

DATE OF MEETING NOVEMBER 17, 2025

AUTHORED BY LISA BRINKMAN, MANAGER, COMMUNITY PLANNING
KASIA BIEGUN, PLANNER, COMMUNITY PLANNING

SUBJECT CITY PLAN REVIEW 2025

OVERVIEW

Purpose of Report

To present “City Plan Amendment Bylaw 2025 No. 6600.002” for consideration of first and second reading, and to seek direction regarding consultation in accordance with Section 475 of the *Local Government Act*.

Recommendation

That:

1. “City Plan Amendment Bylaw 2025 No. 6600.002” (policy, housekeeping, and map updates) pass first reading.
2. “City Plan Amendment Bylaw 2025 No. 6600.002” pass second reading.
3. Council direct Staff to refer “City Plan Amendment 2025 Bylaw No. 6600.002” to the Agriculture Land Commission, the Ministry of Environment and Parks, the Ministry of Transportation and Transit, Snuneymuxw First Nation, District of Lantzville, and the Regional District of Nanaimo.
4. Following the referral process, Council direct Staff to arrange a public hearing for Bylaw 6600.002 prior to consideration of third reading and final adoption.

BACKGROUND

At the 2025-JUL-14 Governance and Priorities Committee Meeting, a motion was passed:

“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 titled “City Plan Review 2025” 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.”*

This motion was passed through consent at the regular Council Meeting held 2025-JUL-21.

In accordance with Section 473.1 of the *Local Government Act* (LGA), a review of City Plan (the City of Nanaimo's Official Community Plan) was required to ensure City Plan policy accommodates 20 years of housing in accordance with the 2024 Interim Housing Needs Report. The review was also to ensure City Plan policy aligned with the "Transit-Oriented Areas Designation Bylaw 2024 No. 7382". Staff took this opportunity to propose minor housekeeping amendments to maps and text in City Plan to respond to new information received from several departments. In addition, policies are proposed related to two recent Council motions regarding:

- i) the distribution of supportive housing, addressed in the 2025-JUL-14 Staff Report, and
- ii) advancing transit-oriented development in a way that provides clear connection to the rail corridor, addressed in this Staff Report. |

DISCUSSION

An amending bylaw to City Plan has been prepared (see the attached "City Plan Amendment Bylaw 2025, No. 6600.002"). A summary of the proposed amendments is provided in Attachment A.

Consultation with the Ministry of Transportation and Transit (MOTT), Snuneymuxw First Nation (SFN), District of Lantzville and Regional District of Nanaimo (RDN) commenced in August 2025.

- The District of Lantzville and MOTT indicated they have no concerns.
- The RDN's request has been included in the proposed amending Bylaw 6600.002, to update the City Plan 'Appendix A: Regional Context Statement' such that the headings of the Goals are updated to match the updated RDN's "Regional Growth Strategy: Bylaw 1874, 2023".

SFN have not provided comments to date, however if Council proceeds with first and second reading of Bylaw 6600.002, Staff will complete the next step in the referral process by sending the proposed Bylaw 6600.002 to SFN, MOTT, District of Lantzville, RDN, Ministry of Environment and Parks, and the Agriculture Land Commission for a final review and comment.

Transit Oriented Development and the Island Corridor

At the 2025-OCT-06 Council Meeting, the following motion was passed:

"as part of City Plan Review, direct Staff to seek opportunities and create policies that support and advance planning of Transit Oriented Development (TOD) centres, including Country Club and Woodgrove, in a way that provides clear connection to the Island Corridor, which may be used for corridor-related transit in the future."

Existing City Plan mobility and land use policies are based on the principles of Transit Oriented Development (TOD). City Plan identifies seven Urban Centres connected by Corridor land use designations. The seven Urban Centres are Woodgrove, Nanaimo North, Country Club, Hospital, Downtown, University, and South Gate. A City Plan goal in Section C2.1 'Connected Communities': is:

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

Existing policies in City Plan that support TOD include:

C2.1.1 “Prioritize walking, rolling, cycling, and transit routes in all Urban Centres.”

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

D4.4.1 “Develop Corridors as mobility connections between Urban Centres and Neighbourhoods with higher intensity residential and mixed uses.”

An existing policy in City Plan related to the Island Corridor is:

C2.2.25 “Preserve options for future mobility infrastructure in the E&N Railway Corridor.”

In response to Council direction, Bylaw 6600.002 proposes to amend this policy as follows:

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

In addition, as Area Plans are created for each of the Urban Centres, connections to the railway corridor will continue to be explored.

Next Steps

It is recommended that Council proceed with first and second reading of “City Plan Amendment Bylaw 2025 No. 6600.002”, and direct Staff to complete the next step in the referral process by sending the proposed Bylaw 6600.002 to SFN, MOTT, District of Lantzville, RDN, Ministry of Environment and Parks, and the Agriculture Land Commission for review and comment. Once the referral process is complete, a public hearing will be required prior to consideration of third reading and final adoption of Bylaw 6600.002.

In 2025, a minor review of City Plan was completed, 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.]

OPTIONS

1. That

1. “City Plan Amendment Bylaw 2025 No. 6600.002” (policy, housekeeping, and map updates) pass first reading
2. “City Plan Amendment Bylaw 2025 No. 6600.002” pass second reading.
3. Council direct Staff to refer “City Plan Amendment 2025 Bylaw No. 6600.002” to the Agriculture Land Commission, the Ministry of Environment, the Ministry of Transportation and Transit, Snuneymuxw First Nation, District of Lantzville, and the Regional District of Nanaimo.

4. Following the referral process, Council direct Staff to arrange a public hearing for Bylaw 6600.002 prior to consideration of third reading and final adoption.
 - The advantages of this option: The proposed amendments to City Plan will align land use policies with Transit-Oriented Areas Designation Bylaw 2024 No. 7382”, address recent Council motions, and will update City Plan policy text and maps with housekeeping amendments.
 - The disadvantages of this option: Staff time and resources are required to complete this project.
 - Financial Implications: None.

2. That Council provide alternate direction to Staff.

SUMMARY POINTS

- The proposed City Plan amendments in Bylaw 6600.002 will align land use policies with “Transit-Oriented Areas Designation Bylaw 2024 No. 7382”, address recent Council motions, and will update City Plan policy text and maps with housekeeping amendments.
- It is recommended that Council proceed with first and second reading of “City Plan Amendment Bylaw 2025 No. 6600.002”, and direct Staff to complete the next step in the referral process by sending the proposed Bylaw 6600.002 to SFN, MOTT, District of Lantzville, RDN, Ministry of Environment and Parks, and the Agriculture Land Commission for review and comment.
- Once the referral process is complete, a public hearing will be required prior to consideration of third reading and final adoption of Bylaw 6600.002.

ATTACHMENTS

ATTACHMENT A: Summary of Proposed Amendments in City Plan Amending Bylaw No. 6600.002 “City Plan Amendment Bylaw 2025 No. 6600.002”

Submitted by:

Lisa Brinkman
Manager, Community Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development

Laura Mercer
General Manager, Corporate Services

Lisa Bhopalsingh
General Manager, Community Services

Bill Sims
General Manager, Engineering & Public Works

ATTACHMENT A

Summary of Proposed Amendments in City Plan Amending Bylaw No. 6600.002

6600.002 Ref. #	CITY PLAN SECTION	EXISTING POLICY/FIGURE	PROPOSED AMENDMENTS (Bylaw No. 6600.002)	AMENDMENT RATIONALE
2.1	C1.1 Greenhouse Gas Emissions Reduction	Figure 7: Sources of Emissions in Nanaimo	Update Figure 7 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 with the current CEEI data.
2.2	C2.2 Integrated Walk, Roll, Cycle, & Transit Network	C2.2.25 “Preserve options for future mobility infrastructure in the E&N Railway Corridor.”	C2.2.25 Preserve options for future mobility infrastructure in the E&N Railway Corridor, and seek opportunities to provide clear connections from Urban Centres to the E&N Railway Corridor.	At the 2025-OCT-06 meeting, Council passed a motion: “as part of City Plan Review, direct Staff to seek opportunities and create policies that support and advance planning of Transit Oriented Development (TOD) centres, including Country Club and Woodgrove, in a way that provides clear connection to the Island Corridor, which may be used for corridor-related transit in the future.”
2.3	C3.2 Affordable Housing	n/a	Add the following policy: C3.2.31 “The City encourages supportive housing to be evenly distributed throughout the City.”	At the 2025-MAY-05 meeting, Council passed a motion “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.”
2.4	D3 Blue & Green Network	Figure 18: 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 & environmentally sensitive areas mapping.
2.5	D4 Future Land Use Designations	Figure 20: Future Land Use Designations	See 6600.002 Ref. #(25) below.	
2.6	D4.3 Centres	n/a	Add the following policy: “For lands designated as Transit-Oriented Areas by the Province, the allowable density (floor area	Adding this policy to the applicable City Plan land use designations provides clarity regarding the residential density and height that is supported for those parcels that are

6600.002 Ref. #	CITY PLAN SECTION	EXISTING POLICY/FIGURE	PROPOSED AMENDMENTS (Bylaw No. 6600.002)	AMENDMENT RATIONALE
			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.”	subject to the “Transit-Oriented Areas Designation Bylaw 2024 No. 7382” but are not within the 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.
2.7		D4.3.24 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> .	D4.3.24 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> .	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.
2.8	D4.4 Corridors	n/a	Add the following policy: “For lands designated as Transit-Oriented Areas by the Province, the allowable density (floor area	Adding this policy to the applicable City Plan land use designations provides clarity regarding the residential density and height that is supported for those parcels that are

6600.002 Ref. #	CITY PLAN SECTION	EXISTING POLICY/FIGURE	PROPOSED AMENDMENTS (Bylaw No. 6600.002)	AMENDMENT RATIONALE
			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.”	subject to the “Transit-Oriented Areas Designation Bylaw 2024 No. 7382” but are not within the Corridor and Neighbourhoods 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.
2.9	D4.5 Neighbourhoods	n/a	Add the following policy: “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.”	
2.10		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. 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.	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.

6600.002 Ref. #	CITY PLAN SECTION	EXISTING POLICY/FIGURE	PROPOSED AMENDMENTS (Bylaw No. 6600.002)	AMENDMENT RATIONALE
2.11		D4.5.38 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	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).
2.12		D4.5.44 Do not support rezoning of Semi-Rural Neighbourhoods for higher density residential development. Zoning existing at the time of <i>City Plan's</i> adoption may allow some higher densities.	D4.5.44 Do not support rezoning of Semi-Rural Neighbourhoods for higher density residential development.	Remove 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.
2.13		D4.5.46 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	Remove 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.
2.14 2.15	D4.6 Industrial	D4.6.25 Require a substantial buffer of either natural or human made features or uses that provide adequate	Amend the policy as follows and move to the general policy section of industrial lands. D4.6.8 Require a substantial buffer of either natural or human	Amend and move this policy to another section as there are lands designated Industrial (not just Light Industrial) that are adjacent to lands designated for residential use.

6600.002 Ref. #	CITY PLAN SECTION	EXISTING POLICY/FIGURE	PROPOSED AMENDMENTS (Bylaw No. 6600.002)	AMENDMENT RATIONALE
		transition (e.g., in building form, landscaping, and site lighting) to residential uses between Light Industrial and residential designations.	made features or uses that provide adequate transition (e.g., in building form, landscaping, and site lighting) to residential uses between Industrial and residential designations.	
2.16	D5.5 Active Mobility & Primary Transit Network	Figure 36: Active Mobility & Primary Transit Network	Update the route information on the map in Figure 36.	See 6600.002 Ref. #(26) below
2.17	D5.5 Active Mobility & Primary Transit Network	Table 2: Overview of Active Mobility Routes	Update the “Recreational Trails” column in Table 2.	Remove “(not shown on map)” from the ‘Recreational Trails column as Figure 36 has been amended to include the recreational trails from Schedule 5.
2.18	D5.6 Road Network	Figure 37 – Road Network	Update the road classifications assigned to some roads on the map in Figure 37.	See 6600.002 Ref. #(27) below
2.19	D6 Parks, Recreation, Culture & Wellness	Figure 40 – Existing Recreation Facilities & Culture Facilities	Update the title of Figure 40 to be: “2022 Recreation Facilities & Culture Facilities”	This title change more accurately reflects the point in time for the facilities shown on the map. An updated map for recreation and culture facilities can be included in the 2030 City Plan update.
2.20		Figure 42 – Parks, Recreation, Culture & Wellness	Update the trails identified on the map in Figure 42.	See 6600.002 Ref. #(28) below
2.21	E1 Area & Neighbourhood Planning	Table 4 – 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.

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2.22		Figure 43 – Nanaimo Area Plans	Update the boundaries for Sandstone Master Plan and the Nanaimo Downtown Plan.	Update the boundaries for two area plan boundaries to address mapping errors.
2.23		Figure 44 – 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.
2.24	E4.1 Development Cost Charges	n/a	Add the following policy: “E4.1.6 Consider the use of Amenity Cost Charges (ACCs) to help the City recover the costs of amenities that provide social, cultural, heritage, recreational, or environmental benefits to the community. The amenities to be funded with ACCs must benefit current and future users and be driven by growth.”	Add a 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.
2.25	Schedule 1: City Boundary & Urban Containment Boundary		Fix an error to the line work in the base map. There were no changes to the city boundary or urban containment boundary. To compare the current City Plan Schedule 1 map with the proposed Schedule 1 map go to this website link: https://www.nanaimo.ca/your-government/projects/city-plan-review-2025	
2.26	Schedule 2: Future Land Use Designations		<ul style="list-style-type: none"> 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. Update the Future Land Use Designation for several city owned parks to reflect new acquisitions and fix boundary errors. Amend the Future Land Use Designation for 2060 Stonecrop Road, 474 Hewgate Street, and 450 Gardasan Way to Suburban Neighbourhood, as 	

6600.002 Ref. #	CITY PLAN SECTION	EXISTING POLICY/FIGURE	PROPOSED AMENDMENTS (Bylaw No. 6600.002)	AMENDMENT RATIONALE
			<p>these parcels are privately owned and incorrectly designated Parks & Open Space.</p> <ul style="list-style-type: none"> 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. <p>To compare the current City Plan Schedule 2 map with the proposed Schedule 2 map go to this website link: https://www.nanaimo.ca/your-government/projects/city-plan-review-2025</p>	
2.27	Schedule 3: Active Mobility & Primary Transit Network		Update and correct several of the Active Mobility and Primary Transit routes on the map to better align with actual or potentially achievable routes. To compare the current City Plan Schedule 3 map with the proposed Schedule 3 map go to this website link: https://www.nanaimo.ca/your-government/projects/city-plan-review-2025	
2.28	Schedule 4: Road Network		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. To compare the current City Plan Schedule 4 map with the proposed Schedule 4 map go to this website link: https://www.nanaimo.ca/your-government/projects/city-plan-review-2025	
2.29	Schedule 5: Parks, Recreation, Culture & Wellness		Update the trails layer to eliminate redundancies that are already included in Schedule 3 – Active Mobility & Primary Transit Network map. To compare the current City Plan Schedule 5 map with the proposed Schedule 5 map go to this website link: https://www.nanaimo.ca/your-government/projects/city-plan-review-2025	
2.30	Schedule 6: 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. To compare the existing City Plan Schedule 6 map with the proposed Schedule 6 map go to this website link: https://www.nanaimo.ca/your-government/projects/city-plan-review-2025	
2.31	Schedule 7: DPA 2: Hazardous Slopes		Fix an error to the line work in the base map. There were no changes to the Hazardous Slopes development permit areas. To compare the current City Plan	

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				Schedule 7 map with the proposed Schedule 7 map go to this website link: https://www.nanaimo.ca/your-government/projects/city-plan-review-2025
2.32		Schedule 8: DPA 3: Sea Level Rise		Remove the Sea Level Rise Development Permit Area on Snuneymuxw First Nation lands as these lands are outside of City of Nanaimo's jurisdiction. To compare the current City Plan Schedule 8 map with the proposed Schedule 8 map go to this website link: https://www.nanaimo.ca/your-government/projects/city-plan-review-2025
2.33		Schedule 9: DPA 4: Abandoned Mine Working Hazards		Remove the Abandoned Mine Working Hazards development permit area on Snuneymuxw First Nation lands and beyond the City's boundary, as these areas are outside of City of Nanaimo's jurisdiction. To compare the current City Plan Schedule 9 map with the proposed Schedule 9 map go to this website link: https://www.nanaimo.ca/your-government/projects/city-plan-review-2025
2.34		Schedule 10: DPA 5: Wildfire Hazard		Fix an error to the line work in the base map. There were no changes to the Wildfire Hazard development permit area. To compare the current City Plan Schedule 10 map with the proposed Schedule 10 map go to this website link: https://www.nanaimo.ca/your-government/projects/city-plan-review-2025
2.35		Schedule 11: DPA 6: Steep Slope Development		Fix an error to the line work in the base map. There were no changes to the Steep Slope development permit area. To compare the current City Plan Schedule 11 map with the proposed Schedule 11 map go to this website link: https://www.nanaimo.ca/your-government/projects/city-plan-review-2025
2.36		Schedule 12: DPA 7: Nanaimo Parkway Design		Fix an error to the line work in the base map. There were no changes to the Nanaimo Parkway Design development permit area. To compare the current City Plan Schedule 12 map with the proposed Schedule 12 map go to this website link: https://www.nanaimo.ca/your-government/projects/city-plan-review-2025
2.37		Schedule 13: 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. To compare the current City Plan Schedule 13 map with the proposed Schedule 13 map go to this website link: https://www.nanaimo.ca/your-government/projects/city-plan-review-2025

6600.002 Ref. #	CITY PLAN SECTION	EXISTING POLICY/FIGURE	PROPOSED AMENDMENTS (Bylaw No. 6600.002)	AMENDMENT RATIONALE
2.38	Appendix A: Regional Context Statement		Update the City Plan 'Appendix A: Regional Context Statement' such that the headings of the Goals are updated to match the updated RDN Regional Growth Strategy, Bylaw 1874, 2023.	

CITY OF NANAIMO

BYLAW NO. 6600.002

A BYLAW TO AMEND THE CITY OF NANAIMO "CITY PLAN BYLAW 2022 NO. 6600"

WHEREAS the Council of the City of Nanaimo wishes to amend City of Nanaimo "City Plan Bylaw 2022 No. 6600".

