



Regional District of Nanaimo Regional Growth Strategy Review Background Report: Land Inventory & Residential Capacity Analysis

October 2007

Prepared by:

The Sheltair Group



Executive Summary

The Regional District of Nanaimo is conducting a review of its Regional Growth Strategy (RGS), which was first adopted in 1997. The RGS was last updated and adopted in 2003 and began a review process in the fall of 2007.

This report provides an update of the land inventory and residential capacity analysis for the RGS study area¹. This is the third update of the land inventory analysis and residential capacity analysis, with previous updates occurring in 1995 and 2001. The update provided in this report uses 2006 data from the BC Assessment Authority, the 2006 Census of Canada, and other data sources. It also presents the analysis using the current jurisdictional geographies, and includes the recently incorporated District of Lantzville and the modified boundary of Electoral Area C.

In addition, the residential capacity analysis takes into account constraints and a practical capacity to provide a more realistic estimate of capacity, which was not done in the earlier studies. Also, the residential capacity assessment is presented according to three different structural types of dwellings: single-detached units, other ground-oriented units, and apartments, which allow a more detailed comparison of supply with demand. This study was conducted under current Official Community Plan (OCP) land use designations, zoning and other land use-related bylaws for the member municipalities and electoral areas.

This report contains:

- A high-level land inventory analysis of all lands in the Regional Growth Strategy study area;
- A residential capacity analysis by structural type of dwelling; and,
- A comparison of housing demand with remaining capacity by structural type of dwelling.

Four levels of geography are used to present the results of the analysis:

- By municipality and regional district electoral area;
- Inside and outside the Urban Containment Boundary;
- By designated Town Centre (in municipalities); and,
- By designated Village Centre (in electoral areas).

The Regional Growth Strategy (RGS) is a land use planning initiative designed to effectively manage and direct growth to create compact and complete communities and achieve other regional objectives. It is a requirement of the *Local Government Act* to monitor the effectiveness of an RGS over time, exploring how the vision of the RGS compares to what is happening on the ground. This land inventory and residential capacity analysis provides some of that information and will create part of the background and foundation for the review process.

Land Inventory Results

The total gross land area for the RGS study area is 200,787 ha. The total net land area for the RGS study area is 195,735 ha, net of existing roads and road right-of-ways. In terms of the net developable area, the results show that given constraints of steep slopes of 30% or greater,

¹ The Regional Growth Strategy study area does not include the Indian Reserves within the Regional District or Electoral Area B (Gabriola, Mudge, and De Courcey Islands), which falls under the planning jurisdiction of the Islands Trust.

parks, and riparian setback areas, there are 92,393 ha of land that is developable in the RGS study area. Therefore, 47% of the RGS study area is potentially developable.

The total net land area of the Urban Containment Boundary is 9,535 ha. Within the Urban Containment Boundary there are 8,080 ha of land that are already developed or potentially developable. This represents 9% of the unconstrained land base in the RGS study area.

All of the lands that are designated as Urban Areas in the RGS are located within the Urban Containment Boundary. Approximately 48% of the lands designated as Industrial Areas in the RGS are located within the Urban Containment Boundary. Only 1% of the lands designated Resource Lands and Open Spaces, and 0.3% of the lands designated Rural Residential are located inside the Urban Containment Boundary.

The amount of actual, designated, or zoned parks in the RGS study area represents 1.9% of the land base. This amount of park protection is low compared to the provincial average of 12.5% in 2001. The lower proportion of the land base being in parks can partly be explained by the fact that much of the regional district is privately owned, compared to the Province which is 94% Crown land. However, a significantly higher share than currently exists would be required to fulfill the goal of Environmental Protection in the RGS.

The RGS uses four different generalized land use designations. Lands designated as Resource Lands and Open Spaces in the RGS comprise almost 90% of the RGS study area's land base. These lands are concentrated in Electoral Areas C, F, and H, which comprise over 94% of the region's resource lands. As part of the Resource Lands and Open Spaces, there are 16,793 ha of land in the Agricultural Land Reserve, representing 8.6% of the RGS study area's total land base.

The lands designated as Urban Areas in the RGS comprise 4.2% of the land base². The amount of land area taken up by the nine designated Town Centres in the RGS study area is 0.3% of the land base. The amount of land that comprises the eleven designated Village Centres is 0.4% of the land base. The lands designated as Rural Residential areas in the RGS comprise 5.6% of the region's total land base.

