



# LAND INVENTORY ANALYSIS

FOR THE

# REGIONAL DISTRICT OF NANAIMO

September 2001



## Acknowledgements

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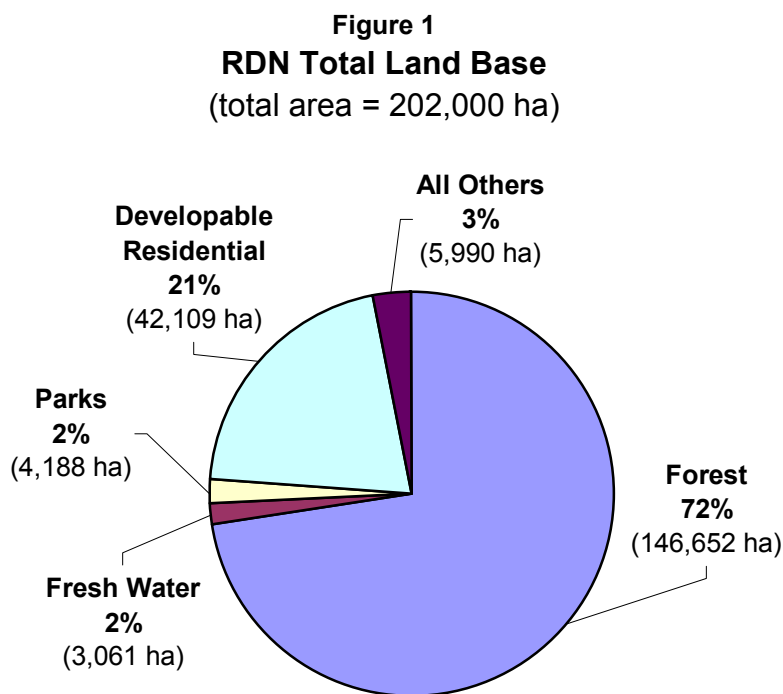
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# SUMMARY

This Land Inventory Analysis (LIA) was undertaken as part of the review of the Regional District of Nanaimo's Growth Management Plan. The LIA reviews the land available for present and future residential development in the region. Land planned for residential use in regional district and municipal Official Community Plans and zoning bylaws was investigated using data provided by planners, data obtained from British Columbia Assessment Authority folios, and other relevant, reliable information in local government offices. Housing demand information was based on results of *Demographic and Socioeconomic Trends in the Regional District of Nanaimo* (May 2001).

Figure 1 shows the proportion of the RDN land base (excluding Gabriola Island, which is not covered by the Growth Management Plan) that is available for forestry, farming, residential, and other uses. Nearly three-quarters (72 percent) of the region is forest land, mostly private land, with limited capacity for urban development. Parks, other protected areas, and water cover about 4 percent of the land. It is notable that only 2 percent of the land is in municipal, regional, and provincial parks; considerably less than the provincial target of 12 percent.

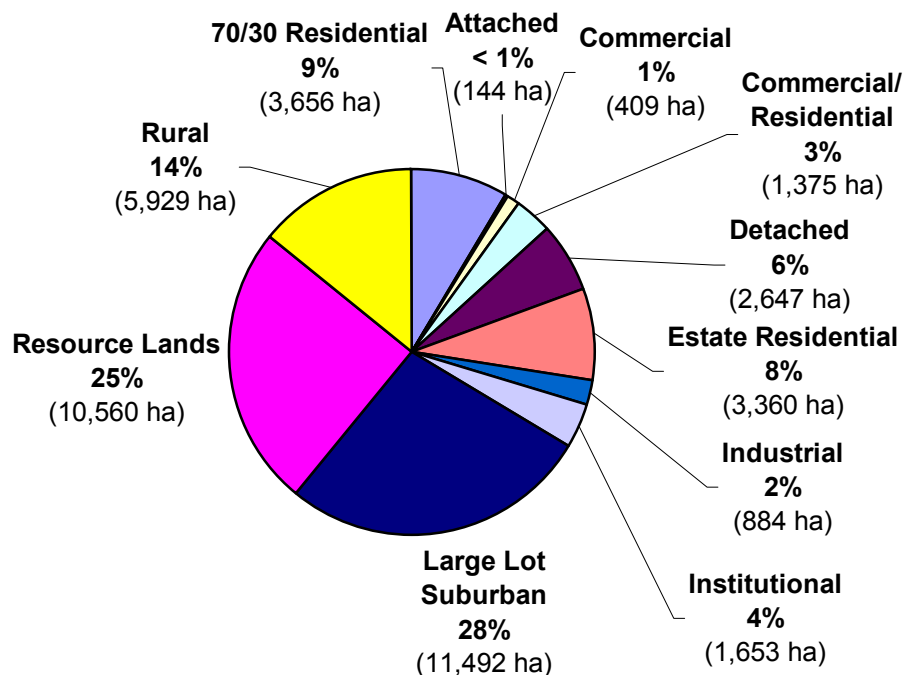


Just over one-fifth (21 percent) of the region's land is zoned or planned for land uses that allow residential development. These uses include detached and attached housing, estate and large lot

residential, and combination commercial-residential uses. All other uses (industrial, institutional, pure commercial) comprise only three percent of the total land base.

If the forest, parks and protected areas, and lakes are excluded from the land base, the area available for urban development can be analyzed more precisely. Official plans or zoning bylaws permit residential or other urban development on this “developable land,” which may or may not already be developed. Figure 2 shows that more than 75 percent of the available developable land is planned (in OCPs) or zoned for relatively large lot uses (large Lot Suburban, Estate Residential, Rural, and Resource Lands). Most of the residential capacity in the region is provided on the remaining 25 percent of the developable land base.

**Figure 2**  
**RDN Land Planned or Zoned for Development**  
**(by Land Area)**



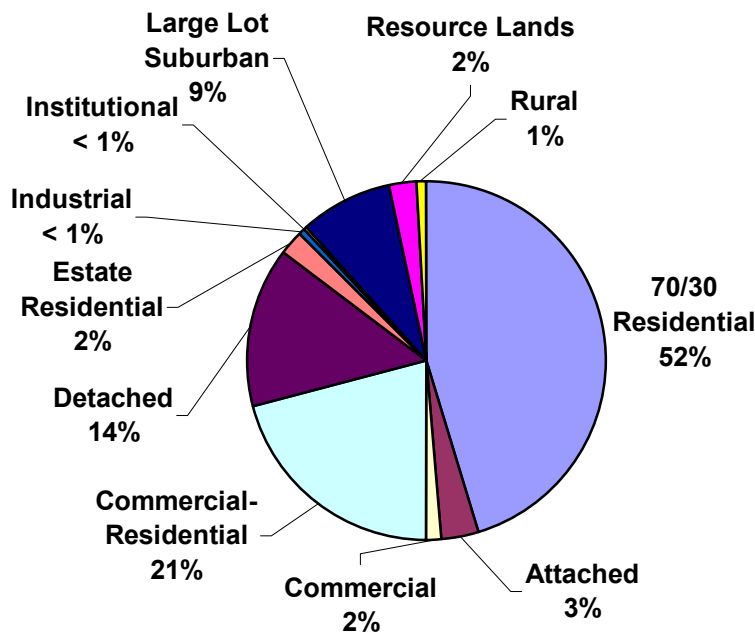
The “70/30 Residential” category, which allows up to 30 percent of the land to be used for attached housing and 70 percent for detached homes, accounts for 9 percent of the developable land base. Most of the land slated for housing in the City of Nanaimo falls into this 70/30 category. Adding the 70 percent of 70/30 land slated for detached housing raises the total detached housing area to 10 percent of the regional total (*not* including detached housing on large lots). In addition to the 30 percent of the 70/30 category land available for attached housing, 0.3 percent of developable land is slated solely for attached housing (townhouses and

apartments). Counting the 70/30 category and the 3 percent of land area planned commercial-residential development (where nearly all units would be attached), land for attached housing accounts for 6 percent of developable land in the region.

Of the 1 percent of the total regional area planned for commercial use, nearly 58 percent (3 percent of the developable land area) also allows residential uses.

Approximately 42,109 ha of land permits residential development in the RDN. Of this area, 30,717 ha has capability for *additional* residential development. More than 68,500 new dwelling units could be built on this land. Figure 3 shows the number of housing units that can be accommodated in each land use category. The 70/30 residential category could account for 52 percent of the total housing stock in the region, although it requires only 9 percent of the developable land base. Attached housing in the commercial-residential category ranks second, and could provide up to 21 percent of planned housing stock (on 3 percent of the land). Detached housing could provide 14 percent of the region’s residential capacity on 6 percent of the developable land. Purely attached housing could provide 3 percent of the region’s housing needs, while using only 0.3 percent of the land.

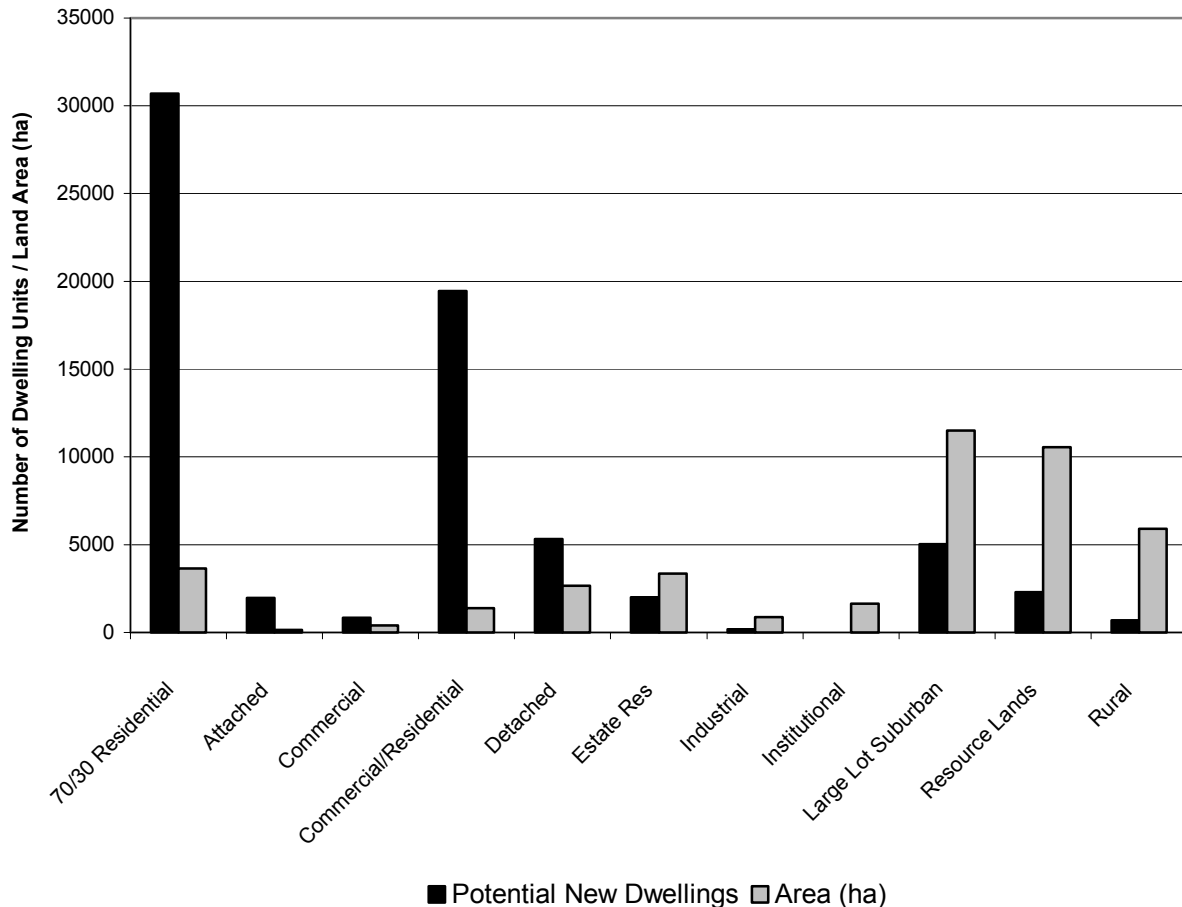
**Figure 3**  
**RDN Land Planned and Zoned for Development**  
**(by Proportion of Planned Dwelling Units)**



The large-lot residential categories (Rural, Estate Residential, Large Lot Suburban, and Resource Lands) provide 14 percent of planned housing capacity on three-quarters of the region’s developable land.

Figure 4 shows the relative efficiency of land use in the region. The higher-density zones provide vastly more housing on a fraction of the land base, compared to Large Lot Suburban, Estate Residential, Rural, and Resource Lands. Figure 4 shows that nearly 31,000 of the potential 68,500 new units could be provided in developable portions of the 70/30 Residential zone, which covers 2,414 ha. The LIA identified 2,909 ha of land designated for additional detached (single family or duplex) housing, with a capacity of 5,365 new units. Attached housing could be built on 94 ha of additional land, and residential-commercial units on 1,160 ha more, with a combined capacity of 21,425 attached units.<sup>1</sup> Low density development is permitted on 31,300 ha, and would support 10,016 new units (15 percent of the regional total).

**Figure 4**  
**Planned New Housing and Associated Land Area**  
**(RDN Total)**



<sup>1</sup> Whether the full number of attached units would be built depends on market conditions and the ability to build communities that will attract residents to higher density areas.

The LIA found that the RDN has sufficient land planned for residential development to house the forecast population to the year 2026. Excess housing capacity exists in all jurisdictions to accommodate new residents under the low and moderate population projections. Under the high population projection, modest additional planned capacity would be required in Qualicum Beach and several Electoral Areas.

The Implications section of this report discusses what the LIA means for implementing the Growth Management Plan. The main concerns raised are the effect of large capacity surpluses on urban quality, the large are of developable land outside of Urban Containment Boundaries, and the challenges of accommodated the future population in nodal communities.