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

1. This Bylaw may be cited as "City Plan Amendment Bylaw 2025, No. 6600.002".
2. Attachment 'A' to "City Plan Bylaw 2022 No. 6600" is hereby amended as follows:
 - 2.1. Section C1.1 Greenhouse Gas Emissions Reduction is amended by replacing 'Figure 7 Sources of Emissions in Nanaimo' with Figure 7 shown in Schedule A of this bylaw.
 - 2.2. Section C2.2 Integrated Walk, Roll, Cycle, & Transit Network is amended by adding the following to clause C2.2.25:

"and seek opportunities to provide clear connections from Urban Centres to the E&N Railway Corridor."
 - 2.3. Section C3.2 Affordable Housing is amended by inserting the following clause immediately following clause C3.2.30:

"C3.2.31 The City encourages supportive housing to be evenly distributed throughout the City."
 - 2.4. Section D3 Blue & Green Network is amended by replacing 'Figure 18: Blue & Green Network' with Figure 18 shown in Schedule B of this bylaw.
 - 2.5. Section D4 Future Land Use Designations is amended by replacing 'Figure 20: Future Land Use Designations' with Figure 20 shown in Schedule C of this bylaw.
 - 2.6. Section D4.3 Centres is amended by inserting a new clause immediately following D4.3.9 as follows and renumbering the subsequent clauses in the rest of section D4.3 accordingly:

"D4.3.10 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."

- 2.7. Section D4.3 Centres is amended by removing the following sentence from the clause in D4.3.24:
- “City Plan also supports implementation of the Downtown Urban Design Plan and Guidelines”
- 2.8. Section D4.4 Corridors is amended by inserting a new clause immediately following D4.4.8 as follows and renumbering the subsequent clauses in the rest of section D4.4 accordingly:
- “D4.4.9 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.”
- 2.9. Section D4.5 Neighbourhoods is amended by inserting a new clause immediately following D4.5.12 as follows and renumbering the subsequent clauses in the rest of section D4.5 accordingly:
- “D4.5.13 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.”
- 2.10. Section D4.5 Neighbourhoods is amended by removing the following sentence from the clause in D4.5.29:
- “Refer to the *Old City Multi-Family Design Guidelines*.”
- 2.11. Section D4.5 Neighbourhoods is amended by removing the following clause and renumbering the subsequent clauses in the rest of section D4.5 accordingly:
- “D4.5.38 The Old City Neighbourhood Concept Plan will serve as a guiding document in the review of development applications.”
- 2.12. Section D4.5 Neighbourhoods is amended by removing the following sentence from the clause in D4.5.44:
- “Zoning existing at the time of City Plan’s adoption may allow some higher densities.”
- 2.13. Section D4.5 Neighbourhoods is amended by removing the following clause:
- “D4.5.46 Lands in the King Road / Calder Hill area are designated a Special Study Area as indicated on *Schedule 2: Future Land Use Designations*. Prior to rezoning or subdivision of lands in these areas, a comprehensive road networking study is required.”

- 2.14. Section D4.6 Industrial is amended by inserting a new clause immediately following D4.6.8 as follows and renumbering the subsequent clauses in the rest of section D4.6 accordingly:

“D4.6.9 Require a substantial buffer of either natural or human made features or uses that provide adequate transition (e.g., in building form, landscaping, and site lighting) to residential uses between industrial and residential designations.”
- 2.15. Section D4.6 Industrial is amended by removing the following clause and renumbering the subsequent clauses in the rest of section D4.6 accordingly:

“D4.6.25 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.”
- 2.16. Section D5.5 Active Mobility & Primary Transit Network is amended by replacing ‘Figure 36: Active Mobility & Primary Transit Network’ with Figure 36 as shown in Schedule D of this bylaw.
- 2.17. Section D5.5 Active Mobility & Primary Transit Network is amended by removing the words “(not shown on map)” from the Recreational Trails (Teir 3) cell in Table 2: Overview of Active Mobility Routes.
- 2.18. Section D5.6 Road Network is amended by replacing ‘Figure 37 Road Network (Road Classifications)’ with Figure 37 as shown in Schedule E of this bylaw.
- 2.19. Section D6.2 Existing Parks, Recreation, Culture & Wellness Amenities is amended by replacing the title of “Figure 40: Existing Recreation Facilities & Culture Facilities” with “Figure 40: 2022 Recreation Facilities & Cultural Facilities”.
- 2.20. Section D6.3 Walking Distances to Existing Parks & Open Spaces is amended by replacing ‘Figure 42: Parks, Recreation, Culture, & Wellness’ with Figure 42 as shown in Schedule F of this bylaw.
- 2.21. Section E1 Area & Neighbourhood Planning is amended by replacing the term “Special Study areas” with “Special Servicing areas” in Table 4 Overview of Plan Types.
- 2.22. Section E1.1 Area Plans is amended by replacing ‘Figure 43: Nanaimo Area Plan’ with Figure 43 as shown in Schedule G of this bylaw.
- 2.23. Section E1 .2 Neighbourhood Plans & Community Engagement is amended by replacing ‘Figure 44: Planning / Census Tract Areas and Existing Neighbourhoods Plan Areas’ with Figure 44 as shown in Schedule H of this bylaw.
- 2.24. Section E4.1 Development Cost Charges is amended by inserting the following clause immediately following clause E4.1.5:

“E4.1.6 Consider the use of Amenity Cost Charges (ACCs) to help the City recover the costs of amenities that provide social, cultural, heritage, recreational, or environmental benefits to the community. The

amenities to be funded with ACCs must benefit current and future users and be driven by growth.”

- 2.25. By replacing Schedule 1 City Boundary & Urban Containment Boundary with the map provided in Schedule H of this bylaw.
- 2.26. By replacing Schedule 2 Future Land Use Designations with the map provided in Schedule J to amend the map as follows:
 - a) By removing special study area from King Road / Calder Road area.
 - b) By redesignating the lands legally described as LOT 2, SECTIONS 17 AND 18, RANGE 10, SECTION 1, NANAIMO DISTRICT PLAN VIP53963 (450 Gardasan Way) from Parks & Open Spaces to Suburban Neighbourhood as shown on Schedule J - Map 1.
 - c) By redesignating the lands legally described as FRACTIONAL SECTION 19, RANGE 9, SECTION 1, NANAIMO DISTRICT, PLAN 630 EXCEPT PART IN PLANS 20334, 33283 AND 37087 (474 Hewgate Street) from Parks & Open Spaces to Suburban Neighbourhood as shown on Schedule J - Map 2.
 - d) By redesignating the lands legally described as SECTION 11, RANGE 10, SECTION 1, NANAIMO DISTRICT PLAN 630 (933 Park Avenue) from Suburban Neighbourhood to Parks & Open Spaces as shown on Schedule J - Map 3.
 - e) By redesignating a portion of the lands legally described as LOT 1, SECTIONS 1 & 4, NANAIMO DISTRICT AND SECTIONS, 1, 3 & 4, RANGE 8, MOUNTAIN DISTRICT, PLAN 8656 EXCEPT PART IN PLAN VIP55722 & VIP68670, RESERVOIR, EXCEPT PORTION INCLUDED IN LEASE SEE 16000.004 (1150 Nanaimo Lakes Road) from Parks & Open Spaces to Resource Management as shown on Schedule J - Map 4.
 - f) By redesignating a portion of the lands legally described as LOT 1 – 3, SECTIONS 3 – 5, RANGE 8, PLAN 3356, MOUNTAIN DISTRICT AND OF SECTION 1, NANAIMO DISTRICT, EXCEPT PART IN PLAN 491R AND PLAN EPP77593 (1151 Nanaimo Lakes Road) from Resource Management to Parks & Open Spaces as shown on Schedule J - Map 5.
 - g) By redesignating the lands legally described as LOT 1, SECTION 13, RANGE 3, CRANBERRY DISTRICT, PLAN EPP28253 (2060 Stonecrop Road) from Parks & Open Spaces to Suburban Neighbourhood as shown on Schedule J - Map 6.
 - h) By redesignating the lands legally described as PARK DEDICATED BY PLAN EPP122720 (6000 Linley Valley Drive) from Residential Corridor to Parks & Open Spaces as shown on Schedule J - Map 7.
 - i) By redesignating the lands legally described as THAT PART OF LOT 1, SECTION 10, RANGE 6, MOUNTAIN DISTRICT, PLAN 18793, SHOWN ON

- PLAN EPP133456 (2505 Arbot Road) from Suburban Neighbourhood to Parks & Open Spaces as shown on Schedule J - Map 8.
- j) By redesignating the lands legally described as PARK DEDICATED BY PLAN EPP120017 (3500 Rock City Road) from Suburban Neighbourhood to Parks & Open Spaces as shown on Schedule J - Map 9.
 - k) By redesignating the lands legally described as SECTION 19, RANGE 8, SECTION 1, NANAIMO DISTRICT, PLAN 630 EXCEPT THAT PART LYING TO THE SOUTH OF CHASE RIVER (711 Bruce Avenue) from Neighbourhood to Parks & Open Spaces as shown on Schedule J - Map 10.
 - l) By redesignating the lands legally described as PARK DEDICATED BY PLAN EPP132425 (2308 Sparrow Lane) from Suburban Neighbourhood to Parks & Open Spaces as shown on Schedule J - Map 11.
 - m) By redesignating the lands legally described as PARK DEDICATED BY PLAN EPP137217 (1445 College Drive) from Suburban Neighbourhood to Parks & Open Spaces as shown on Schedule J - Map 12.
 - n) By redesignating the lands legally described as PARK DEDICATED BY PLAN EPP128409 (225 Haliburton Street) from Suburban Neighbourhood to Parks & Open Spaces as shown on Schedule J - Map 13.
 - o) By redesignating the lands legally described as PARK DEDICATED BY PLAN EPP125538 (361 Howard Avenue) from Suburban Neighbourhood to Parks & Open Spaces as shown on Schedule J - Map 14.
 - p) By redesignating the lands legally described as PARK DEDICATED BY PLAN EPP127895 (350 Avaani Way) from Suburban Neighbourhood to Parks & Open Spaces as shown on Schedule J - Map 15.
 - q) By redesignating the lands legally described as LOT 2, BLOCK 1, SECTION 5, WELLINGTON DISTRICT, PLAN 318; LOTS 1 & 2, SECTION 5, WELLINGTON DISTRICT, PLAN EPP82222; LOT A, SECTION 5, WELLINGTON DISTRICT, PLAN 42427; and PART OF LOT 1, BLOCK 1, PLAN 318, SHOWN ON PLAN 42426 FOR ROAD PURPOSES ONLY (4246, 4246A, 4288, & 4288A Victoria Avenue; and a portion of Victoria Avenue fronting properties) from Suburban Neighbourhood to Parks & Open Spaces as shown on Schedule J - Map 16.
- 2.27. By replacing the map in Schedule 3 Active Mobility & Primary Transit Network with the map shown in Schedule K of this bylaw.
- 2.28. By replacing the map in Schedule 4 Road Network (Road Classifications) with the map shown in Schedule L of this bylaw.
- 2.29. By replacing the map in Schedule 5 Parks, Recreation, Culture & Wellness with the map shown in Schedule M of this bylaw.

- 2.30. By replacing the map in Schedule 6 DPA 1: Environmentally Sensitive Areas with the map shown in Schedule N of this bylaw.
- 2.31. By replacing the map in Schedule 7 DPA 2: Hazardous Slopes with the map shown in Schedule O of this bylaw.
- 2.32. By replacing the map in Schedule 8 DPA 3: Sea Level Rise with the map shown in Schedule P of this bylaw.
- 2.33. By replacing the map in Schedule 9 DPA 4: Abandoned Mine Working Hazards with the map as shown in Schedule Q of this bylaw.
- 2.34. By replacing the map in Schedule 10 DPA 5: Wildfire Hazard with the map as shown in Schedule R of this bylaw.
- 2.35. By replacing the map in Schedule 11 DPA 6: Steep Slope Development with the map as shown in Schedule S of this bylaw.
- 2.36. By replacing the map in Schedule 12 DPA 7: Nanaimo Parkway Design with the map as shown in Schedule T of this bylaw.
- 2.37. By replacing the map in Schedule 13 DPA 8: Form and Character and HCA 1 Heritage Conservation Area with the map as shown in Schedule U of this bylaw.
- 2.38. By amending Appendix A: Regional Context Statement to replace text in the RGS Goal column as follows:
 - a) RGS Goal 1 replace the text “GOAL 1 Prepare for Climate Change and Reduce Energy Consumption” with “GOAL 1 Climate Adaptation and Mitigation”.
 - b) RGS Goal 4 replace the text “GOAL 4 Concentrate Housing & Jobs in Rural Village and Urban Growth Centres” with “GOAL 4 Community Building”.
 - c) RGS Goal 6 replace the text “GOAL 6 Facilitate the Provision of Affordable Housing” with “GOAL 6 Diverse Affordable Housing Choices”.
 - d) RGS Goal 7 replace the text “GOAL 7 Enhance Economic Resiliency” with “GOAL 7 Economic Resiliency”.
 - e) RGS Goal 8 replace the text “GOAL 8 Enhance Food Security” with “GOAL 8 Food System Resiliency”.
 - f) RGS Goal 9 replace the text “GOAL 9 Celebrate Pride of Place” with “GOAL 9 Pride of Place”.
 - g) RGS Goal 10 replace the text “GOAL 10 Provide Services Efficiently” with “GOAL 10 Efficient Services”

- h) RGS Goal 11 replace the text “GOAL 11 Enhance Cooperation Among Jurisdictions” with “GOAL 11 Cooperation Among Jurisdictions”.