There are approximately 1,069 ha of lands designated in the RGS as Industrial Areas and comprise 0.5% of the region's total land base. The City of Nanaimo contains approximately 58% of the region's total land area that is designated in the RGS as Industrial Areas.

Residential Capacity Results

In 2006, there were 59,283 dwelling units³ in the RGS study area. This study found that there is capacity for 108,346 units⁴ or a remaining capacity of approximately 49,063 units (as of 2006)

² The Urban Areas land use designation in the RGS includes the designated Town Centres and the Village Centres.

³ Based on the geocoded count of dwelling units by structural type conducted by the Regional District of Nanaimo and The Sheltair Group. According to the census, the official count of occupied private dwellings was 58,191 in 2006 in the RGS study area.

⁴ Westland Resource Group in the 2001 Land Inventory Analysis identified a capacity of 126,500 dwelling units compared to 108,346 units as identified in this study. Therefore, this study estimates approximately 18,200 fewer dwellings at capacity. This is primarily a result of using the "practical" capacity approach (rather than theoretical capacities) and taking into account constraints. It is believed to be a more realistic estimate of capacity.

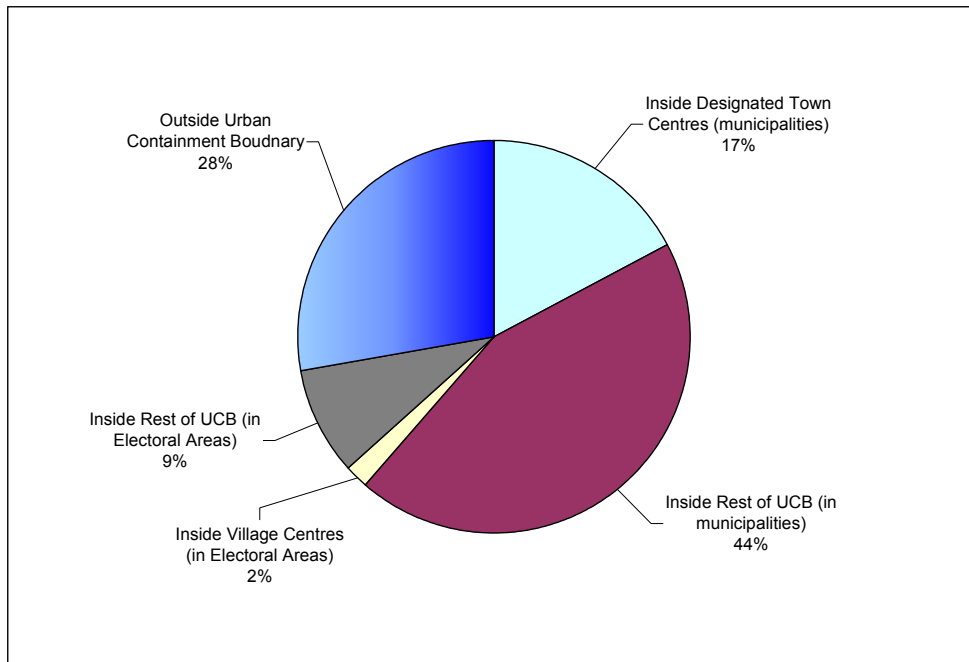
under current zoning and OCP land use designations. Therefore, the RGS study area can be considered to be over 55% “full” as of 2006 with respect to residential capacity.

There is capacity for 72,729 single-detached units, 16,115 other ground-oriented units, and 19,502 apartment units in the RGS study area. Based on assumptions of average household size by structural type at build-out, it is estimated that the population capacity for the RGS study area is 216,300 people⁵.

The Urban Containment Boundary contained 48,209 dwelling units in 2006, or approximately 81% of the region’s dwelling units in 2006. This share is approximately equal to the 80% of the dwelling units that were located within the Urban Containment Boundary in 2001 based on the 2001 Land Inventory Analysis (Westland Resource Group, September 2001)⁶.

A fundamental objective of the RGS is to concentrate growth in the Urban Containment Boundary, and specifically the designated Town Centres and Village Centres. For the study area’s remaining dwelling unit capacity, approximately 17% is located within the designated Town Centres, 2% within the designated Village Centres⁷, and 53% within the rest of the Urban Containment Boundary (see Fig. 1). Approximately 28% of the region’s remaining capacity is located outside the Urban Containment Boundary.

Figure 1: Breakdown of the Location of Remaining Dwelling Unit Capacity by Summary Geography (as of 2006)



⁵ Excludes the population in secondary suites.