# REGIONAL DISTRICT OF NANAIMO

## LAND INVENTORY ANALYSIS

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### INTRODUCTION

Since 1997 when the Regional District of Nanaimo (RDN) Board and member municipalities adopted the region's first Growth Management Plan, a variety of changes have occurred in the plans and pattern of land development in the region. The Land Inventory Analysis (LIA) is intended to provide information on present and planned land use conditions in the region, and will update the original LIA prepared for the RDN in 1995.

This 2001 LIA is based on the most recent census data and improved geographic analysis techniques than were available in the 1995 report. The preparation of the LIA has been conducted as part of a broad review of the RDN's Growth Management Plan. The information is intended to support deliberations by the Board and municipal partners in growth management planning as well as to serve demands of the public and private business for information on population growth and housing in the region.

### GROWTH MANAGEMENT IN THE REGIONAL DISTRICT OF NANAIMO

Growth management planning in the RDN started in the early 1990s in response to high rates of growth that were seen by elected representatives as straining local finances, creating unattractive and uneconomical development patterns, harming the environment, and resulting in isolated, fragmented communities. Over a period of three years, the public, technical specialists, businesses, and elected representatives worked together to create a vision of a desirable future in the region and a strategy for attaining the vision over a 25 year period. The vision describes well-designed neighbourhoods and the separation of rural and urban areas. Eight associated goals were established as pillars of the Growth Management Plan:

- 1. Strong urban containment**
- 2. Nodal community structure**
- 3. Protect rural integrity**
- 4. Protect environmentally significant features**
- 5. Improved mobility**

6. **Create a vibrant and sustainable economy**
7. **Efficient services and resource use, and**
8. **Cooperation among jurisdictions.**

The goals are expressed spatially in a Growth Management Plan Land Use Map, and are to be achieved through a set of policies and guidelines. The plan is being implemented through a schedule of actions and a set of legislative, planning, and regulatory tools available to the RDN and member municipalities.

The Growth Management Plan was developed and approved in the context of broad public participation and involvement. The public involvement program included meetings with interested groups and organizations, open houses, mailings of flyers and brochures to homes throughout the region, surveys of opinion, comments from a Community Advisory Group and Technical Advisory Committee, and finally a public hearing. As partners in the growth management process, the City of Nanaimo, City of Parksville, and Town of Qualicum Beach worked with the RDN in preparing the Growth Management Plan, and their Councils approved the plan following the public hearing.

The RDN Board adopted the Growth Management Plan on January 14, 1997. The plan constitutes a growth management strategy under the *Local Government Act*. The municipalities of Nanaimo, Parksville, and Qualicum Beach subsequently adopted Regional Context Statements as part of their Official Community Plans. These statements commit the municipalities to create and implement Official Community Plans that comply with the Growth Management Plan.

The RDN prepares annual reports on progress toward achieving goals of the Growth Management Plan. This update of the Land Inventory Analysis has been prepared as part of a five-year review of the plan.

## **PURPOSE OF THE LAND INVENTORY ANALYSIS**

Planning and land use decisions are supported by up-to-date and accurate information on the area of land available for various uses and on trends in land use. The LIA is intended to provide a substantial body of this information, in combination with a companion document, *Demographic and Socio-Economic Trends in the Regional District of Nanaimo*, May 2001. The population report uses 1996 census information, updated to 2000, to paint a picture of current and forecast population and demographic trends in the region. The LIA report documents the area of land planned for a regionally consistent set of land uses, based on existing official community plans and zoning bylaws adopted in the RDN and member municipalities.

The LIA identifies the capacity for further residential development on the basis of existing OCPs and zoning bylaws. Using specified residential density values for the various residential zones,

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the number of future units of housing that could be built under present plans are compared with the demand for housing implied by population forecasts from the *Demographic and Socio-Economic Trends* report.

This LIA is intended to:

- Estimate the area of land presently used for housing in the RDN and member municipalities,
- Estimate the future capacity for residential development in the region,
- Compare the housing capacity with the forecast housing demand during the next 20 years,
- Provide comparable, repeatable, justifiable results for all RDN jurisdictions,
- Present this information in summary form for areas that have relevance under the Regional Growth Management Plan, and
- Highlight the implications of this land use and housing capacity analysis for future implementation of the Growth Management Plan.

The products of the LIA include reports and maps that discuss and assess:

- the amount and type of residential development currently in each jurisdiction,
- the capacity for new residential development in each jurisdiction,
- the number and types of housing units that will be required to meet the demands of the projected demographics and population of the region,
- the relationship between these demands and the existing supply; and the relationship between the supply and demand of housing and Growth Management Plan goals and policies.

The results of this 2001 LIA are not directly comparable with those of the 1995 LIA. Despite efforts to maintain identical land use categories and output results, too much has changed in terms of land use plans, understanding of density implications of those categories, methods of analysis, and geographic areas of relevance for presentation to maintain an identical format or output. Reading this report will provide the same level of understanding of residential capacity and associate the issues as the 1995 report, but direct comparison of the two documents will prove infeasible for all but regional district total values.

# GENERAL APPROACH TO PREPARING THE LIA

The following general methodological approaches guided preparation of the LIA.

**Participants in the LIA study.** The LIA was prepared as a collaborative effort of the following groups:

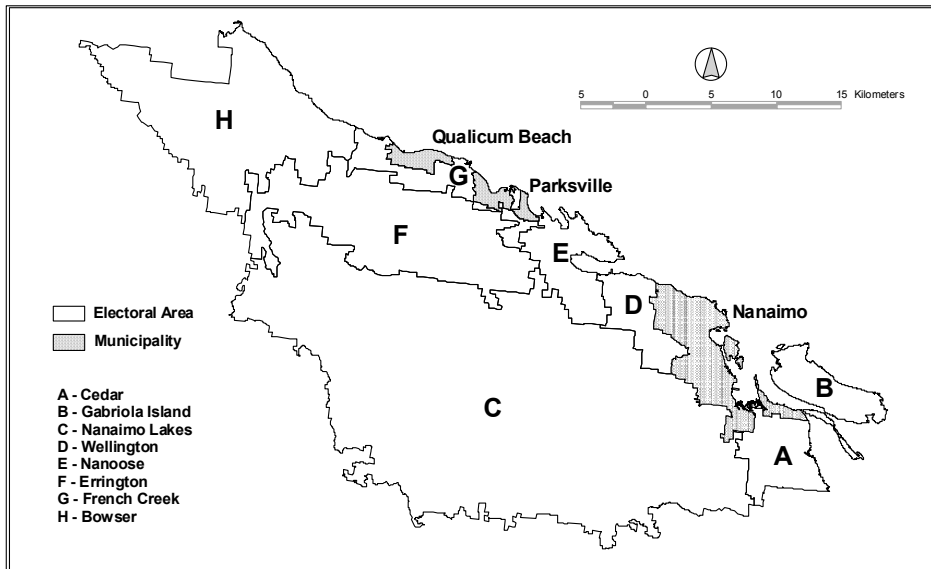
- RDN staff,
- Planners and Geographic Information System personnel from the Municipalities of Nanaimo, Parksville, and Qualicum Beach,
- Provincial representatives on the Intergovernmental Advisory Committee (IAC),
- Staff of Westland Resource Group, a consulting firm specializing in environmental planning.

**Areas included.** All areas in the RDN were included in the LIA except Gabriola Island and First Nations reserves. Gabriola Island was not included in the LIA study because its land use planning function is provided by the Islands Trust. First Nations reserves also were excluded from the analysis, because their land uses are not regulated by regional or municipal government.

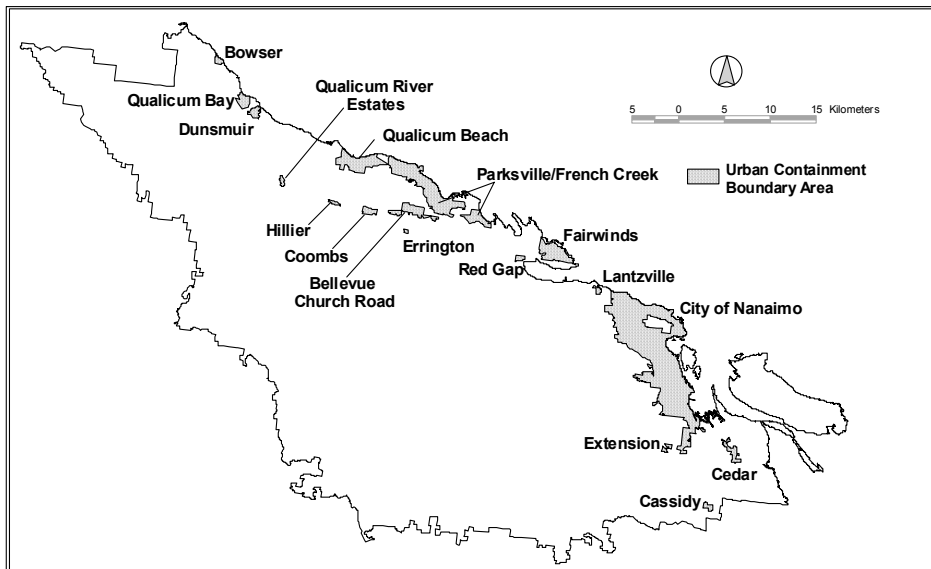
**Steps and schedule.** This LIA was prepared between January and September, 2001. The following approach was taken in preparing the LIA.

- **Base the study on latest available information.** The consultant and RDN's staff reviewed available geographic and statistical information on land and existing land uses in the region. This information was assessed for its applicability to the LIA study.
- **Involve local government in the process.** Planners from the municipalities of Nanaimo, Parksville, and Qualicum Beach were involved in obtaining information to support the study. Meetings and workshops were held with the planners, and draft materials were circulated to the jurisdictions for review and comment.
- **Link the presentation of results to the Growth Management Plan.** Under the Growth Management Plan, growth is to be channeled into specified nodal areas inside delineated urban containment boundaries (UCBs). These UCB areas, in addition to political jurisdictions, form the basis of data analysis and presentation. The UCB boundaries may not be contiguous with existing political jurisdictional boundaries (Figures 5 through 8).

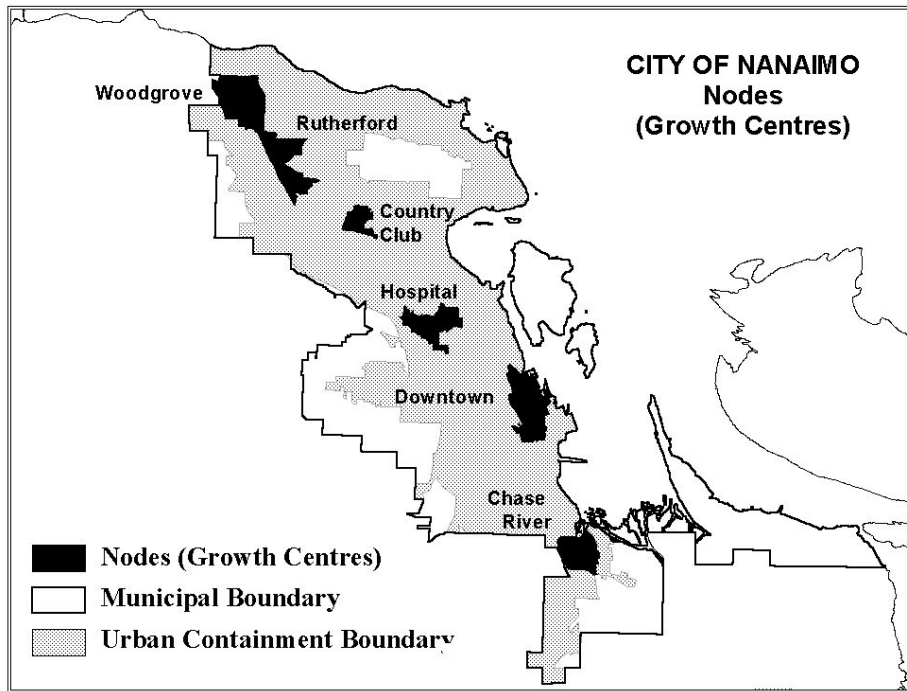
**Figure 5**  
**Municipal and Electoral Area Boundaries**



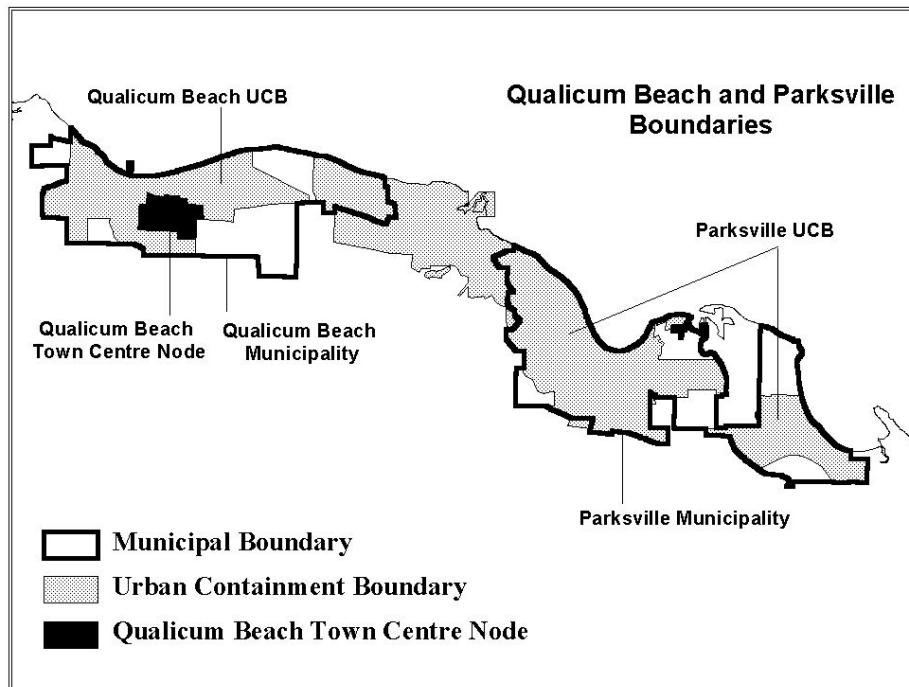
**Figure 6**  
**Urban Containment Boundaries**



**Figure 7**  
**Growth Centres (Nodes) in Nanaimo**



**Figure 8**  
**Qualicum Beach and Parksville Boundaries**



**Attain a realistic estimate of development capacity.** Future development potential based on Official Community Plans inherently contains uncertainty. Neither zoning bylaws nor Official Community Plans precisely define long term development potential. To overcome this uncertainty, planners were asked to apply their professional judgment in interpreting jurisdictions' plans and bylaws. In this way, a more realistic assessment of long term development potential was sought.

