties to Nanaimo and communities on Vancouver Island. "Rather than arriving from elsewhere in search of services, the majority appear to be experiencing homelessness in the community where they already live or have roots." The 2024 PIT data demonstrates that homelessness in Nanaimo is local, and the provision of many forms of subsidized non-market housing is needed throughout all of Nanaimo's neighbourhoods.

To encourage a more equitable distribution of supportive housing throughout the City, Staff recommend the following policy be added to *City Plan* - Section C3.2 "Affordable Housing":

*"The City encourages supportive housing to be evenly distributed throughout the City."*

This policy in *City Plan* will act as a reminder to all who are involved in supportive housing development that there is a need for this housing form in all neighbourhoods of the City.

### **Transit Oriented Areas (TOAs) Policy Review**

As required by the Province, Council adopted the "*Transit-Oriented Areas Designation Bylaw 2024 No. 7382*" in June 2024, which established an area with a 400 metre radius around the Woodgrove, Country Club, and Vancouver Island University (VIU) bus exchanges as TOAs. The objective of TOAs is to allow increased residential floor area and building height around the bus exchanges to contribute to the goals of transit oriented development. Note that at the time of consideration of the "*Transit-Oriented Areas Designation Bylaw 2024 No. 7382*" Staff held stakeholder meetings to provide information about the provincial requirements for the Woodgrove, Country Club and VIU TOAs.

City Plan also designates the Woodgrove, Country Club, and VIU areas as Secondary Urban Centres, a land use designation that supports the highest concentration of residential density to create complete communities in these areas. However, the specified land area of the three TOAs is somewhat larger than the three Secondary Urban Centres. There are a few parcels in the specified TOA that are not in the Secondary Urban Centre (see Attachment D). To avoid conflicting density and building height policy guidance for these parcels Staff is recommending that the following policy be added to the applicable *City Plan* land use designations to better align with the *LGA* requirements for TOAs:

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

Adding this proposed policy to the applicable *City Plan* land use designations (i.e. Urban Centre, Residential Corridor, Neighbourhood, Suburban Neighbourhood) will provide clarity regarding the residential density and height that is supported for those parcels that are subject to the “*Transit-Oriented Areas Designation Bylaw 2024 No. 7382*” but are not within the Secondary Urban Centre land use designation. City Plan policies not related to height and density continue to apply to land use designations. This approach respects the intentional planning work that established the *City Plan* future land use designations, while also acknowledging the required Provincial approach to allow specific TOA densities and heights within a 200 metre and 400 metre radius circles around bus exchanges.

### **Proposed City Plan Housekeeping Amendments**

The proposed housekeeping amendments and the rationale for each are outlined in Attachment E. The key proposed housekeeping amendments are:

- Updating Figures 7 and 8 showing greenhouse gas emissions;
- Removing reference to the *Downtown Urban Design Plan and Guidelines* and *Old City Multi-Family Design Guidelines* because these have been integrated into the new *Form and Character Design Guidelines*;
- Clarifying policy guidance related to parcels in the King Road and Calder Road area;
- Adding policy regarding Amenity Cost Charges to reflect this new financial tool for municipalities;
- Improve and update information in City Plan map figures and schedules (see Attachment E).

If Council gives direction to proceed, the proposed text and map amendments will be presented with the City Plan amending bylaw for Council consideration.

### **Next Steps**

The proposed minor amendments to City Plan are:

- No new housing policy is proposed as *City Plan* already accommodates *LGA* requirements related to anticipated housing need and the seven categories of housing.

- One new policy is proposed regarding distribution of supportive housing in response to community concern.
- One new policy is proposed to clarify density and height allowances in the Woodgrove, Country Club and VIU TOAs.
- The text and map housekeeping amendments proposed in Attachment D are minor in nature to improve the accuracy and clarity of *City Plan*.