⁶ A direct comparison to the 2001 Land Inventory (Westland Resource Group) is not possible, as the Urban Containment Boundary has been expanded in the District of Lantzville as per their 2005 Official Community Plan.

⁷ The capacities in the Village Centres are believed to be underestimated in this study. As these Village Centres become serviced, it is believed that the areas would be rezoned to allow higher densities and a wider mix of housing types than used to calculate the capacities in this study.

Other key findings of the residential capacity assessment include:

- While apartments only comprised 12% of the region's capacity in 2006, they comprise 25% of the region's remaining capacity.
- Approximately 7% of the region's dwelling units and approximately 39% of the region's apartments in 2006 were located in the designated Town Centres. The analysis shows that approximately 52% of the study area's total capacity for apartments is located in the Town Centres.
- Approximately 75% of the dwelling units in 2006 were located within a municipality (City of Nanaimo, District of Lantzville, City of Parksville, or Town of Qualicum Beach) and 25% were located within an electoral area within the RGS study area.
- Together, the City of Nanaimo, City of Parksville, and Town of Qualicum Beach represent 67% of RGS study area's capacity and 61% of the remaining capacity.
- The vast majority of the region's existing dwelling units and capacity is located in the City of Nanaimo. The City of Nanaimo represents 57% of the region's existing dwelling units and 52% of the region's total residential capacity.

Comparison of Housing Supply with Demand

The Urban Futures report *Population and Housing Change in the Nanaimo Region, 2006 to 2036* (October 2007), indicates that there will be a housing demand of 110,891 units in 2036 (as adjusted to account for exclusion of Electoral Area B to coincide with the RGS study area). The results of this analysis show that there is capacity for 108,346 units. Therefore, there is a shortfall of approximately 2,500 units in the RGS study area by 2036. This comparison shows that there is a sufficient capacity of apartment units to meet projected demand in 2036 but insufficient capacity to meet the projected demand for single-detached and other ground-oriented units⁸.

Table 1: Existing Dwelling Units, Residential Capacity, Housing Demand and Remaining Capacity in the RGS Study Area, 2006 and 2036

Dwellings by Structural Type	Dwelling Units in 2006 (Sheltair estimate 2007)	Baseline Projection, 2036 (UFI 2007)	Total Housing Capacity	Remaining Capacity (as of 2006)	Remaining Capacity (as of 2036)
Single-detached	43,336	73,833	72,729	30,497	-1,103
Other ground-oriented (incl. townhouses and mobile homes)	8,779	20,108	16,115	11,329	-3,993
Apartment	7,168	16,950	19,502	9,782	2,552
TOTAL (ex. Secondary suites)	59,283	110,891	108,346	51,608	-2,544

Based on current zoning and Official Community Plan land use designations, remaining capacity estimates, and the housing projection for 2036:

- Single-detached dwelling unit capacity is adequate to meet projected housing demand until between 2031 and 2036,
- Other ground-oriented dwelling unit capacity is only adequate to meet projected housing demand until approximately 2021 (noting that some or all of the shortfall may be met by secondary suites),

⁸ Note that it is possible for some or the entire gap between the demand and supply of other ground-oriented units to be met through secondary suites.

- Apartment dwelling unit capacity is adequate to meet projected housing demand to 2036 and beyond.

There are a number of key limitations to the above results. There are challenges with estimating the number of secondary suites and comparing this with supply for other ground-oriented units. Some of the shortfall of just under 4,000 other ground-oriented units may be met by secondary suites. If 5% to 10% of single-detached units have a secondary suite, that could increase the number of other ground-oriented units to between 3,600 and 7,200 units, which would meet the shortfall in other ground-oriented units.

In addition, the number of apartment units in mixed residential/commercial areas is difficult to estimate and has a wider margin of error than estimates for the other structural types.

Finally, the growth in second home ownership is not taken into account and some of the remaining capacity may be taken up by the demand for second homes, resulting in the capacity being reached before that identified in this report.

There are various factors that will result in capacities that are higher or lower than those identified in this study. For example, development can occur on residentially zoned land at densities lower than assumed in this study and below the theoretical or practical capacity used in this study. Actual development yields for residential development may be lower than theoretical capacity due to site constraints, land assembly issues, servicing, land cost, and public opposition to particular proposed developments.

Similarly, capacities can be higher than estimated in this study. For example, rezonings, changes to land use designations, density amenity bonusing, and allowing secondary suites in a wider spectrum of single-detached areas could increase the capacities over the amount shown.

