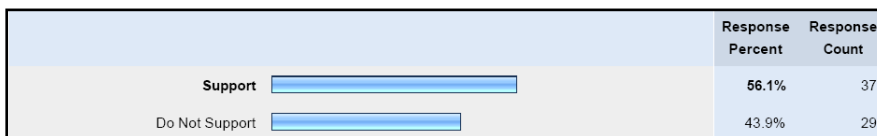
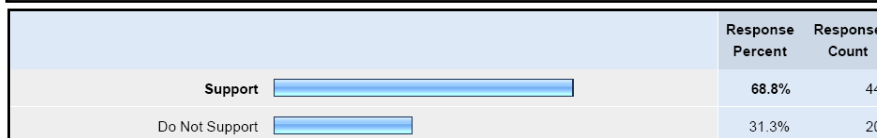


Results of Online Survey – Working Paper Review Presented to PNAC

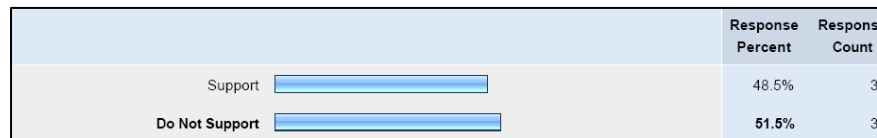
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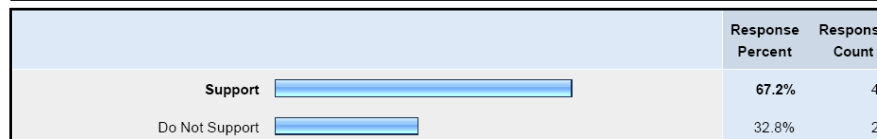
Do you support the framework of seven goals for Sustainable Nanaimo?



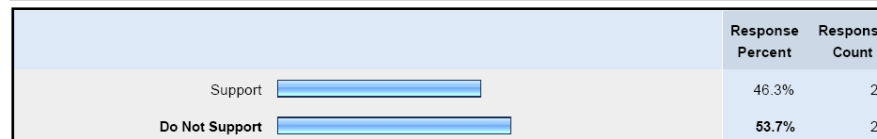
Do you support the principle of “urban nodes, corridors and neighbourhoods” as a revision of the growth centre concept?



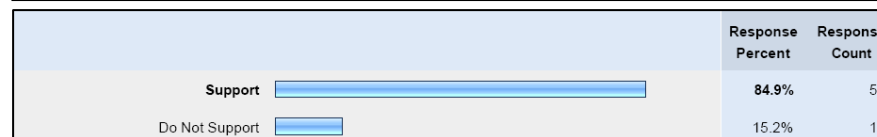
Do you support a realigned UCB?



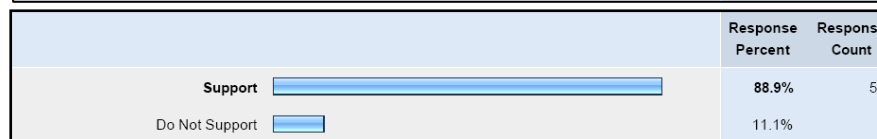
Do you support the recommendation to augment the Plan with a Social Goal to “encourage social enrichment”?



Do you support the recommendation to augment the Plan with an Economic Goal to “promote a thriving economy”?



Do you support the recommendation to refine the goal to “protect and enhance the environment”?



Do you support the recommendation to verify the goal to “improve mobility and servicing efficiency”?

Environment → Social → Economic

What aspects of sustainability (social, economic, environmental), as identified in the Official Community Plan, should be given first priority for implementation?

Question 1.

A framework made up of seven goals for a new Plan is recommended, together with an expressed definition of sustainability. Do you support the framework of seven goals for Sustainable Nanaimo?		
answer options	Response Percent	Response Count
Support	56.06%	37
Do Not Support	43.94%	29
Comments/Discussion/Alternative		32
answered question		66
skipped question		12

Comments Received

#	Response Date	Comment
1.	Sun, 7/8/07 7:26 PM	I absolutely disagree with the focus you are taking with the word "sustainability"! I also disagree that in your view sustainability is the "centre" of the hub. IT IS NOT! The citizens and the environment are absolutely the centre of any circle you may care to create. The word sustainability is a WEASEL word that allows for all kinds of manipulation and we have enough of that occurring as I write! Our existing goals and objectives may need the small bit of fine tuning. BUT. we do not need your proposed Goal 6 and Goal 7 in any way shape or form . Plan Nanaimo is also the desired name, NOT Sustain Nanaimo.....despise it!
2.	Wed, 7/25/07 2:53 AM	I do not support the over all criteria of PLN, as I state further on, I believe we should leave it to Council and trained city staff to deal with problems that confront the City of Nanaimo.
3.	Mon, 8/13/07 8:54 PM	Plan Nanaimo is about planning; the revision suggests a different role without adequately explaining why. My concern is that the focus on planning, already far from perfectly realized, will be swamped in a sea of collateral concerns. The consultants do not anticipate this difficulty and so offer no concrete assurances that this will not happen. Question: if Plan Nanaimo already fails to receive the respect it deserves, how can the addition of new goals help? And the consultants should realize that lack of respect has been a major problem. Example: the critical reports on neighbourhood planning offered by the UBC consultants. Other examples could be readily listed. Please discard the ambiguous "sustainNanaimo" idea and keep the present title and focus.
4.	Tue, 8/14/07 11:24 PM	An OCP's foremost purpose must be to deal with "land use". Consequently, embedding Social Enrichment and promoting a Thriving Economy, important as they are, is not appropriate! These two "goals" are secondary ones and ought to be flowing from a well-designed and well-administered Official Community Plan!
5.	Tue, 8/21/07 5:45 PM	Having a plan that provides both community and professional involvement is key to the success of the plan. Key issues of transportation must be addressed which during the first meeting were not. We must look at reducing the number of accesses to roads and in turn reducing the number of left hand turns to promote safety through example and good design practices.

6. Wed, 8/22/07 5:05 AM 1. NON SUPPORT. The OCP is by definition a Land Use Planning Tool. It cannot, without prejudice be turned into a multi-tool covering all aspects of municipal planning. The Brundtland Commission definition of sustainable development as meeting the needs of the present without compromising the ability of future generations is indeed noble, but defies any practical application. Those who promote this view should come forward with the methodology to be used in evaluating any future municipal action in these terms. Indeed, this entire document has avoided any tangible data driven definition of the activities of the last ten years under the existing OCP by which any rational review could be predicated. Furthermore it offers no methodologies for measuring the probable outcomes of any future decisions under the plan. We have not yet weighed the existing plan, nor found it wanting. What has not yet been tested should not be changed just to justify a consulting fee. I would further note that the diagram shown on page 4 of the paper is inverted. It is the environment which is at the heart of the universe. Our society shapes that environment. And our Economy wraps around it all like a shroud.
7. Wed, 8/22/07 10:49 PM Wellington IS one of the most complete "Sustainable" Communities, yet it is not on the list of Centres??! Why not?! (Wellington has two lakes, trails, library, high school, 2 Elementary Schools, Shopping, Offices, Bus Loop, Train Station, Close Proximity to 2 highways, etc, etc, etc. Some of the proposed areas are artificial at best, why not make the already sustainable areas, even more sustainable? Far better value improving an established area like Wellington.
8. Thu, 8/23/07 1:32 AM There already are goals made for the plan, what is the reason for changing them? How can you possibly answer this question when you don't know what the "new goals" are going to be?
9. Mon, 8/27/07 4:19 AM None of your stated goals will achieve your vaunted sustainability. Your use of the word "sustainable" is a simple public relations ploy. So far your plan is just a silly exercise in political correctness.
10. Thu, 8/30/07 7:33 PM I find some of the 7 goals too vague and somewhat contradictory. For example building a thriving A economy seems contradictory to the notion of sustainability. Wouldn't Building a Sustainable economy be more consistent? Also, Goal 7 Towards Sustainability seems to be mainly dealing with doing more community/neighbourhood planning, which isn't obvious from the title. I prefer the old description of Ongoing Community Involvement. I don't know if Social Enrichment is the appropriate title for a social goal. The main social issues seem to involve Safety, Cleaning up down town and housing.
11. Fri, 8/31/07 11:03 PM Not enough emphasis on road building/widening for increased population. Let us recognize that automobiles are the preferred mode of transportation (by most of the population) and will be for the next 100 years. The present situation is a disgrace to a real city in this century - possibly suitable for the 1890's.
12. Wed, 9/5/07 9:26 PM Goals should be named.
13. Sat, 9/8/07 3:20 AM The concept of true sustainability goes far beyond the highly ambiguous definition used by the Brundtland report and used in this paper. Actual sustainability concepts of planning as advocated by experts such as Rees and Wackernagel (see Our Ecological Footprint) involves measures which are not present in this document, nor would it be feasible to adopt such goals due to the extreme (although, likely necessary) measures needed to achieve actual sustainability. The sustainNanaimo framework trivializes the fact that this is a planning document, making it ambiguous by replacing its title as a planning document with a catchy new buzzword. I recommend that the document remain as Plan Nanaimo. It does not seem necessary to change its name. It is a planning document. Period. As for the goals, the new sustainability goals are a joke. Changing goal 1, Build Complete Viable Communities to Build a More Sustainable Nanaimo has no purpose, except maybe to confuse people or keep up with the latest trends in fluffing up documents. Working Towards a Sustainable Nanaimo is also an unnecessary change. Community involvement is vital to the success of a community's planning initiatives. As such, this goal should explicitly state the community's involvement in the planning process.

