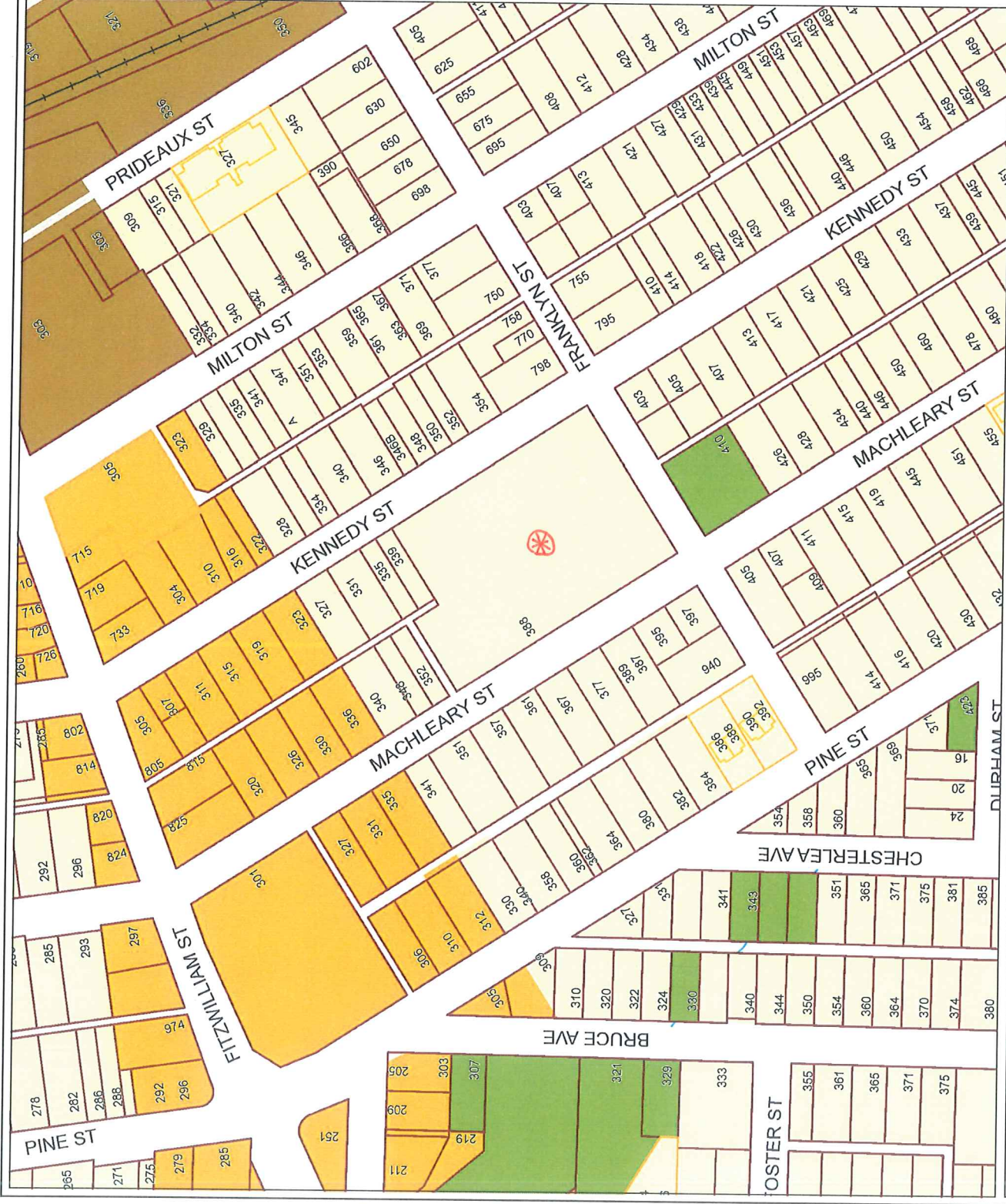


Legend

+	Railways Detail
—	Parcel Hooks
▤	Mobile Homes
▥	Airspace Parcels
▧	Water Lease
▨	Strata Buildings
▩	Strata Lots
▪	Bare Land Strata
▫	Strata Parcels
▬	Land Parcels
▭	OCP Growth Containment Bou
▮	OCP Urban Containment Bour
▯	Roads
▰	OCP Future Designations
▱	Urban Node
▲	Corridor
△	Neighbourhood
▴	Commercial Centre
▵	C City Commercial Centre
▶	N Neighbourhood Commercial Ce
▷	Industrial
▸	Light Industrial
▹	Parks and Open Space
►	Future Park
▻	Waterfront
▼	Resource Protection
▽	Urban Reserve
▾	Resort Centre
▿	Highway Right-of-Way
▾	Political Boundaries
▾	City
▾	Indian Reserve
▾	Rivers
▾	Streams
▾	Lakes
▾	Ponds
▾	Rivers
▾	Wetlands