Initially, Staff anticipated that there may be a need for public consultation in relation to the 2025 review of *City Plan*. However, as outlined in this report the proposed amendments are minor, thus it is Staff's recommendation that a public hearing is sufficient public consultation. If Council proceeds with first and second reading of an amending bylaw, a public hearing would be required prior to final adoption.

When amending an Official Community Plan (*City Plan*), the City must also consider consultation with authorities that may be affected (LGA Section 475). Thus, Staff recommend consultation with the Ministry of Transportation and Transit, Snuneymuxw First Nation, and with adjacent local governments (Regional District of Nanaimo and District of Lantzville) regarding proposed amendments to "*City Plan Bylaw 2022 No. 6600*".

It is recommended that the Governance and Priorities Committee direct Staff to proceed with preparing a bylaw to amend "*City Plan Bylaw 2022 No. 6600*" as outlined in this report, and present the bylaw to Council for consideration.

## **OPTIONS**

1. That the Governance and Priorities Committee recommend that Council direct Staff to proceed with:
  1. Preparing a bylaw to amend "*City Plan Bylaw 2022 No. 6600*" as outlined in the Staff Report dated 2025-JUL-14; and,
  2. Consultation with the Ministry of Transportation and Transit, Snuneymuxw First Nation, District of Lantzville and Regional District of Nanaimo in accordance with Section 475 of the *Local Government*.
    - The advantages of this option: The 2025 City Plan review, to address LGA requirements regarding housing need, is an opportunity to add a transit oriented area policy, a supportive housing distribution policy, and to incorporate necessary housekeeping amendments to improve the accuracy of City Plan.
    - The disadvantages of this option:
    - Financial Implications: Provincial Capacity Funds were used for consulting services to assist with the *City Plan* and Zoning Bylaw housing policy review.
2. That Council provide alternate direction to Staff.

### **SUMMARY POINTS**

- The *2024 Interim Housing Needs Report* states that 23,776 housing units are needed in Nanaimo by 2041. A thorough review revealed that the policy and regulations in *City Plan* and the Zoning Bylaw accommodates this anticipated housing need.
- Also, the review revealed that *City Plan* and the *Integrated Action Plan* have policy and actions in place to address the seven categories of housing need (as required by the Province), and Staff will continue to implement these policies and actions.
- A new *City Plan* policy is proposed regarding the distribution of supportive housing in response to community concern, and a new policy is proposed to clarify density and height allowances in the Woodgrove, Country Club and VIU TOAs.
- Minor text and map housekeeping amendments are also proposed to improve the accuracy and clarity of *City Plan*.
- It is recommended to direct Staff to proceed with preparation of a *City Plan* amending bylaw for Council consideration, and to proceed with consultation with authorities that may be affected.

### **ATTACHMENTS**

ATTACHMENT A: Existing City Plan Policies for the Seven Categories of Housing Need  
ATTACHMENT B: Housing Capacity Available in City Plan Future Land Use Designations  
ATTACHMENT C: Map of Supportive Housing Sites in Nanaimo  
ATTACHMENT D: Links to Transit Oriented Area Maps  
ATTACHMENT E: Summary of Proposed City Plan Housekeeping Amendments |