Official Community Plan Online Survey, September 2007

14. Sun, 9/9/07 10:03 PM I believe that the "seven goals" is meaningless verbiage. This is a type of make work on which planning staffs have a tendency to spend many hours of time (translating into thousands of dollars of salaries). The end product has no or little application to how the city and its economy function. It is more than just wasteful of money, however, in that it gives a false impression that real problems are being solved.
15. Tue, 9/11/07 12:14 AM This is too "cute" or "faddy" an approach. We all pretty much know what sustainability is. It does not have to be spelled out in words, only in actions.
16. Mon, 9/17/07 3:05 PM Take away the green belt zones that were protected by the first planners for the cleansing of the air and the maintaining of the ecological balance which the present planners are not educated in and just want to consider what they can make in money .Vancouver is the closest example take a look in the evening at the skyline it looks like a green haze. do you want that for the Island.
17. Mon, 9/17/07 3:50 PM Stop selling out to Americans and Albertans! Keep our parklands!
18. Mon, 9/17/07 5:01 PM I think that the goals are fine but the order is completely backwards. Our first goal should be environmental sustainability with more emphasis on how to do that as the city grows.
19. Mon, 9/17/07 8:19 PM Nanaimo has become a long elongated string of developments that put a strain on all services; be they infrastructure for transport, emergency, or medical. Please stop this unseemly unplanned growth!
20. Mon, 9/17/07 8:24 PM Nanaimo has become a long elongated string of developments that put a strain on all services; be they infrastructure for transport, emergency, or medical. Please stop this unseemly unplanned growth!
21. Wed, 9/19/07 6:17 PM We must support the will of the people.
22. Wed, 9/19/07 7:16 PM This attempt to co-opt the term Sustainability in service of economic interests is just plain awful. The whole point of and the reason for the Plan is that unrestrained economic pursuit puts the community and the environment at great risk. One needs only to look at the development choices made over the past decade or so to see the need for a strong plan.
23. Thu, 9/20/07 5:38 PM The five goals as set out in the original OCP adequately express my ideas.
24. Sun, 9/23/07 8:46 AM Isn't that just saying this is the outline of our plan, does everyone agree with the outline of our plan?
25. Wed, 9/26/07 8:53 AM Sustainability is a MUST, but I worry about: 1. The loss of the community consultation goal. 2. Our current Mayor, Council and Staff must not understand sustainability at all. If they did, they would have vetoed the South Nanaimo Lands project at first glance.

Question 2.

The proposed direction for the goal to build a more sustainable community is presented as a revision of the growth centre concept. Do you support the principle of "urban nodes, corridors and neighbourhoods" as a revision of the growth centre concept?		
answer options	Response Percent	Response Count
Support	68.75%	44
Do Not Support	31.25%	20
Comments/Discussion/Alternative		33
answered question		64
skipped question		14

Comments Received

#	Response Date	Comment
1.	Sun, 7/8/07 7:26 PM	The words we use currently are viable communities" and that is what needs to stay! Your continued use of the word sustainable creates HUGE problems for me as I know it will for most others! CHASE RIVER is ANOTHER NO GO! All you are doing is creating more Urban spread and it is not necessary at all. As taxpayers we are the ones who have to maintain any services once they are installed or established.....NO/NO/NO! I also do not agree with your URBAN NODE theme. Each of the currently designated 6 town centres should have all of the Focus and Character you have identified within each of them. YOU are not encouraging Town Centre development within our structure at all. In addition you are encouraging the use of a vehicle instead of having facilities and for us and character within each town centre comprised of all.
2.	Wed, 7/25/07 2:53 AM	Nanaimo is and has been spread out over a large area ie/ Chase River, Woodgrove, Harewood, East Wellington. We already have neighbourhoods, we have growth centres in every area of Nanaimo, let zoning and new zoning take care of this. Obviously I am not a expert just a reply!!
3.	Tue, 8/21/07 5:45 PM	Yes. These are great. Look to some of the successful urban plans from Calgary and Edmonton for this goal. We need more of them for sure.
4.	Wed, 8/22/07 5:05 AM	2. NON SUPPORT. As there has been no significant action on the centres identified in the original plan, nor any data presented to show that any modifications thereto would be more successful, change would be frivolous. What is needed is an application of the tools of planning, i.e. up zoning, down zoning, the development and application of zoning conditions (use it or lose it), as well as the public identification of zones in transition, i.e. areas which are expected to undergo change within a period of time so that neither residents nor developers are surprised when change comes. This is the outcome of an overlay of the OCP on top of the zoning map. Areas where transition is identified should be clearly shown and actively promoted.
5.	Wed, 8/22/07 10:49 PM	Yes, but not contrived urban centres with no community. Woodgrove has failed as a town centre. Where are the people? It has no density. Mall should have been forced to build residential housing above mall, and to build more densely. Even then it still has no community. Density without community becomes nothing more than housing complexes. Focus on Community Neighbourhoods.
6.	Thu, 8/23/07 1:32 AM	Maybe "urban nodes" should be explained? The urban boundaries should be maintained, and development and increased densities happening within these boundaries.

7. Mon, 8/27/07 4:19 AM

The nodes you describe should not be characterized by specific function. A sustainable community requires sustainable components. To function, each node must be fairly complete as viable, attractive and productive community centers. For example, to describe our downtown as a cultural centre will compromise its sustainability by allowing it to become attractive to a specific echelon of the community, encourage the continued establishment of low-productive institutions like conference centres, museums and galleries, and discourage more productive activities to do with trade and commerce. If each node does not attract all kinds of people free to pursue all kinds of activities that define life in communities then each node becomes a ghetto. The community suffers as a whole because no one place completes us as social beings. We continue to be dependent on inefficient modes of transportation or we get more isolated.
8. Wed, 8/29/07 4:55 AM

It is unfortunate that initial planning for development did not provide a better balance. Given current defined nodes, this concept seems a sensible plan B.
9. Thu, 8/30/07 7:33 PM

I support the concept but have great difficulty with some of the proposed densities identified in a recent flyer included in the local newspaper. Neighbourhood densities of up to 50 uph were proposed, rather than the current 15 uph. I think this is far too dense and potentially will destroy many of the existing neighbourhoods and character of the existing city (which attracted most people here in the first place). Has there been an analysis done of what densities are needed to meet the build out population of the city?
10. Fri, 8/31/07 11:03 PM

Developers rather than City Hall Planning staff know more about what future residents want. Please, can we have a real city rather than an overgrown village !
11. Sat, 9/1/07 11:14 PM

We need to protect the wooded areas in town and must prevent the development thereof.
12. Mon, 9/3/07 7:18 PM

This question, among many, set participants up to engage the debate on "expanding" proponents own turf. Why are a number of options being considered?? The current OCP was set up to accommodate future growth into the foreseeable future. Ergo, why tamper with the OCP in the first place? I will not be filling out this questionnaire. Indeed my response here applies to all the questions.
13. Sat, 9/8/07 3:20 AM

Concentrating development in nodes is a good idea, but specializing the nodes does not make each node a viable community, with a fully functioning mix of uses that promotes walking. Specialized nodes result in disassembled parts that make up an automobile dependent whole. Concentrating downtown development on arts, culture, administrative and festival/entertainment ignores all the other components that make up a viable, healthy community. What about small local groceries, hardware stores, music stores, medical, recreational, retail, etc. Are all these components not part of a vital downtown? The downtown should not be a watered down, non-functioning invalid. This should be equally true of a city planning document! Downtown Nanaimo should concentrate on aspects that make it a functioning unit, where people can enjoy living, instead of allowing downtown to become just another gimmick, which as all gimmicks (ie: goods with no substance) it will not be able to endure through changing times and economic conditions, thus making it truly unsustainable, despite sustainNanaimo's claims otherwise. And this applies to the general idea of specialized nodes as well. Regarding the land capacity analysis done, these estimates do not include the increased capacity available with rezoning. Furthermore, demand for suburban housing or sprawl style industrial parks does not mean a supply must be created by UCB expansion. I recommend trying something different. Keep the UCB the way it is and build higher density. If developers want to build higher density developments in growth centers/nodes, then let them, but do not allow suburban housing outside the UCB.