PASSED FIRST READING: _____

PASSED SECOND READING: _____

REFERRED TO THE PROVINCIAL AGRICULTURAL LAND COMMISSION: _____

PUBLIC HEARING HELD: _____

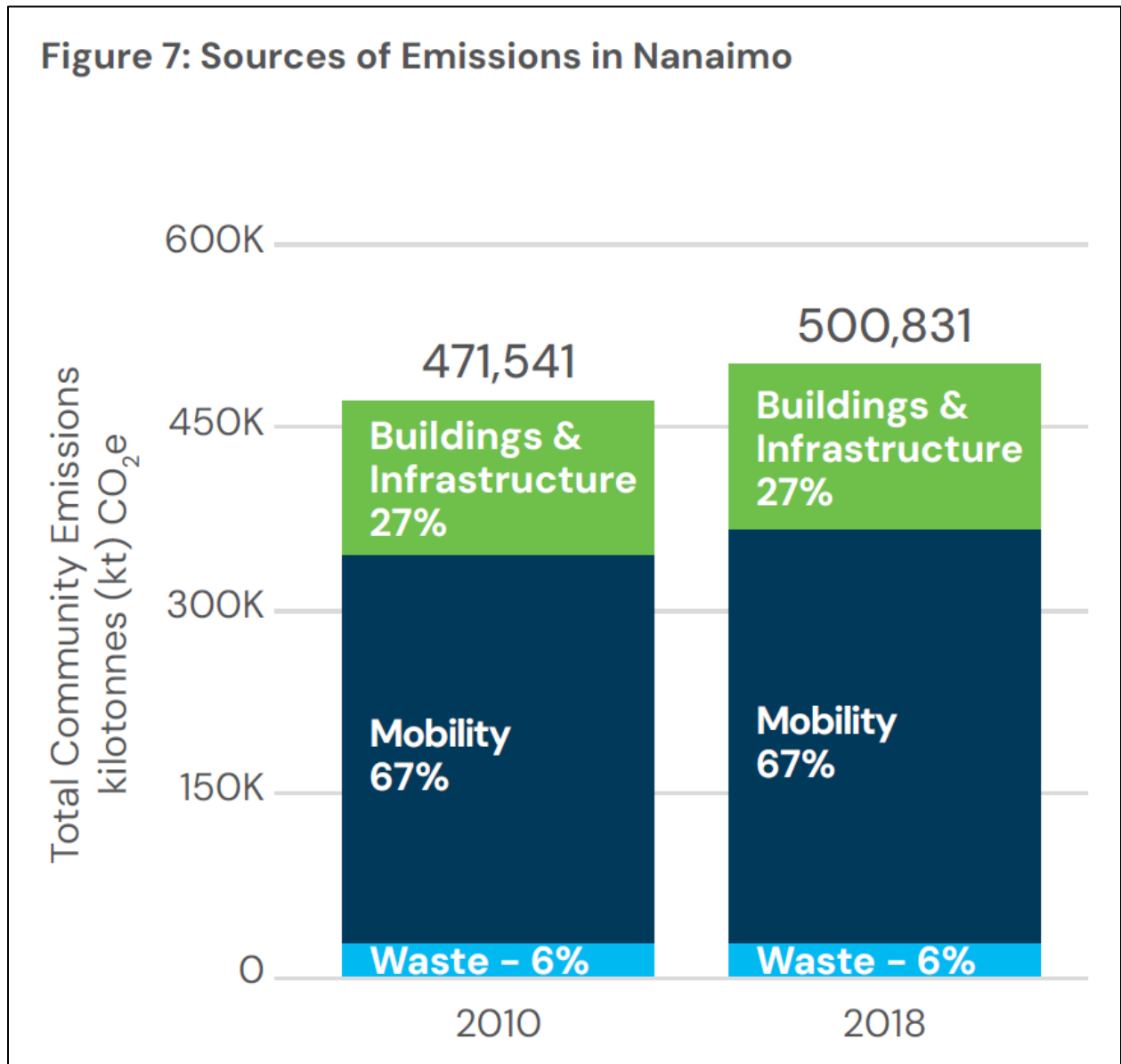
PASSED THIRD READING: _____

ADOPTED: _____

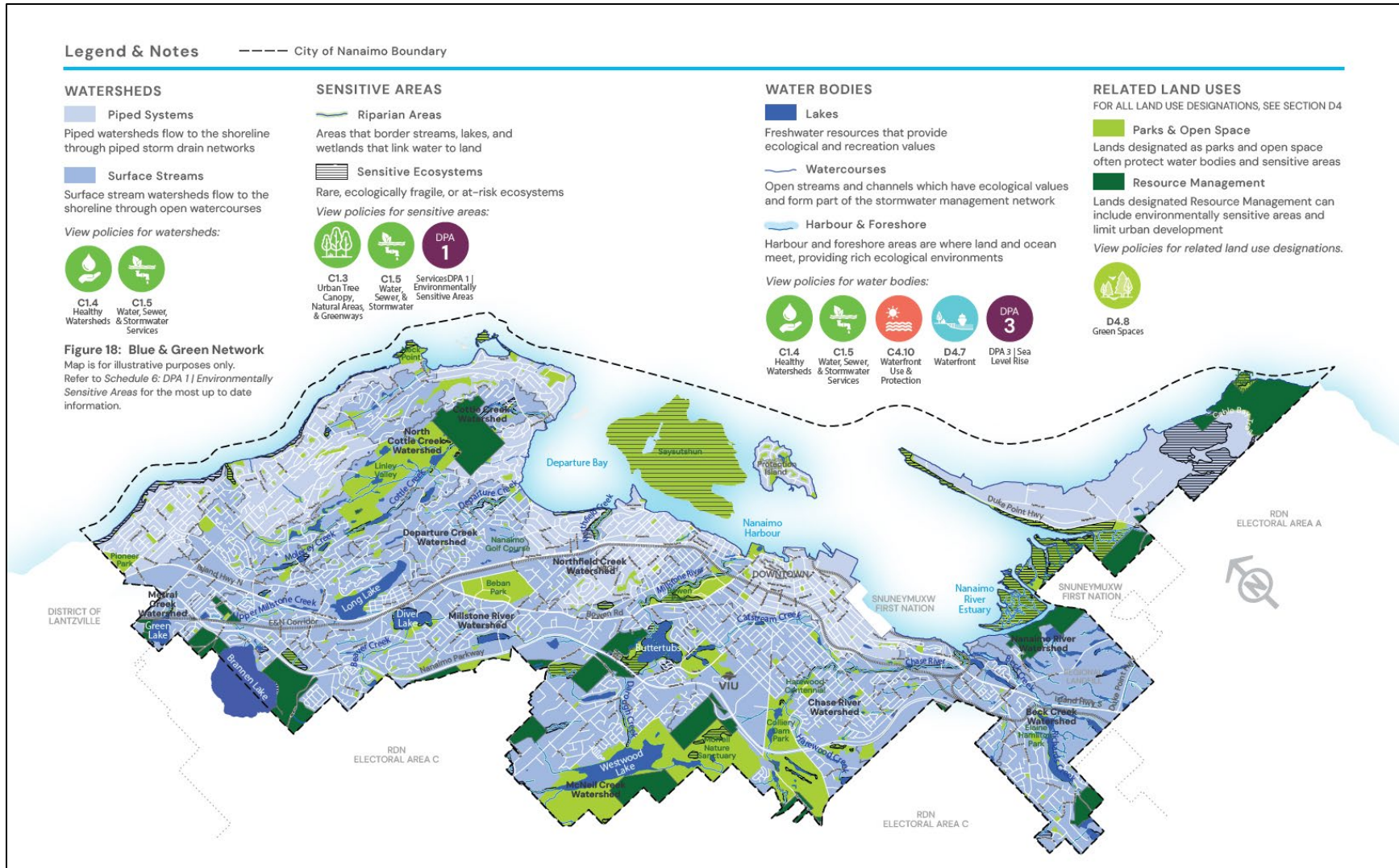
MAYOR

CORPORATE OFFICER

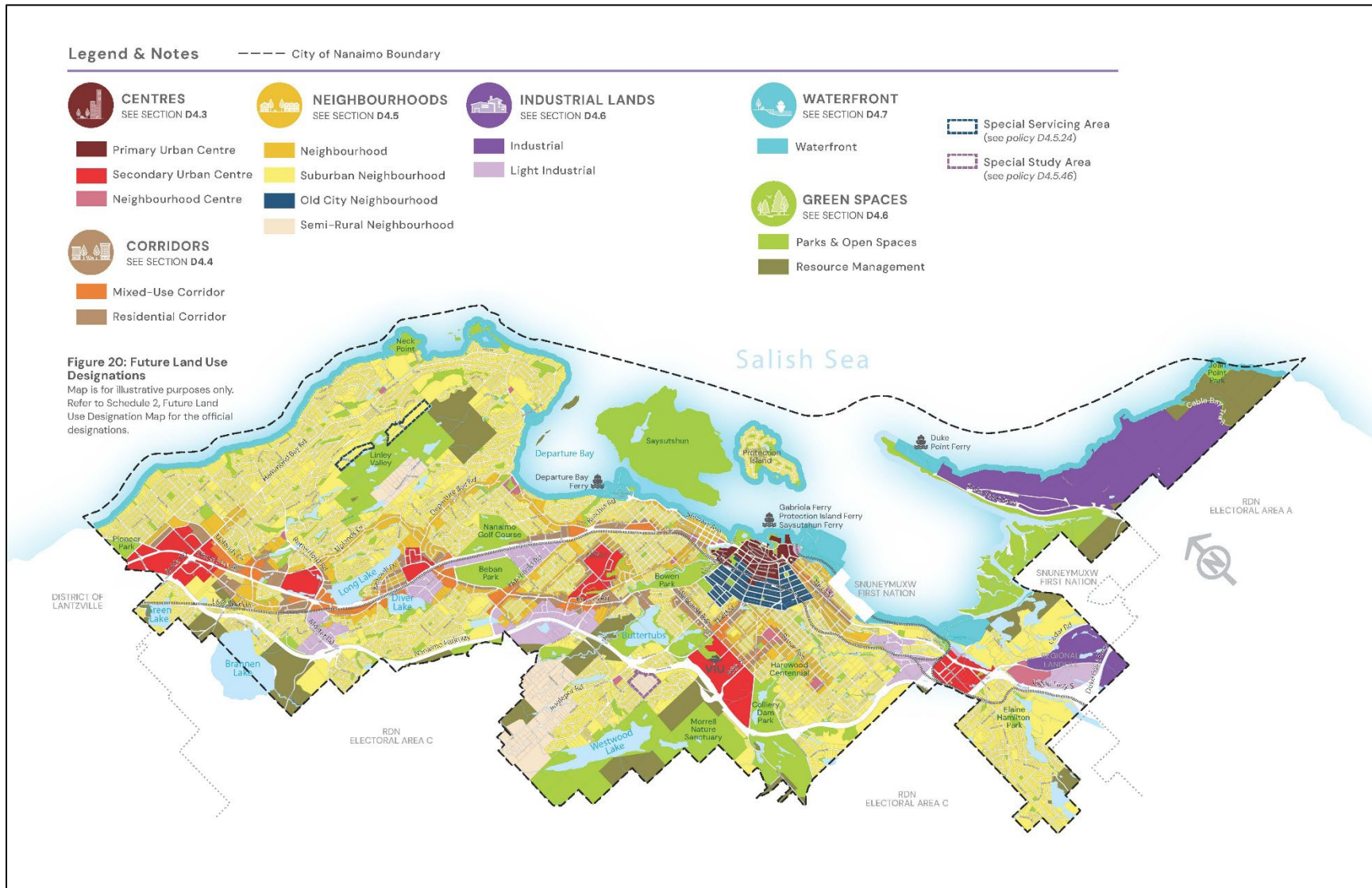
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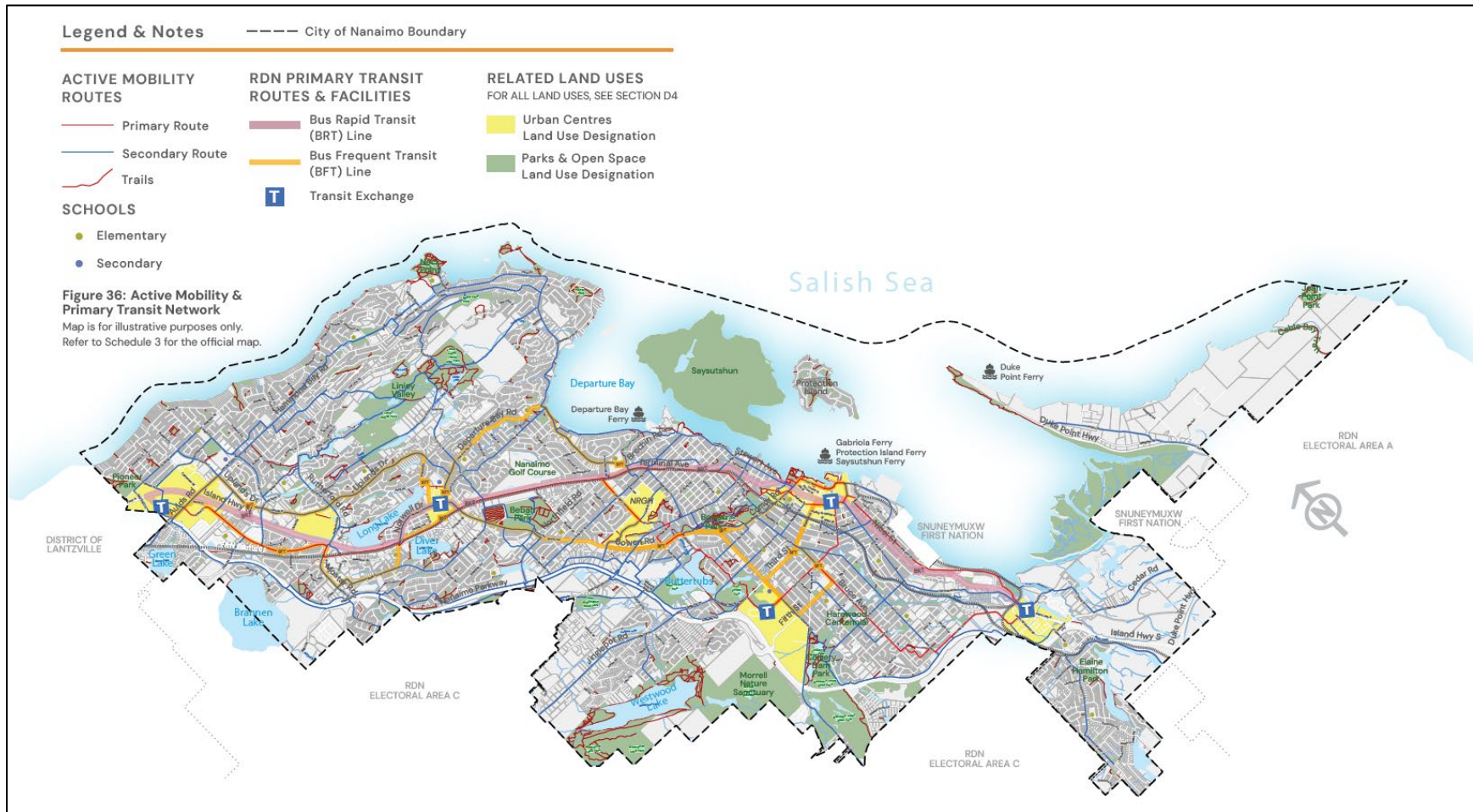
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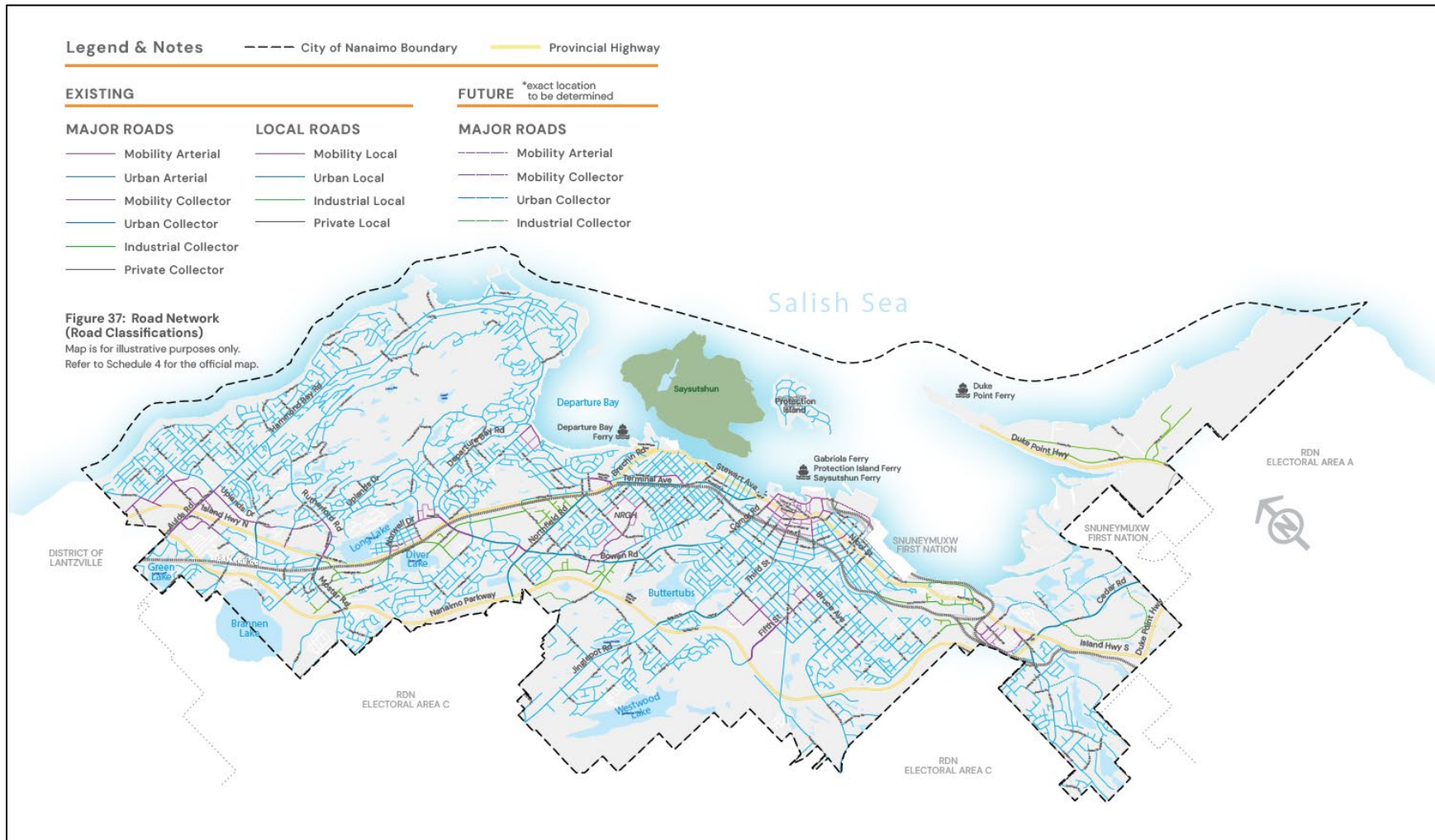
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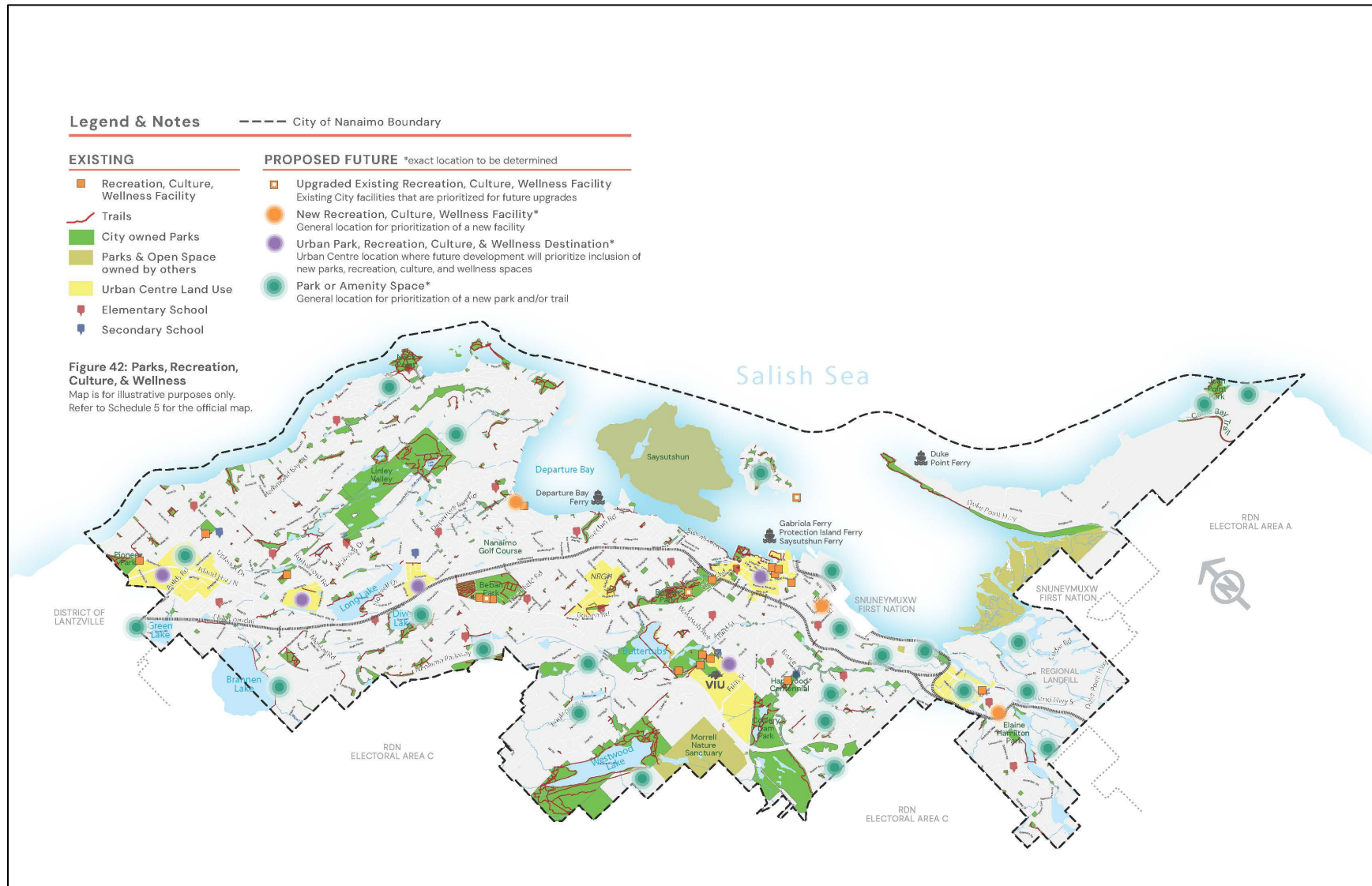
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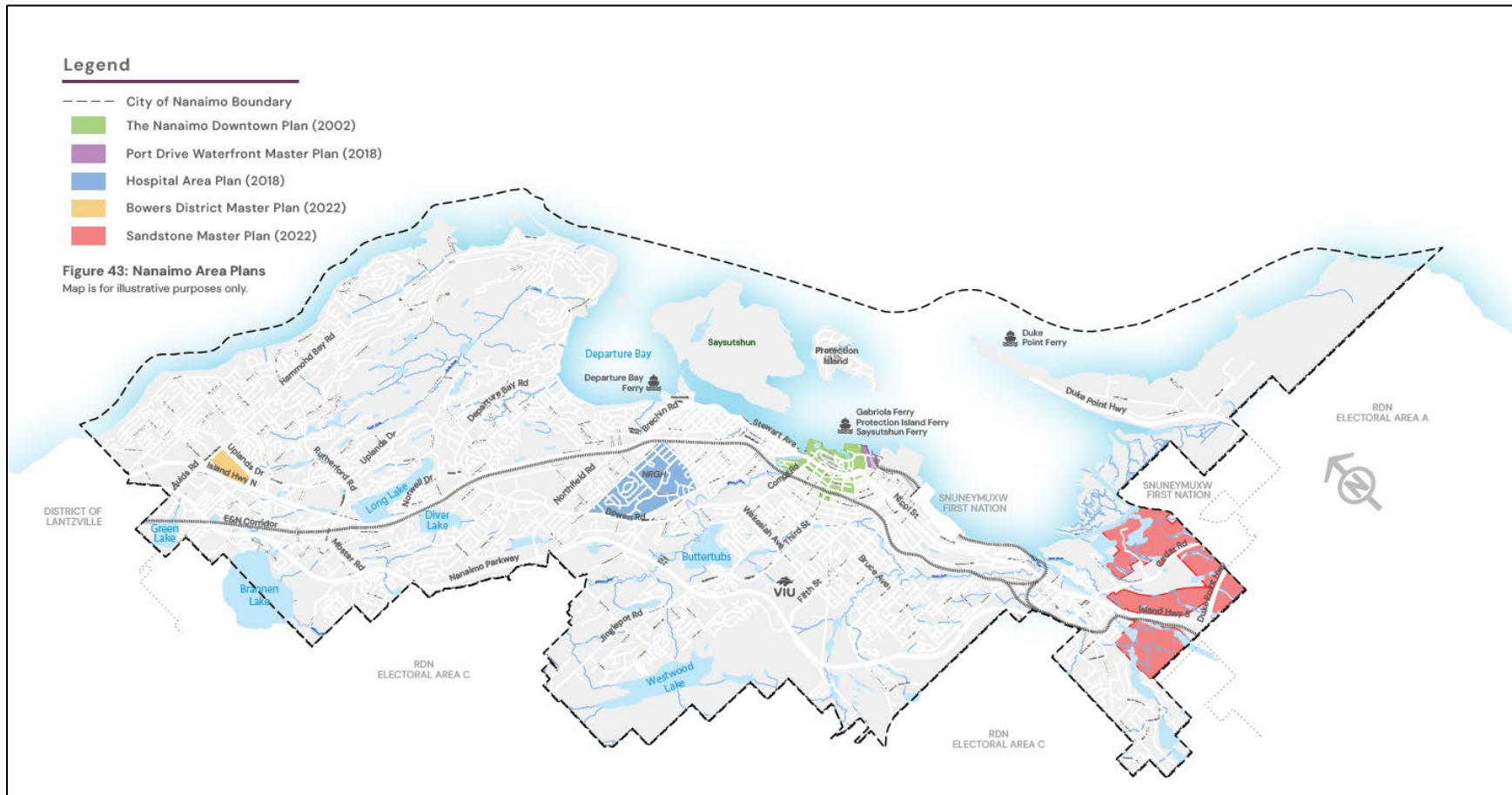