- **Focus on developable land.** Much of the Regional District is forest land that has limited development potential. Lakes, streams, and other environmentally constrained lands were excluded from the analysis of future housing capacity. The analysis focused on areas designated for future development in the RDN and member municipalities. Areas in the Agricultural Land Reserve and Forest Land Reserve are included in the analysis, although they have only modest potential to support housing.
- **The effect of servicing.** The ability to build housing requires both “hard” and “soft” services. Hard services include roads, sewers, water, storm drains, telephone, and energy. Soft services include schools, transit, government services, and medical care. Soft services typically are provided after housing is built, whereas hard services are provided before housing construction. Hence, the lack of hard services may constrain the ability of new development to occur, whereas development is rarely impeded by shortages or lack of soft services. The form of development can, however, greatly affect the cost of providing both hard and soft services.

Most parts of RDN municipalities are fully serviced by sewer and water. In unincorporated areas, however, water is typically provided by private water purveyors, and sewer is only provided in areas planned for suburban or higher densities. The Growth Management Plan calls for more coordinated management of water services and for more efficient provision of all services.

Because of the complexities and uncertainty regarding areas where hard services may be extended, the LIA assumes that all areas planned for future growth will receive services sometime during the next 25 years.

## SPECIFIC STEPS TAKEN IN PREPARING THE LIA

The objective of the LIA is to identify the total area of land in the RDN that is available for future development in each specified land use category. Available land was defined as lots developed at a density below the density permitted in zoning bylaws or OCPs, or as otherwise determined by planners in specific jurisdictions as having development potential. Results of the LIA were generated by the RDN's Geographical Information System (GIS) through a series of map compilations and polygon overlays.

Figure 9 schematically represents the steps taken in preparing the LIA. The text in this section elaborates on the work program elements shown in the flow chart. Appendix "A" presents a more detailed description of technical steps taken in preparing the study.

The following specific actions were taken in conducting the LIA study.

**Review available sources of information.** The consultant and the Regional District examined existing sources of information on land use in the region. Based on this assessment the following information sources were sought to support the LIA:

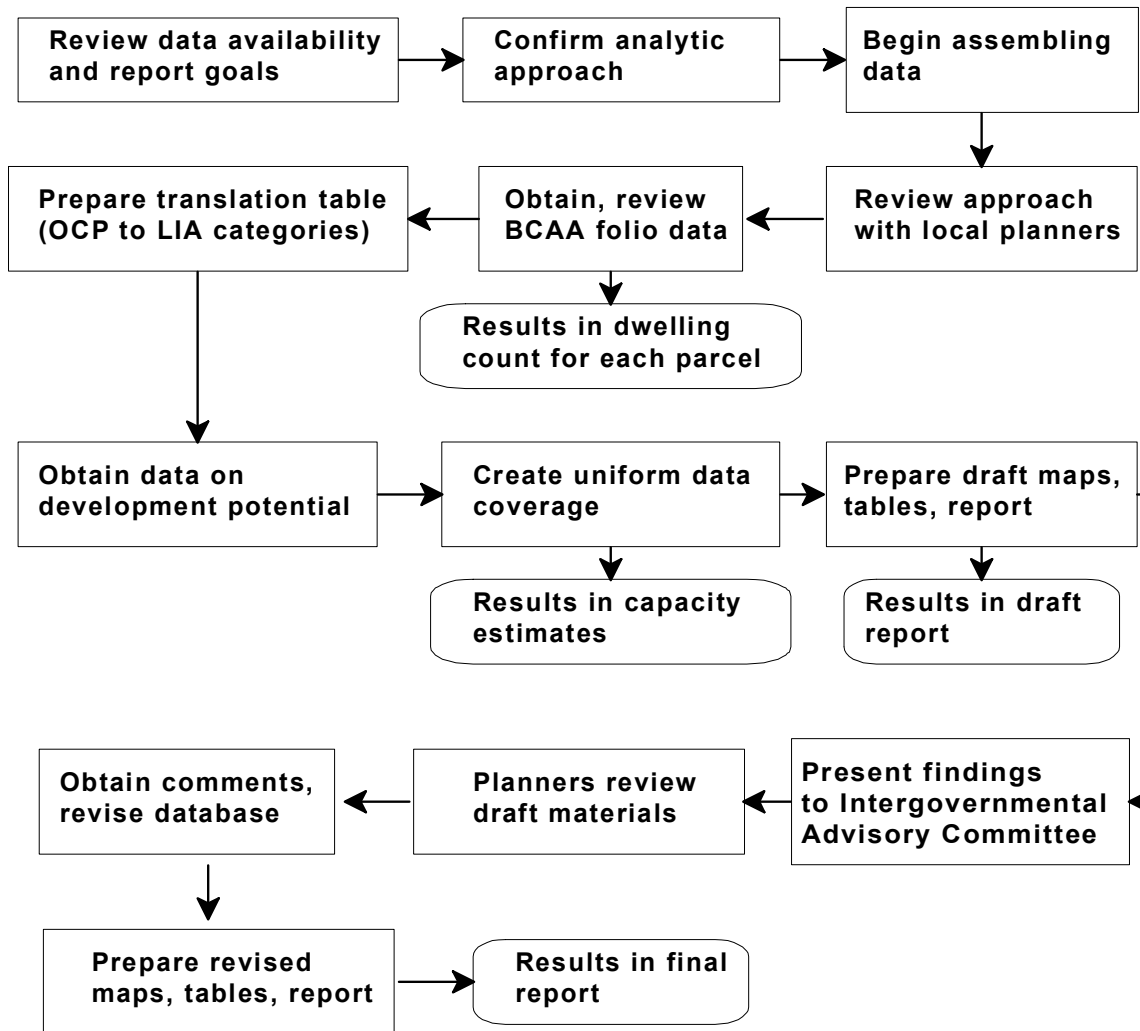
- For the present land use inventory, British Columbia Assessment Authority (BCAA) folio data were used in most municipalities and urbanized portions of the RDN, and street number data from the RDN were used in rural areas where BCAA folio data were inadequate.
- To assess development potential and density, OCPs and zoning bylaws were studied (for both RDN electoral areas and municipalities). Planners' insights were sought to augment and interpret planning and zoning information.

**Obtain information on existing development inventory.** Information to support inventory of the present land uses was generated by using the following data sources:

- Regional cadastral maps
- BCAA folio data
- Street number data in rural areas where folio data could not be used,
- Zoning bylaws and OCPs (for development potential and density).

This step established the existing dwelling inventory, derived from an electronic map layer of fee simple private land. Information about land use categories was added from municipal and Assessment Authority databases. The result was a map base that was linked to a record for each privately-owned land parcel. The database was populated with information on parcel land area, dwelling type, and permitted density of residential development.

**Figure 9  
Process for Preparing the LIA**



Additional map overlays prepared by RDN staff assigned values to each parcel such as the UCB or node name, the jurisdiction or electoral area, and information about whether the property was in the ALR or FLR. The areas mapped in this step formed the spatial units for the final analysis. These spatial units are listed in Table 1 and shown in Figures 5 through 8.

**Table 1**  
**Geographical Units Used in the LIA Database**

<b>Municipalities and Electoral Areas</b>	<b>Areas in Urban Containment Boundaries (and village centres)</b>	<b>Areas in Urban Growth Centres (nodes)</b>
City of Nanaimo	Nanaimo	Woodgrove
City of Parksville	Parksville	Rutherford
Town of Qualicum Beach	Qualicum Beach	Country Club
	Bowser	Hospital
	Qualicum Bay	Downtown
	Dunsmuir	Chase River
	Qualicum River Estates	Qualicum Beach Town Centre
	Hilliers	
	Red Gap	
	Coombs	
	Bellevue – Church Road	
	Parksville	
	Errington	
	Cassidy	
	Cedar	

**Areas excluded from analysis.** Several kinds of areas were excluded from the analysis of housing development potential:

- Parks, protected areas, lakes, streams, and other environmentally constrained lands are excluded from further analysis because they cannot be developed for housing.
- First Nations Reserves are also excluded from the analysis because they are not managed by the RDN or member municipalities. First Nations’ plans for any lands they may receive as part of treaty settlements are unknown and could not be included in Land Inventory Analysis calculations.
- Gabriola Island is not included in the analysis because its land use planning function is the responsibility of the Islands Trust.
- Institutional uses (public schools, churches, sewage treatment plants, fire halls, municipal halls, other government buildings) are excluded because the significant public investment in these lands precludes future redevelopment for housing.
- Public schools are excluded from housing capacity analysis. Privately owned educational facilities were included because they can have boarding facilities or can be redeveloped for housing in the future.
- Roads, railways, and electricity transmission corridors are excluded.

- Golf courses are excluded. Housing capacity associated with golf courses is provided by lands surrounding, not in, golf courses.

**Count existing dwellings.** A dwelling count was conducted for each parcel in the region. In unincorporated areas, dwellings were counted by overlaying point-based information developed by RDN for servicing purposes. Dwelling counts in municipalities are derived from BCAA actual use data, and from municipalities wherever it is available. This step established an electronic map containing an inventory of all developable parcels in the region, their housing types, current housing density, and current number of dwellings. The data produced in this step is held in an electronic database containing 49,886 records.

**Hold a workshop with local planners.** On April 17, 2001 a workshop was convened between the consultant and planners from the RDN and member municipalities. The purpose of the workshop was to discuss and define the proposed LIA methodology and to describe the data provision tasks required of local planners. Data forms were provided to the planners, along with detailed instructions for obtaining and interpreting development potential information from plans and zoning bylaws. The schedule for delivering this information was also discussed with the planners.

**Obtain information on development potential.** Local planners were asked to conduct the following tasks:

- Translate local OCP and zoning bylaw categories into consistent LIA land use categories)
- Confirm boundaries of nodes, villages, UCBs in each jurisdiction
- Define permitted density in each designated zone district
- Define future density to be achieved in designated development nodes
- Identify areas where development is unlikely to occur, and
- Identify the total number of units possible under current zoning and under the applicable OCP land use designations,
- Determine development that is likely to actually occur, based on planners' insight into conditions affecting specific areas (e.g. steep slopes, servicing limitations, areas that will be protected for environmental reasons, etc.), and
- Document reasons for comments and adjustments.

Appendix “B” contains a “translation table” that documents how the land use categories in OCPs and zoning bylaws in the region are classified according to a common set of LIA land use categories.

The LIA land use classes are defined as follows:

1. Detached and duplex housing on lots smaller than 0.5 ha (1 ac)
2. Attached housing (townhouse, apartment)
3. Commercial (retail, office, service commercial, golf courses), often permitting ancillary residential use
4. 70/30 Residential, in which both attached and detached housing is permitted. Seventy percent of the land could be used for detached housing and 30 percent of the land for attached housing.
5. Commercial-residential, where housing is permitted in combination with commercial uses
6. Large lot suburban (lots 0.5 to 2.0 ha, 1 to 5 ac)
7. Estate residential (lots 2 to 8 ha, 5 to 20 ac)
8. Rural (lots larger than 8 ha, 20 ac)
9. Resource lands (land in the Agricultural Land Reserve or Forest Land Reserve in which residential use is permitted)
10. Industrial (light or heavy manufacturing) usually with permitted ancillary residential use
11. Institutional (public schools, churches, government offices, electrical substations, water and sewer facilities), and
12. Parks and recreation (local, regional, and provincial parks and recreation facilities).

**Ensure uniform data format and quality.** Considerable effort was spent ensuring that land use classes, formats and units of information provided by various jurisdictions and planners were accurately and uniformly presented, and in addressing other data quality concerns. The result of this process was a high quality, consistent database of information on existing and future residential and commercial development capacity in the RDN and member municipalities.

Information about permitted densities provided by the planners was reviewed by Westland and RDN staff and standardized so that all values reflect the same land use categories and are presented in units per hectare (uph). In some cases, planners provided ‘number of additional units’ in each OCP area. These values were compared with the current inventory of dwellings to derive ‘permitted density’ values in uph. The standardized information on land use and permitted density obtained from the planners was used to create a GIS data layer.

**Conduct the LIA data review.** The next step was to overlay existing land use and planned land use polygons. The potential number of existing dwellings was subtracted from the total housing capacity to provide the potential number of additional dwelling units.

This step in preparing the LIA involved solving the following equations:

- Present inventory (in units) = Number of units listed in BCAA folios / total number of parcels
- Planned development potential (in units) = area (in ha) x zoned density (in units/ha)
- Additional housing capacity (in units) = planned development potential – present inventory
- Forecast housing demand (units) = (2026 PEOPLE model population - 2000 population) x 2.2 persons per unit<sup>2</sup>
- Excess planned capacity (in units) = forecast housing demand – additional housing capacity.

As is described in the *Demographic and Socioeconomic Trends* report, the PEOPLE model is a straight-line projection of expected population in the regional district as a whole. A variety of assumptions are needed to interpolate results at the municipal, rural community, and village levels. The PEOPLE model and its local-level interpolations do not necessarily predict future population distributions resulting from changes to plans and development patterns in municipalities and neighbourhoods. Where populations are presently low but where future growth is expected (such as some designated rural village centres in the RDN), PEOPLE model projections may underestimate future population levels.