In terms of meeting the shortfall between supply and demand as identified in this study, the following are some options for bridging the gap:

- Ensuring designated greenfield sites are developed at or close to their allowable density
- Redeveloping properties that are underutilized to the density that is currently allowed under existing zoning or supported in Official Community Plans
- Upzoning properties to allow a higher residential density in areas serviced by water and sewer inside the UCB
- Using incentives, such as density amenity bonuses, to increase allowable densities, particularly in the designated Town Centres and Village Centres
- Encouraging a slightly higher share of other ground-oriented units in greenfield sites and site redevelopments to meet the demand for other ground-oriented units
- Increasing the locations where single-detached areas allow secondary suites

As the Regional Growth Strategy review occurs, there will be important policy questions and discussions that arise. How to best accommodate growth in a manner that meets the goals of the Regional Growth Strategy will be at the heart of the discussions. While this study is a background study for the regional growth strategy process, it serves as a foundation for informing some of those important policy discussions.

Recommendations

The following are the key recommendations regarding the data for conducting future analyses:

- That the RDN obtain more detailed GIS contour interval data (currently at 20 metres based on TRIM data which is insufficient for a more detailed GIS analysis of constraints) and create polygon files of a 10% and 30% slope threshold to be used in the constraints layer for future updates of this study, and
- That the existing dwelling units be tracked by the three structural types (single-detached, other ground-oriented, and apartment) and geocoded on an annual basis for all areas in the Regional District.

The following are key recommendations regarding additional research and study for the residential capacity analysis:

- That the existing situation and trends associated with second home ownership and secondary suites be further researched as they impact both housing supply and demand
- That the member municipalities conduct a block-by-block assessment of the realistic residential capacity in the designated Town Centres using a more detailed estimate of the percentage of floor space in residential / commercial zoned lands
- That the Regional District conduct a more detailed assessment of the potential residential capacities in the Village Centres under assumptions that they become fully serviced and the areas would be rezoned appropriately (in this study, the capacities are believed to be underestimated), and
- That the housing demand and capacity for the RGS study area be reviewed again in 2012 and 2017 (after census data is released) to re-evaluate the remaining capacity and any anticipated shortfalls in meeting projected housing demand.

Lastly, several recommendations are offered for industrial lands, as they are critical employment-supporting lands in the region and warrant further study due to their importance:

- That the RDN conduct an analysis of developable industrial lands using a 10% slope threshold as a constraint
- That the RDN conduct a medium- to long-term land demand study for industrial lands in the Regional District, including separating out demand for light industrial and heavy industrial land demand, and
- That the RDN monitor the depletion of the supply of industrial land in the Regional District and remaining capacity at least every 5 years.

Acknowledgements

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1.0 Introduction

The Regional District of Nanaimo is conducting a review of its Regional Growth Strategy (RGS), which was first adopted in 1997. The RGS was last updated and adopted in 2003 and will be undergoing a review process beginning in the fall of 2007. An important component of the RGS review is an update of several key studies: a population profile and projection, a housing demand projection, and a land inventory analysis and residential capacity analysis. The population profile and projection and the housing demand projection are documented in the report entitled *Population and Housing Change in the Nanaimo Region, 2006 to 2036 (Urban Futures, October 2007)*.

This report provides an update of the Land Inventory and Residential Capacity Analysis. This is the third update of the land inventory analysis and residential capacity assessment for the Regional District of Nanaimo. Westland Resource Group originally developed the inventory in 1995 and updated the inventory in 2001. The update provided in this report uses 2006 data from the BC Assessment Authority, the 2006 Census, and other data sources. It also presents the analysis using the current jurisdictional geographies, and includes the District of Lantzville (which was incorporated in 2004) and the modified boundary of Electoral Area C (formerly these were part of Electoral Area D, which no longer exists).

In addition, the residential capacity analysis takes into account constraints and a practical capacity to provide a more realistic estimate of capacity, which was not done in earlier studies. Also, the residential capacity assessment is presented according to three different structural types of dwellings: single-detached, other ground oriented⁹, and apartments¹⁰, which was not conducted in the earlier inventories. The Urban Futures study also uses these same structural types for the housing demand projection, allowing a comparison to be made between supply and demand for each of these structural types.

This report contains:

- A high-level land inventory analysis of all lands in the Regional Growth Strategy study area;
- A residential capacity analysis by structural type of dwelling; and,
- A comparison of housing demand with remaining capacity by structural type of dwelling.