#### **Submitted by:**

Lisa Brinkman  
Manager, Community Planning |

#### **Concurrence by:**

Jeremy Holm  
Director, Planning & Development

Bill Sims  
General Manager, Public Works & Engineering

Darcie Osborne  
Director, Parks, Recreation & Culture

Laura Mercer  
General Manager, Corporate Services |



## ATTACHMENT A

### Existing City Plan Policy for Seven Categories of Housing Need

	Housing Category	Description of Housing Category	Total existing policies in City Plan that address the housing category
1.	<i>Affordable housing</i>	Subsidized housing that is below market rate.	15 existing policies (i.e. C3.2.4, C3.2.9)
2.	<i>Housing for families</i>	Generally characterized as housing with specific features, such as additional bedrooms, extra storage, outdoor space, or ground-level orientation.	2 existing policies (i.e. C3.2.19, C3.2.22)
3.	<i>Housing for seniors:</i>	Housing designed for older adults, typically featuring enhanced accessibility and possibly offering some support services.	10 existing policies (i.e. C3.2.21, C3.3.11)
4.	<i>Rental housing</i>	Housing where the resident pays rent to a property owner.	9 existing policies (i.e. C3.2.1, C3.2.6)
5.	<i>Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness:</i>	Temporary on-demand housing to support people experiencing or at-risk of homelessness. This category includes emergency shelters and transitional housing.	4 existing policies (i.e. C3.2.20, C3.2.29)
6.	<i>Special needs housing</i>	Accessible housing, group homes, and permanent housing subsidized to be more affordable than market-rate housing, with on-site support services. This broad category generally refers to housing with specialized features or ongoing support, and supportive housing.	20 existing policies (i.e. C3.2.5, C3.2.11)
7.	<i>Housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit, and alternative forms of transportation</i>	This category refers not to a specific housing type, but to the proximity of housing to transportation options. Policies related to this "class of housing" focus on land use strategies rather than promoting a particular housing type or serving a specific demographic.	18 existing policies (i.e. D4.3.5, D5.2)