14. Sun, 9/9/07 10:03 PM Again the verbiage hides the reality. For example what "urban nodes" really means is a justification for so-called "power centers" such as the Woodgrove area or the Rutherford area or the new mall/big box sprawl planned for South Nanaimo - all of which are the epitome of an automobile oriented transportation system. "Corridors" refers to the highways with automobile oriented businesses that connect the power centers. Neighbourhoods, of course, do not exist in a city like Nanaimo - there is nothing more than collections of residentially zoned areas stretching along a highway between shopping malls.
15. Sun, 9/9/07 11:12 PM The idea of nodes is a good one, but in practise it seems that some of the nodes -- Harewood for example do not meet the needs of many citizens. This would be especially true if one had to walk to the shopping. The idea of a village is great, but money must be invested to make it an attractive, workable plan.
16. Tue, 9/11/07 12:14 AM Downtown must be recognized as the heart of the city with it own unique role. It cannot be categorized as only a cultural node.
17. Mon, 9/17/07 3:50 PM We need to think outside the box, do something to make ourselves stand out and be proud not ashamed of the town we live in. There are many alternatives to the way things are being proposed presently. learn from others mistakes
18. Mon, 9/17/07 8:19 PM There is little sense of community in Nanaimo. That is because there are few centers where we can meet each other and few opportunities to cross paths in other areas. We live isolated unsustainable urban lives that depend on the automobile.
19. Wed, 9/19/07 6:17 PM Support of urban node & neighbourhoods is exactly that & should NOT include encouraging so called revenue property & resort property. We don't need part time residents they offer little to our lifestyle
20. Wed, 9/19/07 10:16 PM I support this recommendation with the proviso that the environmental protection aspect of the plan it its primary focus. Other considerations must yield if there is a conflict.
21. Thu, 9/20/07 5:38 PM There seems to be no further need to re-define the goals as expressed in the OCP. The concept of 'land use planning' seems to make that unnecessary.
22. Sun, 9/23/07 8:46 AM Wow... that was put into layman's terms so they could understand it. Most of your citizens wouldn't give a flying F if they lived in a house, apartment, or trailer so long as the rent is affordable.

Question 3.

A number of options for the Urban Containment Boundary have been considered. Do you support a realigned UCB which would include Northfield industrial area and Snuneymuxw First Nation proposal, as well as exclude Agricultural Land Reserve (Pryde Vista golf course) and environmentally sensitive areas (Buttertubs Marsh and Harewood Plains)?		
answer options	Response Percent	Response Count
Support	48.53%	33
Do Not Support	51.47%	35
Comments/Discussion/Alternative		40
answered question		68
skipped question		10

Comments Received

#	Response Date	Comment
1.	Sun, 7/8/07 7:26 PM	I do not support any amendment to the Urban Containment Boundaries whatsoever. We have enough land within our current boundaries to last for 25 years. I disagree with the extension to the south and I also disagree that Linley valley is not now covered by the Containment Boundary. I am sick and tired of this being a "developers" City and the view that is taken that says "to hell with the citizens' quality of life. We will do what we want"! Absolutely NO change to the boundaries.
2.	Wed, 7/25/07 1:42 AM	The UCB should be moved to the city limits, then allow residents to deal directly with council and planning department. This is what they are trained and paid for. Allow for smaller parcels where no sewer or future hope of sewer. keep ALR in the ALR. Do not cater to large developers.
3.	Sat, 8/4/07 6:31 PM	The UCB was meant to protect rural neighbourhoods from rich developers and powerful political groups from running rampant with urban greed agenda's. What's the use of an UCB in the first place if it simply gets re-drawn when the right people name the right price? The Chase River neighbourhood plan is rural in nature, not a "shopping" focus and character as its so tactfully been inserted to the working paper. A balanced city means having a variety of uses, not developing the south end to shopping and high density residential simply because the north end is that way. By the same argument we should level Woodgrove and put in a park because then it would better balance the way the south end is now. Its shameful the city is considering knuckling under the pressure of a couple special interest groups who's sole intent is to rape the south end in the name of making a buck. Grow some political balls and stand up for the character of Nanaimo!
4.	Thu, 8/9/07 4:36 AM	Why does this plan not include the inclusion of the Cable Bay Lands into the Nanaimo Containment Area? I think that these lands should be included NOW!
5.	Thu, 8/9/07 4:39 AM	The Cable Bay lands should be included in the City containment area.
6.	Mon, 8/13/07 8:54 PM	The argument advanced for this proposal is particularly unsatisfactory. A number of the particular changes suggested are quite "out of the blue," with no supporting discussion or rationale. The options are even posed in a decidedly biased fashion -- i.e., why does the final sentence even appear in option one when clearly it belongs as part of option three? The public, by your own reckoning, has said no to sprawl and wants the UCB to remain intact (save perhaps some very minor adjustments). Yet you recommend major changes, including some not even discussed (e.g., include Protection Island). You also claim this proposal is based on "public comment" even though such comment as you report favours the status quo. Please go back to the drawing board on this. Among other things you have not considered, the encouragement of more sprawl will not assist efforts to revive the downtown -- and may actually have a huge negative impact.

7. Tue, 8/14/07 11:10 PM This working paper is a complete "bomb" where it concerns the UCB! On the one hand it gives and praises the reasons for having a UCB, only to follow it with the asinine idea that to include the SFN proposal for the South Nanaimo Lands (and later, no doubt the Cable Bay Lands proposal) is a good one..... Both proposals promote urban sprawl, have nothing to do with proper planning and take away from the chances to revitalize the downtown. There is presently room for 37000 more citizens within the UCB as it is zoned, would carry us till 2031! Makes one believe that this SFN proposal was a "done deal" well before this OCP review began! In other words, a political deal without any connection to sound urban planning!
8. Tue, 8/21/07 5:45 PM The environmentally sensitive areas should be protected. The lack of industrial land inside the UCB is a concern as is the road networks associated with these areas. The Northfield area needs direct access via a separately grade interchange from either Northfield Rd. and HWY 19 and or East Wellington Rd.
9. Wed, 8/22/07 5:05 AM 3. NON SUPPORT. No evidence has been presented to justify any changes to the urban containment boundary, other than the very minor boundary adjustments that have left small dangling relict properties. There is considerable evidence to suggest that the urban containment boundary should remain where it is. All parties agree that our densities are too low to offer efficient infrastructure or urban transportation. All parties agree that our downtown needs densification and revitalization. The facts as given show sufficient available land for up to 30 years, even at today's growth rate which is unlikely to be maintained indefinitely, and without considering the kinds of up zoning which our plan entails.
10. Wed, 8/22/07 10:49 PM PLAN for UCB changes to Linley area need to be done ASAP so that proper community planning can be done. For example, the School District wants to close a school in the area because their projections assume no growth in UCB around Linley valley. Closing schools ruins communities. Lake of well defined communities makes Urban planning far more difficult, and expensive.
11. Fri, 8/24/07 4:38 PM We need to first "infill" existing areas within the current city boundary before extending the city to the south and east, or any other direction. Our public transportation (bus) system cannot become sustainable until we increase the current city density. Keeping environmentally sensitive areas is important to me.
12. Mon, 8/27/07 4:19 AM The Snuneymuxw First Nation proposal is a vivid depiction of how useless your silly urban plan is. To contain a city there must be good reason to live within its boundaries. There must be good reason to work and build there. For the Snuneymuxw your plan obviously isn't good enough.
13. Thu, 8/30/07 7:33 PM I think the realignment to include the First nation proposal is too large of a change and will encourage further sprawl southward. This is opening the door to urban development running from Nanaimo all the way to Ladysmith. Seems like we are repeating the mistakes that occurred when development was focused on North Nanaimo. A more modest development may be appropriate for the area.
14. Sat, 9/1/07 11:14 PM Urban containment is extremely important. Other environment sensitive areas must be identified as well.