Four levels of geography are used to present the results of the analysis:

- By municipality and regional district electoral area,
- Inside and outside the Urban Containment Boundary,
- By Designated Town Centre (in municipalities), and
- By Designated Village Centre (in Electoral Areas).

This inventory was conducted under current Official Community Plan (OCP) land use designations, zoning and other land use-related bylaws for the member municipalities and electoral areas.

The report builds upon two related studies recently completed for the City of Nanaimo. The Sheltair Group and Eric Vance & Associates conducted a Land Inventory and Residential Capacity Analysis for the City of Nanaimo (January 2007); and Urban Futures prepared a report for the

⁹ Other ground-oriented units include semi-detached units, duplexes, townhouses, and mobile homes.

¹⁰ Apartments include low-rise and high-rise apartments.

City of Nanaimo entitled Population and Housing Projections for the City of Nanaimo, 2006 to 2031 (November 2006).

This report documents the methodology and findings of the land inventory and residential capacity analysis. This provides the Regional District with the basic information necessary for policy development that will be considered when reviewing the Regional Growth Strategy.

1.1 Scope

This land inventory analysis was completed for the Regional Growth Strategy study area. It does not include the Indian Reserves within the region as these areas are outside the jurisdiction of the Regional District. The study also does not include Electoral Area B (Gabriola, Mudge, and De Courcey Islands), which falls under the planning jurisdiction of the Islands Trust, and was not part of the Regional Growth Strategy process.

1.2 Report Outline

This report is organized into six sections:

- Section 2 provides a description of the Regional Growth Strategy and presents various levels of geography that are used for reporting the results of this study;
- Section 3 presents the methodology, assumptions, and limitations of the study;
- Section 4 describes the results of the land inventory analysis;
- Section 5 discusses the results of the residential capacity analysis; and
- Section 6 presents conclusions and recommendations.

There are several appendices that provide detailed data and correspondence tables that were used in the methodology. These are:

- Appendix A, which provides the correspondence table between the municipal Official Community Plan land use designations and generalized land use categories used in this analysis (for comparability between jurisdictions);
- Appendix B, which summarizes the Land Inventory and the Residential Capacity Assessment by various levels of geography based on the OCP generalized land use categories;
- Appendix C, which summarizes the Land Inventory by various levels of geography based on the RGS land use designations; and,
- Appendix D, which presents the results of the Residential Capacity Assessment by various levels of geography and by structural type.

A technical memo that summarizes the GIS files and database structure in greater detail was prepared as a separate document.

2.0 Regional Growth Strategy and Levels of Geography

2.1 Background

The Regional District of Nanaimo's Regional Growth Strategy (RGS) is a land use planning initiative designed to effectively manage and direct growth to create compact and complete communities and achieve other regional objectives. Initiated under Part 25 of the *Local Government Act*, the Regional Growth Strategy is a long-term strategic planning tool that has a planning horizon of 20 years, and provides an overarching vision and framework that is integrated with other smaller scale and shorter term planning strategies. Led in partnership with the City of Nanaimo, City of Parksville and Town of Qualicum Beach¹¹, the RGS was a response to growth pressures and a high population growth rate that occurred in the late 1980s and early 1990s. The Regional District of Nanaimo's RGS covers the geographic areas of the City of Nanaimo, the District of Lantzville, the City of Parksville, the Town of Qualicum Beach and electoral areas A, C, E, F, G, and H. The Regional Growth Strategy was first adopted in 1997, and underwent a review in 2002, and a revised version was adopted in 2003. It is currently undergoing another review and update process, which began in the Fall of 2007.

The goals of the Regional Growth Strategy are:

1. Strong Urban Containment
2. Nodal Structure
3. Rural Integrity
4. Environmental Protection
5. Improved Mobility
6. Vibrant and Sustainable Economy
7. Efficient Services, and
8. Cooperation Among Jurisdictions.

Once an RGS has been adopted and passed as a bylaw (as required by the *Local Government Act*), all community plans within that jurisdiction must be updated within two years to include a Regional Context Statement. A Regional Context Statement outlines the relationship between an Official Community Plan (OCP) and an RGS and how they will be made consistent over time. Each participating municipality has developed a regional context statement as an amendment to its OCP. Since the previous review of the RGS, the District of Lantzville has been incorporated and has developed an Official Community Plan. The District of Lantzville's OCP includes a Regional Context Statement outlining how development in Lantzville is integrated into the vision of the RGS.