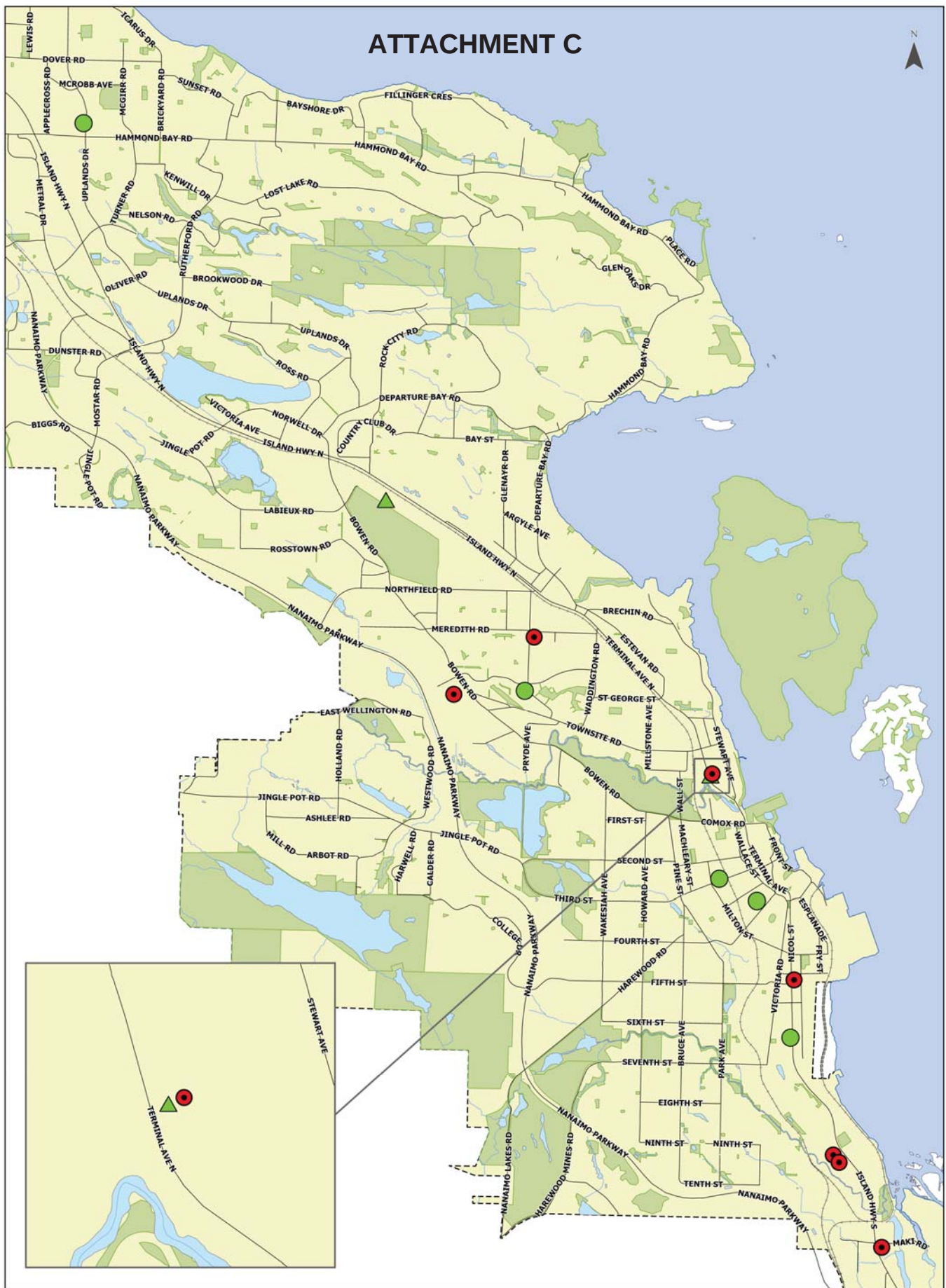
## ATTACHMENT B

### Housing Potential Available in Nanaimo's Official Community Plan (OCP) "City Plan"

<b>City Plan Future Land Use Designation</b> <i>that allows increased housing density</i>	<b>Density (2022)</b> <i>housing density that exists in each land use designation</i>	<b>City Plan Target Housing Density</b>	<b>Housing Potential</b> <i>total remaining housing opportunity in each land use designation</i>
Primary Urban Centre - Downtown	~38 units/ha	250 units/ha	~10,000 units
Six Secondary Urban Centres (Woodgrove, Country Club, VIU, Hospital, North Town, South Gate)	density ranges from ~5 to ~36 units/ha	200 units/ha	~54,000 units
Neighbourhood Centre	~7 units/ha	60 units/ha	~2,000 units
Mixed-Use Corridor	~8 units/ha	100 units/ha	~11,000 units
Residential Corridor	~31 units/ha	100 units/ha	~11,000 units
Neighbourhood	~18 units/ha	60 units/ha	~17,000 units
Suburban Neighbourhood	~10 units/ha	25 units/ha	~42,000 units
<b>Total</b>			~147,000 units



# ATTACHMENT C



**City of Nanaimo**  
Basic Need Services

- Legend**
- Future Supportive Housing (7)
  - Supportive Housing, Supportive Housing (5)
  - ▲ Supportive Housing, Temporary Supportive Housing (2)

Published: May 1, 2025



1:17,000



**GIS**

gis.support@nanaimo.ca

**DISCLAIMER**

This map is intended for general information only. The City of Nanaimo makes no representation or warranty regarding the accuracy or completeness of the information presented and assumes no responsibility for any damage, loss or injury resulting from the use of this product.

## ATTACHMENT D

### Links to Transit Oriented Area Maps

The map showing the parcels that are in the **Woodgrove Transit Oriented Area**, and not in the Woodgrove Secondary Urban Centre is available at this [link](#).

The map showing the parcels that are in the **Country Club Transit Oriented Area**, and not in the Country Club Transit Oriented Area is available at this [link](#).

The map showing the parcels that are in the **VIU Transit Oriented Area**, and not in the VIU Secondary Urban Centre is available at this [link](#).