15. Sat, 9/8/07 3:20 AM I support excluding environmentally sensitive areas, but do not support including the large, suburban sprawl of the Nanaimo Southlands development. This development goes against the most fundamental principles of building a so-called sustainable Nanaimo. If Northwest Properties do not want to build within the UCB to help develop our downtown and/or existing growth centers, then they can go somewhere else, because all Nanaimo will receive for such a development is more unsustainable, land eating, community destroying, suburban throwaway garbage development. More is not always better; such a development would have no long term benefit to Nanaimo, because it adds nothing, and will only further the blight upon Nanaimo's downtown. We are currently guzzling taxpayer's money on so called revitalization schemes fighting the very effects caused by these low density suburban developments, which are obviously still supported by the city given this pathetic choice of UCB amendment choices. I do not recommend a no growth policy, but a Smart Growth policy that encourages developments that add something of value to the community instead of being worthless piles of junk that are merely continuing the destructive ideals of the last half century, which so viciously and efficiently laid waste to communities throughout North America and obviously continue to this day. Why have an urban containment boundary if it can be changed willy-nilly to facilitate large urban sprawl development. Is preventing such development not the purpose of an urban containment boundary? How can we expect to increase the density of growth centers when the city is promoting building whole new suburban neighbourhoods, which add nothing to the community, except furthering the destruction of the city's urban fabric and increasing the burdens upon an already struggling infrastructural system. Thus I recommend keeping the Urban Containment Boundary the way it is!
16. Sun, 9/9/07 10:03 PM The Snuneymuxw Development proposal is classic sprawl and makes a mockery of the Urban Containment Boundary. Nanaimo already encompasses far too large an area for its population.
17. Sun, 9/9/07 11:12 PM Before the urban containment boundaries are expanded, every effort to infill within the UCB should be made.
18. Tue, 9/11/07 12:14 AM It's laughable that Pryde Vista Golf Course is excluded from the UCB and yet the Nanaimo South lands are proposed to be included. No changes to UCB for residential and commercial development. That's sustainable.
19. Mon, 9/17/07 12:30 AM Should also exclude Cable Bay Lands
20. Mon, 9/17/07 3:50 PM UCB? ...are you kidding me?
21. Mon, 9/17/07 5:01 PM The urban containment boundary needs to be maintained and the infill issues addressed before alienating more land with commercial, industrial and housing developments. The Nanaimo River estuary regularly floods along the Cedar Road area, no kind of responsible development can thwart Mother Nature's whims of weather. No matter how good the engineering or ideas for drainage the river will still run and the estuary is still at sea level, the tide comes in and lower properties will flood and the result will be dikes and tax dollars spent for restoration of property. Do not start this.
22. Mon, 9/17/07 8:19 PM Please preserve the beauty of the natural habitat whenever possible. These areas act as magnets to people and provide them with a chance to enjoy both nature and each other, thus enriching the planet as well as the city.
23. Tue, 9/18/07 2:31 PM In particular, the Cable Bay lands should NOT be included in the Urban Containment Boundary.
24. Tue, 9/18/07 4:08 PM The UCB was carefully thought out and is viable for many years to come. Agricultural land and environmentally sensitive areas are subject to abuse whether in or out of the UCB.
25. Wed, 9/19/07 2:33 PM The Cable Bay lands should be kept outside the urban containment boundary

26. Wed, 9/19/07 7:16 PM I support with great reservations regarding the Linley Valley, Cable Bay lands, and the Snuneymuxw First Nation proposal. The first two should remain outside the UCB and undeveloped. The South end project needs careful attention.
27. Wed, 9/19/07 10:16 PM I support this with great reservations - especially regarding the Linley Valley, Cable Bay lands, and the Snuneymuxw First Nation proposal. The first two are critical habitats - home to endangered species, and they should remain outside the UCB and stay undeveloped. The South end project needs careful attention - especially the portion close to the river.
28. Thu, 9/20/07 5:38 PM This proposal defeats the goal of "building complete viable communities."
29. Sun, 9/23/07 8:46 AM Hello? Why are you grouping (at my count) five locations together? I could say yes to one but no to five and yet the way it is presented here its all or none... or is that the Idea?
30. Wed, 9/26/07 8:53 AM I resent the way this question is presented! DO NOT BUNDLE these very important issues! They are different! I know nothing about (but probably should) Northfield, Pryde Vista, and environmentally sensitive areas. I do have an opinion about the Snuneymuxw proposal. NO! NO! NO! We do not need Woodgrove South.
31. Wed, 9/26/07 5:57 PM I like the idea of building up the areas that have already been developed, and focusing on the strengths of each location. Preventing urban sprawl by directing development into designated growth centres is something that should have been done 10 years ago, and I would hope that this becomes the new way of developing the city. We are truly idiots if we allow development to happen in environmentally sensitive areas, and on land that has been designated agricultural land reserve.
32. Wed, 9/26/07 7:05 PM I like the idea of building up the areas that have already been developed, and focusing on the strengths of each location. Preventing urban sprawl by directing development into designated growth centres is something that should have been done 10 years ago, and I would hope that this becomes the new way of developing the city. We are truly idiots if we allow development to happen in environmentally sensitive areas, and on land that has been designated agricultural land reserve. However, I do not support the Snuneymuxw First Nation Proposal.

Question 4.

Do you support the recommendation to augment the Plan with a Social Goal to "encourage social enrichment"? Do you support the recommendation which builds upon the City's Social Development Strategy by highlighting key elements of that Strategy in the new Plan?		
answer options	Response Percent	Response Count
Support	67.21%	41
Do Not Support	32.79%	20
Comments/Discussion/Alternative		28
answered question		61
skipped question		17

Comments Received

#	Response Date	Comment
1.	Sun, 7/8/07 7:26 PM	I support this addition, but would rather see it put into the Plan where the initial statement is currently made. When you say "roughly follow the six social development goals"....I reserve final opinion until I see exactly what that means. Our Park space needs to be increased when dealing with developers. Any developer should be required to commit 20% of the space he has acquired as park and people spaces with our trees left in tact! Housing affordability needs to include much more than secondary suites. It also needs to include "co-op" housing where rent is based on income. Affordable housing is NOT 200.00 plus for a home! NOR are 650.00 per month plus rents affordable. I am absolutely opposed to your recommendations to "Augment the Plan with a Thriving Economy". The existing plan covers this off fine thank you very much!
2.	Wed, 7/25/07 1:42 AM	This is a socialist pipedream, leave that up to Provincial / Federal Governments.
3.	Mon, 8/13/07 8:54 PM	See previous about altering a planning document to include other goals. The entire revised concept being advanced risks becoming too nebulous because offsetting goals in different spheres of activity will produce diffuse and not necessarily compatible concerns, thus blunting any effort to achieve substantive planning goals. E.g., some spurious economic argument may be advanced under the name of the proposed economic goal to thwart a highly desirable planning goal. Another concern for the idea of a social goal in particular, as expressed: any reference to education at the K-12 level involves school board rather than city hall decisions. Yet Plan Nanaimo is a city bylaw, approved and changed only by city council.
4.	Tue, 8/14/07 11:10 PM	The City's Social Development Strategy is a valid one but cannot be considered as one of the pillars of an OCP! One of the main purposes of an OCP is to have a blueprint, a map of what this City will look like in 20 or 30 years and social development has too many variables, thus should be secondary!
5.	Tue, 8/21/07 5:45 PM	Social activities are important to a city's internal culture. The clean up of downtown is key to this effort. Establishing zones for safe sites and other forms of questionable behaviour is NOT the answer. Programs that promote education vs. prolonged safety is the direction I support.
6.	Wed, 8/22/07 5:05 AM	4. NON SUPPORT. See Response to Question 1. While this goal may be admirable, it is not part of a land use plan. Any such considerations which the city may wish to entertain belong in the realm of the city's budget and it's control over city property.
7.	Wed, 8/22/07 10:49 PM	YES. But Make the Communities Drive the process. Let the community run some of the facilities with assistance from the City where appropriate. (i.e. the city doesn't create the community, it helps the communities. Following Vancouver's Lead, Not Surrey. Existing communities are the best place to build liveable, vibrant sustainability, and it is also where the city will get the most support.)
8.	Thu, 8/23/07 1:32 AM	Please define "social enrichment", as this may mean very different things to different people.