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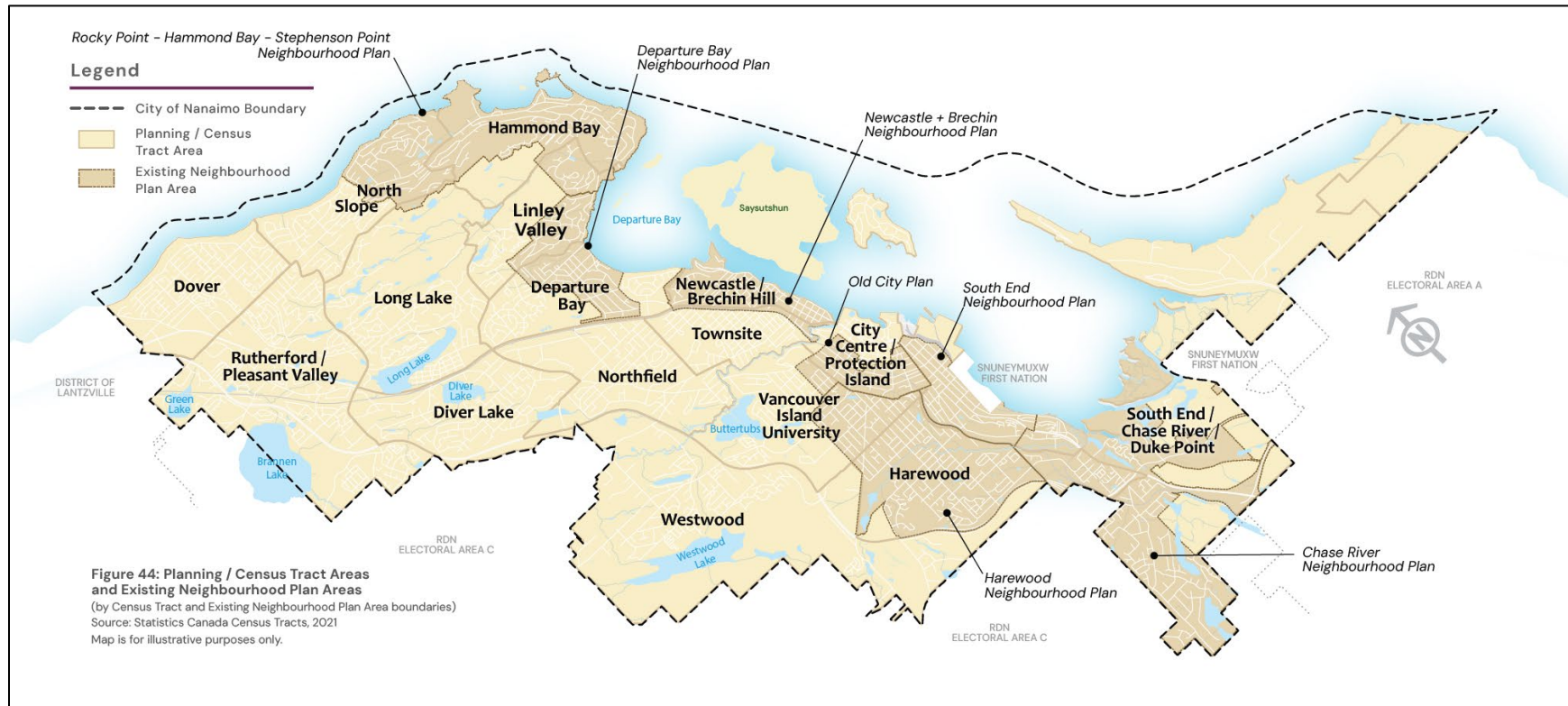
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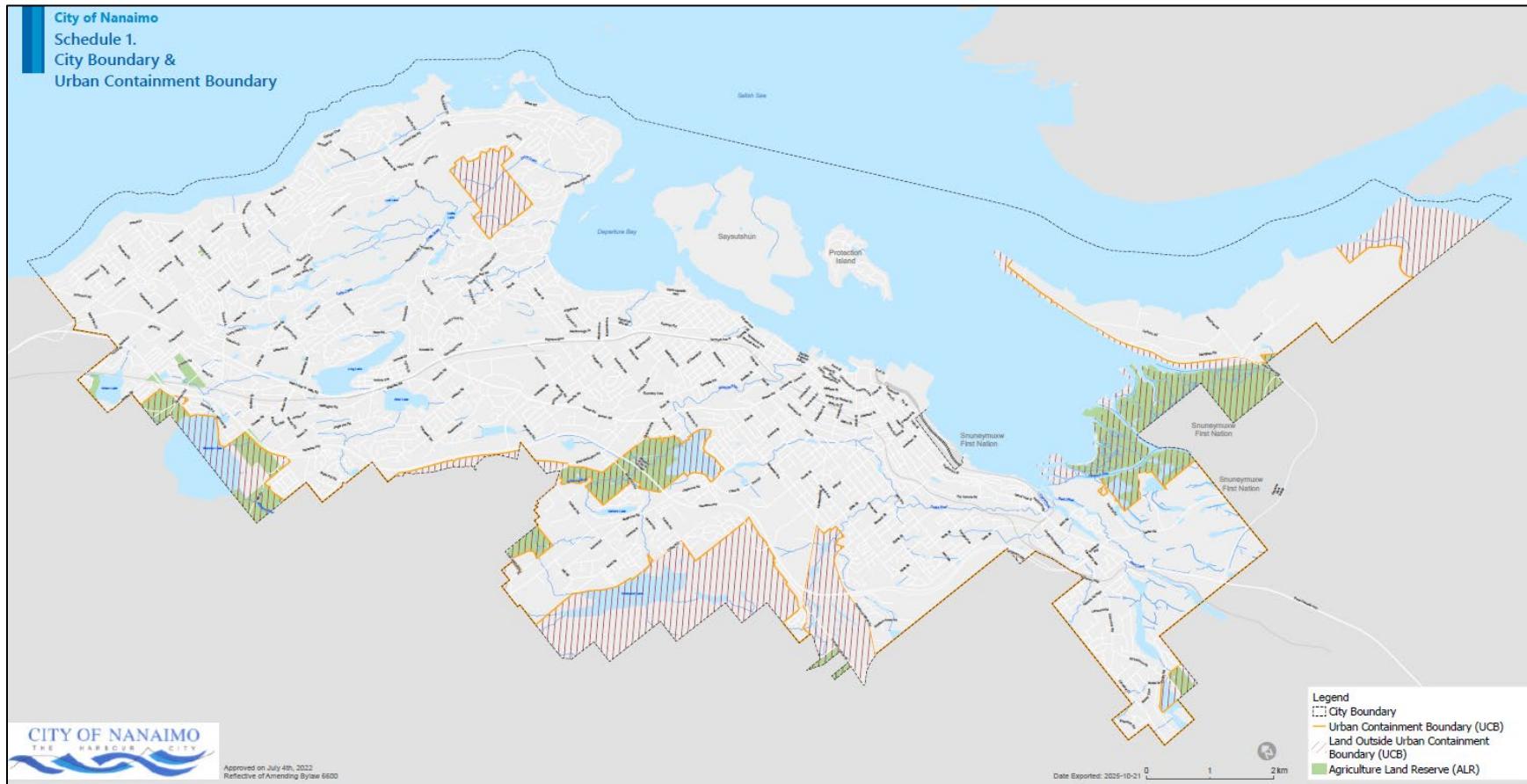
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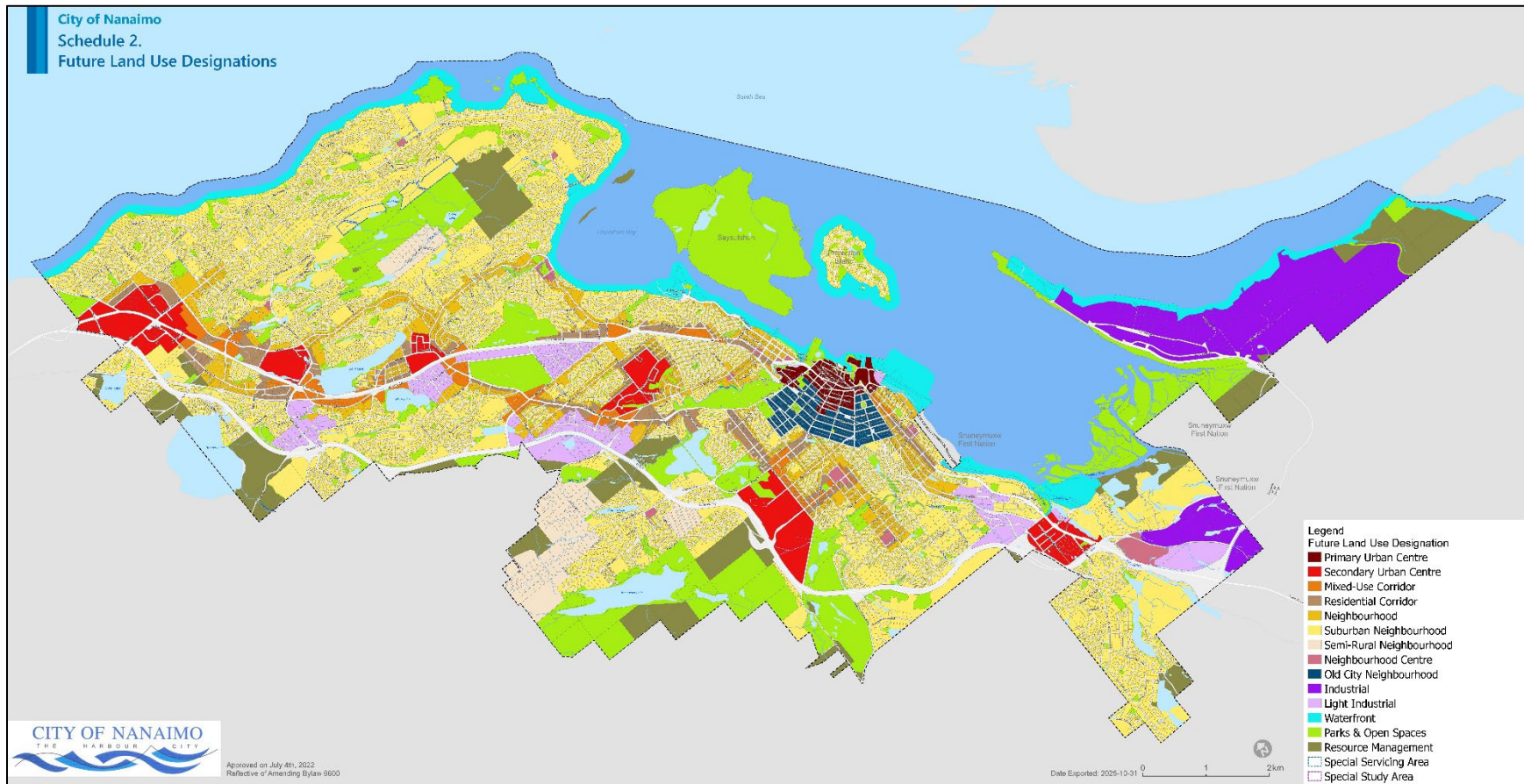
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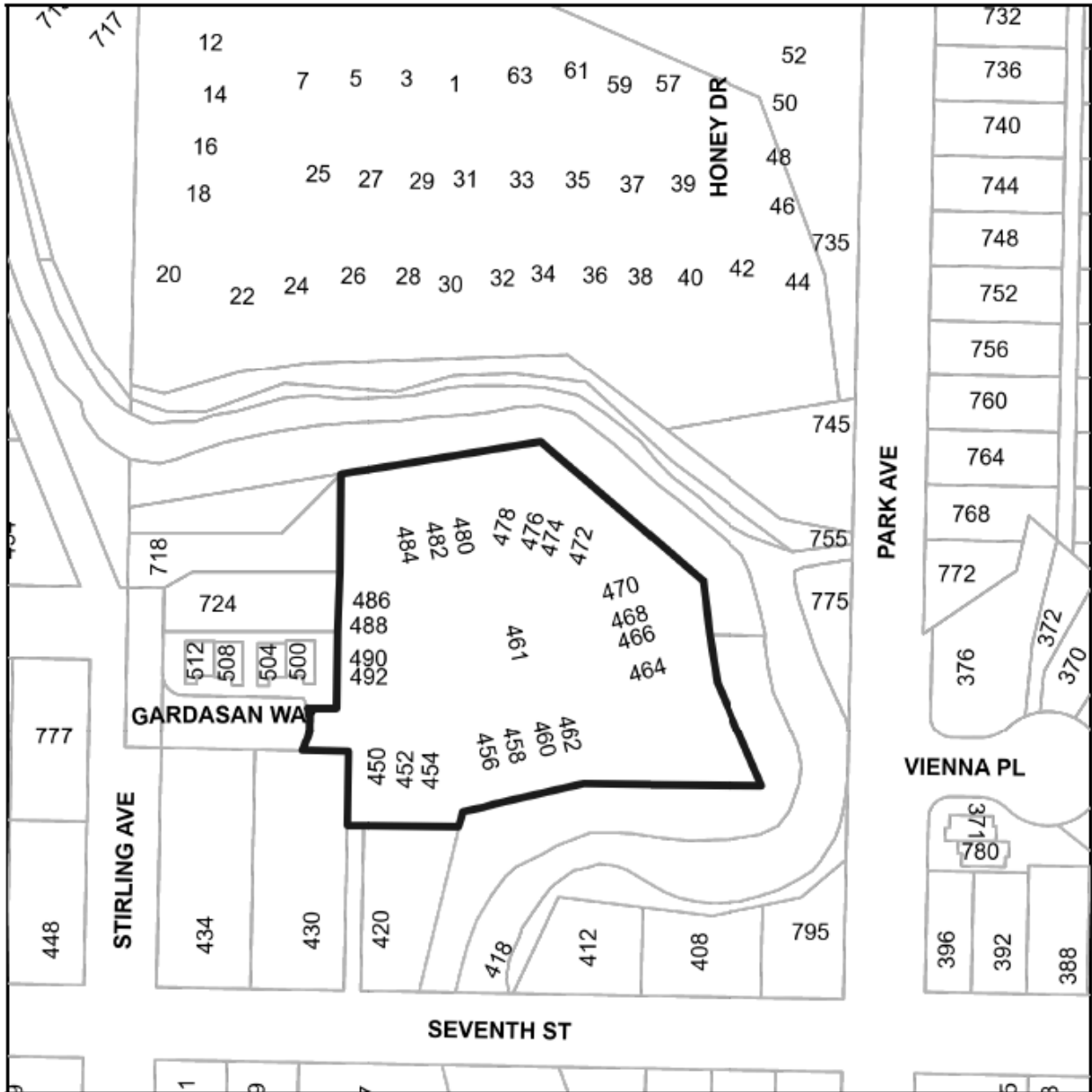
SCHEDULE I



SCHEDULE J



SCHEDULE J – MAP 1



LOCATION PLAN

PROPERTY TO BE REDESIGNATED FROM PARKS & OPEN SPACES TO SUBURBAN NEIGHBOURHOOD
 CIVIC: 450 GARDASAN WAY
 LEGAL: LOT 2, SECTIONS 17 AND 18, RANGE 10, SECTION 1, NANAIMO DISTRICT, PLAN VIP53963