# ATTACHMENT E

## Summary of Proposed Housekeeping Amendments to *City Plan: Nanaimo Relimagined*

CITY PLAN SECTION	EXISTING POLICY/FIGURE	PROPOSED AMENDMENT	AMENDMENT RATIONALE
<b>PART C   POLICIES</b>			
<b>C1.1 Greenhouse Gas Emissions Reduction</b>	<b>Figure 7:</b> Sources of Emissions in Nanaimo <b>Figure 8:</b> 2020 Modelling of Nanaimo GHG Emissions Reduction	Update Figure 7 and 8 with 2025 <i>Community Energy Emissions Inventory (CEEI)</i> data.	The province provides an annual <i>CEEI</i> , and it is proposed to update Figures 7 and 8 with the current <i>CEEI</i> data.
<b>PART D   CITY STRUCTURE</b>			
<b>D3 Blue &amp; Green Network</b>	<b>Figure 18:</b> Blue & Green Network	Update the 'Park & Open Space' layer for the map in Figure 18.	Since City Plan adoption, errors and updates have been identified to the 'Park & Open Space' layer.
<b>D4 Future Land Use Designations</b>	<b>Figure 20:</b> Future Land Use Designations	<ul style="list-style-type: none"> <li>It is proposed to update the Future Land Use Designation for several city owned parks to reflect new acquisitions and errors in boundaries (i.e Oliver Woods).</li> <li>It is proposed to amend the Future Land Use Designation for 2060 Stonecroft Rd to Suburban Neighbourhood, as this parcel is privately owned and is incorrectly designating Park &amp; Open Space.</li> <li>It is proposed to amend the Future Land Use Designation for the southwest portion of 1150 Nanaimo Lakes Road to Resource Management. The proposal includes split designating the southwest portion of the site to Resource Management in alignment with the AR1 zoning boundary. That portion of the site is currently used for Nanaimo Animal Control.</li> <li>It is proposed to amend the Future Land Use Designation for 450 Gardason Way to Suburban Neighbourhood. This property is privately owned as is incorrectly designated Park &amp; Open Space.</li> </ul>	
<b>D4.3 Centres</b>	<b>D4.3.24</b> Use the <i>Nanaimo Downtown Plan</i> and <i>Port Drive Waterfront Master Plan</i> as the Area Plans for the Downtown Urban Centre, providing detailed policy guidance for this area. These documents form part of <i>City Plan</i> . <i>City Plan</i> also supports implementation of the <i>Downtown Urban Design Plan and Guidelines</i> .	<b>D4.3.24</b> Use the <i>Nanaimo Downtown Plan</i> and <i>Port Drive Waterfront Master Plan</i> as the Area Plans for the Downtown Urban Centre, providing detailed policy guidance for this area. These documents form part of <i>City Plan</i> .	It is proposed to remove the last sentence from the policy because the ' <i>Downtown Urban Design Plan and Guidelines</i> ' have been incorporated into the new ' <i>Form and Character Design Guidelines</i> ' (2025). Consolidating the design guideline documents eliminates inconsistencies and streamlines the development review process.