9. Mon, 8/27/07 4:19 AM I don't believe you know any more about "social enrichment" than you do about building communities. First figure out what a community is, figure out how a community works, then do what it takes to make it work. If you get these steps right then social enrichment will take care of itself.
10. Wed, 8/29/07 4:55 AM I am very pleased to see this addition. Before seeking additions to neighbourhoods the city should try to save what is there and build on that, specifically neighbourhood schools. Taking the school away from the neighbourhood reduces not only the sense of community but community space for programming and services. I strongly encourage the city to consider the closure of neighbourhood schools as a serious step away from this goal and speak out to prevent further closures. Furthermore we should seek ways to work in partnership with schools to further enhance community by expanding programming in buildings where there is space. Parents have long been defining the need and the city has done little to support them. There are going to be repercussions for this. In the past week I have heard two RN's say that if their neighbourhood elementary school closes this year they will pack up their young family and move to a city that supports the concept of community. Can Nanaimo afford to loose any more nurses? IF our population is aging we need young families and workers to keep our economy thriving. Without a reliable school system and neighbourhoods that provide social enrichment geared to families we will loose this. Now it is here in principle but the city needs to speak out against losing the community space our neighbourhoods have and are trying desperately to hold on to.
11. Thu, 8/30/07 7:33 PM I am ok with including Social goals but would like to see some focus on what we are trying to achieve. The existing social enrichment seems like a shot gun approach covering everything from Parks (may be better in environment) to public safety to arts. As mentioned above I think the main social issues of interest to most people are public safety, cleaning up down town and affordable housing.
12. Fri, 8/31/07 11:03 PM Any "social enrichment" should come from the private sector, not the city. Let the city focus on building roads (although it has yet to show that it has any talent at doing this).
13. Sat, 9/8/07 3:20 AM The goal seems too ambiguous. The goal poses some problems, it takes sections out of other parts of the document. Does that not damage the cohesiveness and completeness of the other goals? Most importantly, many of the elements, such as schools and community facilities, parks and open space, affordable housing , etc, are part of Goal 1, Build Complete, Viable, Communities. Build a More Sustainable Community, is less cohesive and more ambiguous than Build Complete, Viable, Communities and with all of the above aspects removed, it seems there is an unintended(?) consequence whereby Goal 1 is weakened, because it does not respect that all the elements (of proposed goals 1 and 3) must be a single unit in any growth center and/or neighbourhood. The new goal is merely table scraps from part of goal one and dribbles from some of the other goals from Plan Nanaimo. Also of concern, is whether there will be actual on the ground practical measures to achieve these goals, ie, a realistic implementation strategy. It is worrisome that The City of Nanaimo would be in support of developments of large, new, communities, which in all likelihood show a minimal of correspondence to the goal of Building complete, Viable Communities. Further, in regards to this, there is a failure to be proscriptive. Proposals for large suburban developments should be rejected. The proposal should be rejected if the developer will not agree to a more appropriate development on infill lands. If necessary, some tax incentives or other financial incentives may be necessary, due the lower viability of commercial rental space, higher land costs, and necessarily smaller scale developments. Also of great concern are the terrible problems with crime, drugs, and social facilities in the downtown. If we are to distribute social services we must have more involvement of communities to prevent debacles such as the current opposition by Harewood residents to the social service rezoning amendment for the old fire hall. Surely this represents a weak spot in the current community involvement and debate regarding the distribution of these vitally services. Countering the negative effects of having a public built colossus and a drug/poverty ghetto together, within the heart of our downtown needs to be explicitly addressed in any plans for the downtown. We need to create a functioning heart for our urban system, if we want real Social Enrichment for our city.

14. Sun, 9/9/07 10:03 PM Social enrichment is not achieved by Social Development Strategies dreamt up by social planners working 9 to 5 in a City Hall office. The working strategy employed by the police, by city officials, by others is to chase the homeless and the druggies from one part of the downtown to another part of the downtown - in response to local businesses and residents who have applied sufficient pressure to have their particular area relieved as the dumping ground for the time being.
15. Mon, 9/17/07 5:01 PM I do not understand what "encourage social enrichment" means in practical terms. It sounds positive and lofty as a goal.
16. Wed, 9/19/07 6:17 PM Again Social enrichment does not include resort or part time developments. Apartments & homes lying waste for six or months of a year make no sense.
17. Wed, 9/19/07 10:16 PM I support this recommendation with the proviso that the environmental protection aspect of the plan it its primary focus. Other considerations must yield if there is a conflict.
18. Thu, 9/20/07 5:38 PM It makes more sense to keep the original goal "To Build Complete Viable Communities" and expand the statement so that it is obvious that concepts such as social enrichment and supporting the economy are really by-products of a complete viable community. In addition, these concepts should - not necessarily in the statement of goals - be spelled out in greater detail.
19. Sun, 9/23/07 8:46 AM A united city is a happy city
20. Wed, 9/26/07 8:53 AM Neutral to lukewarm support. It's important, but why does it need to be in the OCP

Question 5.

Do you support the recommendation to augment the Plan with an Economic Goal to "promote a thriving economy"? Do you support the recommendation which builds upon the City's Economic Development Strategy by highlighting key elements of that Strategy in the new Plan?		
answer options	Response Percent	Response Count
Support	46.30%	25
Do Not Support	53.70%	29
Comments/Discussion/Alternative		35
answered question		54
skipped question		24

Comments Received

#	Response Date	Comment
1.	Sun, 7/8/07 7:26 PM	NO NO NO . a thousand times NO You indicate that at the Public discussions that participants articulated the need to encourage economic diversification. I find that very strange! I was at all of the forums and events and never did I hear this piece as you have highlighted it below your initial statement!
2.	Wed, 7/25/07 1:42 AM	Once again leave it up to the experts, I don't feel the Plan committee has the expertise to deal with this, we have high paid City staff that should be doing this, then take it to the people.
3.	Sat, 8/18/07 2:15 PM	I would support this part of the plan if I knew that such things as the "new" conference centre would NEVER EVER be considered as part of the "promotion of a thriving economy." The research indicates that conferences centres are ALWAYS a failure, unless you live in Orlando or La Vegas and I don't want Nanaimo to look like either of those cities. Small sustainable businesses are what I support, that don't destroy environmentally sensitive areas.
4.	Tue, 8/21/07 5:45 PM	Build on long term, good paying jobs here in the region. Allow and be proactive in building power plants, recycling plants, shipping terminals, cruise ship docks, gas plants and other forms of long term high paying activities that attract professionals to the area. These people pay taxes, buy houses, vehicles and upper scale retail items. Reducing taxes to businesses and fixed income families (older and younger) are ways to support this activity as well. Another example is adding to the zero waste plan of the Cedar Land fill. We must design and build a power generator on this site that burns the methane to provide power to this site and other city owned buildings and areas. Look to Calgary for their examples of this activity. Another example still is promote, grow, and expand the area's Airport. We must attract carriers like Westjet to the region to promote travel to and from areas like the interior of BC, Calgary, Edmonton and Winnipeg - example here would be look at the Comox Valley and their recent growth due to airport growth.
5.	Wed, 8/22/07 5:05 AM	5. NON SUPPORT. While perhaps another admirable goal, it too is not part of a land use plan. The city has many tools to encourage economic growth, ranging from the acquisition or sale of property in the city, tax relaxations, Development Cost Charge options, and amenity developments.
6.	Wed, 8/22/07 10:49 PM	The question isn't clear enough, and can be interpreted to support allowing residential and industrial to mix. (Something which every planner is taught is wrong.) Currently the city is encouraging Industrial to move into prime residential areas, and is hampering the traditional evolution of low-density employment industrial (storage, car lots), to high density commercial/residential mixes. (i.e. Diver Lake, and Jingle Pot to Mostar, and Wellington Road to Jordon should all be transitioning to Higher Density Commercial/Residential Mixes, yet they aren't.... yet.) The Park like nature of these areas make them the last place we want to perpetuate low value industrial. (storage lots and car lots have some of the lowest economic benefit to an economy and community. These should be moved away from park/residential settings like Diver and Long Lake.)