It is a requirement of the *Local Government Act* to monitor the effectiveness of a RGS over time, exploring how the vision of the RGS compares to what is happening on the ground. This land inventory and residential capacity analysis provides some of that information and will create part of the context and background information with which to review the Regional Growth Strategy. The results of the analysis demonstrate where development is located in the RDN, how that has changed over time and the amount of land that is currently available based on current zoning and OCP land use designations.

¹¹ The District of Lantzville was incorporated in 2004 and was not part of the initial Regional Growth Strategy process. The geographic area, however, was covered under the Regional Growth Strategy, through the Regional District.

2.2 Municipalities and Electoral Areas

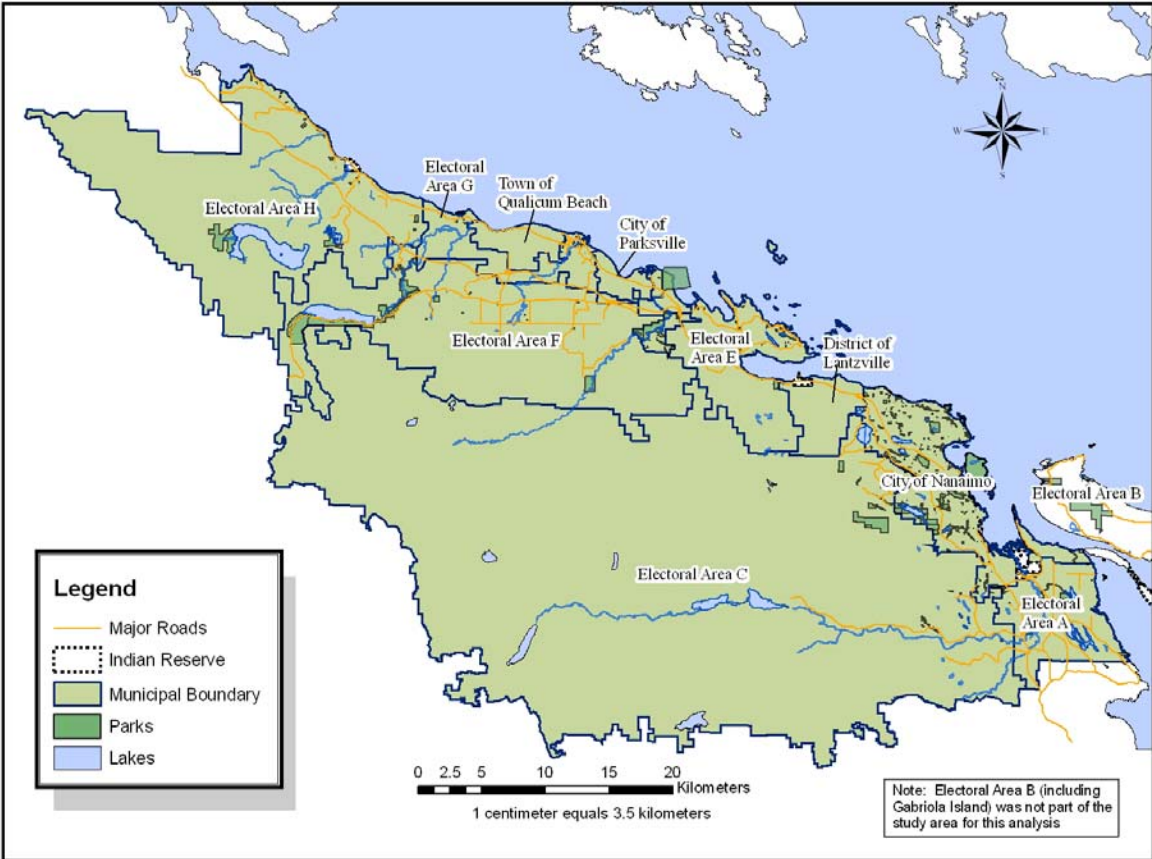
The Regional Growth Strategy covers four incorporated municipalities and six unincorporated electoral areas that comprise the Regional District:

- the City of Nanaimo,
- the District of Lantzville,
- the City of Parksville,
- the Town of Qualicum Beach, and
- Electoral areas A, C, E, F, G, and H.

The Regional Growth Strategy excludes the local Indian Reserves and Electoral Area B.

When the RGS was updated in 2002, the District of Lantzville was listed as part of Electoral Area D. Lantzville is now incorporated and has its own Official Community Plan. The former Electoral Area D consists of the District of Lantzville and a portion of Electoral Area C. Figure 2-1 outlines the municipal and electoral area boundaries.