SCHEDULE J – MAP 2



PROPERTY TO BE
 REDESIGNATED
 FROM PARKS &
 OPEN SPACES TO
 SUBURBAN
 NEIGHBOURHOOD

LOCATION PLAN

CIVIC: 474 HEWGATE STREET
 LEGAL: FRACTIONAL SECTION 19, RANGE 9, SECTION 1, NANAIMO DISTRICT,
 PLAN 630 EXCEPT PART IN PLANS 20334, 33283 AND 37087

SCHEDULE J – MAP 3

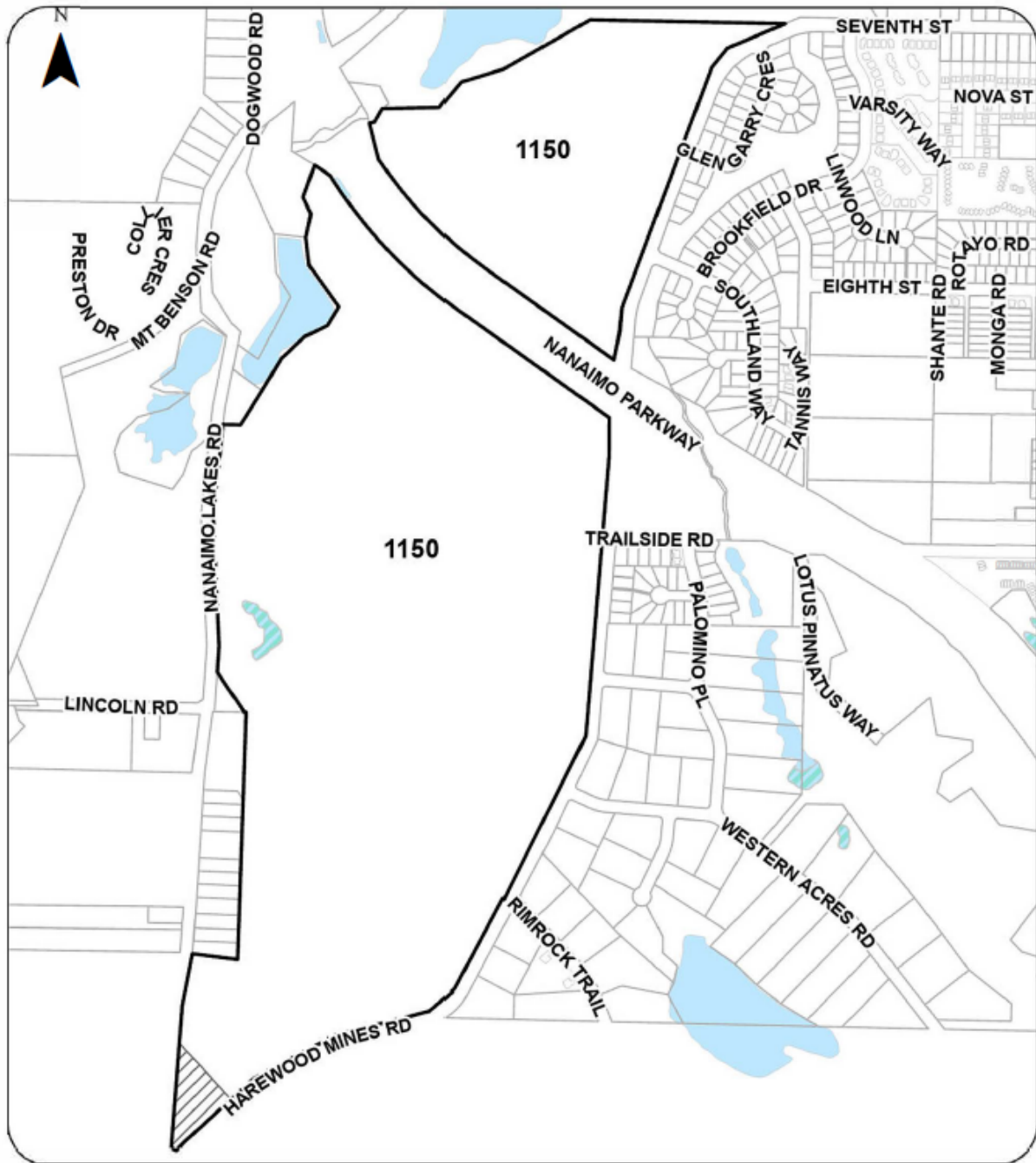


LOCATION PLAN


PROPERTY TO BE
REDESIGNATED
FROM SUBURBAN
NEIGHBOURHOOD
TO PARKS & OPEN
SPACES

CIVIC: 933 PARK AVENUE
LEGAL: SECTION 11, RANGE 10, SECTION 1, NANAIMO DISTRICT, PLAN 630

SCHEDULE J – MAP 4



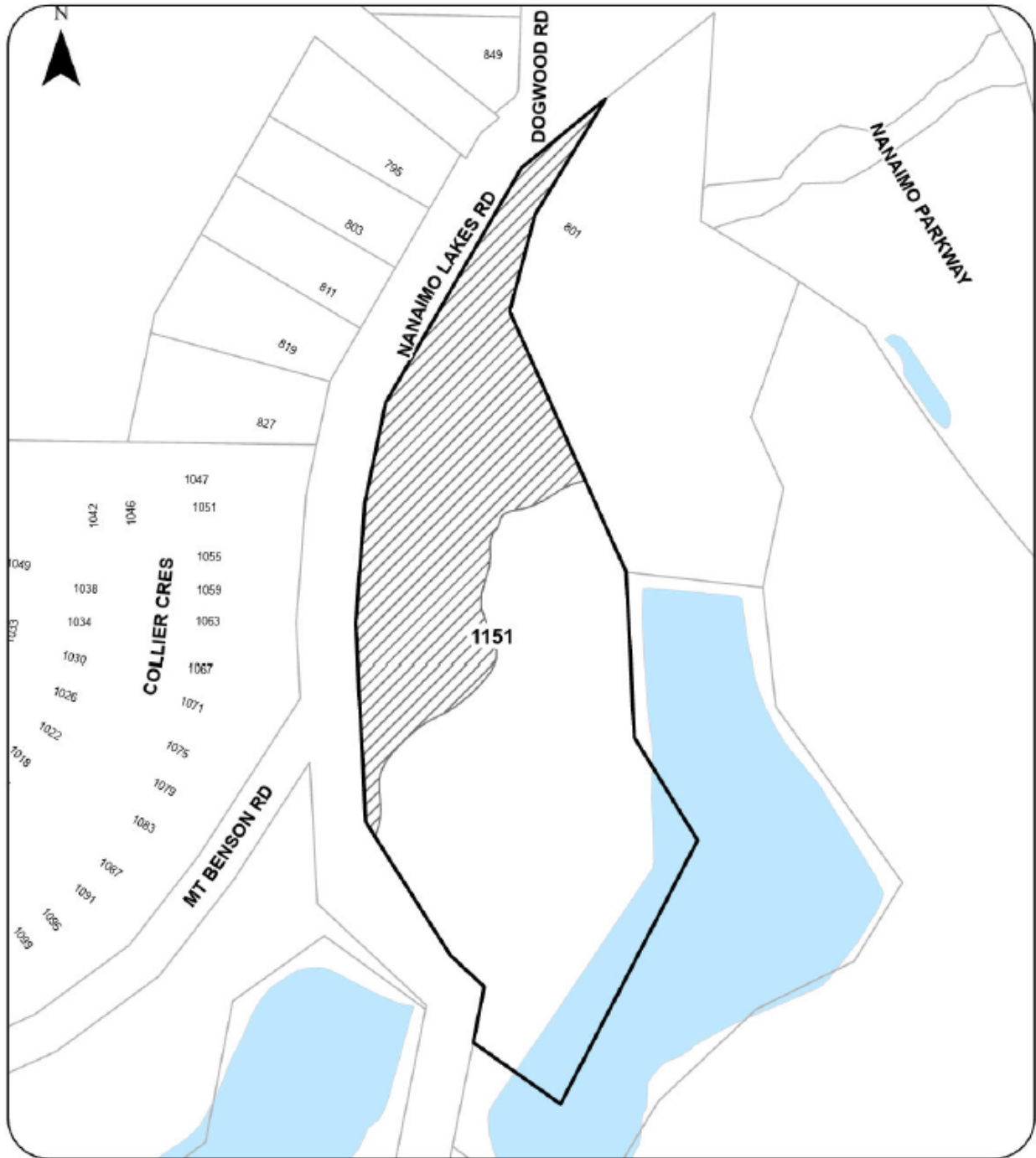
LOCATION PLAN

 SUBJECT PROPERTY

 PORTION OF PROPERTY TO BE REDESIGNATED FROM PARKS & OPEN SPACES TO RESOURCE MANAGEMENT

CIVIC: 1150 NANAIMO LAKES ROAD
LEGAL: LOT 1, SECTIONS 1 & 4, NANAIMO DISTRICT AND SECTIONS 1,3 & 4, RANGE 8, MOUNTAIN DISTRICT, PLAN 8656 EXCEPT PART IN PLAN VIP55722 & VIP88670, RESERVOIR, EXCEPT PORTION INCLUDED IN LEASE -SEE 16000.004

SCHEDULE J – MAP 5

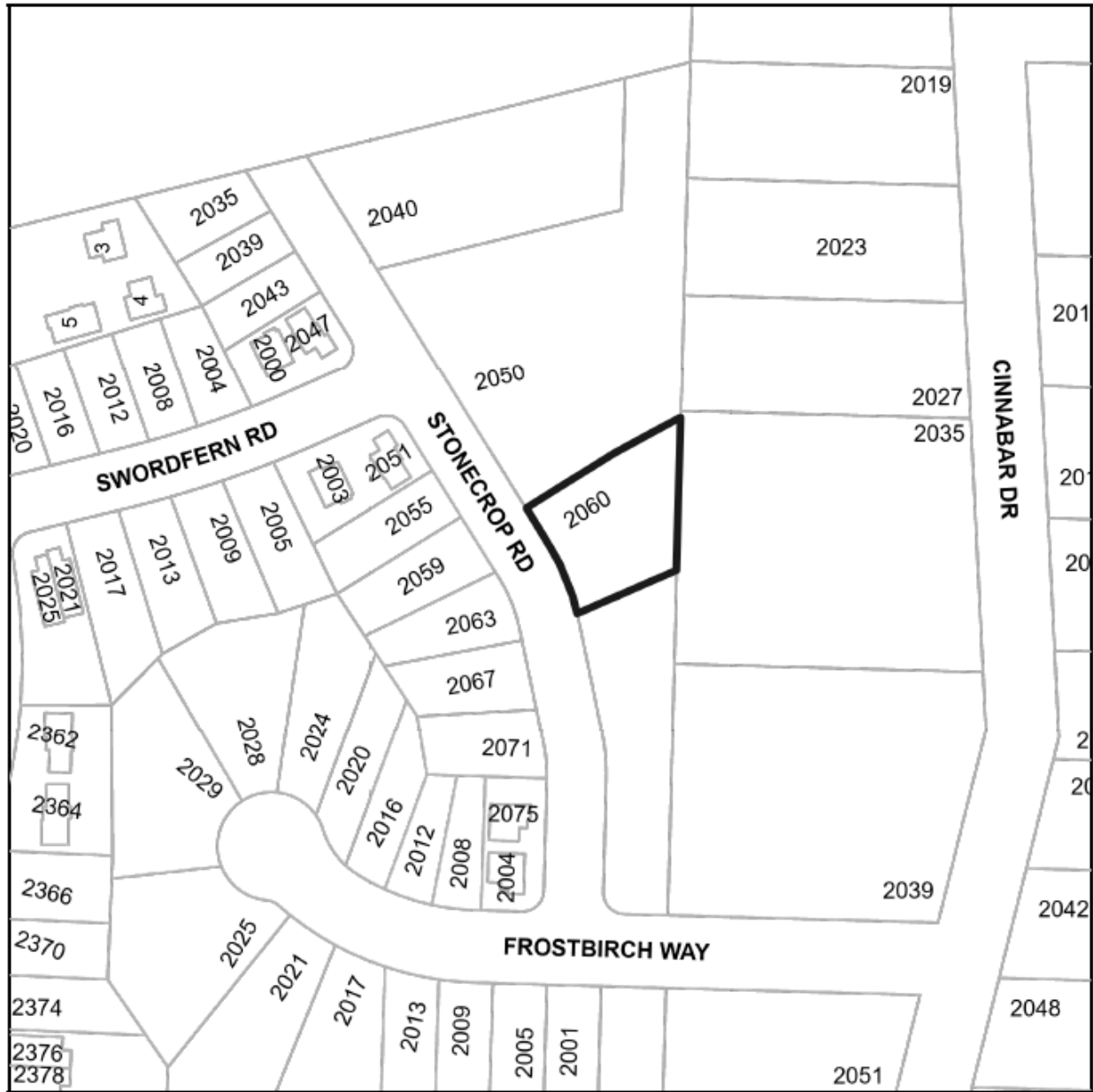




LOCATION PLAN

-  SUBJECT PROPERTY
-  PORTION OF PROPERTY TO BE REDESIGNATED FROM RESOURCE MANGEMENT TO PARKS & OPEN SPACES

CIVIC: 1151 NANAIMO LAKES ROAD
LEGAL: LOT 1 - 3, SECTIONS 3 - 5, RANGE 8, PLAN 3356, MOUNTAIN DISTRICT AND OF SECTION 1, NANAIMO DISTRICT, EXCEPT THAT PART IN PLAN 491R AND PLAN EPP77593