7. Fri, 8/24/07 4:38 PM As long as the promotion of a thriving economy is not done at the expense of the poor, the further marginalisation of the less fortunate (e.g. not enough affordable housing), and that the economy is developed in a sustainable way (e.g. developing renewable energy companies).
8. Mon, 8/27/07 4:19 AM Economies have two components that allow for thriving; (1) productivity and (2) efficiency. Generally, individuals can look after their own productivity, but communities must work together to achieve efficiencies significant enough to make a difference. Until we actually do something to make our members more productive by making our community more efficient "promoting a thriving economy" is a waste of time.
9. Thu, 8/30/07 7:33 PM The idea of trying to build a thriving economy does not fit with the idea of sustainability. If the idea is to build a thriving economy the whole notion of sustainability needs to be down played.
10. Fri, 8/31/07 11:03 PM Mostly a lost cause, but keep trying ! Attracting modern industry (usually electronics/computer oriented) means attracting young people with vibrant lifestyles - not heritage oriented/nature loving older citizens.
11. Sat, 9/1/07 11:14 PM Promoting a thriving community does not translate into more development. People move to Nanaimo in order to enjoy nature, nature parks, the clean air, salmon spawning streams, etc.
12. Sat, 9/8/07 3:20 AM Once again, these goals should probably be imbedded into Goal 1, Build Complete, Viable, Communities. It is questionable whether we should be concentrating industry into districts, enterprise areas. Light industrial can be an element of mixed use if the necessary measures are taken. Knowledge based industry has the utmost of potential for creating mixed use areas, thereby enriching an area's fine-grained mix of uses. It would be best to utilize the diversity of industry, instead of stifling it by concentrating it into so-called enterprise areas. It should be a part of Goal 1, Build Complete, Viable, Communities. If home based businesses are to be supported, then land use aspects should be addressed through amendments to the zoning application requirements for home based businesses. Currently there are an excessive amount of upgrades and overly cumbersome bureaucratic obstacles that must be followed. Following the goals of Plan Nanaimo will inevitably make Nanaimo an attractive place for tourists. Improving the vitality of Downtown Nanaimo should be the other pillar of any attempt to attract tourists.
13. Sun, 9/9/07 10:03 PM The OCP will have little if anything to do with whether or not the local economy thrives. In any event this "thriving economy" which implies economic growth contradicts "sustainability: if carried to its logical conclusion.
14. Sun, 9/9/07 11:12 PM I don't know enough about the goals of the thriving economy. Are we encouraging heavy, polluting industry, tourism, or intellectual pursuits like software production?
15. Mon, 9/17/07 12:30 AM Should be a "sustainable" economy, to ensure rampant and/or unsound development is not approved because of short sighted economic gains.
16. Mon, 9/17/07 3:05 PM What kind of an educated people are you. Where does the environment fit in.?
17. Mon, 9/17/07 3:50 PM Current city councillors have no idea what they are doing. to blankly support is economic suicide
18. Mon, 9/17/07 8:19 PM Nanaimo is growing too fast and without any evident plan in place. Not in favour of uncontrolled growth that simply puts off infrastructure costs indefinitely. That said, obviously there have to be enough people with jobs to pay the taxes necessary to help make the city viable. I am not against all development, but there have been too many years of no thought whatsoever put into how the city is growing.
19. Tue, 9/18/07 2:31 PM I do not have enough information on this point to respond intelligently. However, I do not want "a thriving economy" to take precedence over other goals, as some developers would wish.

20. Tue, 9/18/07 4:08 PM Promotion of a SUSTAINABLE economy is good. Communities which are no longer sustainable economically should not be artificially sustained. They will be naturally downsized or disappear completely like the historic gold rush towns. THIS IS NOT A BAD THING in the big picture.
21. Wed, 9/19/07 6:17 PM The City's economic strategy seems an oxymoron. Over budget & under used buildings seem of little use. Sad to say even the needed Port Theatre is under used; why add more?
22. Wed, 9/19/07 10:16 PM The goal is laudable and it would be hard to argue with it or any of its elements in any context but there is no need for them in the Community Plan.
23. Sun, 9/23/07 8:46 AM I can't say yes to one and no to the other... what's up with all the two part questions?
24. Wed, 9/26/07 8:53 AM Another example of a biased question, in a biased survey. Who could argue against a thriving economy? (Good grief! You guys know we're being scammed?)

Question 6.

Do you support the recommendation to refine the goal to “protect and enhance the environment”? Do you support the continued provision of environmental policies for ESAs, natural hazard areas, steep slope development, erosion control, greenways, tree protection and contaminated sites?		
answer options	Response Percent	Response Count
Support	84.85%	56
Do Not Support	15.15%	10
Comments/Discussion/Alternative		30
answered question		66
skipped question		12

Comments Received

#	Response Date	Comment
1.	Sun, 7/8/07 7:26 PM	I see absolutely no need whatsoever in amending or "verifying" what YOU as consultants see the words as the currently are, mean. WE know what they mean and any juxtaposing of verbiage on your part widens the door for future Council to walk through.
2.	Wed, 7/25/07 1:42 AM	If you want to do the above, then reimbursement, lower tax incentives or outright buy existing sites from the taxpayer that owns above.
3.	Mon, 8/13/07 8:54 PM	Clearly these are planning concerns.
4.	Tue, 8/14/07 11:10 PM	Do support in general terms but have severe reservations about the steep slope development policies of this City!
5.	Tue, 8/21/07 5:45 PM	I'm not sure I support this goal. The city should hire and consult professional engineers in this activity and allow their professional liability insurance cover this activity.
6.	Wed, 8/22/07 5:05 AM	6. SUPPORT. This is clearly related to Land Use.
7.	Mon, 8/27/07 4:19 AM	How does steep slope development relate to protecting the environment?
8.	Thu, 8/30/07 7:33 PM	The idea of expanding parkland and protecting parkland could be included. Would like to see more walkways/bike paths.
9.	Fri, 8/31/07 11:03 PM	Nonsense
10.	Sat, 9/1/07 11:14 PM	Support completely. I will never endorse steep slope development, or the development of greenways. I feel that all the wooded areas still left in Nanaimo must be protected.
11.	Wed, 9/5/07 9:26 PM	More needs to be done to promote a green Nanaimo. Urban farming, gardening and green space needs to be a priority.
12.	Sat, 9/8/07 3:20 AM	Although stronger effort to prevent Greenfield development and the encouragement of infill should be a priority for the achievement of this goal.
13.	Sun, 9/9/07 10:03 PM	Again we have "planner" verbiage to hide or disguise reality. The current "thriving economy" is resulting in steep slope development, the cutting down of forests (also greatly aided by City Hall's requirement that new subdivisions being fully serviced including wide, paved roads), the disappearance of isolated green spots, etc.
14.	Sun, 9/9/07 11:12 PM	Of course, any thinking person would. It makes economic sense to preserve a healthy environment so that the humans can also be healthy.
15.	Mon, 9/17/07 3:05 PM	Two questions which appear to contradict one another.

16. Mon, 9/17/07 5:01 PM Yes, but please add the Nanaimo River Estuary and add large parks like Mt. Benson and Cable Bay properties. Can't Nanaimo City planners and politicians see that this is the time to buy out such properties (and those remaining around the pulp mill)? There are special funds that can help finance these purchases.
17. Mon, 9/17/07 8:19 PM So much of the natural beauty of the island has fallen to the axe. Does it have to be utterly levelled before we realize what we have lost?
18. Wed, 9/19/07 6:17 PM This is important to me & others. Many of us live here because of the wonderful Island natural environment. Much more needs to be done on this point.
19. Wed, 9/19/07 10:16 PM This question is a mess. First I am unconvinced that there is a problem with the current plan that needs 'fixing'. Second, steep hillsides should NEVER be developed. Finally it feels to me like the recommendations weaken the environmental protection focus of the current plan.
20. Sun, 9/23/07 8:46 AM Uh... right, first part I got, but the second part...
21. Thu, 9/27/07 11:27 AM Without progressive and concrete measures to protect the environment, Nanaimo will lose the very character that makes it Canada's most beautiful city. Suburbs of houses jammed wall-to-wall, with not room for natural forests and wildlife, is what I moved here to get away from!
22. Tue, 10/2/07 12:33 AM We should also be careful not to encourage urban sprawl by creating exceptions to the Urban Containment Boundary (e.g., approving the proposal to develop Cable Bay lands) as such will contribute to air pollution and reduce green areas.