Results of the data overlays were analyzed using GIS database query functions. The output file contained information on the following variables:

- Municipality or electoral area,
- UCB and node name,
- Housing type,
- Land area,
- Existing dwelling density,
- Number of existing units,
- Maximum planned density (as per OCP or zoning by-law), and
- Potential number of new dwellings.

**Prepare draft LIA report.** A draft of this report was prepared, containing summary tables, graphs, and text that explain the results of the Land Inventory Analysis. The report is intended for use by members of the public, local and provincial government staff, and elected representatives.

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<sup>2</sup> The 2.2 persons per unit (ppu) occupancy figure used in the LIA represents the expected continuing decline in occupancy from the 2.4 ppu average for the RDN found in the 1996 Census.

**Review draft LIA results.** The draft LIA report was circulated to members of the Intergovernmental Advisory Committee, which includes municipal planners and provincial agencies involved in Growth Management Plan implementation. IAC members' comments on data accuracy and interpretation of results were considered in preparing the final LIA report.

# Land Inventory Analysis Results

The summary results of the LIA are presented in Appendix “C.”

Table 2 presents a summary of unit forecast results of the LIA, by jurisdiction. The summary shows that the RDN has 30,717 ha of land available for future residential development. This land area excludes properties having no additional development capacity, Gabriola Island, and First Nations Reserves. Adopted plans and zoning bylaws permit an additional 68,500 housing units to be built on this land, about 20 percent more than the existing 58,000 units in the region.

Of the 68,500 potential new units:

- 18,900 units, or 28 percent, could be located in unincorporated areas,
- 49,600 units, or 72 percent, could be located in municipalities,
- 51,900 units, or 76 percent, would be inside UCBs and the remaining 24 percent outside UCBs
- 18,400 units, or 27 percent, could be located in designated nodes (in both municipal growth centres and rural villages),
- Nanaimo could support 40,400 new dwellings, or 59 percent of the total regional capacity,
- Parksville’s plans allow for 6,500 new homes, or 9 percent of the regional total, and
- Qualicum Beach could see construction of 2,700 new dwellings, or 4 percent of the region’s capacity.

Of the 30,717 ha of land planned for some form of development in OCPs, approximately 7,809 ha, or 25 percent, is inside UCBs. Hence, fully three-quarters of the region’s developable land base is *outside* of UCBs. Of the nearly 18,900 planned units outside UCBs, nearly 3,000 are attributable to second dwellings on parcels in the Agricultural Land Reserve.

Of the 57,754 existing housing units in the RDN, 46,566, or 80 percent, are inside UCBs, a higher proportion than would exist after buildout of the present plans.

The Growth Management Plan calls for encouraging a nodal development pattern. OCPs designate 579 ha of land as development nodes (two percent of the developable land base) in municipalities and village centres in unincorporated areas. Nodes presently accommodate 8,666 dwelling units (15 percent of the region’s total), and are planned to hold 18,408 more units (27 percent of new units and 21 percent of all housing). The bulk of housing in nodes would be commercial-residential, which is appropriate in areas that are to be characterized by mixed use development.

**Table 2**  
**Capacity to House the 2026 RDN Population**

PEOPLE Model	Dwelling Units				Unit Supply	
	Existing	Planned	Total	Forecast Need 2026	Surplus (deficit) <sup>1</sup>	Build-out Year
Nanaimo	32,973	40,428	73,401	54,307	19,094	
Parksville	5,699	6,475	12,174	8,488	3,686	
Qualicum Beach	3,900	2,726	6,626	6,350	276	
Electoral Area A	2,857	2,601	5,458	4,628	830	
Electoral Area C	448	766	1,214	863	351	
Electoral Area D	1,868	2,188	4,056	3,300	756	
Electoral Area E	2,569	3,725	6,294	4,152	2,142	
Electoral Area F	2,335	2,561	4,896	4,031	865	
Electoral Area G	3,441	3,630	7,071	5,439	1,632	
Electoral Area H	1,664	3,403	5,067	2,719	2,348	
<b>RDN Total</b>	<b>57,754</b>	<b>68,503</b>	<b>126,257</b>	<b>94,277</b>	<b>31,980</b>	

Low Projection	Dwelling Units				Unit Supply	
	Existing	Planned	Total	Forecast Need 2026	Surplus (deficit) <sup>1</sup>	Build-out Year
Nanaimo	32,973	40,428	73,401	42,430	30,971	
Parksville	5,699	6,475	12,174	6,935	5,239	
Qualicum Beach	3,900	2,726	6,626	4,986	1,640	
Electoral Area A	2,857	2,601	5,458	3,642	1,816	
Electoral Area C	448	766	1,214	632	582	
Electoral Area D	1,868	2,188	4,056	2,503	1,553	
Electoral Area E	2,569	3,725	6,294	3,271	3,023	
Electoral Area F	2,335	2,561	4,896	3,087	1,809	
Electoral Area G	3,441	3,630	7,071	4,326	2,745	
Electoral Area H	1,664	3,403	5,067	2,132	2,935	
<b>RDN Total</b>	<b>57,754</b>	<b>68,503</b>	<b>126,257</b>	<b>73,944</b>	<b>52,313</b>	

High Projection	Dwelling Units				Unit Supply	
	Existing	Planned	Total	Forecast Need 2026	Surplus (deficit) <sup>1</sup>	Build-out Year
Nanaimo	32,973	40,428	73,401	69,190	4,211	
Parksville	5,699	6,475	12,174	10,434	1,740	
Qualicum Beach	3,900	2,726	6,626	8,059	-1,433	2010
Electoral Area A	2,857	2,601	5,458	5,864	-406	2005
Electoral Area C	448	766	1,214	1,404	-190	2009
Electoral Area D	1,868	2,188	4,056	4,309	-253	2004
Electoral Area E	2,569	3,725	6,294	5,256	1,038	
Electoral Area F	2,335	2,561	4,896	5,215	-319	2004
Electoral Area G	3,441	3,630	7,071	6,832	239	
Electoral Area H	1,664	3,403	5,067	3,456	1,611	
<b>RDN Total</b>	<b>57,754</b>	<b>68,503</b>	<b>126,257</b>	<b>120,019</b>	<b>6,238</b>	

The overall regional housing density—after construction of all planned housing—would be only 4.1 units per developable hectare. As low as this is, it is still more than twice as efficient as today’s 1.9 units per developable hectare. Nanaimo has a gross density of 5.7 uph, which would rise to 12.8 uph if all land planned for housing is built out. Parksville’s present density is 6.0 uph, with the potential to rise to 12.8 uph under build out. In Qualicum Beach, today’s residential density is 4.2 uph, which could increase to 7.1 uph if planned development is fully realized. In unincorporated portions of the RDN, today’s density is 0.4 uph (one unit per 2.3 ha). If all plans are built out, the density in unincorporated areas would rise to 1.0 uph.

Table 2 shows that the planned residential capacity of the region is adequate to accommodate forecast population growth under all projection scenarios. (See the *Demographic and Socioeconomic Trends* report for details about projections.) Under all scenarios, the forecast 2026 population can be housed under existing plans (assuming occupancy rates of 2.2 persons per unit). The moderate PEOPLE model projection forecasts a regional population of 219,321 in the year 2026. This population would require 94,300 units of housing. The planned regional capacity of 126,257 units constitutes a surplus of nearly 32,000 units, which could house an additional 70,300 people. This level of capacity represents a planned housing supply that exceeds expected demand by about one-third. Note that this housing would not necessarily be built by 2026, which could result in a glut of housing. It is only the *planned* capacity that exceeds the needs of the expected 2026 population.

Table 2 also compares planned housing capacity under “low” and “high” population projection scenarios. Under the low population scenario (in which the growth rate is 50 percent lower than under the PEOPLE model), housing supply exceeds forecast demand by 52,300, which could house an additional 115,000 people. Under these conditions, planned housing capacity exceeds actual demand by nearly 71 percent.

Under the “high” growth scenario (in which growth rates exceed the PEOPLE model by 50 percent), planned capacity in the region exceeds demand by 6,200 units, or about 5 percent more than required supply. These units could accommodate 13,600 more people than would be expected to arrive under the “high” growth scenario.

Only in Qualicum Beach and Electoral Areas “A,” “C,” “D,” and “F” does demand under the high growth scenario outstrip planned supply before 2026. In Qualicum Beach, housing demand would exceed existing planned capacity in the year 2010, and in Electoral Areas between 2004 and 2009. By 2026, Qualicum Beach would require an additional 1,433 units to accommodate its forecast population, and the Electoral Areas would need 1,168 more units.

Figure 10 shows the excess housing supply in the RDN under all population growth scenarios. The planned housing capacity and the number of existing units remain static in all growth scenarios; only the numbers of dwelling units needed to accommodate a growing population changes. The white band represents the surplus of planned housing capacity over required supply. The surpluses range from 52,000 units under conditions of low growth to 32,000 units under the moderate forecast, and 6,200 under high growth conditions.

**Figure 10**  
**Regional District of Nanaimo**  
**Housing Supply and Planned Capacity**  
**2026**

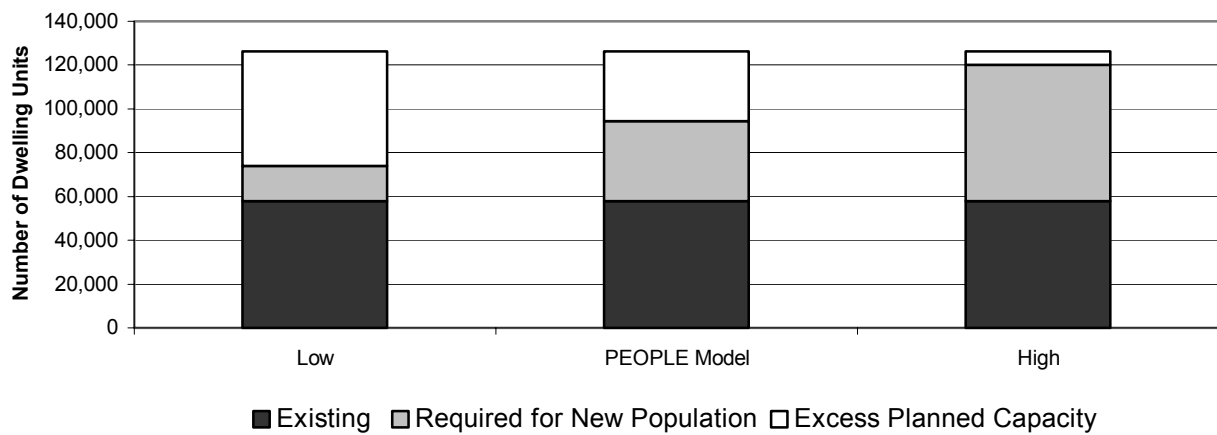


Figure 11 shows the number of units needed to accommodate a growing population versus the planned housing capacity in the three largest portions of the RDN lying inside UCBs. As Figures 6, 7 and 8 show, the incorporated area UCBs include essentially all of Parksville, Nanaimo, and Qualicum Beach, plus adjacent unincorporated areas deemed suitable for urban development. In all UCBs, the planned housing capacity exceeds the expected demand, though by different amounts. Most of the population growth and attendant housing demand will occur in the Nanaimo UCB, where more than 21,000 new units will be required over the next 25 years, leaving a planned capacity surplus of 17,300 units. The Qualicum Beach UCB will need nearly 1,500 units, leaving a planned surplus of 1,000. In the Parksville UCB, more than 3,700 units are expected to be needed, leaving 5,200 units of planned housing capacity unused.

**Figure 11**  
**Incorporated Area UCBs**  
**Housing Supply and Planned Capacity**  
**2026**

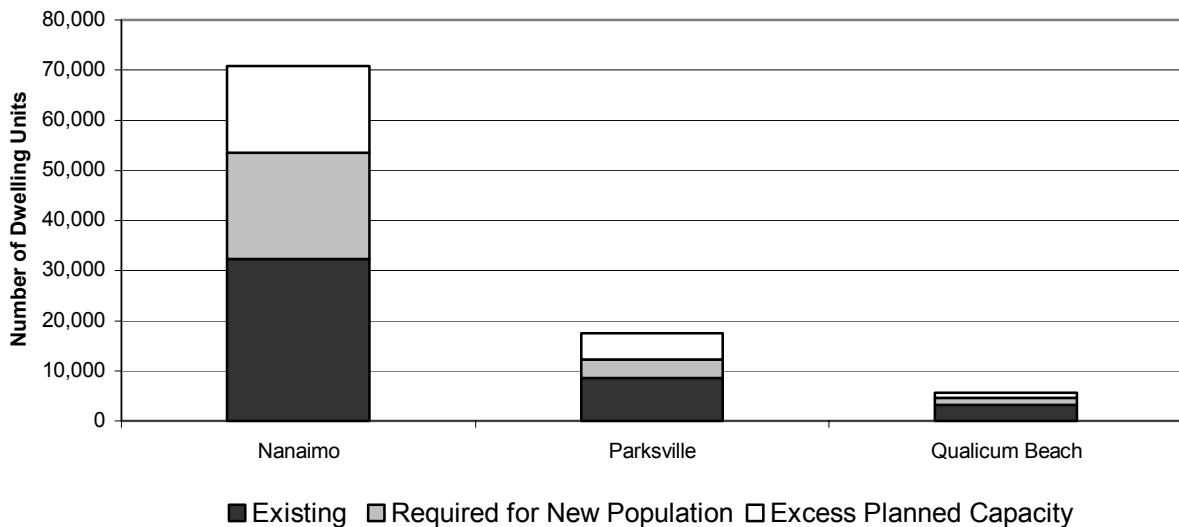
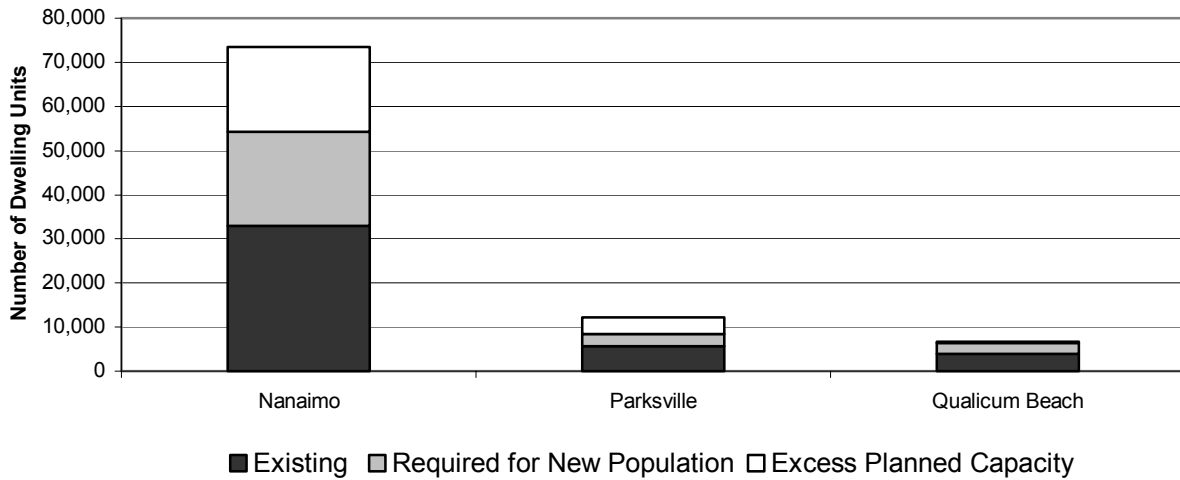