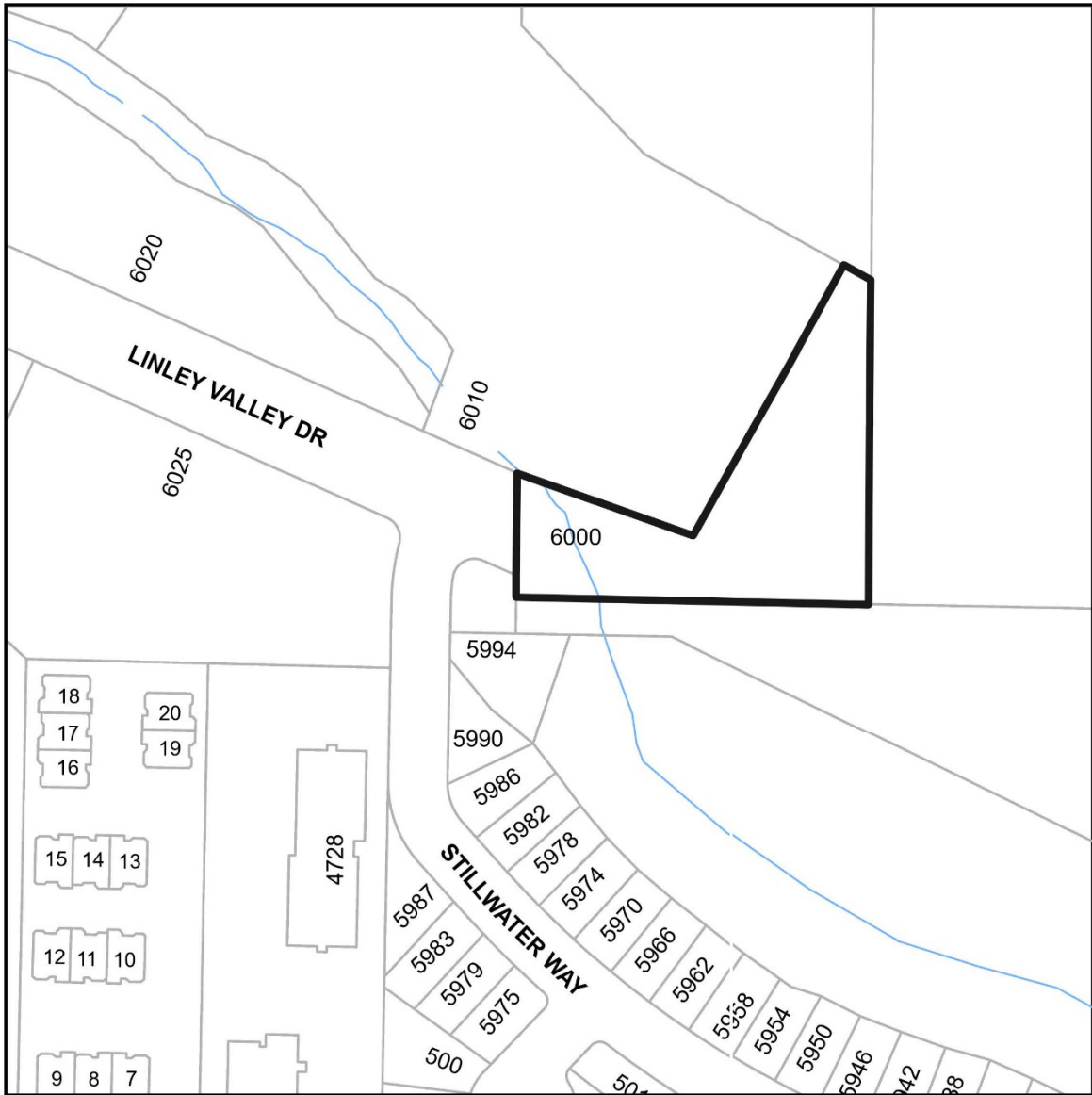
SCHEDULE J – MAP 6




 PROPERTY TO BE
REDESIGNATED
FROM PARKS &
OPEN SPACES TO
SUBURBAN
NEIGHBOURHOOD

LOCATION PLAN
CIVIC: 2060 STONECROP ROAD
LEGAL: LOT 1, SECTION 13, RANGE 3, CRANBERRY DISTRICT,
PLAN EPP28253

SCHEDULE J – MAP 7

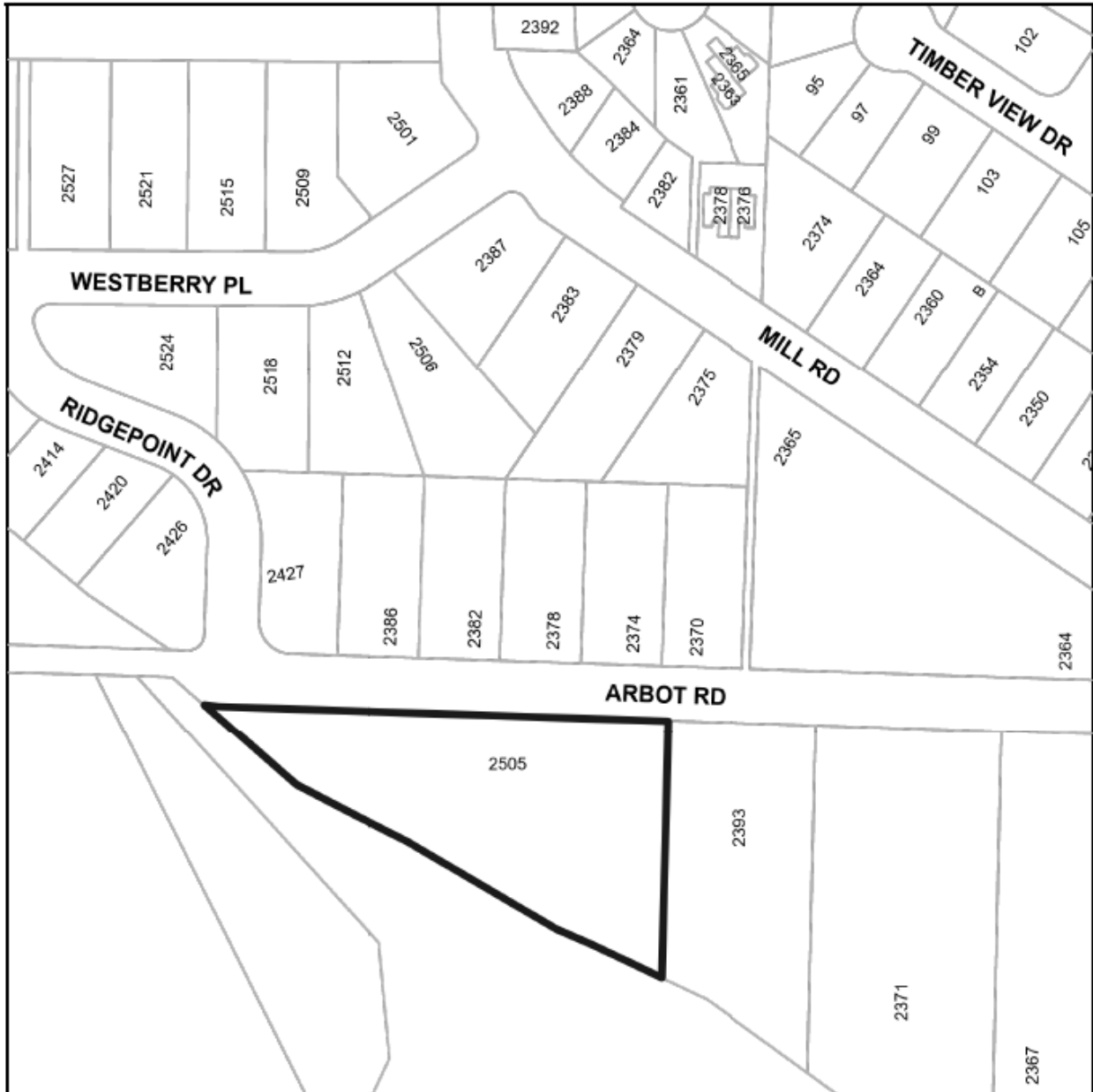


PROPERTY TO BE
REDESIGNATED FROM
RESIDENTIAL
CORRIDOR &
NEIGHBOURHOOD
TO PARKS & OPEN
SPACES

LOCATION PLAN

CIVIC: 6000 LINLEY VALLEY DRIVE
LEGAL: PARK DEDICATED BY PLAN EPP122720

SCHEDULE J – MAP 8

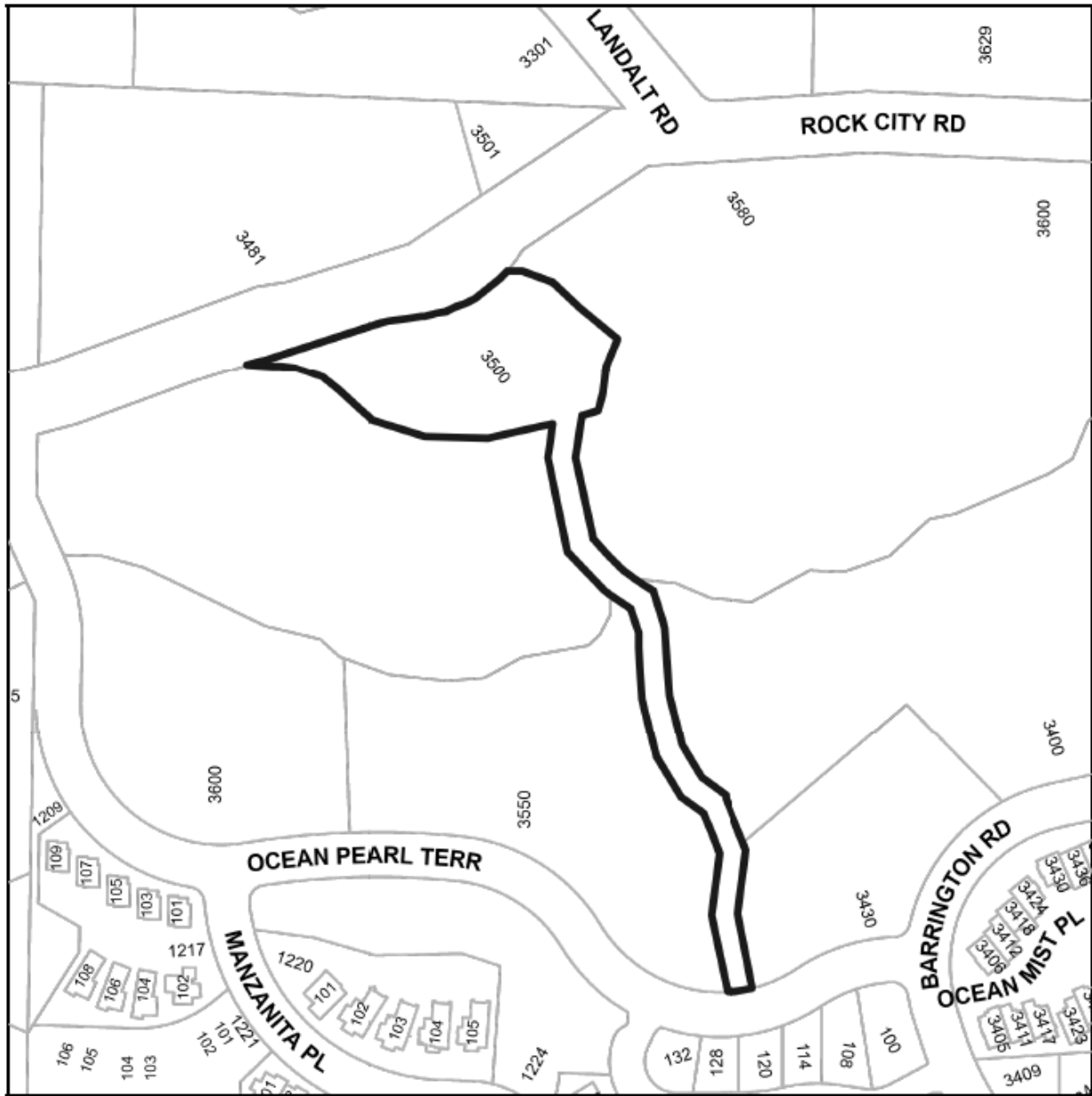


PROPERTY TO BE
REDESIGNATED
FROM SUBURBAN
NEIGHBOURHOOD
TO PARKS & OPEN
SPACES

LOCATION PLAN

CIVIC: 2505 ARBOT ROAD
LEGAL: THAT PART OF LOT 1, SECTION 10, RANGE 6, MOUNTAIN DISTRICT,
PLAN 18793, SHOWN ON PLAN EPP133456

SCHEDULE J – MAP 9

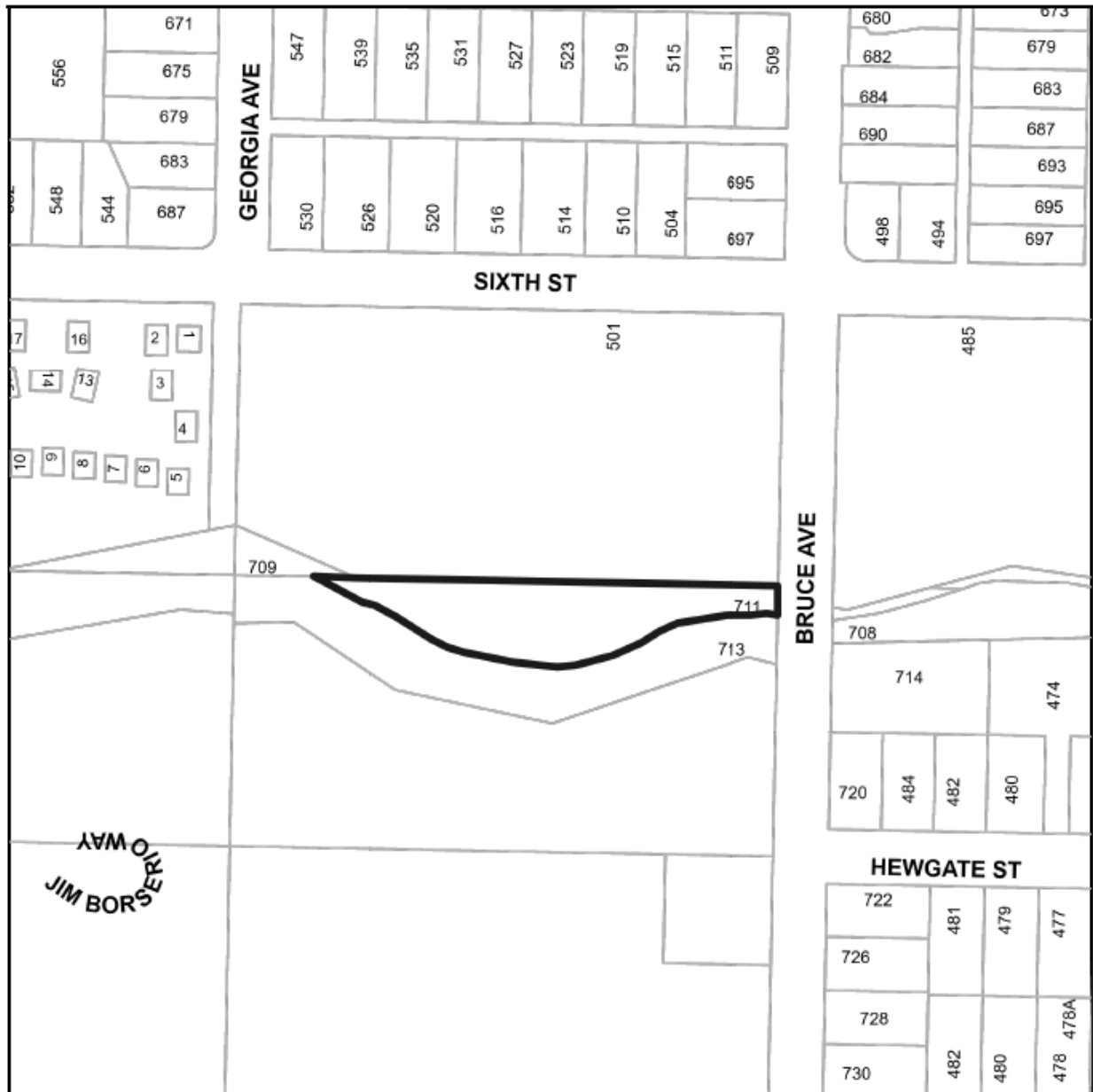


PROPERTY TO BE
REDESIGNATED
FROM SUBURBAN
NEIGHBOURHOOD
TO PARKS & OPEN
SPACES

LOCATION PLAN

CIVIC: 3500 ROCK CITY ROAD
LEGAL: PARK DEDICATED BY PLAN EPP120017

SCHEDULE J – MAP 10

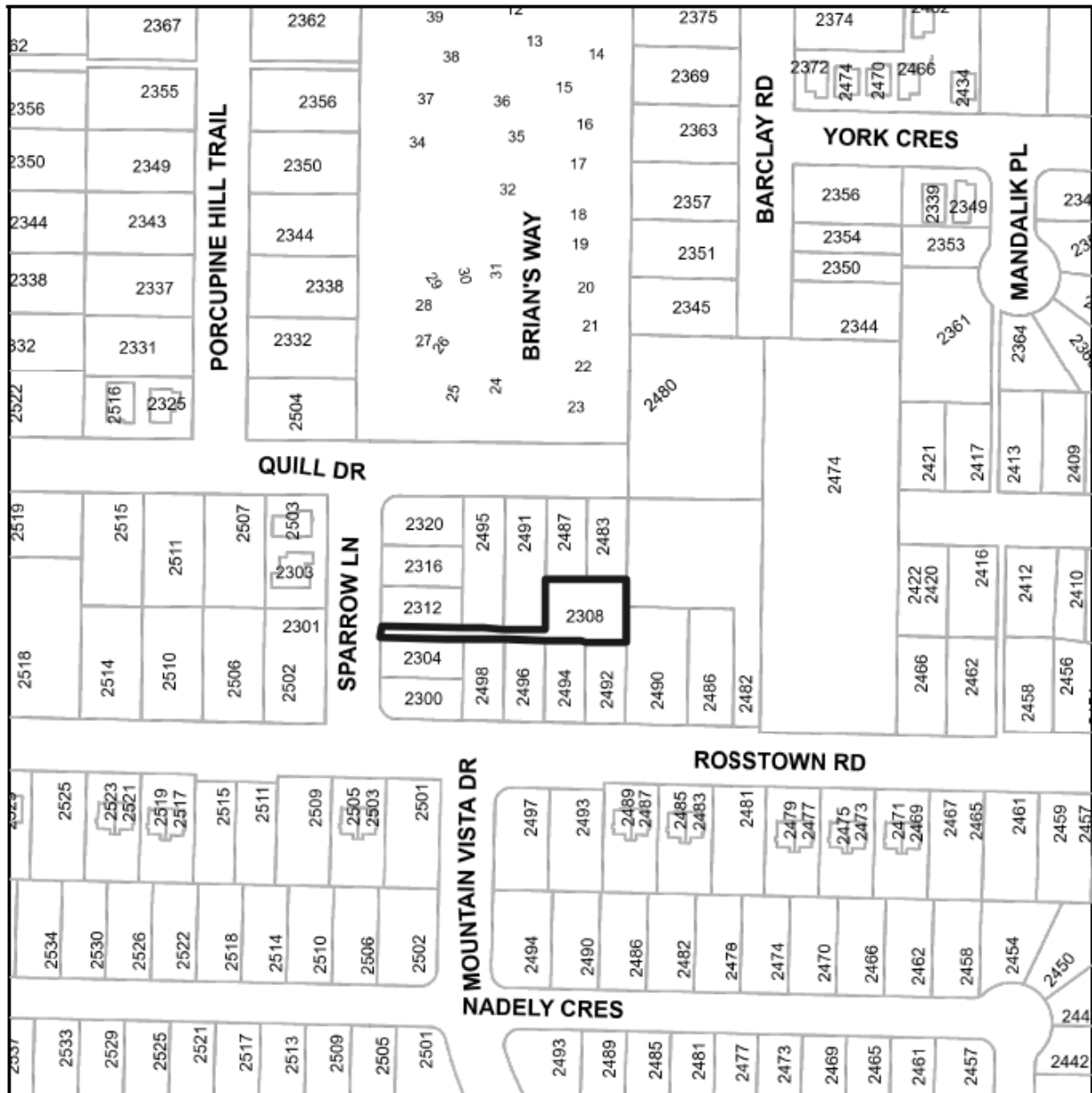


PROPERTY TO BE
 REDESIGNATED
 FROM
 NEIGHBOURHOOD
 TO PARKS & OPEN
 SPACES

LOCATION PLAN

CIVIC: 711 BRUCE AVENUE
 LEGAL: SECTION 19, RANGE 8, SECTION 1, NANAIMO DISTRICT, PLAN 630
 EXCEPT THAT PART LYING TO THE SOUTH OF CHASE RIVER