<b>D4.5 Neighbourhoods</b>	<b>D4.5.29</b> Support development and redevelopment of lands with residential infill. Infill design is to take into consideration the surrounding context including architecture, scale, character, densities, and lot and lane configuration. Refer to the <i>Old City Multi-Family Design Guidelines</i> .	D4.5.29 Support development and redevelopment of lands with residential infill. Infill design is to take into consideration the surrounding context including architecture, scale, character, densities, and lot and lane configuration.	It is proposed to remove the last sentence from the policy because the ' <i>Old City Multi-Family Design Guidelines</i> ' have been incorporated into the new ' <i>Form and Character Design Guidelines</i> ' (2025). Consolidating the design guideline documents eliminates inconsistencies and streamlines the development review process.
	<b>D4.5.38</b> The <i>Old City Neighbourhood Concept Plan</i> will serve as a guiding document in the review of development applications.	Delete policy D4.5.38	It is proposed to delete this policy because the Neighbourhood Plans are reference documents and are listed in City Plan Section E1.2 and shown in Figure 44. Also, the design guidelines from this document have been incorporated into new ' <i>Form and Character Design Guidelines</i> ' (2025).
	<b>D4.5.44</b> Do not support rezoning of Semi-Rural Neighbourhoods for higher density residential development. Zoning existing at the time of <i>City Plan</i> 's adoption may allow some higher densities.	D4.5.44 Do not support rezoning of Semi-Rural Neighbourhoods for higher density residential development.	It is proposed to delete the sentence " <i>Zoning existing at the time of City Plan's adoption may allow some higher densities</i> " because this is a legal fact that is applicable to all the future land use designations, and is unnecessary and confusing in the Semi-Rural Neighbourhood designation.
	<b>D4.5.46</b> Lands in the King / Calder Hill area are designated a Special Study Area as indicated on <i>Schedule 2: Future Land Use Designations</i> . Prior to rezoning or subdivision of lands in these areas, a comprehensive road networking study is required.	Delete policy D4.5.46	It is proposed to delete this policy because the lands in the King Road and Calder Road area are designated Semi-Rural Neighbourhood, and this land designation does not support a density greater than two units per hectare. Also, the <i>Development Approval Information Bylaw 2022 No. 7346</i> gives the authority to request a road network study as part of a City Plan amendment and/or rezoning application.
<b>D4.6 Industrial</b>	<b>D4.6.25</b> Require a substantial buffer of either natural or human made features or uses that provide adequate transition (e.g., in building form, landscaping, and site lighting) to residential uses between Light Industrial and residential designations.	Amend the policy as follows and move to the general policy section of industrial lands. <b>D4.6.25</b> Require a substantial buffer of either natural or human made features or uses that provide adequate transition (e.g., in building form, landscaping, and site lighting)	It is proposed to amend and move this policy as there are lands designated Industrial (not just Light Industrial) that are adjacent to lands designated for residential use.

		to residential uses between Industrial and residential designations.	
<b>D5.5 Active Mobility &amp; Primary Transit Network</b>	<b>Figure 36:</b> Active Mobility & Primary Transit Network	Update the route information on the map in Figure 36.	It is proposed to update and correct several of the Active Mobility and Primary Transit routes to better align with actual or potentially achievable routes.
<b>D5.6 Road Network</b>	<b>Figure 37</b> – Road Network	Update the road classifications assigned to some roads on the map in Figure 37.	It is proposed to update the road classifications assigned to some roads on the map in Figure 37 in response to new information, to correct errors, and to better reflect future land use.
<b>D6 Parks, Recreation, Culture &amp; Wellness</b>	<b>Figure 40</b> – Existing Recreation Facilities & Culture Facilities	Update the ‘Park & Open Space’ parcels identified on the map in Figure 40.	Since City Plan adoption, errors and updates have been identified to the ‘Park & Open Space’ parcels identified on the map.
	<b>Figure 42</b> – Parks, Recreation, Culture & Wellness	Update the trails identified on the map in Figure 42.	It is proposed to update the trails identified to eliminate redundancies that are already included in Schedule 3 – Active Mobility & Primary Transit Network map.
<b>PART E – TAKING ACTION</b>			
<b>E1 Area &amp; Neighbourhood Planning</b>	<b>Table 4</b> – Overview of Plan Types	Update the references to the “Special Studies” plan type in Table 4.	Change the term “Special Studies” to “Special Servicing Area” to correlate to the map in Schedule 2, and update the text in Table 4 accordingly.
	<b>Figure 43</b> – Nanaimo Area Plans	Update the boundaries for Sandstone Master Plan and the Nanaimo Downtown Plan.	It is proposed to update the boundaries for two area plan boundaries to address mapping errors.
	<b>Figure 44</b> – Planning / Census Tract Areas and Existing Neighbourhoods Plan Areas	Update the map in Figure 44 to fix errors.	Fix errors to the boundaries of the Chase River Neighbourhood Plan area, and eliminate an old Oceanview plan area line.
<b>E4.1 Development Cost Charges</b>	n/a	It is proposed to add policy regarding Amenity Cost Charges to reflect the recent changes to the Local Government Act introducing this new financial tool that allows municipalities to recover the costs of amenities that provide social, cultural, heritage, recreational, or environmental benefits to a community.	