1:2,914

148.0 Meters

0 74.0 148.0

The City of Nanaimo does not warrant or guarantee the accuracy or completeness of the information. You are encouraged to verify the accuracy of the information against copies of actual plans. If there is a conflict between this information and information contained in any other records of the City of Nanaimo or documents that may be prepared by or delivered to the City of Nanaimo, the City of Nanaimo reserves the right to rely in all cases upon the record which it considers to be the most accurate and complete.

2.3 Neighbourhood

Each city neighbourhood has a unique character - a combination of history, housing style, physical setting, location and people. Neighbourhoods are the building blocks of the city and their diversity and identity contribute to Nanaimo's vitality. Much of the city's existing stock of affordable housing is found in older neighbourhoods such as Townsite, Harewood, and the Southend. In order to maintain the viability, livability and affordability of these neighbourhoods, it is critical that the City continue to invest in infrastructure upgrades as required, enhance recreation and park facilities as needed, and ensure that new development is in harmony with the existing neighbourhood.

A mix of housing types is encouraged in all neighbourhoods including single family dwellings and multiple family units. High rise residential shall not be located in neighbourhoods.

The Neighbourhood designation applies to the lower density residential areas that characterize much of the land base of Nanaimo. The form of development is generally one or two storey ground oriented residential uses along with small scale commercial and institutional services and pockets of mid-intensity multi-unit developments. The Neighbourhood designation also allows for:

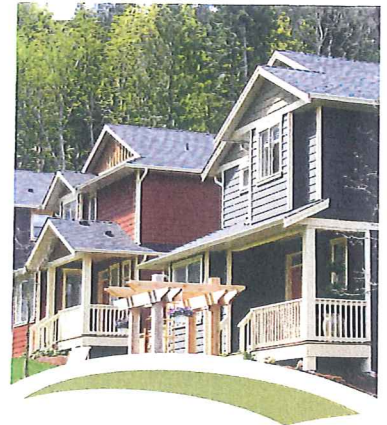
- Parks and open space;
- Special needs housing, secondary suites, and home-based businesses; and
- Local service centres offering residents day to day shopping needs and conveniences.

At specific locations, neighbourhood Commercial Centres could be supported as the current and/or future sites for higher density residential, commercial, and institutional developments, including schools, subject to the neighbourhood planning process.

Most of the developable land for future growth in the City lies within existing Neighbourhoods, Corridors, or Urban Nodes. Therefore, infill and redevelopment of existing neighbourhoods is inevitable. The purpose of this Plan is to ensure that infill and redevelopment is sensitive to neighbourhood character and meets the needs of a changing population.

The following list of completed Neighbourhood and Area Plans are adopted as amendments and form part of the OCP. Neighbourhood and Area Plans provide more detailed policies which guide future land use and development, among other matters, for a specific neighbourhood area of the city. Planning Areas and completed Neighbourhood and Area Plans are shown in Figure 3.

- Old City Neighbourhood Plan
- Chase River Neighbourhood Plan
- Rocky Point, Hammond Bay, Stephenson Point Neighbourhood Plan
- Departure Bay Neighbourhood Plan
- Nanaimo Downtown Plan
- Oceanview Master Plan
- South End Neighbourhood Plan
- Newcastle + Brechin Neighbourhood Plan
- Harewood Neighbourhood Plan



2.3 Neighbourhood Cont.

Objectives

To maintain the character and livability of existing neighbourhoods. Ensure that new development and redevelopment maintains and enhances the residential character of existing neighbourhoods.

To maintain the viability of existing older neighbourhoods. Reinvest in older neighbourhoods through infrastructure upgrades, expansion of community and recreational services, and open space.