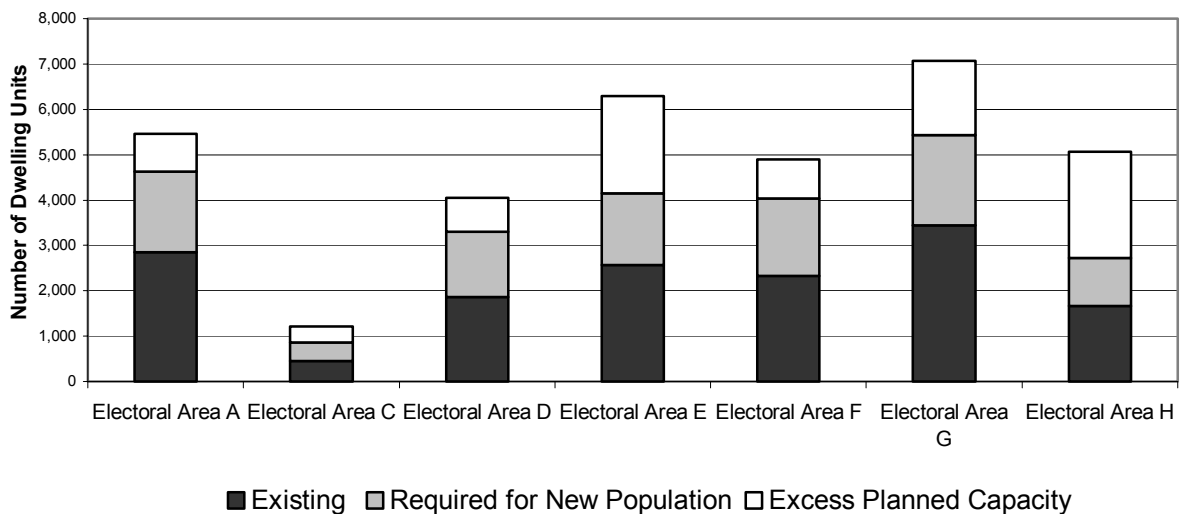
Figure 12 shows a similar pattern for the municipalities of Nanaimo, Parksville, and Qualicum Beach. In the City of Nanaimo, the surplus capacity is more than 21,300 units (similar to the 21,100 needed in the Nanaimo UCB). In Parksville, the surplus housing capacity is 3,700 units, compared to the 5,200 units in the Parksville UCB. In Qualicum Beach, the surplus is 280, compared to 1,000 in the Qualicum Beach UCB.

**Figure 12**  
**Municipalities**  
**Housing Supply and Planned Capacity**  
**2026**



In the RDN’s Electoral Areas (Figure 13), planned housing supply exceeds demand by a substantial margin in all areas. The largest surplus is in Area “H,” where plans allow for 3,400 new housing units, though only 1,100 are needed for forecast population growth, an oversupply of 2,300. Area “E” has a planned overcapacity of 2,100 units, and Area “G” could build 1,600 more units than are forecast to be needed. In Area “C,” with a surplus of 350 units, supply roughly matches the forecast small increase in population. These figures must be taken in the context of population growth forecasts that have substantial uncertainty. Actual housing surpluses may be larger or smaller than estimated in this study.

**Figure 13**  
**Electoral Areas**  
**Housing Supply and Planned Capacity**  
**2026**



In estimating the number of units that can be provide in unincorporated portions of the RDN, it has been assumed that property owners will eventually build to the limits of the available zoning. Hence, if regulations permit two dwellings per parcel in rural areas, the planned capacity reflects “full buildout” of those parcels. It should be recognized that some owners will not choose to build two dwellings on their land, and limitations to water supply and ability to comply with waste disposal regulations will also reduce the total planned capacity in rural areas. These limitations will reduce the size of the excess planned capacity shown in Figure 13.

## Housing capacity in nodes and village centres

The LIA database allows analysis of the expected housing capacity in the City of Nanaimo's Urban Growth Centres, Qualicum Beach's Town Centre Node, and Village Centres identified by the Growth Management Plan in unincorporated areas. The small size and irregular boundaries of the Growth Centres and Village Centres makes accurate assessment of existing housing supply infeasible, so graphs of conditions in these areas present only dwellings required to meet forecast growth and the planned housing capacity. As in rural parts of the regional district, the population growth forecasts for specific Urban Growth Centres also contain substantial uncertainty.

Figure 14 shows the area of developable RDN land in each UCB category. Scarcely 1 percent of developable land has been allocated to the 7 nodes located in municipalities (Nanaimo and Qualicum Beach—Parksville has no designated nodes). The 14 Village Centres in unincorporated areas would cover 4 percent of the land base. UCBs enclose 14 percent of the developable land base, excluding nodes. Notably, 81 percent of developable land in the region lies outside of UCBs (34,000 of 42,000 ha).

**Figure 14**  
**Developable Land Area**  
**by Growth Management Plan Designations**  
(proportion of total, and hectares)

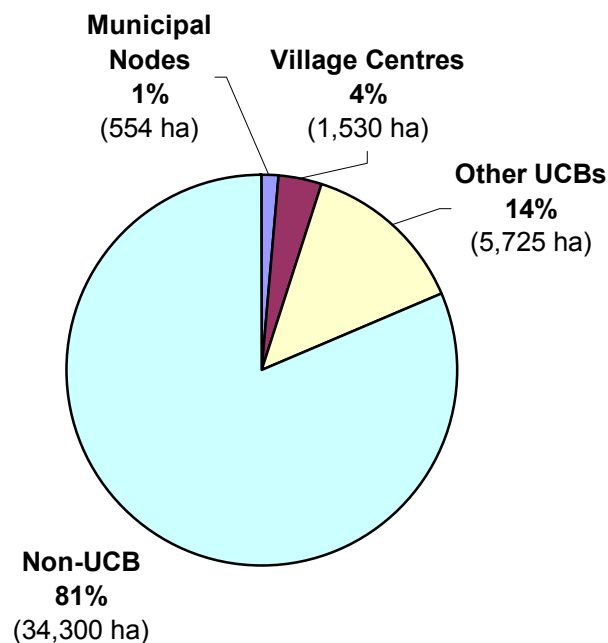
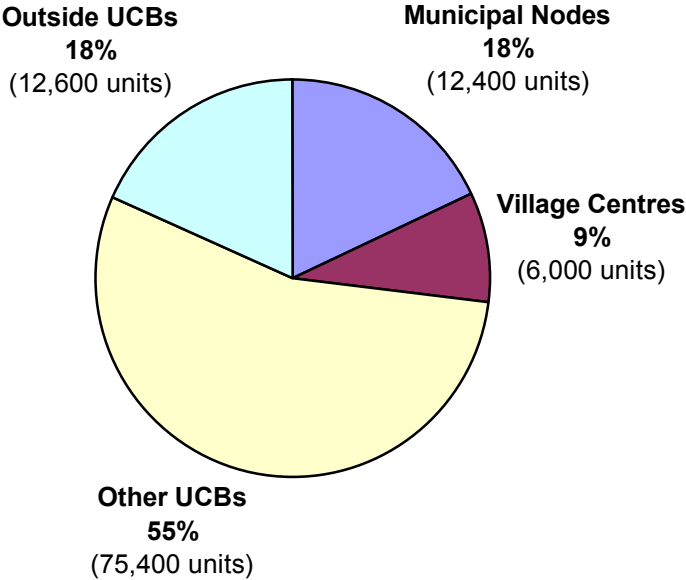


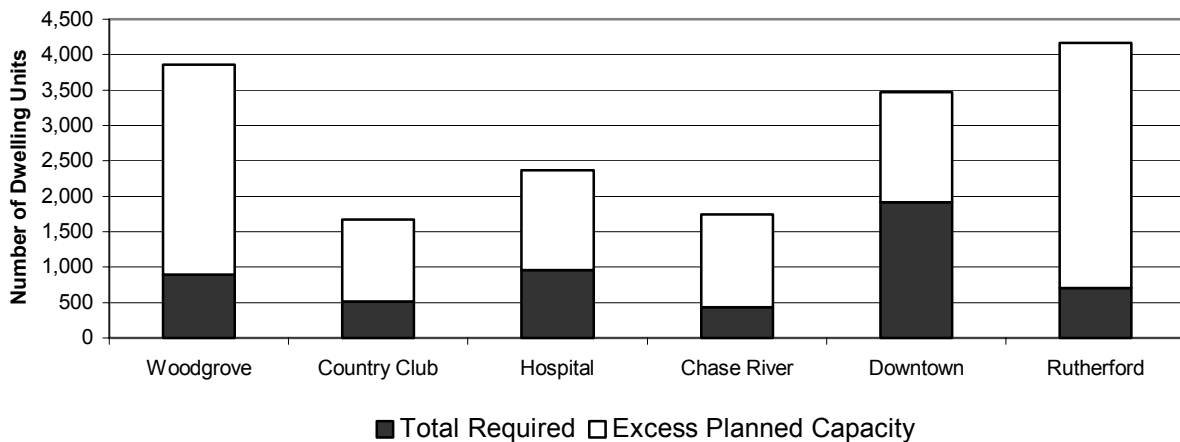
Figure 15 shows the distribution of planned dwelling units by Growth Management Plan UCB category. If plans are fully built out, municipal nodes would accommodate 18 percent of all new units, though consuming 1 percent of developable land. Unincorporated village centres would provide 9 percent of planned units, bringing the total for all nodes to 27 percent of planned residential capacity. Most housing units, 55 percent, are planned for areas outside of nodes but inside UCBs. Land outside UCBs could accommodate 18 percent of planned units, the same number as in municipal nodes.

**Figure 15**  
**Planned Dwelling Units**  
**by Growth Management Plan Designation**  
(proportion of total units)



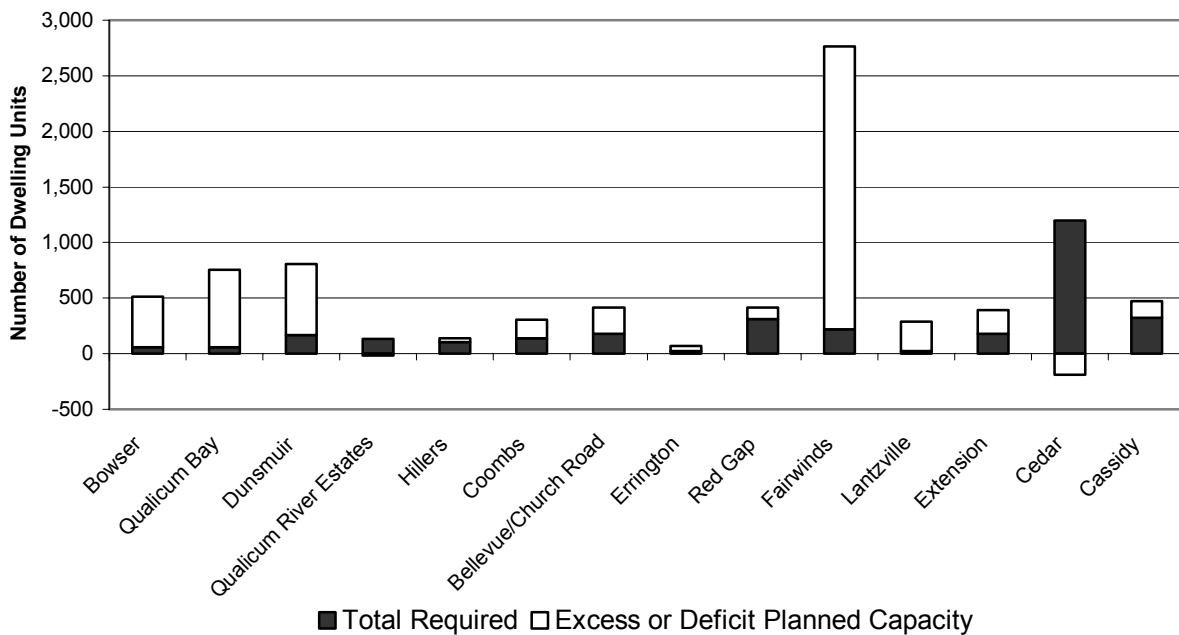
The City of Nanaimo has designated six Urban Growth Centres in *Plan Nanaimo* (Figure 8). Figure 16 shows the surplus of planned housing capacity over expected population growth in each of these centres. In Rutherford, capacity exceeds 2026 demand by a factor of five, and in Woodgrove by a factor of three. Even Downtown displays a capacity that is nearly double expected demand. To meet the goals of *Plan Nanaimo* and the *Growth Management Plan*, a greater proportion of the City’s population should locate in the Growth Centres, which would also shrink the surplus of planned housing capacity. Attracting new residents and businesses to the growth centres will require creation of attractive, amenity-rich living environments, and appropriate housing and commercial market conditions. The City is presently conducting a study of ways to make Downtown more attractive for residents.