SCHEDULE J – MAP 11





LOCATION PLAN

PROPERTY TO BE REDESIGNATED FROM SUBURBAN NEIGHBOURHOOD TO PARKS & OPEN SPACES

CIVIC: 2308 SPARROW LANE
LEGAL: PARK DEDICATED BY PLAN EPP132425

SCHEDULE J – MAP 12

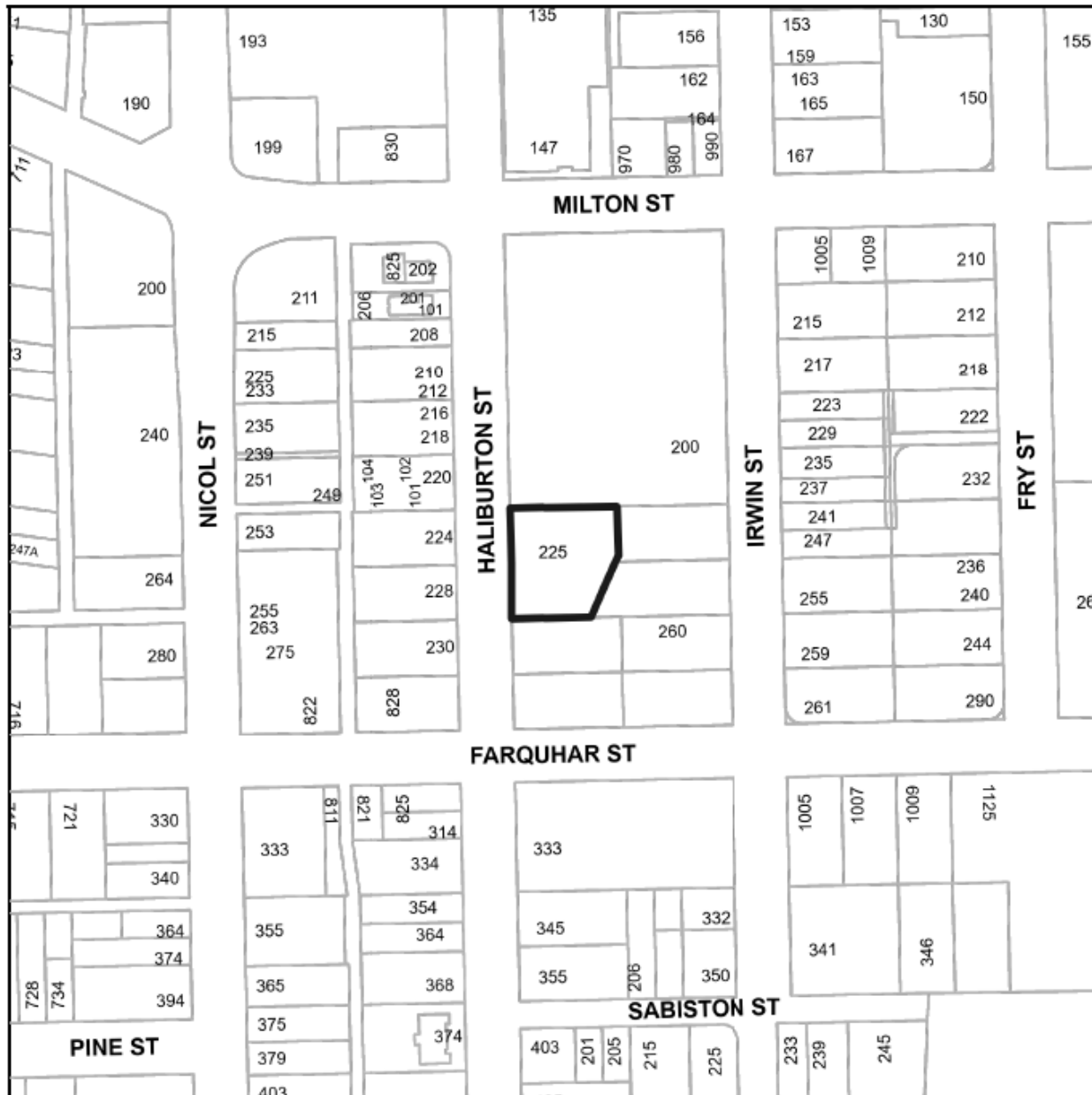


N

 PROPERTY TO BE
REDESIGNATED
FROM SUBURBAN
NEIGHBOURHOOD
TO PARKS & OPEN
SPACES

LOCATION PLAN

CIVIC: 1445 COLLEGE DRIVE
LEGAL: PARK DEDICATED BY PLAN EPP 137217

SCHEDULE J – MAP 13



LOCATION PLAN

PROPERTY TO BE
REDESIGNATED
FROM SUBURBAN
NEIGHBOURHOOD
TO PARKS & OPEN
SPACES

CIVIC: 225 HALIBURTON STREET
LEGAL: PARK DEDICATED BY PLAN EPP128409

SCHEDULE J – MAP 14



LOCATION PLAN

PROPERTY TO BE
REDESIGNATED
FROM SUBURBAN
NEIGHBOURHOOD
TO PARKS & OPEN
SPACES

CIVIC: 361 HOWARD AVENUE
LEGAL: PARK DEDICATED BY PLAN EPP125538

SCHEDULE J – MAP 15

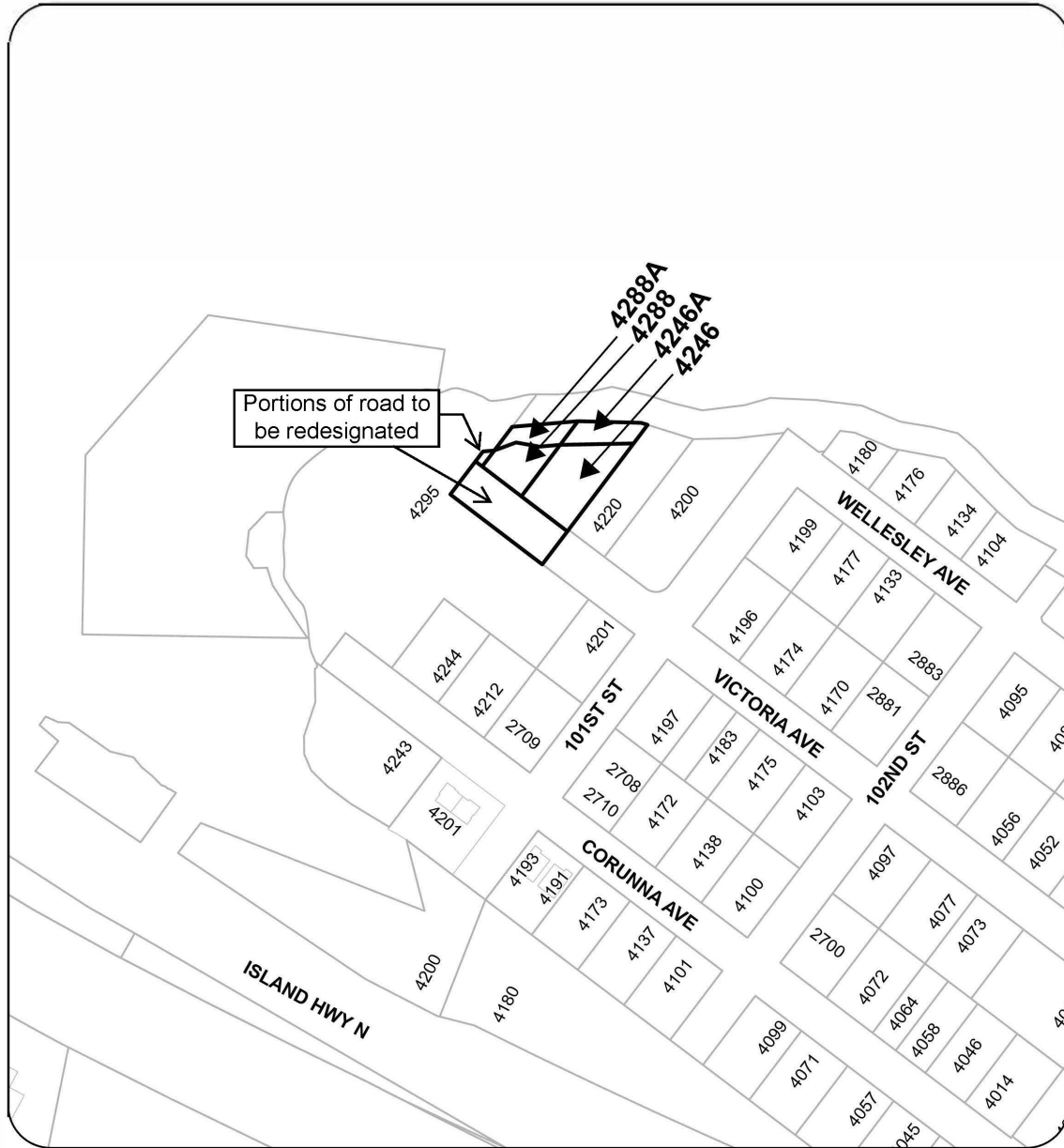


LOCATION PLAN

PROPERTY TO BE
REDESIGNATED
FROM SUBURBAN
NEIGHBOURHOOD
TO PARKS & OPEN
SPACES

CIVIC: 350 AVAANI WAY
LEGAL: PARK DEDICATED BY PLAN EPP127895