Question 7.

Do you support the recommendation to verify the goal "to improve mobility and servicing efficiency"?		
answer options	Response Percent	Response Count
Support	88.89%	56
Do Not Support	11.11%	7
Comments/Discussion/Alternative		27
answered question		63
skipped question		15

Comments Received

#	Response Date	Comment
1.	Sun, 7/8/07 7:26 PM	Hesitantly. I am saying yes to this one.
2.	Wed, 7/25/07 1:42 AM	As long as its self sustainable, or paid for by that area residents through user fees.
3.	Mon, 8/13/07 8:54 PM	By and large yes, I do. I'm disappointed that there's no reference to the rail corridor, however. Perhaps it was not considered. It can be argued that effective use of the rail corridor on a regional basis offers a better prospect for saving the E & N than system-wide changes of the kind almost always discussed. For example: in many European countries small-scale rail cars are used to get people around -- glorified buses on wheels, in effect. This idea should be considered for a Woodgrove through Chase River system and eventually, when the Assembly Wharf lands are better utilized, for a connection to the downtown. Even with a single set of tracks, the construction of a few lay-bys would enable a frequent north-south service to be developed. It could be financed in part by a regional gas tax and be part of an effort to get people out of cars. Although the corridor is under the control of the foundation, not the city, there's no reason not to negotiate involvement. It's in everyone's interest to see the railway optimally used.
4.	Tue, 8/14/07 11:10 PM	But how can this be achieved when the UCB is about to be expanded to include large tracts of undeveloped rural resource land such as the proposed 724 acre South Nanaimo Lands project which, if approved, would support such a small number of persons per hectare?
5.	Tue, 8/21/07 5:45 PM	See my comments about transportation. Roadways, Bike Paths, and so forth and very important to the region. The redesign of patterns to provide greater mobility associated with higher volume, 85% traffic speeds and so on are key to this success. Adding traffic lights and more left turns is the furthest thing from this goal. Look to Kamloops and Calgary for examples of this success.
6.	Wed, 8/22/07 5:05 AM	7. SUPPORT. This is clearly related to both the environment and to increased density so as to minimize infrastructure costs and transportation related costs. This also precludes bringing large parcels across the Urban Containment Boundary in the foreseeable future.
7.	Wed, 8/22/07 10:49 PM	Simply encouraging existing community centres to grow will improve servicing efficiency....
8.	Fri, 8/24/07 4:38 PM	We need to move away from a car-dependent community. This dependency runs counter to the goal of the OCP. Studies show that the least affordable cities are those that are car dependent. People complain about property taxes when they have to pay too much for transportation. Way more bike lanes and buses are needed, and we should be pushing to have the tracks used for commuting south as well as in the city.
9.	Mon, 8/27/07 4:19 AM	Your node idea is going to make this part harder.

10. Wed, 8/29/07 4:55 AM
Neighbourhoods are best defined by the those in them. Along Hammond Bay I would guess that there are at least three neighbourhood centres that each could support some commercial. The more we put in walking distance the more it would encourage supporting local business. Bike paths are fantastic but if they do not connect with safe roadways they are less effective. For example, biking from country club to hospital, the e& N trail is great but once you get off that you are risking your life on Bowen and Boundary at certain times in the day.
11. Wed, 8/29/07 5:05 AM
Neighbourhoods are best defined by those in them. Personally, I feel that neighbourhood centres would ideally include a grocery store, post office, movie rental, 7-11, a few restaurants, medical clinic, etc for every 3000 people. When people can walk places, they see their neighbours, they know the local store owners, a sense of belonging and connectedness develops. It is like a number of small towns within a larger city. The more we put in walking distance the more it would encourage supporting local business. This reduces the need to drive although many residents still likely would drive to work. Bike paths within the city are fantastic but if they do not connect with safe roadways they are less effective. For example, biking from country club to hospital, the e& N trail is great but once you get off that you are risking your life on Bowen and Boundary at certain times in the day. It is challenging to plan a biking route in Nanaimo that is safe and not on a steep grade like Rutherford Road.
12. Thu, 8/30/07 7:33 PM
I support the goal but question lumping mobility and servicing together. They are two very different things with different implications. For example mobility could be improved through things like more sidewalks, walking trails, more user friendly bus schedules. Improved servicing efficiency usually means one thing- much higher residential densities.
13. Fri, 8/31/07 11:03 PM
Only if this means automobile usage. Do not subsidize any more public transport.
14. Sat, 9/8/07 3:20 AM
But this cannot be achieved if the UCB is continually extended to allow suburban developments. Infill to increase density is at the heart of making public transit more efficient.
15. Sun, 9/9/07 10:03 PM
"Improve mobility and servicing efficiency - translates into more tree cutting, more asphaltting, more trenching, etc. More urbanization on the one hand, more painless platitudes on the other,
16. Sun, 9/9/07 11:12 PM
This sounds good, but what will the initial cash outlay be to set up an efficient public transit?
17. Mon, 9/17/07 3:50 PM
we need more buses more frequently not new highways in the middle of our wildlife parks
18. Wed, 9/19/07 6:17 PM
If you mean buses here then good. More smaller buses not big empty ones. Revitalise down town not the suburbs.
19. Wed, 9/19/07 10:16 PM
I support this recommendation with the proviso that the environmental protection aspect of the plan it its primary focus. Other considerations must yield if there is a conflict.
20. Tue, 10/2/07 12:33 AM
Servicing efficiency always seems like a good thing, but when it's coupled with improving mobility, this just encourages the use of more vehicles generally. We need good public transit, but not on biofuels which compete for the use of food resources and which deeper research indicates can still be problematic for the environment.

Question 8.

What aspects of sustainability (social, economic, environmental), as identified in the Official Community Plan, should be given first priority for implementation?		
answer options	Response Percent	Response Count
Support	79.55%	35
Do Not Support	20.45%	9
Comments/Discussion/Alternative		55
answered question		44
skipped question		34

In Order of Priority:

Environment

Social

Economic

Comments Received

#	Response Date	Comment
1.	Sat, 7/7/07 2:57 AM	ENVIRONMENT//SOCIAL//ECONOMIC
2.	Sun, 7/8/07 7:26 PM	SOCIAL
3.	Mon, 7/9/07 11:29 PM	Social, then environmental, then economic.
4.	Wed, 7/18/07 11:19 PM	Environmental, social, economic
5.	Wed, 7/25/07 1:42 AM	Keep ALR land and sensitive water ways the same. Allow for smaller size acreage where there is City water but no sewer.
6.	Fri, 7/27/07 5:33 PM	can't be answered with "support" or "do not support"
7.	Sat, 7/28/07 2:34 AM	1 environmental. then social
8.	Fri, 8/10/07 12:10 AM	environmental
9.	Sun, 8/12/07 9:23 PM	environmental
10.	Mon, 8/13/07 8:54 PM	For reasons already stated, I don't think Plan Nanaimo should become "sustainNanaimo".
11.	Tue, 8/14/07 11:10 PM	Support "environmental sustainability" only as an OCP item! Protect clean air, water and land etc. as in the current Plan Nanaimo
12.	Tue, 8/14/07 11:31 PM	Support "environmental sustainability" only as an OCP item; not the inappropriate social and economic ones. The present Plan Nanaimo references with regards to the environment seem very sound and do not require a lot of "refining" , a word as vague and over-used as "sustainability" itself! Plan and Planning ought to be the buzzwords for an OCP review instead of the vagueness of "sustain" and "sustainability"! An Official Community Plan by its very name is a PLAN , not some vague document which needs to be sustained. It is fairly obvious that UMA was told beforehand what was wanted and , sadly, they seem to have complied..... A " D-" would be my grade!
13.	Sat, 8/18/07 2:15 PM	They should all be linked together somehow and equally prioritized. There must be a way to do that.
14.	Tue, 8/21/07 5:45 PM	Economic goals should be driven so that the others can follow naturally as they do. Without jobs, people leave, without people there is no tax base. Without taxes there are no programs and so on.