## Summary of Proposed Amendments to the Map Schedules in *City Plan: Nanaimo Reimagined*

MAP SCHEDULE	PROPOSED AMENDMENTS*
<b>Schedule 2:</b> Future Land Use Designations	<ul style="list-style-type: none"> <li>It is proposed to remove the special study area designation for the King Road and Calder Road area, as these lands are designated Semi-Rural Neighbourhood, and are not intended to support more than two units per hectare. Also, the <i>Development Approval Information Bylaw 2022 No. 7346</i> gives the authority to request a road network study as part of a City Plan amendment and/or rezoning application.</li> <li>It is proposed to update the Future Land Use Designation for several city owned parks to reflect new acquisitions and errors in boundaries.</li> <li>It is proposed to amend the Future Land Use Designation for 2060 Stonecroft Rd to Suburban Neighbourhood, as this parcel is privately owned and is incorrectly designating Park &amp; Open Space.</li> <li>It is proposed to amend the Future Land Use Designation for the southwest portion of 1150 Nanaimo Lakes Road to Resource Management. The proposal includes split designating the southwest portion of the site to Resource Management in alignment with the AR1 zoning boundary. That portion of the site is currently used for Nanaimo Animal Control.</li> <li>It is proposed to amend the Future Land Use Designation for 450 Gardason Way to Suburban Neighbourhood. This property is privately owned as is incorrectly designated Park &amp; Open Space.</li> </ul>
<b>Schedule 3:</b> Active Mobility & Primary Transit Network	It is proposed to update and correct several of the Active Mobility and Primary Transit routes on the map to better align with actual or potentially achievable routes.
<b>Schedule 4:</b> Road Network	It is proposed to update the road classifications assigned to some roads on the map in response to new information, to correct errors, and to ensure that standards applied through development better reflect future land uses.
<b>Schedule 5:</b> Parks, Recreation, Culture & Wellness	It is proposed to update the trails layer to eliminate redundancies that are already included in Schedule 3 – Active Mobility & Primary Transit Network map.
<b>Schedule 6:</b> DPA 1: Environmentally Sensitive Areas	Update the classification of several environmentally sensitive areas, and add new environmentally sensitive areas based on information received since 2022.
<b>Schedule 8:</b> DPA 3: Sea Level Rise	Remove the Sea Level Rise information on Snuneymuxw First Nation lands as these lands are outside of City of Nanaimo's jurisdiction.
<b>Schedule 9:</b> DPA 4: Abandoned Mine Working Hazards	Remove the Abandoned Mine Working Hazards information on Snuneymuxw First Nation lands and beyond the City's boundary, as these areas are outside of City of Nanaimo's jurisdiction.
<b>Schedule 13:</b> DPA 8: Form & Character & HCA1 Heritage Conversation Area	Update the map to provide more clarity about the lands that are subject to Development Permit Area 8: Form and Character.

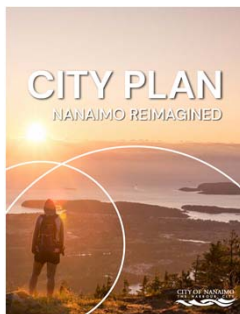
*\*If Council gives direction to proceed, the updated map schedules will be introduced with the City Plan amending bylaw.*



# City Plan Review 2025

*Governance and Priorities Committee  
2025-JUL-14*

## City Plan Review 2025



- Housing Policy Review
- Transit Oriented Areas (TOAs)
- Housekeeping Items



*"City Plan is also adaptable, understanding that change is inevitable, and there may be a need to amend the Plan to respond to new conditions, circumstances, issues or opportunities."*



## Housing Policy Review



There were 85 policies and 65 actions related to the 7 classes of housing identified!