Fig. 2-1: Municipal and Electoral Areas of the Regional District of Nanaimo



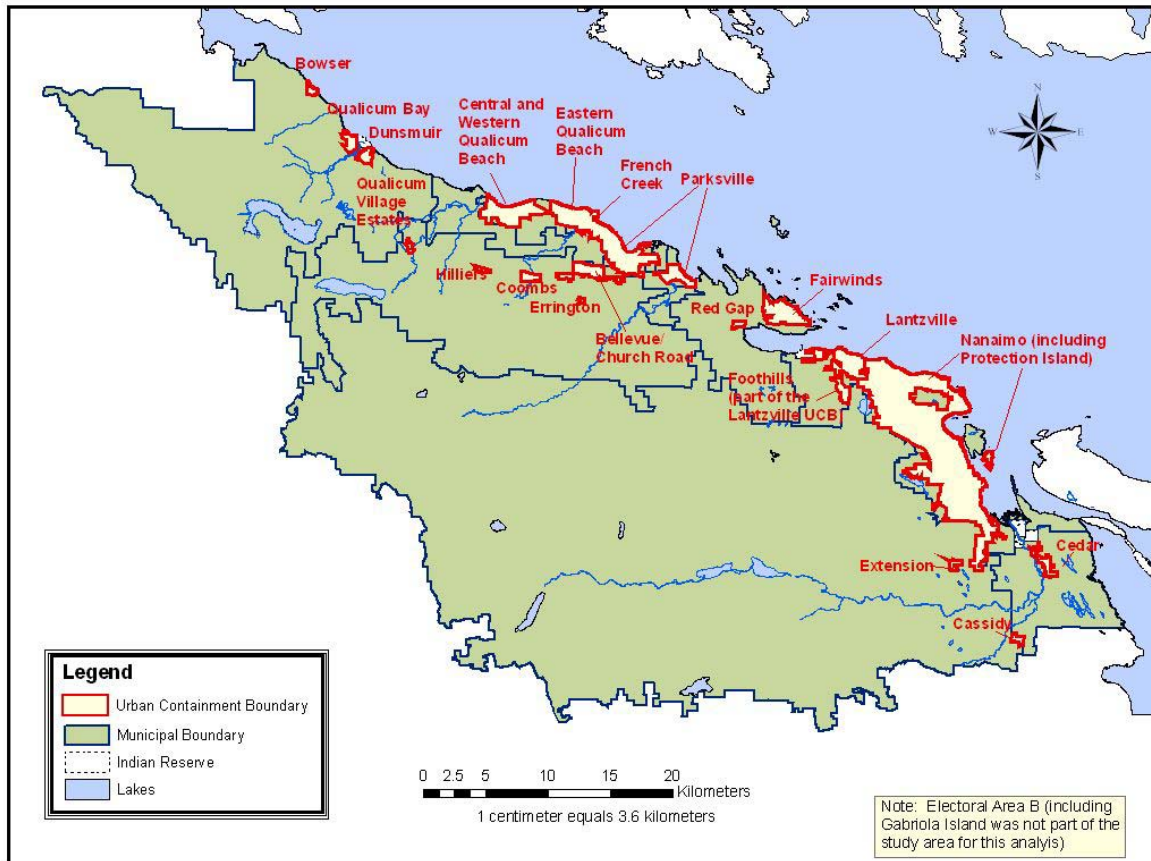
2.3 Urban Containment Boundary

As part of the Regional Growth Strategy process, the municipalities and the electoral areas agreed to designate Urban Containment Boundaries that define urban and rural areas. This is a tool that articulates and supports the first goal of the RGS, which is to have “Strong Urban Containment.” Figure 2-2 shows the size and location of the Urban Containment Boundaries that are located in the Regional District of Nanaimo.

In the 2003 Regional Growth Strategy, only the Village Centre for Lantzville was designated as within the Urban Containment Boundary. In the Lantzville Official Community Plan (adopted in 2005), an Urban Containment Boundary is designated that covers a much larger portion of the district in lower Lantzville, including the Foothills Urban Containment Boundary. For the purpose of this study, the Urban Containment Boundary as shown in the District’s Official Community Plan is used for tabulating the results for this study.

The City of Nanaimo is also reviewing portions of its UCB as part of its Plan Nanaimo review process, including a development application in the South Nanaimo area to extend the boundary. The development application is under process at this time. Therefore, the South Nanaimo lands are classified as outside the Urban Containment Boundary in this report.