**Figure 16**  
**Nanaimo Urban Growth Centres**  
**Housing Demand and Planned Capacity**  
**2026**



The Village Centres identified in the Growth Management Plan vary dramatically in their profiles of housing demand and planned supply (Figure 17). Fairwinds (a development area, not actually a village centre) has the greatest planned overcapacity, at 2,500 units about 11 times its forecast 2026 housing need of 220 units. At the other extreme, Cedar is forecast to need nearly 1,200 new housing units to meet its 25-year demand, about 200 units more than could be developed under present plans. The demand for housing in the other Village Centres is modest, ranging from 59 (Bowser) to 300 (Cassidy and Red Gap). The planned capacity of housing in the Village Centres exceeds demand by a substantial margin in all cases except Qualicum River Estates, Hilliers, and Errington, where capacity and demand are roughly balanced.

**Figure 17**  
**Village Centres**  
**Housing Supply and Planned Capacity**  
**2026**



It is important to note that the forecasts of populations in these rural areas generally underestimate the effect of implementing plans already adopted. A small base population, combined with the potential to accommodate a large relative change in population, exaggerates the apparent oversupply of housing in Village Centres. The ability to create Village Centres requires the provision of waste treatment and water supply services. If such hard services cannot be provided, then the Village Centres may not be built at all, or may not accommodate their planned capacity.

# LIA Implications for the Growth Management Plan

Careful examination of LIA results leads to the following potential implications for the successful implementation of the Growth Management Plan.

*Increasing planned density.* The LIA results suggest that the RDN and member municipalities are taking the planning steps needed to implement the Growth Management Plan. For example, Table 3 shows the average residential densities of the LIA land use categories. In keeping with the densification goals of the Growth Management Plan, the planned densities for attached, 70/30 residential, and commercial-residential areas are substantially higher than existing densities in the region, growing by 93-282 percent over the next 25 years. The planned densities of the large lot areas also increase, but at a much lower absolute value than the land uses having an attached housing component. The large percentage increases in densities on rural properties (80 to more than 500 percent) are a worrisome trend because such changes are inconsistent with Growth Management Plan goals and policies.

**Table 3**  
**Existing and Planned Residential Densities, By Land Use Category**  
 (units per hectare of developable land)

Land Use Category	Average Density (uph)		Change	
	Existing	Planned	uph	Percent
Attached	14.9	28.7	+13.8	93%
70/30 Residential	7.2	15.6	+8.4	116
Commercial-Residential	5.0	19.1	+14.1	282
Detached	4.8	6.8	+2.0	42
Commercial	2.7	4.8	+2.1	78
Industrial	0.6	0.8	+0.2	33
Estate Residential	0.3	0.9	+0.6	200
Large Lot Suburban	0.5	0.9	+0.4	80
Rural	< 0.1	0.2	+0.1	540
Resource Lands	0.1	0.3	+0.2	200

Despite the rather optimistic densities shown in Table 3, the LIA also found that overall gross densities in the region were very low, at 1.9 uph presently, increasing to 4.0 at buildout. These low existing densities are the result of past development decisions, and represent the legacy of sprawl that the Growth Management Plan was, in part, adopted to correct.

*Ample land supply.* There is no evidence in the LIA that a shortage of land for housing exists anywhere in the region. Local planning and zoning regulations provide ample scope for providing a variety of housing types in most jurisdictions.

*Land oversupply.* The large surpluses of planned housing capacity over the next 25 years suggests that perhaps *too much* land is available for housing. Under present circumstances of excess capacity, industry has little reason to comply with requirements of the Growth Management Plan, and local government has little ability to influence urban design decisions. If all that is needed to permit development is a building permit, then there is no opportunity to discuss land use alternatives, provision of amenities for residents, or other aspects of nodal development. If, on the other hand, the demand for housing exceeds supply, then the development industry has incentive to build higher density, better-designed communities and higher quality housing. Under conditions of constrained land supply, local government has more scope to negotiate design and amenity elements.

*Too much rural capacity.* The extensive area of land planned for large lot residential use is not consistent with the goals of the Growth Management Plan. With 81 percent of developable land lying outside UCBs, and nearly one-fifth of planned housing allocated to rural areas, sprawl continues to be a threat. Doubling the number of Large Lot Suburban dwellings (from 5,700 to 10,700) or tripling Estate Residential units (from 900 to 2,900) will do little to constrain sprawl or reduce car dependency in the region.

Similarly, the potential to triple the numbers of Rural households (from 300 to 900) or increase residences on Resource Lands nearly four-fold (from 840 to 3,125) is inconsistent with Growth Management Plan goals of protecting rural integrity, encouraging efficient services and resource use, achieving urban containment, or creating a nodal community structure. The Plan's goals would be better met by reducing the area of land available for large-lot development potential in the region. Sufficient capacity exists inside UCBs to absorb reduced capacity in rural areas.

The large area of land outside of UCBs in the region suggests that additional development should not be approved in these areas. Rather, ways of reducing development capacity outside of UCBs should be sought. Because most rural areas are unsewered and obtain water either from wells or private water utilities, it is difficult for the RDN to curb development by limiting services. Hence, despite potential public unpopularity, downzoning and plan amendments may be the only effective method of reducing excess rural development capacity. Even where OCPs advocate large parcel sizes in rural areas, and initiatives have been undertaken to increase minimum parcel sizes permitted by zoning bylaws, these changes have been resisted in some communities.

On resource lands and other categories in which ALR land is found, up to two dwellings (including mobile homes for farm help) can be located on each parcel, which could account for nearly 3,000 new dwellings. The Land Reserve Commission is considering changes to regulations that would allow double-wide mobile homes (presently only single-wide mobile

homes are permitted). Increases in development pressure on ALR land are undesirable, and could lead to conflict between farming activities and the additional residents. Of course, not all residents will construct two dwellings on each ALR parcel. Such housing is supposed to be for a bona fide farm worker, and the dwellings are not sited on separately titled parcels. Nonetheless, under sufficient market pressure and over the next 25 years, it is possible that substantial proportions of the rural landscape could have two dwellings per parcel. The RDN may wish to encourage the Land Reserve Commission to reduce or eliminate the provision allowing construction of second dwellings on ALR parcels, as such development is inconsistent with maintaining rural integrity.

*Development directed to village centres.* In Village Centres in unincorporated portions of the region, accommodating the forecast 2026 population would require only 3,100 new units of housing, just 31 percent of the 10,000 units needed in all Electoral Areas. With less than one-third of planned housing in unincorporated areas directed to designated village centres, and the rest in low density areas outside of the centres, the villages as presently planned are unlikely to materially affect housing patterns or arrest sprawl in unincorporated areas. Note that providing mixed-use centres in rural areas could, however, help to reduce unnecessary travel, improve the jobs:housing balance, and support the rural economy.

*Under-building.* Local planners report that planned densities are not being achieved in their jurisdictions, i.e., builders do not take advantage of the full opportunities available under zoning bylaws. Such decisions by builders suggest (a) a relatively weak housing market, (b) too much available land supply, and (c) insufficient incentives (amenity bonusing or other encouragement) to overcome the limitations posed by a weak market or excessive land supply. If these conditions continue and “under-building” persists, then the extent of housing oversupply in the region may be less than identified in this study. “Under-building” in nodes, however, threatens the ability to create successful mixed-use nodal communities and to meet Growth Management Plan goals.

Site-specific circumstances may also reduce the regional housing overcapacity. For instance, in Nanaimo, areas of 70/30 land on steep slopes may be developed to large lots instead of small lots and attached housing. Reducing density to achieve environmental protection is consistent with the Growth Management Plan goals.

*Creating better nodes.* The LIA results suggest that jurisdictions need to focus more effort on defining and encouraging nodal development. With full buildout of present plans, the proportion of the region’s housing located in nodes would increase by only 6 percent (from today’s 15 percent to 21 percent in 2026). Careful planning, creating incentives, providing public and developer education, and vigorous implementation of plans and programs will be needed if the nodal development goals of the Growth Management Plan are to be realized. To support this effort, the RDN and member municipalities should collaborate on setting targets for the proportion of development occurring in nodes.

The Growth Management Plan makes it clear that nodes need to be attractive places to live, work, and play. Although this study emphasizes the ability of nodes to house people more efficiently, the issue of density is secondary to the main goal of the Growth Management Plan: to improve the livability of the region by controlling sprawl and building better communities.

Much of the oversupply of housing identified in this study is in the higher density or attached forms of housing. People may continue to prefer low density development in part because higher density forms are often poorly designed and built. High density areas may also lack the amenities needed to attract sufficient numbers of residents to create economically and socially vital neighbourhoods. Low density developments are also often poorly designed, but have sufficient spatial buffers and public subsidies (especially to the automobile) to allow residents to overlook the meager public realm and the environmental, social, and economic shortcomings of sprawl. Hence, creating successful nodal communities requires a high degree of attention to design and provision of appropriate amenities.

The City of Nanaimo's present study of ways of making its downtown more attractive for residential development is a positive step. Similar studies of suburban nodes and village centres should be undertaken. Qualicum Beach's downtown has proven successful in attracting residents to a pedestrian-friendly, mixed use centre, and could prove to be a model for other areas.

Changes in residential choices (and associated travel behaviour) will occur when people see their self interest served by living in nodal communities. Successful implementation of the Growth Management Plan requires that public policy makers, local government staff, the development community (including lenders and builders), and residents grasp the importance of creating attractive nodal communities, and take positive action based on that knowledge.

Public information and education, combined with community involvement in nodal design, is necessary, as is providing technical information and incentives to developers and builders. Support by lending organizations and the real estate industry, too, is part of building a constituency for nodal development. Political leadership by local government is imperative in overcoming social inertia. Once well-designed, well-built nodes are created, much of the initial opposition will decline, and progress can accelerate. Innovative pilot projects may be needed to create the RDN's first mixed-use nodes.

Creating attractive communities requires provision of ample and accessible greenspace. Achieving goals of environmental protection and meeting the recreational needs of present and future residents demands that substantial areas having ecological value be protected. The scant 2 percent of the region identified as parkland is inadequate to achieve either the nodal development or environmental protection goals of the Growth Management Plan. Governments will need to make sizable investments in the purchase and protection of greenspace for

ecological and recreation purposes if nodal developments are to be appealing places to live, and if the remnants of natural ecosystems in the region are to be protected.

The LIA shows that the housing market is not constrained by the Growth Management Plan. Indeed, significant surplus capacity exists to meet any foreseeable housing demand. Modest increases in residential density will occur as housing is built under current plans. To achieve the goals of the Growth Management Plan, however, more emphasis needs to be placed on constraining low density development (particularly in unincorporated areas), designing high quality nodes, and implementing action plans for nodal development in both municipalities and Electoral Areas.

# Appendix A

## DESCRIPTION OF METHODS USED TO CONDUCT THE LAND INVENTORY ANALYSIS

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### Objective

The objective of the LIA is to identify the total area of land in designated areas of the RDN that is available for further development in each specified land use class. Available land is defined as lots developed at a density below the density permitted in zoning bylaws or OCPs, or as otherwise determined by planners in specific jurisdictions to be able to accommodate additional housing development.

### Methods

#### I. Establish Existing Land Inventory

- (1) Establish seamless mapping coverage of fee-simple and crown parcels for the entire Regional District and create an associated Polygon Attribute Table (PAT),
- (2) Overlay ALR boundaries with the fee-simple parcels to identify and code all parcels with that designation.
- (3) Overlay UCB and Node Boundaries on the parcel coverage, allowing the parcels to be categorized as in or outside of nodes or UCBs.

The complete list of UCB and Node names are:

#### UCBs:

Nanaimo	Parksville	Qualicum Beach
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#### Rural Nodes:

Bowser	Coombs	Lantzville
Qualicum Bay	Bellevue / Church Road	Extension
Dunsmuir	Fairwinds	Qualicum River Estates
Hilliers	Errington	Cedar
Red Gap	Cassidy	Elect. Areas A & C to F

### Urban Nodes:

Country Club	Chase River	Downtown Nanaimo
Hospital	Rutherford	Woodgrove
Qualicum Beach Village		

A UCB Code/Node Name is included as a field for each parcel.

- (4) Join BCAA data to each parcel in the coverage. This step links additional fields such as Actual Land Use and Neighbourhood Code.

Remove from the parcel inventory all lands coded or identified as Forest Land Reserve, Indian Reserve, or Institutional.

Removal is performed by selecting parcels based on a particular attribute code, or by overlaying the boundaries of parks, reserves, and FLR. These lands do not have capacity to accommodate new housing.

- (5) Establish the count of existing dwellings on each lot through the following procedures:

#### In Unincorporated Areas:

- Add new 'Number of Dwellings' field to Parcel PAT,
- Add 'Calculated Area' field to Parcel PAT (Units are in hectares),
- Overlay RDN House Number point coverage on parcel coverage,
- Use an ArcView script to count the number of houses in each parcel and populate the new 'Number of Dwellings' field.