Housing Class	OCP Policies	IAP Actions
 Affordable Housing	15	15
 Family Housing	2	2
 Seniors' Housing	10	9
 Housing Proximity to Alternative Transportation	18	5
 Rental Housing	9	4
 Shelters and Housing for Homelessness	4	10
 Special Needs Housing	20	17
 Housing Related	2	3

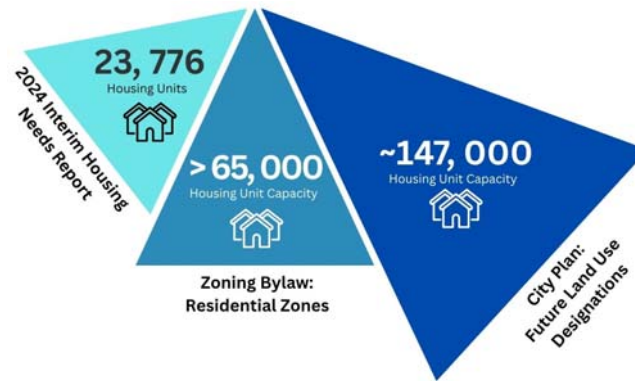


The City meets LGA requirements, with policy to address the 7 categories of housing.

## Housing Policy Review

City Plan Future Land Use Designation that allows increased housing density	Density (2022) housing density that exists in each land use designation	City Plan Target Housing Density	Housing Potential total remaining housing opportunity in each land use designation
Primary Urban Centre - Downtown	~38 units/ha	250 units/ha	~10,000 units
Six Secondary Urban Centres (Woodgrove, Country Club, VIU, Hospital, North Town, South Gate)	density ranges from ~5 to ~36 units/ha	200 units/ha	~54,000 units
Neighbourhood Centre	~7 units/ha	60 units/ha	~2,000 units
Mixed-Use Corridor	~8 units/ha	100 units/ha	~11,000 units
Residential Corridor	~31 units/ha	100 units/ha	~11,000 units
Neighbourhood	~18 units/ha	60 units/ha	~17,000 units
Suburban Neighbourhood	~10 units/ha	25 units/ha	~42,000 units
<b>Total</b>			~147,000 units

## Housing Policy Review



The City meets Local Government Act requirements by accommodating the 20 year anticipated housing need.

## Distribution of Supportive Housing

Proposed new policy to be added to Section C3.2 of City Plan:

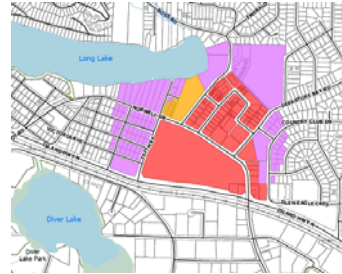
*"The City encourages supportive housing to be evenly distributed throughout the City."*



## Transit-Oriented Areas

Proposed new policy to be added to Section D4 of City Plan:

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



## Key Housekeeping Amendments

- Update Figures 7 and 8 showing greenhouse gas emissions.
- Update the parks and open space layer for all maps in City Plan.
- Correct the Future Land Use Designation for several “parks and open spaces”.
- Remove reference to the *Downtown Urban Design Plan and Guidelines* and *Old City Multi-Family Design Guidelines* because these have been integrated into the new *Form and Character Design Guidelines*.
- Clarify policy guidance related to parcels in the King Road and Calder Road area.
- Update maps showing active mobility routes, the transit network, and roads.
- Update the classification of several environmentally sensitive areas on the map in Schedule 6.
- Clarifying reference to the ‘special servicing area’ in the text and on the Schedule 2 map.
- Add policy related to Amenity Cost Charges as a new financial tool.

# City Plan Review 2025

## *Next Steps*

**Summer 2025** – Complete referrals (i.e. MOTT, RDN, SFN)

**Fall 2025** – Council considers 1<sup>st</sup> & 2<sup>nd</sup> reading of City Plan amending bylaw

**Fall 2025** – Public hearing and final referrals

**Winter 2025** – Consideration of adoption of City Plan amending bylaw