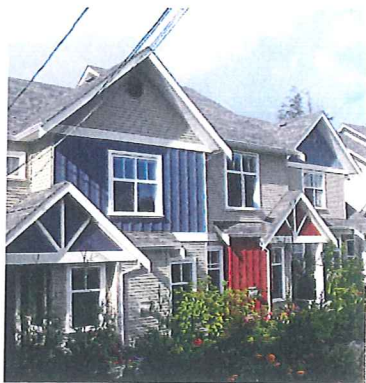
To increase housing choice. Encourage developments that increase housing choice and complement existing neighbourhood character.

To provide access to basic community services. Build appropriate community uses into new developments, and allow these services to develop in existing neighbourhoods.

To provide access to neighbourhood level services. Develop service centres in new neighbourhoods and support the development of neighbourhood commercial centres and local service centres in existing neighbourhoods to move Nanaimo's neighbourhoods towards more complete communities. The development and support of these centres will also reduce the consumption of fossil fuels and energy use if goods and services can be accessed within each neighbourhood.

To protect the environment. Environmental features such as watercourses or habitat areas within these neighbourhoods shall be protected through the development of policies that respect the environment and the integration of land uses, and new uses shall be considered against their impact on air, water, and land quality.

To build community spirit and cohesion. Provide for neighbourhood planning and encourage community participation in civic activities.



Policies

- 1 The Neighbourhood designation provides for lower density residential areas along with parks and open spaces, schools, and local service centres supporting residential neighbourhoods.
- 2 Development in neighbourhoods will be characterized by a mix of low density residential uses and may include detached and semi-detached dwelling units, secondary suites, special needs housing, mobile homes, duplexes, triplexes, quadruplexes and townhouses. Residential densities from 10 to 50 units per hectare, in two to four storey building forms, will be supported in neighbourhoods.
- 3 Commercial Centres – Neighbourhood designations are supported within neighbourhoods, and as identified through the neighbourhood planning process.
- 4 Local service centres provide small scale commercial and community services within neighbourhoods. These service centres are permitted in locations on a collector road and within a walkable distance for neighbouring residents.
- 5 The development or redevelopment of lands within existing Neighbourhood designated areas shall consider the surrounding context, including architecture, scale, densities, and lot and lane configuration, when creating innovative designs which fit a variety of housing forms and enhance the livability of the area.
- 6 Parks and open space shall form an integral component of the land base in neighbourhoods.
- 7 Trail connections and sidewalks will encourage safe pedestrian movement throughout the neighbourhoods.
- 8 The infill of residential lots is encouraged and will be designed to complement existing neighbourhood character including the ground oriented nature of existing housing.
- 9 Ecological features, such as steep slopes, watercourses, riparian areas, significant trees, and environmentally sensitive lands are recognized as attributes of the site, and development shall proceed only where the impacts on these features are minimized and can be mitigated.
- 10 A clustered housing design approach to development is encouraged to protect environmentally sensitive features, steep slope and hazard lands, and provide for open spaces in neighbourhoods.



2.3 Neighbourhood Cont.



- 11 Steep slope properties included in Development Permit Area 5 may be considered for additional density, in exchange for the preservation of open space, so long as the overall density of the site does not exceed that allowed within the Neighbourhood designation.
- 12 The integration of higher density forms of ground oriented residential housing shall be encouraged on major roads and within and adjacent to Commercial Centres - Neighbourhood.
- 13 This Plan supports the development of a mix of residential options for all demographic categories and levels of affordability across the city. However, isolated residential developments, which are secured and gated as stand alone housing, are not supported in the Neighbourhood designation.
- 14 Home-based business secondary to the principal residence will be encouraged provided that such businesses are compatible with existing adjacent uses and the environment.
- 15 Historic structures, places and trees will be identified and preserved in neighbourhoods throughout the city.
- 16 Existing neighbourhood plans are adopted as part of planNanaimo. Neighbourhood plans prepared in the future will also be adopted as part of planNanaimo and will complement the vision, goals, objectives and policies established within this Plan.
- 17 Small lot, single family housing lots will be encouraged within neighbourhoods where:
 - an adjacent lane exists or will be provided through site development, or the proposed small lot development is an infill development and all lots will be accessed from an existing city street;
 - the site is within walking distance or accessible by transit to a local service centre, and neighbourhood amenities exist, such as a park, school or cultural facility;
 - the proposed development contributes to a mix of housing types within the existing neighbourhood or within the proposed development, including a range of lot sizes; and
 - the proposed development encourages attractive, pedestrian oriented housing.