SCHEDULE J – MAP 16



PROPERTY TO BE
REDESIGNATED
FROM SUBURBAN
NEIGHBOURHOOD
TO PARKS & OPEN
SPACES

LOCATION PLAN

CMVIC: 4246, 4246A, 4288, & 4288A VICTORIA AVENUE; AND PORTION OF VICTORIA AVENUE FRONTING PROPERTIES

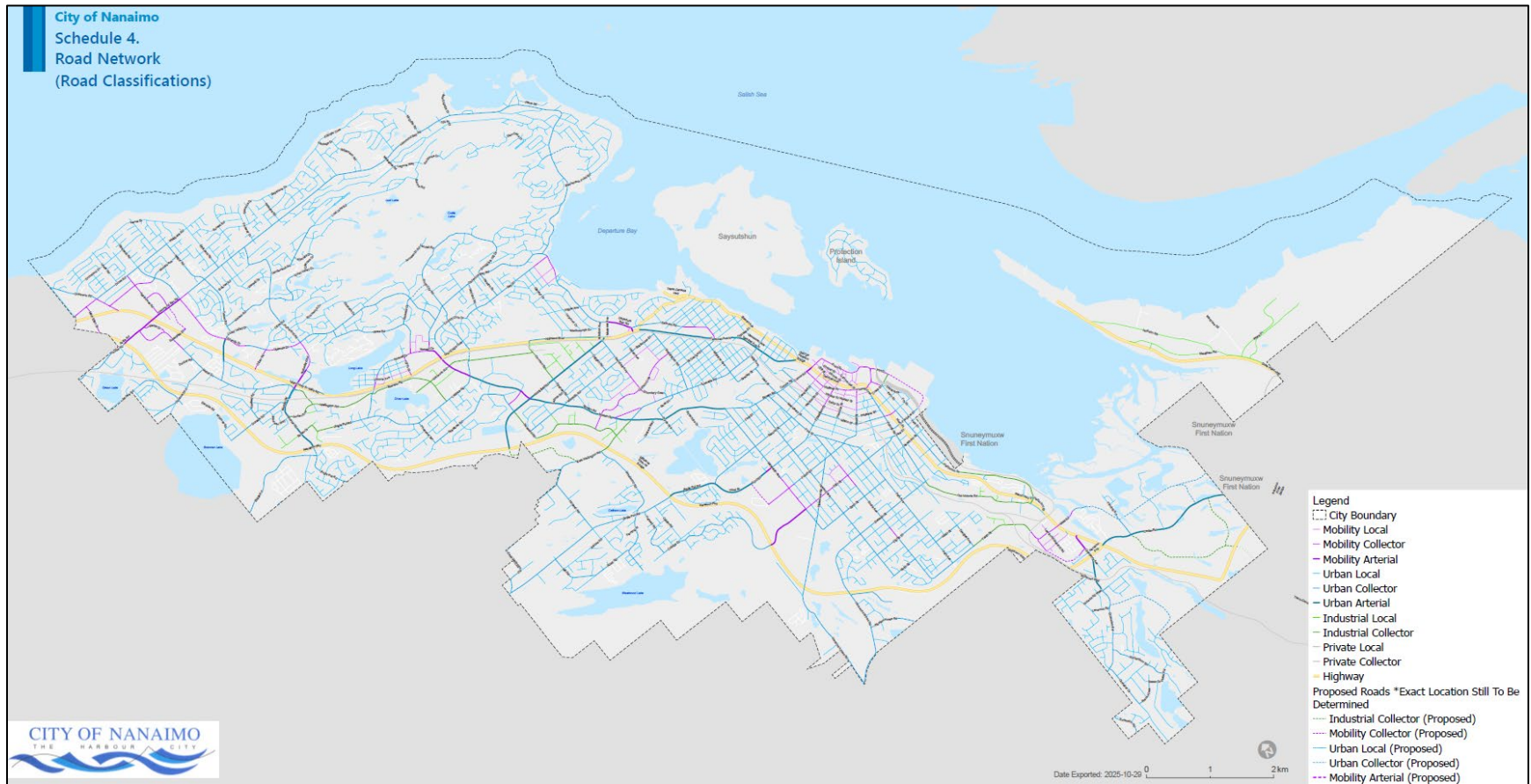
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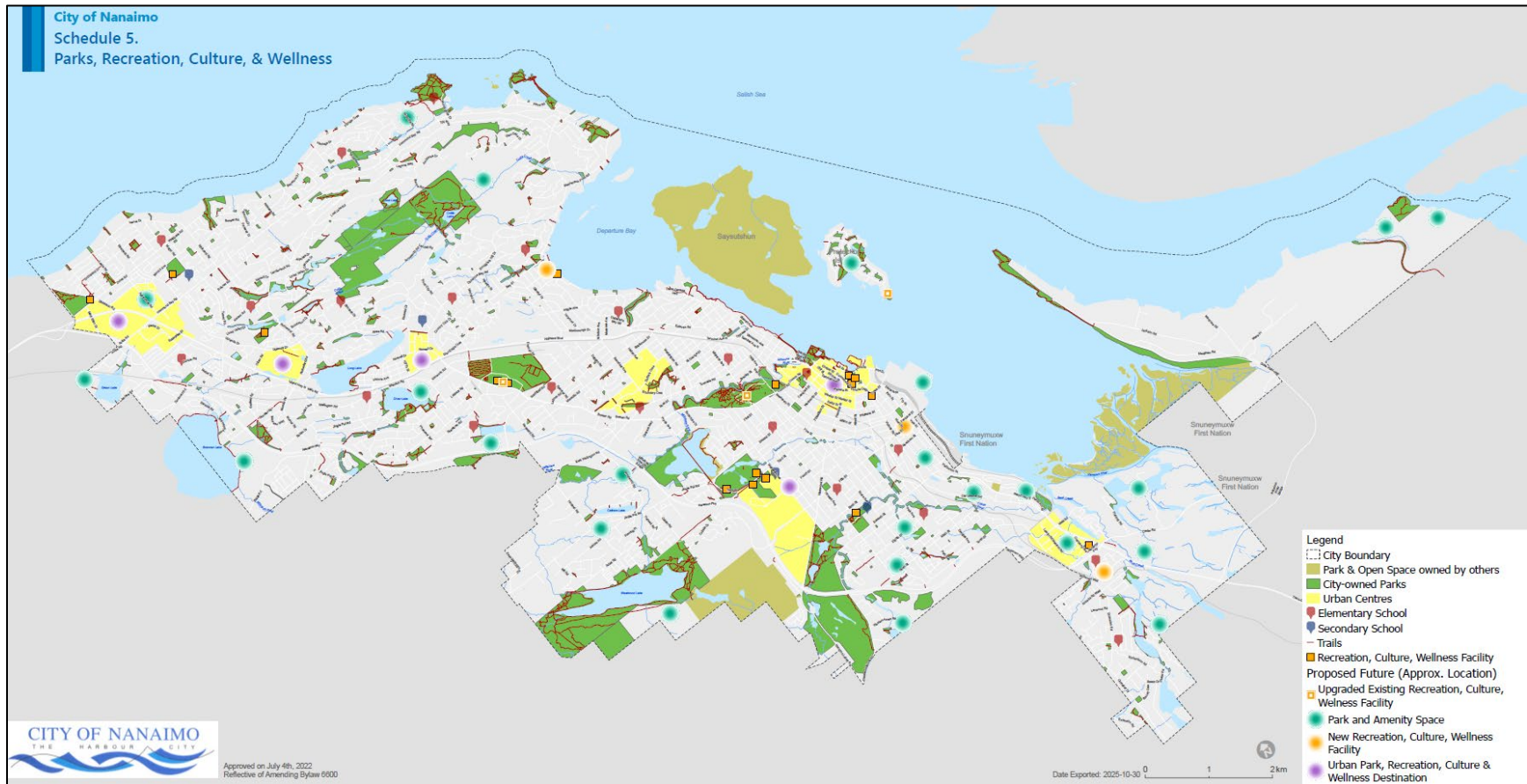
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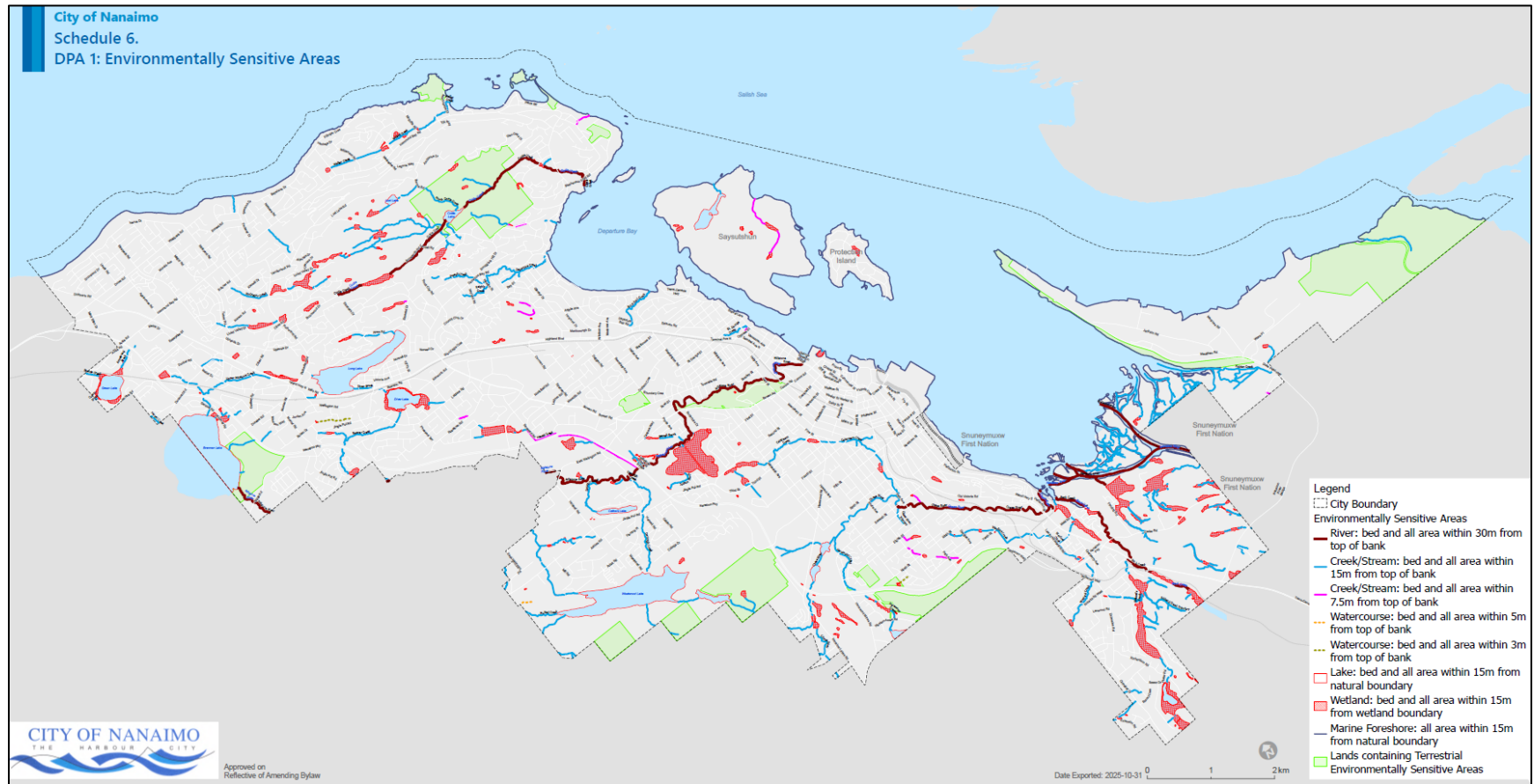
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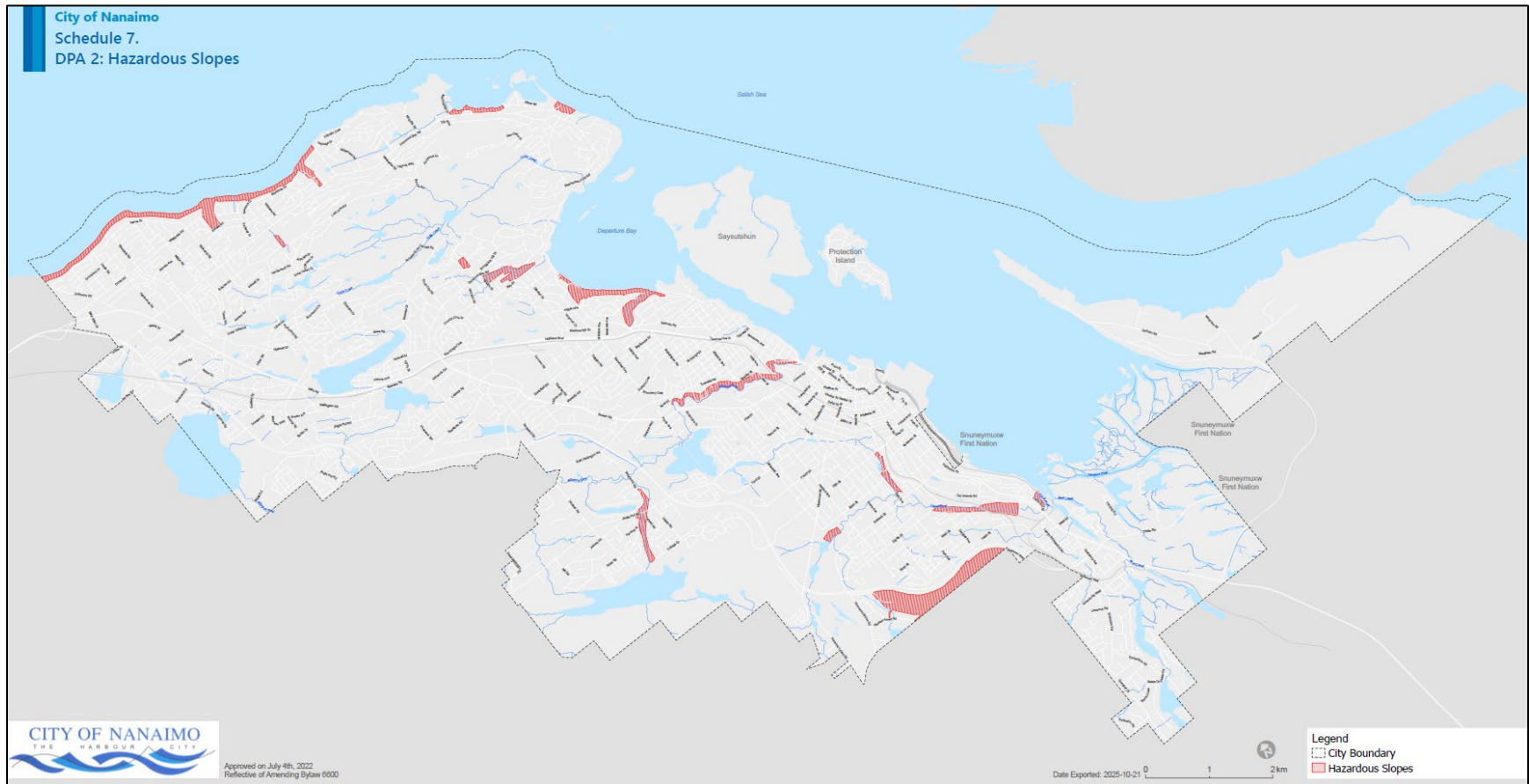
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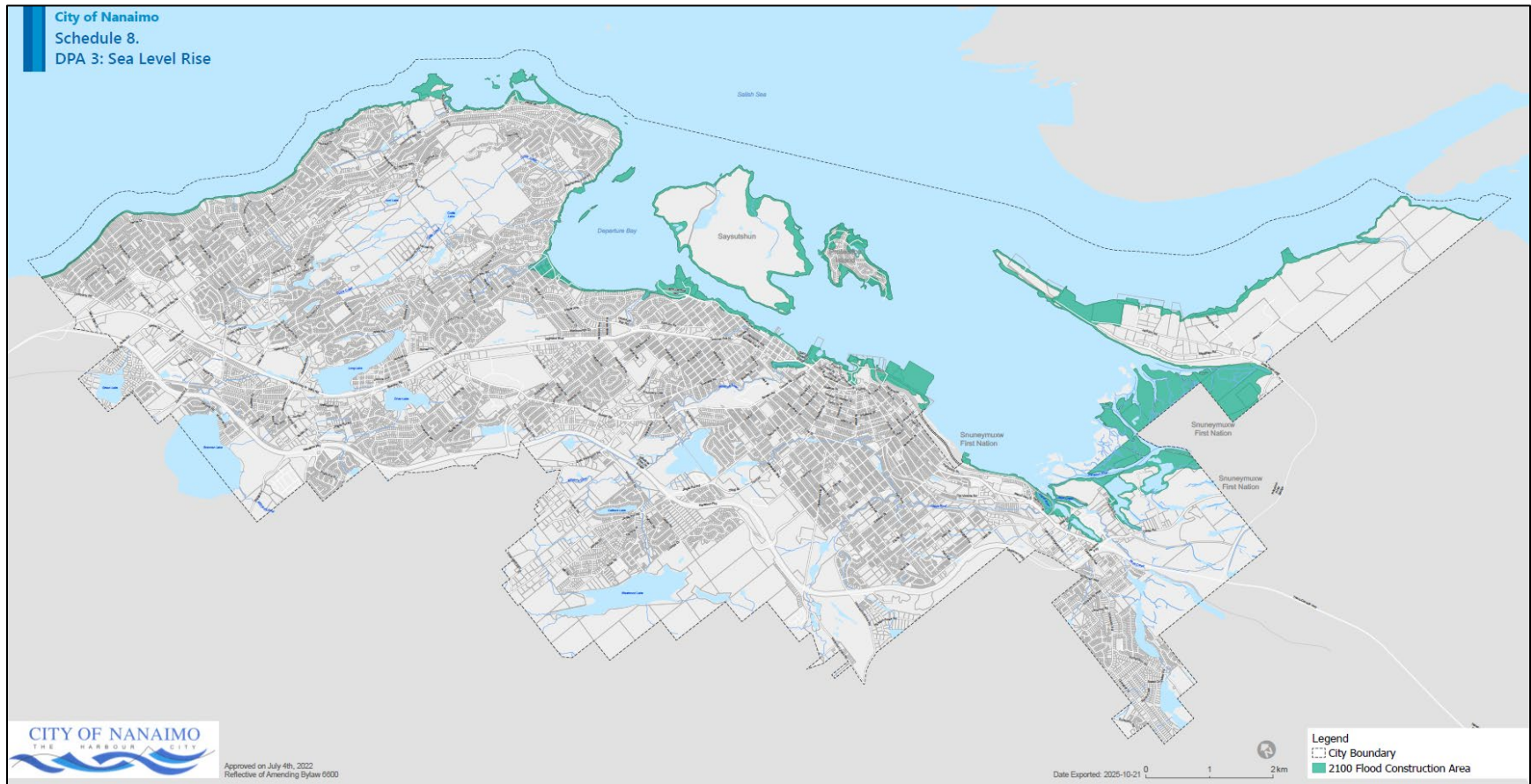
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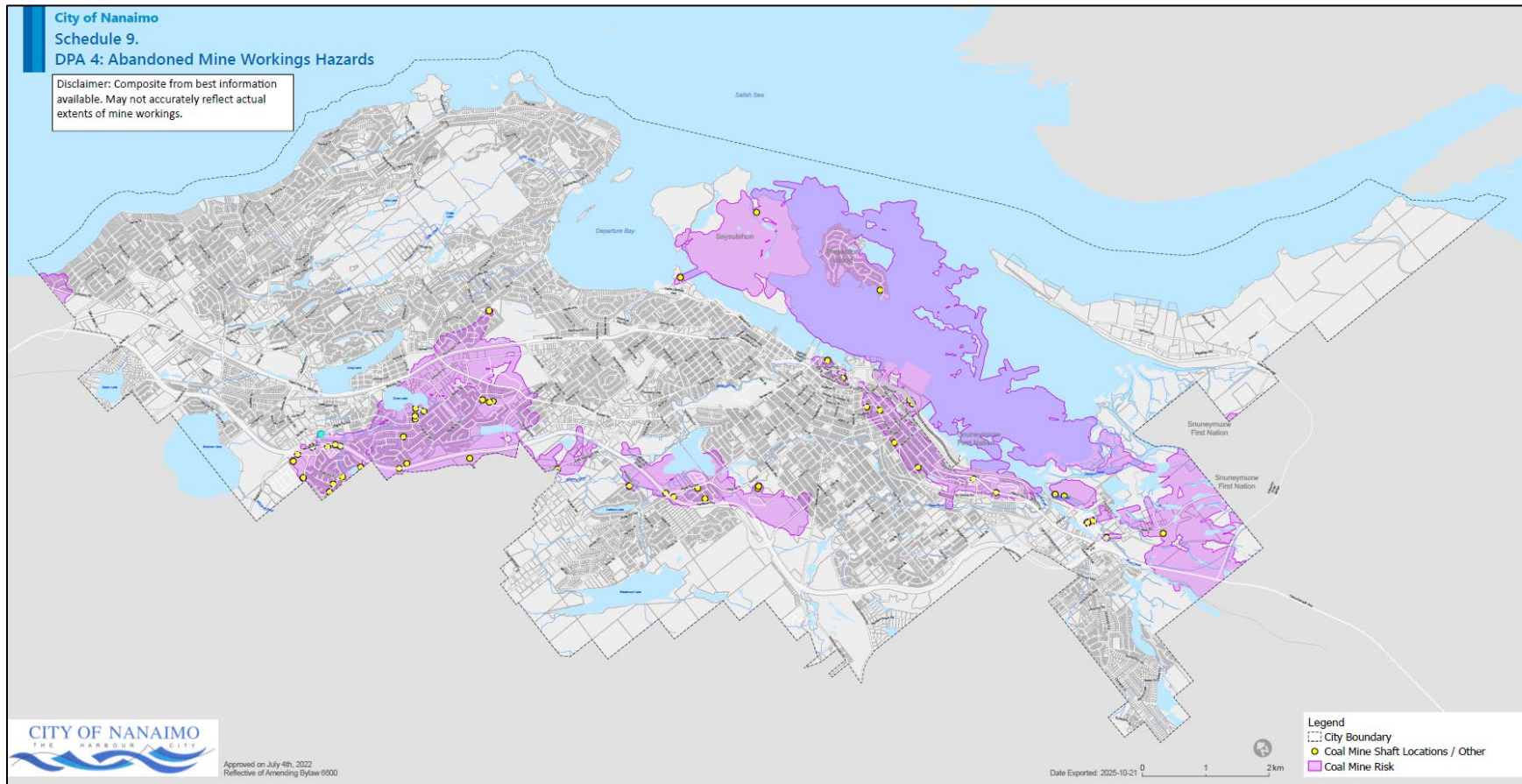
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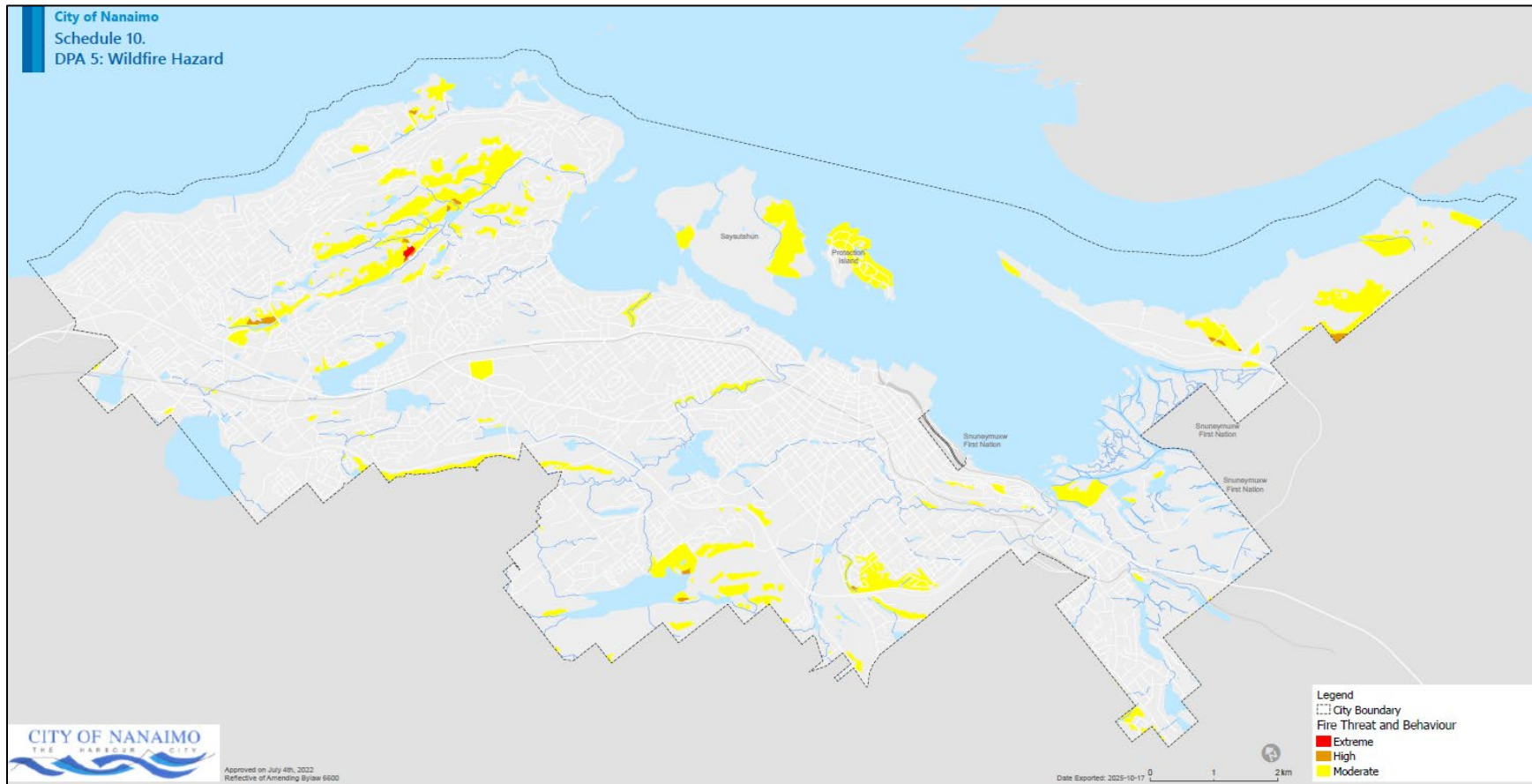
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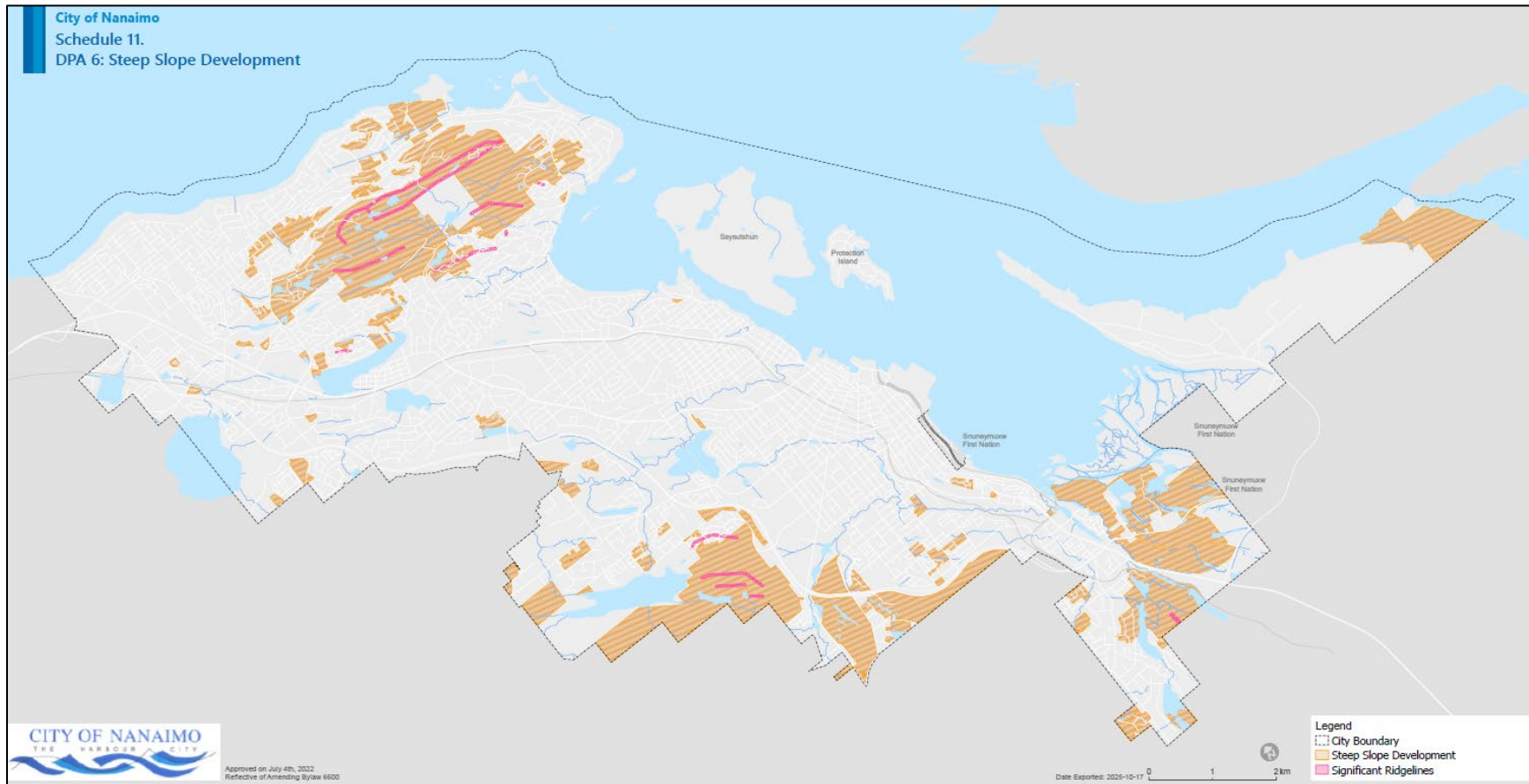
SCHEDULE Q



SCHEDULE R



SCHEDULE S



SCHEDULE T



SCHEDULE U