15. Wed, 8/22/07 5:05 AM 8. THE ENVIRONMENT. As the heart of our urban system and as directly related to Land Use, the environment comes first (See my previous comments about the diagram used in this paper). The environment provides the basis for our social and economic activities. Careless utilization and planning of the uses on our land will lead to diminishing the social and economic values of our land and to maximizing the costs of developing and maintaining our infrastructure, our transportation network and our taxes. ADDITIONAL COMMENT. Any plan requires knowledge of at least three elements: a) A starting point b) A destination c) A method to measure progress toward the destination. We have a starting point as represented by our zoning map and related information. We have a destination as identified in our OCP. We do NOT have an adequate method of measuring our progress. The original document did not contain such a methodology and this document presents even more opportunities to go off course. Tools to determine progress should be built in to the plan. ADDITIONAL COMMENT. The definitions of sustain are many and are nearly all dire. To lose the hope of a plan for the implied defeat of a sustain would be unfortunate.
16. Wed, 8/22/07 10:49 PM 1st priority: Social (makes the place worth living in.) 2nd priority: Environmental (If it can't be done without harming the environment, it probably isn't worth doing.) 3rd priority: Economic. (appropriate for the community/Neighbourhood)
17. Fri, 8/24/07 4:38 PM All three are intertwined. All need to be work on simultaneously, otherwise all fail.
18. Mon, 8/27/07 4:19 AM You really do need a more complete idea of what a community is before you can plan for a sustainable one. So far the plan is a collection of fashionable, politically correct notions that won't result in anything. There are enough inconsistencies in the stated goals to suggest that any actions recommended to achieve the goals will not be effective. In truth, I believe we have all been influenced by life in the suburbs to the point that none of us knows what a real complete city is. These nodes you talk of are nothing more different kinds of suburbs, bland, stupid, impoverished bits of communities that won't sustain a community no matter how much we want it. In fact these goals will more likely kill this city than allow it to grow and thrive.
19. Wed, 8/29/07 4:55 AM Social - currently I am very concerned that school closures are taking away from our community and this situation could be worsened very soon.
20. Wed, 8/29/07 5:05 AM Social - currently I am very concerned that school closures are taking away from our community and this situation could be worsened very soon.
21. Thu, 8/30/07 7:33 PM The focus of the plan needs to remain on Land Use and Long term planning. We seem to be loosing track of that by now focusing on the idea of sustainability. I would prefer to see a return to the old 5 goals, modified to include some details on sustainability.
22. Fri, 8/31/07 11:03 PM Cities, towns, villages, communities etc. grow or die dependant upon a number of factors, none of which are controlled by the City of Nanaimo Planning Department. A first step in social development would be to take tougher measures with the so-called 'homeless' population. (the city of Chicago did this and thus transformed their downtown from bumsville to a place worthy of civilized society)
23. Sat, 9/1/07 11:14 PM Environmental policy should be top priority. I strongly oppose urban sprawl.
24. Wed, 9/5/07 9:26 PM Environmental. If we take care of our environment the rest naturally falls into place. We need to find ways to reduce our emissions, think creatively about making Nanaimo the most liveable city by making it healthy.

25. Sat, 9/8/07 3:20 AM As my comments above show I do not support the sustainability concept of the working paper. Have our original goals been implemented? If not, why? Is the implementation strategy in the Plan lacklustre or incomplete? If so, we should be focusing on how to better implement our plan, not on how to make it more ambiguous, less cohesive, and less focused on land use measures. Incentives and more proscriptive measures should be used to achieve the original goals of Plan Nanaimo. Areas should be identified for upzoning and new developments should be directed to growth centers. Additional Recommendation: I would suggest that a goal to Improve the Viability of Downtown Nanaimo should be added, instead of adding goals such as Increase Social Enrichment to the Plan Nanaimo document. Such a goal is obviously a vitally important goal, as the city is currently spending at least 72.5 million to revitalize Downtown Nanaimo. Of all the growth centers, the Downtown is the most cherished, vital, and unique; therefore it needs recognition through a comprehensive coverage in Plan Nanaimo. Recognizing downtown as the heart of the city, and the key to Nanaimo's history, is a fundamental component of any planning for Nanaimo's future.
26. Sun, 9/9/07 8:07 PM Environmental should be the first priority as without that there are no other plans. Then economic because that in turn supports social plans.
27. Sun, 9/9/07 10:03 PM This can not be answered by a "support" or "do not support"
28. Sun, 9/9/07 11:12 PM Environmental. This part of the Island is stunningly beautiful and gives residents an unparalleled quality of life(in spite of those days when Harmac is blowing into your neighbourhood)
29. Tue, 9/11/07 12:14 AM An OCP is a complex, interrelated document ... there are no "first" priorities for implementation if you really want to be sustainable!
30. Mon, 9/17/07 12:30 AM Environmental
31. Mon, 9/17/07 3:05 PM Nothing to support or not to support. The question should read /. Do you want to destroy the green belt areas that cleanse the air? Or do you want to Keep the green belt areas that cleanse the ait as laid out in the original OCP's
32. Mon, 9/17/07 3:50 PM Have you thought about this? Who made this survey? Are you kidding me? Support or not are you really listening?
33. Mon, 9/17/07 5:01 PM Environmental goals are a priority in this age of pollution, global warming. Everything else will follow.
34. Mon, 9/17/07 8:19 PM I would say social is the first priority in any city. Without a viable social fabric, crime soars and residents feel threatened and lonely.
35. Mon, 9/17/07 8:24 PM I would say social is the first priority in any city. Without a viable social fabric, crime soars and residents feel threatened and lonely.
36. Tue, 9/18/07 2:31 PM Social, then environmental, then finally economic.
37. Tue, 9/18/07 3:55 PM Environmental, social, economic in that order.
38. Tue, 9/18/07 4:08 PM Environmental, social, economic in that order.
39. Wed, 9/19/07 2:33 PM Environmental
40. Wed, 9/19/07 6:18 PM Social sustainability would be nice as #1 & I think goes hand in hand with the environment. Again social does not mean part time residents. This is Tofino's downfall. We still need to support & encourage, where possible, our historic forest industry & not just ship raw goods off shore. Sustainable! How about community forests?

41. Wed, 9/19/07 10:16 PM The Community Plan should keep its focus as a land use planning document. It is primarily concerned with the impact of urban development on our environment. Social and economic goals are also important, but there other venues such as permits and licenses where these issues can be addressed. This is the only forum for meeting the goal of overall environmental protection from the pressures of development.
42. Wed, 9/19/07 11:15 PM Environmental
43. Thu, 9/20/07 1:57 PM environment
44. Thu, 9/20/07 2:00 PM environment
45. Thu, 9/20/07 5:38 PM I am not convinced in the usefulness of prioritising those goals. Certain proposals will at times enhance one more than the others.
46. Sun, 9/23/07 8:46 AM Isn't that a more open ended question? Three things need to happen. First, the natural wooded areas, parks, trees etc, don't touch them. second some of these bigger homes that stay on the market because no one can afford them need to go and the lots be subdivided into more affordable housing for those first time tenants and new families, third We know where the problem areas are, so why don't we do anything about them? make it easier to be seen at night on the streets, give families a reason for being downtown... currently the downtown is turning into a place for the convention seeking weekday business person and the people who prey on them, its all pubs, bars, homeless, and miscreants, a treasure trove of substance abuse... who in their right mind would want to be there?
47. Wed, 9/26/07 8:53 AM OOPS! Have you noticed that your question doesn't fit the answer choices?
48. Wed, 9/26/07 7:05 PM Environmental should always come first. If we sustain the environment, we won't have social or economic development - period. In other words...there will be no world to develop, if we don't nurture it.
49. Tue, 10/2/07 12:33 AM We need to turn the triangle around, so that the economy is not taken as the base of sustainability, but rather as the apex. The bases are environmental and social, and we must find ways of doing business that sustain resources and communities, rather than exploit them.
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