#### In Municipalities:

- Use BCAA Actual Use codes to determine the number of dwellings per parcel in municipalities,
- Use Neighbourhood Code values to identify commercial apartment buildings and Mobile Home Parks, and populate 'Number of Dwellings' field with estimated number of units.
- 'Number of Dwellings' values in municipalities are based on data from several possible information sources, depending on the quality of the information available. The sources, in order of reliability are:
  1. Actual Use Code (BCAA),
  2. Neighbourhood Code,
  3. RCMP address lists,

#### 4. City of Nanaimo data.

For the purpose of this project, existing 'dwelling units' are considered to include everything the zoning bylaw definition would typically consider a dwelling unit, as well as individual suites in rooming houses, time share units, units in senior housing facilities (but not hospitals), units in social housing complexes. Hotel rooms are not considered dwelling units.

- (6) Calculate existing density by dividing the 'Dwellings' count by 'Calculated Area' (ha) for each parcel.

The resulting coverage will produce a PAT containing the existing RDN dwelling inventory with attributes showing area in hectares, UCB code, number of dwellings, land use or housing type, and existing density in uph.

## II. Determine Permitted Density

- (1) Produce an information package for all Municipal Planners in the region stating the goals and objectives of the project. The package asked the planners to review and interpret their respective zoning by-laws and identify 'Permitted Density' values for each zoned area in their jurisdiction.
- (2) Print paper Land Use maps (based on BCAA Actual Use) showing UCB and Zoning boundaries at a scale of 1:10,000.
- (3) A half-day workshop was hosted on April 17, 2001 for planners in the Regional District and Municipalities at which the LIA methodology was explained and instructions were provided to planners for assigning 'Permitted Density' values for each zone or OCP polygon.
- (4) Obtain digital map files for zoning, OCP, or Census planning area polygons from each local jurisdiction in the region. These data provide the spatial units for calculating permitted density.
- (5) Add new field to the zoning coverage PAT for 'Permitted Density'
- (6) Review the information obtained from planners to ensure that all responses are reported in units per hectare. In many cases, the responses only stated 'Total Additional Units', or 'Maximum Number of Units.' These responses were interpreted and standardized as uph values that can be attached to each polygon, thereby providing consistency in the entire region for the final analysis.

### Standardizing Permitted Density Values (reverse calculations)

Planners' feedback from Parksville and Qualicum Beach provided permitted density values as 'Number of Additional Units' or 'Maximum Number of Units'.

These values were combined with Current Density information to derive maximum permitted density values using the following steps.

- Where ‘Number of Additional Units’ were reported:
  - a. Calculate the net area of the ‘zoning’ or ‘OCP’ polygon,
  - b. Count the number of dwellings in each polygon using BCAA information,
  - c. Add ‘Number of Additional Units’ reported to the ‘Number of Existing Units’,
  - d. Divide the total number of units by net area of the polygon to get ‘Units per Hectare’.
  
- Where ‘Maximum Number of Units’ are reported:
  - a. Calculate the net area of the ‘zoning’ or ‘OCP’ polygon,
  - b. Divide the total number of units by net area of the polygon to get ‘Units per Hectare’,
  - c. Subtract existing units based on average density of specified housing type, to yield potential new dwellings.

These procedures enable the LIA to analyze potential capacity in a consistent manner across the Nanaimo Region.

- (7) Populate the ‘Permitted Density’ field in the Stage II PAT with values provided by planners or derived from their feedback (from Step 6 above).

The resulting data entry produces a PAT with a record for each spatial unit polygon (zoning, OCP, or Census Planning areas), using a field showing permitted density (in ‘uph’).

### **III. Overlay Results to Determine Available Land for Further Development**

Using data collected and calculations performed earlier in the study, the capacity of land to accommodate further development can be estimated. The following steps were used to calculate capacity.

- (1) The Arc/Info ‘Union’ command is used to overlay the ‘Existing Density’ coverage with the ‘Permitted Density’ coverage. This overlay produces a third polygonal coverage. Its PAT contains the following values for each parcel:
  - UCB code,
  - Actual land use,
  - Calculated area in hectares,
  - Number of existing dwellings on the parcel,

- Existing density (in dwellings per hectare),
  - Planned density (in dwellings per hectare),
- (2) The number of potential additional dwellings that can be accommodated on each polygon are calculated as follows:

$$(\text{Planned dwellings}) - (\text{Existing dwellings}) = (\text{Number of possible new dwellings})$$

- The output values are rounded down to the nearest whole number. This rounding will avoid counting ‘sliver’ polygons and residual areas that cannot be reasonably expected to accommodate more housing.
- Set all negative additional capacity values to zero. Negative additional capacity values occur where the existing density is already greater than the determined planned density.

The number of potential additional dwellings on ALR parcels is based on Dwelling Count. A maximum of 2 dwellings is permitted on each parcel of land in the ALR.

Additional capacity on ALR parcels is determined as follows:

- Where dwelling count is equal to 0, then additional dwellings equals 2,
  - Where dwelling count is equal to 1, then additional dwellings equals 1,
  - Where dwelling count is equal to 2, then additional dwellings equals 0.
- (3) The PAT is exported with the calculations from Step 2) to an external spreadsheet or database. The spreadsheet has the column headings listed below.

Jurisdiction Name	UCB/Node Name	Calculated Area (ha)	Number of Dwellings	Planned Dwellings	Potential New Dwellings	LandUse	Zoning
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- (4) Assumptions and Limitations:

Interpretation of the LIA results should consider the following caveats.

- OCPs are flexible documents that allow considerable scope in implementation.
- The results are not based totally on published planning documents, but include subjective judgements of planners.
- Planners may not precisely or accurately forecast future development conditions.
- Nodal development as called for in the Growth Management Plan has scarcely begun in RDN jurisdictions, so it is difficult to forecast likely residential densities in these nodes.
- Errors in the BCAA database will be reflected in the LIA results.

- Some ‘Number of Dwellings’ values are best estimates based on a variety of sources, including BCAA information, municipal data, and RCMP address lists..
- The real estate market affects the form and density of housing built by developers. This, or any, study cannot precisely forecast market conditions and changes in buyer preferences.

# Appendix B

## LAND USE CATEGORY TRANSLATION TABLES

The Official Community Plans in the region use a variety of land use categories. To create a consistent set of land use categories, planners in each jurisdiction were requested to translate their OCP designations into LIA categories. This table documents the results of those translations.

<b>RDN Community Plan Designations Translated to Land Inventory Analysis Categories</b>	
<b>Cedar</b>	
<b>OCP Designation</b>	<b>Land Inventory Analysis Category</b>
Airport Lands	Industrial
Aviation Related	Industrial
Cassidy Industrial-Commercial	Industrial
Cassidy Village Centre	Commercial/Residential Mix
Cedar Village Centre	Commercial/Residential Mix
Commercial	Commercial
Industrial	Industrial
Rural	Large Lot Suburban
Rural Residential	Large Lot Suburban
Rural Resource	Resource Lands
S. Wellington Industrial-Commercial	Industrial
Suburban Residential	Detached
<b>Nanaimo Lakes</b>	
<b>OCP Designation</b>	<b>Land Inventory Analysis Category</b>
Industrial	Industrial
Mt. Arrowsmith Alpine Recreation Area	Parks and Recreation
Resource	Resource Lands
Rural	Estate Residential
Rural Residential	Large Lot Suburban
Village Centre	Commercial/Residential Mix
<b>Lantzville</b>	
<b>OCP Designation</b>	<b>Land Inventory Analysis Category</b>
Estate Residential	Detached
Gateway Lands	Detached
Metro-Mart Industrial/Commercial	Industrial
Resource	Rural
Rural	Large Lot Suburban
Suburban Residential	Detached
Village Core Comprehensive	Commercial/Residential Mix
Village Residential	Detached

<b>East Wellington/Pleasant Valley</b>	
<b>OCP Designation</b>	<b>Land Inventory Analysis Category</b>
Industrial	Industrial
Resource	Rural
Rural	Large Lot Suburban
Rural Residential	Large Lot Suburban

<b>Electoral Area 'E'</b>	
<b>OCP Designation</b>	<b>Land Inventory Analysis Category</b>
Coast Residential	Large Lot Suburban
Coastal Tourist Centre	Commercial
Fairwinds	70/30 Residential
Industrial Lands	Industrial
Red Gap Village	Commercial/Residential Mix
Resource Lands	Rural
Rural Lands	Estate Residential
Rural Residential	Large Lot Suburban
Rural Tourist Centre	Commercial
Schooner Cove	Commercial/Residential Mix

<b>Electoral Area 'F'</b>	
<b>OCP Designation</b>	<b>Land Inventory Analysis Category</b>
Commercial/Industrial Mixed	Commercial
Industrial	Industrial
Park Lands	Parks and Recreation
Resource	Resource
Rural Lands	Large Lot Suburban
Rural Residential	Large Lot Suburban
Tourist Commercial	Commercial
Village Centre Comprehensive	Commercial/Residential Mix

<b>French Creek</b>	
<b>OCP Designation</b>	<b>Land Inventory Analysis Category</b>
Commercial	Commercial
French Creek Comprehensive Dev.	Commercial/Residential Mix
Industrial	Industrial
Multi-Family	Attached Housing
Neighbourhood Residential	Detached
Rural	Rural
Wembley Comprehensive Dev.	Commercial/Residential Mix

<b>Englishman River</b>	
<b>OCP Designation</b>	<b>Land Inventory Analysis Category</b>
Commercial	Commercial
Institutional	Institutional
Resort Commercial	Commercial/Residential Mix
Resource Management	Rural
Rural	Large Lot Suburban
Rural Residential	Large Lot Suburban
Suburban Residential	Detached

<b>Shaw Hill-Deep Bay</b>	
<b>OCP Designation</b>	<b>Land Inventory Analysis Category</b>
Commercial	Commercial
Industrial	Industrial
Local Commercial	Commercial
Recreation Resort	Commercial
Resource Management	Rural
Rural	Estate Residential
Rural Residential	Detached
Village Centre CDA	Commercial/Residential Mix

<b>City of Parksville</b>	
<b>OCP Designation</b>	<b>Land Inventory Analysis Category</b>
Commercial	Commercial
Comprehensive Development	Commercial/Residential Mix
Downtown Core	Commercial/Residential Mix
Future Development Area	Resource
Highway Commercial	Commercial
Industrial	Industrial
Industrial/Service Commercial	Commercial
Institutional	Institutional
Multi Family (medium density)	Attached Housing
Multi Family Residential (high density)	Attached Housing
Park	Parks and Recreation
Recreation	Parks and Recreation
Recreation/Resource Management	Resource
Resort Commercial	Commercial/Residential Mix
Rural	Rural
Single Family Residential	Detached Housing
Tourist Commercial	Commercial/Residential Mix

<b>Town of Qualicum Beach</b>	
<b>OCP Designation</b>	<b>Land Inventory Analysis Category</b>
Commercial	Commercial
Commercial/Residential	Commercial/Residential Mix
Cultural Residential	Detached
Estate Residential	Estate Residential
Industrial	Industrial
Institutional	Institutional
Mixed Residential	70/30 Residential
Multi Family Residential	Attached
Parks and Recreation	Parks and Recreation
Rural	Resource
Single Family Residential	Detached

<b>City of Nanaimo</b>	
<b>OCP Designation</b>	<b>Land Inventory Analysis Category</b>
Town Centre (Woodgrove, Rutherford, Country Club, Hospital, Downtown, Chase River)	Commercial/Residential Mix
Neighbourhoods	70/30 Residential
Suburban Neighbourhoods	Detached
City Parks	Parks and Recreation
Other Parks and Open Space	Parks and Recreation
Rural Resource Lands	Large Lot Suburban
Highway Commercial	Commercial
Industrial Enterprise Area	Industrial
Service Industrial Enterprise Area	Industrial
Research, Education, and Development	Industrial

# Appendix C

## LAND INVENTORY ANALYSIS SUMMARY TABLES

### Municipalities and Electoral Areas

Area	Land use	Total land planned for specified use (ha)	Existing dwellings	Potential new dwellings
<b>City of Nanaimo</b>	70/30 Residential	3,161	25,819	29,937
	Attached	0	0	0
	Commercial	11	108	0
	Commercial-Residential	436	4,403	11,453
	Detached	433	1,826	156
	Estate Residential	843	330	876
	Industrial	538	358	2
	Institutional	327	129	4
	Large lot suburban	0	0	0
	Parks and recreation	0	0	0
	Resource lands	0	0	0
	Rural	0	0	0
	<b>Total:</b>		<b>5,748</b>	<b>32,973</b>
<b>City of Parksville</b>	70/30 Residential	0	0	0
	Attached	96	1,492	1,702
	Commercial	25	102	0
	Commercial-Residential	367	1,234	3,810
	Detached	330	2,830	963
	Estate Residential	0	0	0
	Industrial	41	37	0
	Institutional	4	0	0
	Large lot suburban	0	0	0
	Parks and recreation	11	0	0
	Resource lands	69	3	0
	Rural	7	1	0
	<b>Total:</b>		<b>950</b>	<b>5,699</b>

Area	Land use	Total land planned for specified use (ha)	Existing dwellings	Potential new dwellings
<b>Town of Qualicum Beach</b>	70/30 Residential	19	264	499
	Attached	29	443	204
	Commercial	10	128	234
	Commercial-Residential	8	143	161
	Detached	395	2,741	724
	Estate Residential	82	17	14
	Industrial	4	28	3
	Institutional	4	6	0
	Large lot suburban	30	34	30
	Parks and recreation	0	0	0
	Resource lands	348	96	857
	Rural			
	<b>Total:</b>		<b>929</b>	<b>3,900</b>
<b>Electoral Area A</b>	70/30 Residential	0	0	0
	Attached	0	0	0
	Commercial	65	372	368
	Commercial-Residential	0	0	0
	Detached	133	553	175
	Estate Residential	0	0	0
	Industrial	77	71	38
	Institutional	262	22	0
	Large lot suburban	4,473	1,830	1,968
	Parks and recreation	0	0	0
	Resource lands	252	9	52
	Rural	0	0	0
	<b>Total</b>		<b>5,262</b>	<b>2,857</b>
<b>Electoral Area C</b>	70/30 Residential	0	0	0
	Attached	0	0	0
	Commercial	0	0	0
	Commercial-Residential	36	121	277
	Detached	0	0	0
	Estate Residential	478	35	200
	Industrial	16	1	1
	Institutional	26	3	0
	Large lot suburban	319	226	161
	Parks and recreation	-	-	0
	Resource lands	2,157	62	127
	Rural	0	0	0
	<b>Total</b>		<b>3,031</b>	<b>448</b>

Area	Land use	Total land planned for specified use (ha)	Existing dwellings	Potential new dwellings
<b>Electoral Area D</b>	70/30 Residential	0	0	0
	Attached	0	0	0
	Commercial	0	0	0
	Commercial-Residential	19	20	130
	Detached	543	1,314	1,164
	Estate Residential	0	0	0
	Industrial	8	23	4
	Institutional	45	9	0
	Large lot suburban	1,186	478	734
	Parks and recreation	0	0	0
	Resource lands	666	22	80
	Rural	807	2	76
	<b>Total</b>		<b>3,274</b>	<b>1,868</b>
<b>Electoral Area E</b>	70/30 Residential	476	301	2,248
	Attached	0	0	0
	Commercial	26	104	128
	Commercial-Residential	39	302	324
	Detached	0	0	0
	Estate Residential	799	289	350
	Industrial	0	0	0
	Institutional	143	7	0
	Large lot suburban	626	1,483	504
	Parks and recreation	-	0	0
	Resource lands	910	71	124
	Rural	421	12	47
	<b>Total</b>		<b>3,440</b>	<b>2,569</b>
<b>Electoral Area F</b>	70/30 Residential	0	0	0
	Attached	0	0	0
	Commercial	206	264	85
	Commercial-Residential	169	246	380
	Detached	0	0	0
	Estate Residential	0	0	0
	Industrial	162	29	142
	Institutional	95	11	0
	Large lot suburban	2,250	1,208	909
	Parks and recreation	-	-	0
	Resource lands	6,158	577	1,045
	Rural	0	0	0
	<b>Total</b>		<b>9,041</b>	<b>2,335</b>

Area	Land use	Total land planned for specified use (ha)	Existing dwellings	Potential new dwellings
<b>Electoral Area G</b>	70/30 Residential	0	0	0
	Attached	19	208	83
	Commercial	5	11	1
	Commercial-Residential	56	79	1,128
	Detached	503	2,648	1,590
	Estate Residential	157	34	82
	Industrial	34	8	2
	Institutional	220	9	0
	Large lot suburban	585	206	238
	Parks and recreation	-	-	-
	Resource lands	0	0	0
	Rural	2,465	238	506
	<b>Total</b>		<b>4,043</b>	<b>3,441</b>
<b>Electoral Area H</b>	70/30 Residential	0	0	0
	Attached	0	0	0
	Commercial	60	21	25
	Commercial-Residential	245	275	1,773
	Detached	310	876	569
	Estate Residential	102	214	490
	Industrial	3	2	0
	Institutional	528	21	0
	Large lot suburban	2024	236	499
	Parks and recreation	-	-	-
	Resource lands	0	0	0
	Rural	2230	19	47
	<b>Total</b>		<b>6402</b>	<b>1,664</b>

## Areas Inside Urban Containment Boundaries

Area	Land use	Total land planned for specified use (ha)	Existing dwellings	Potential new dwellings	
<b>Nanaimo UCB</b>	70/30 Residential	3,078	25,593	26,831	
	Attached	0	0	0	
	Commercial	11	108	0	
	Commercial-Residential	431	4,396	11,451	
	Detached	429	1,825	154	
	Estate Residential	2	27	0	
	Industrial	225	308	0	
	Institutional	183	110	1	
	Large lot suburban	0	0	0	
	Parks and recreation	0	0	0	
	Resource lands	0	0	0	
	Rural	0	00	0	
	<b>Total:</b>		<b>4,359</b>	<b>32,367</b>	<b>38,437</b>
	<b>Parksville UCB</b>	70/30 Residential	0	0	0
Attached		121	1,701	1,883	
Commercial		28	105	1	
Commercial-Residential		416	1,290	4,926	
Detached		733	5,412	2,175	
Estate Residential		0	0	1	
Industrial		48	39	0	
Institutional		12	6	1	
Large lot suburban		2	3	0	
Parks and recreation		11	0	0	
Resource lands		69	3	0	
Rural		8	1	0	
<b>Total:</b>			<b>1,448</b>	<b>8,560</b>	<b>8,986</b>
<b>Qualicum Beach UCB</b>		70/30 Residential	19	264	499
	Attached	23	442	106	
	Commercial	10	128	234	
	Commercial-Residential	8	143	161	
	Detached	279	2,112	720	
	Estate Residential	1	1	0	
	Industrial	4	28	3	
	Institutional	4	6	0	
	Large lot suburban	29	34	29	
	Parks and recreation	-	-	0	
	Resource lands	96	14	732	
	Rural	0	0	0	
	<b>Total:</b>		<b>472</b>	<b>3,172</b>	<b>2,484</b>

## Areas Inside Urban Containment Boundaries Continued

Area	Land use	Total land planned for specified use (ha)	Existing dwellings	Potential new dwellings
<b>Bowser</b>	70/30 Residential			
	Attached			
	Commercial	4	10	14
	Commercial-Residential	41	63	425
	Detached	1	2	0
	Estate Residential			
	Industrial			
	Institutional	2	1	0
	Large lot suburban			
	Parks and recreation			
	Resource lands			
	Rural			
	<b>Total:</b>		<b>47</b>	<b>75</b>
<b>Qualicum Bay</b>	70/30 Residential			
	Attached			
	Commercial	2	3	9
	Commercial-Residential	105	81	675
	Detached			
	Estate Residential			
	Industrial	2	1	0
	Institutional	10	2	0
	Large lot suburban			
	Parks and recreation			
	Resource lands			
	Rural			
	<b>Total:</b>		<b>120</b>	<b>87</b>
<b>Dunsmuir</b>	70/30 Residential			
	Attached			
	Commercial	1	2	0
	Commercial-Residential	96	128	672
	Detached			
	Estate Residential			
	Industrial			
	Institutional			
	Large lot suburban	1	3	0
	Parks and recreation			
	Resource lands			
	Rural			
	<b>Total:</b>		<b>96</b>	<b>133</b>

Area	Land use	Total land planned for specified use (ha)	Existing dwellings	Potential new dwellings
<b>Qualicum River Estates</b>	70/30 Residential			
	Attached			
	Commercial			
	Commercial-Residential	34	0	113
	Detached			
	Estate Residential			
	Industrial			
	Institutional			
	Large lot suburban	0	0	0
	Parks and recreation	0	0	0
	Resource lands			
	Rural			
<b>Total:</b>		<b>34</b>	<b>0</b>	<b>113</b>
<b>Hilliers</b>	70/30 Residential			
	Attached			
	Commercial			
	Commercial-Residential	32	89	48
	Detached			
	Estate Residential			
	Industrial			
	Institutional			
	Large lot suburban			
	Parks and recreation			
	Resource lands			
	Rural			
<b>Total:</b>		<b>32</b>	<b>89</b>	<b>48</b>
<b>Coombs</b>	70/30 Residential			
	Attached			
	Commercial			
	Commercial-Residential	82	124	181
	Detached			
	Estate Residential			
	Industrial			
	Institutional	1	2	0
	Large lot suburban			
	Parks and recreation			
	Resource lands			
	Rural			
<b>Total:</b>		<b>82</b>	<b>126</b>	<b>181</b>

Area	Land use	Total land planned for specified use (ha)	Existing dwellings	Potential new dwellings
<b>Bellevue/Church Road</b>	70/30 Residential			
	Attached			
	Commercial	114	211	44
	Commercial-Residential			
	Detached			
	Estate Residential			
	Industrial	141	25	124
	Institutional	13	5	
	Large lot suburban	2	1	0
	Parks and recreation	0		
	Resource lands	34	1	9
	Rural			
<b>Total:</b>		<b>305</b>	<b>240</b>	<b>177</b>
<b>Errington</b>	70/30 Residential			
	Attached			
	Commercial			
	Commercial-Residential	17	33	36
	Detached			
	Estate Residential			
	Industrial			
	Institutional			
	Large lot suburban			
	Parks and recreation			
	Resource lands	1	2	0
	Rural			
<b>Total:</b>		<b>18</b>	<b>35</b>	<b>36</b>
<b>Red Gap</b>	70/30 Residential			
	Attached			
	Commercial			
	Commercial-Residential	33	251	163
	Detached			
	Estate Residential			
	Industrial			
	Institutional	3	1	0
	Large lot suburban	0	0	0
	Parks and recreation			
	Resource lands	1	1	0
	Rural			
<b>Total:</b>		<b>37</b>	<b>253</b>	<b>163</b>

Area	Land use	Total land planned for specified use (ha)	Existing dwellings	Potential new dwellings
<b>Fairwinds</b>	70/30 Residential	476	301	2,248
	Attached			
	Commercial			
	Commercial-Residential	6	51	161
	Detached			
	Estate Residential			
	Industrial			
	Institutional	3	1	0
	Large lot suburban	1	0	0
	Parks and recreation			
	Resource lands			
	Rural			
<b>Total:</b>		<b>485</b>	<b>353</b>	<b>2,409</b>
<b>Lantzville</b>	70/30 Residential			
	Attached			
	Commercial			
	Commercial-Residential	19	20	130
	Detached	18	4	132
	Estate Residential			
	Industrial			
	Institutional	1	4	0
	Large lot suburban			
	Parks and recreation			
	Resource lands			
	Rural			
<b>Total:</b>		<b>38</b>	<b>28</b>	<b>262</b>
<b>Extension</b>	70/30 Residential			
	Attached			
	Commercial			
	Commercial-Residential	35	121	267
	Detached			
	Estate Residential			
	Industrial			
	Institutional	1	2	0
	Large lot suburban			
	Parks and recreation			
	Resource lands			
	Rural			
<b>Total:</b>		<b>35</b>	<b>123</b>	<b>267</b>

Area	Land use	Total land planned for specified use (ha)	Existing dwellings	Potential new dwellings
<b>Cedar</b>	70/30 Residential			
	Attached			
	Commercial	10	10	266
	Commercial-Residential			
	Detached	132	551	173
	Estate Residential			
	Industrial			
	Institutional	2	8	0
	Large lot suburban	1	1	0
	Parks and recreation			
	Resource lands			
	Rural			
<b>Total:</b>		<b>145</b>	<b>570</b>	<b>439</b>
<b>Cassidy</b>	70/30 Residential			
	Attached			
	Commercial	54	359	102
	Commercial-Residential			
	Detached			
	Estate Residential			
	Industrial			
	Institutional	1	1	0
	Large lot suburban	1	9	0
	Parks and recreation			
	Resource lands			
	Rural			
<b>Total:</b>		<b>56</b>	<b>369</b>	<b>102</b>

### Areas Inside Designated Nodes – City of Nanaimo

Area	Land use	Total land planned for specified use (ha)	Existing dwellings	Potential new dwellings
<b>Woodgrove</b>	70/30 Residential	1	2	2
	Attached			
	Commercial			
	Commercial-Residential	112	512	3,340
	Detached			
	Estate Residential			
	Industrial			
	Institutional	8	4	1
	Large lot suburban			
	Parks and recreation			
	Resource lands			
	Rural			
	<b>Total:</b>		<b>120</b>	<b>518</b>
<b>Country Club</b>	70/30 Residential			
	Attached			
	Commercial			
	Commercial-Residential	36	808	857
	Detached			
	Estate Residential			
	Industrial			
	Institutional	2	7	0
	Large lot suburban			
	Parks and recreation			
	Resource lands			
	Rural			
	<b>Total:</b>		<b>38</b>	<b>815</b>
<b>Hospital</b>	70/30 Residential	1	12	2
	Attached			
	Commercial			
	Commercial-Residential	61	1,156	1,196
	Detached			
	Estate Residential			
	Industrial	4	0	0
	Institutional	17	2	0
	Large lot suburban			
	Parks and recreation			
	Resource lands			
	Rural			
	<b>Total:</b>		<b>82</b>	<b>1,170</b>

Area	Land use	Total land planned for specified use (ha)	Existing dwellings	Potential new dwellings
<b>Chase River</b>	70/30 Residential			
	Attached			
	Commercial			
	Commercial-Residential	62	334	1,410
	Detached	1	0	0
	Estate Residential			
	Industrial	4	1	0
	Institutional	1	2	0
	Large lot suburban			
	Parks and recreation			
	Resource lands			
	Rural			
	<b>Total:</b>		<b>68</b>	<b>337</b>
<b>Downtown</b>	70/30 Residential	50	1,268	316
	Attached			
	Commercial			
	Commercial-Residential	43	744	1,109
	Detached			
	Estate Residential			
	Industrial			
	Institutional	8	31	0
	Large lot suburban			
	Parks and recreation			
	Resource lands			
	Rural			
	<b>Total:</b>		<b>101</b>	<b>2,043</b>
<b>Rutherford</b>	70/30 Residential	1	0	9
	Attached			
	Commercial			
	Commercial-Residential	105	683	3,470
	Detached			
	Estate Residential			
	Industrial			
	Institutional	1	2	0
	Large lot suburban			
	Parks and recreation			
	Resource lands			
	Rural			
	<b>Total:</b>		<b>106</b>	<b>685</b>

Area	Land use	Total land planned for specified use (ha)	Existing dwellings	Potential new dwellings
<b>Qualicum Beach Town Centre</b>	70/30 Residential	19	262	469
	Attached	6	165	43
	Commercial	0	0	0
	Commercial-Residential	8	140	157
	Detached	1	36	5
	Estate Residential	0	0	0
	Industrial	4	25	3
	Institutional	1	3	0
	Large lot suburban	0	0	0
	Parks and recreation	0	0	0
	Resource lands	0	0	0
	Rural	0	0	0
	<b>Total:</b>		<b>39</b>	<b>631</b>