Fig. 2-2: Urban Containment Boundaries for the Regional District of Nanaimo

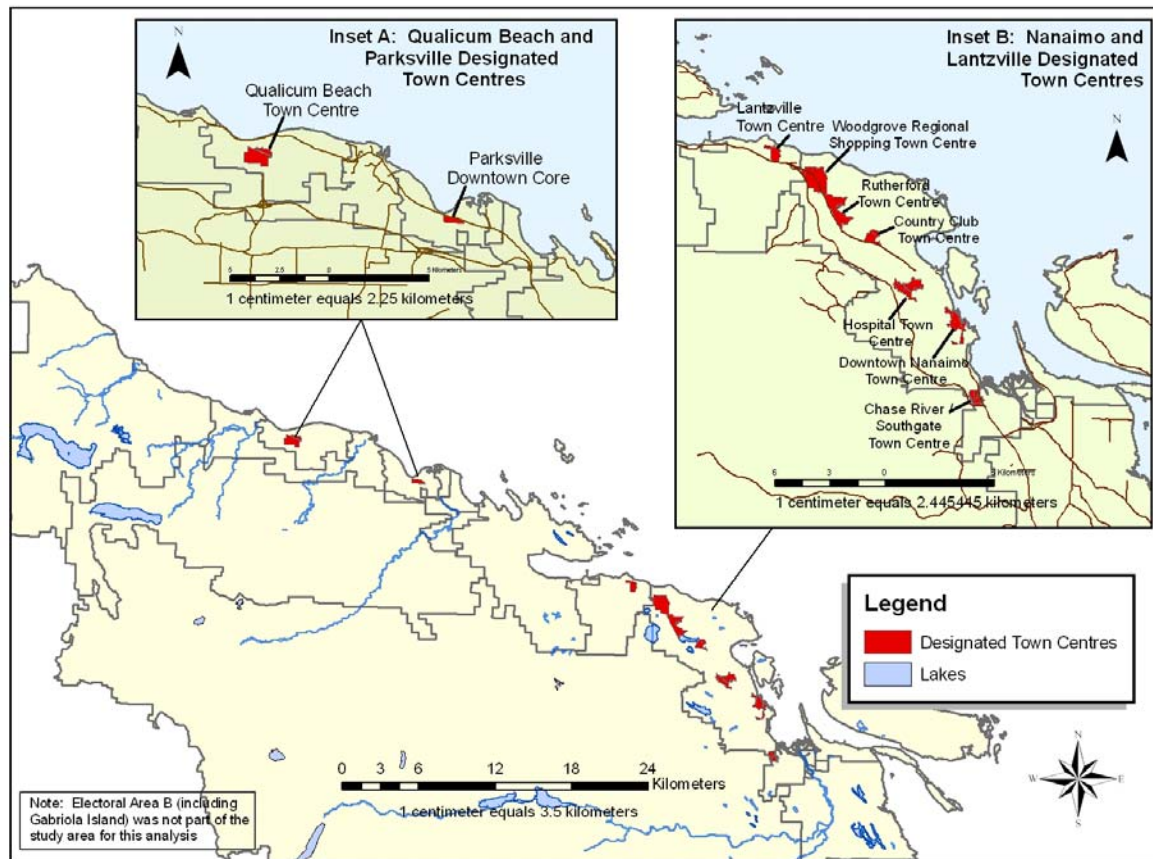


2.4 Designated Town Centres

Designated Town Centres are growth nodes inside the Urban Containment Boundaries and are within the incorporated municipalities in the Regional District. There are nine Designated Town Centres in the Regional District: Six in the City of Nanaimo¹², one in Lantzville, one in Parksville and one in Qualicum Beach (Fig. 2-3). The Designated Town Centres are listed below:

- Chase River / Southgate Town Centre (City of Nanaimo)
- Country Club Town Centre (City of Nanaimo)
- Downtown Nanaimo Town Centre (City of Nanaimo)
- Hospital Town Centre (City of Nanaimo)
- Rutherford Town Centre (City of Nanaimo)
- Woodgrove Regional Shopping Town Centre (City of Nanaimo)
- Lantzville Village Centre¹³ (District of Lantzville)
- Parksville Town Centre (City of Parksville)
- Qualicum Beach Town Centre (Town of Qualicum Beach)

Fig. 2-3: Designated Town Centres



¹² Please note that the City of Nanaimo is currently considering a change to its growth centre concept as part of its Plan Nanaimo Official Community Plan review process. This could result in a change from six town centres to fewer urban nodes connected by growth corridors.

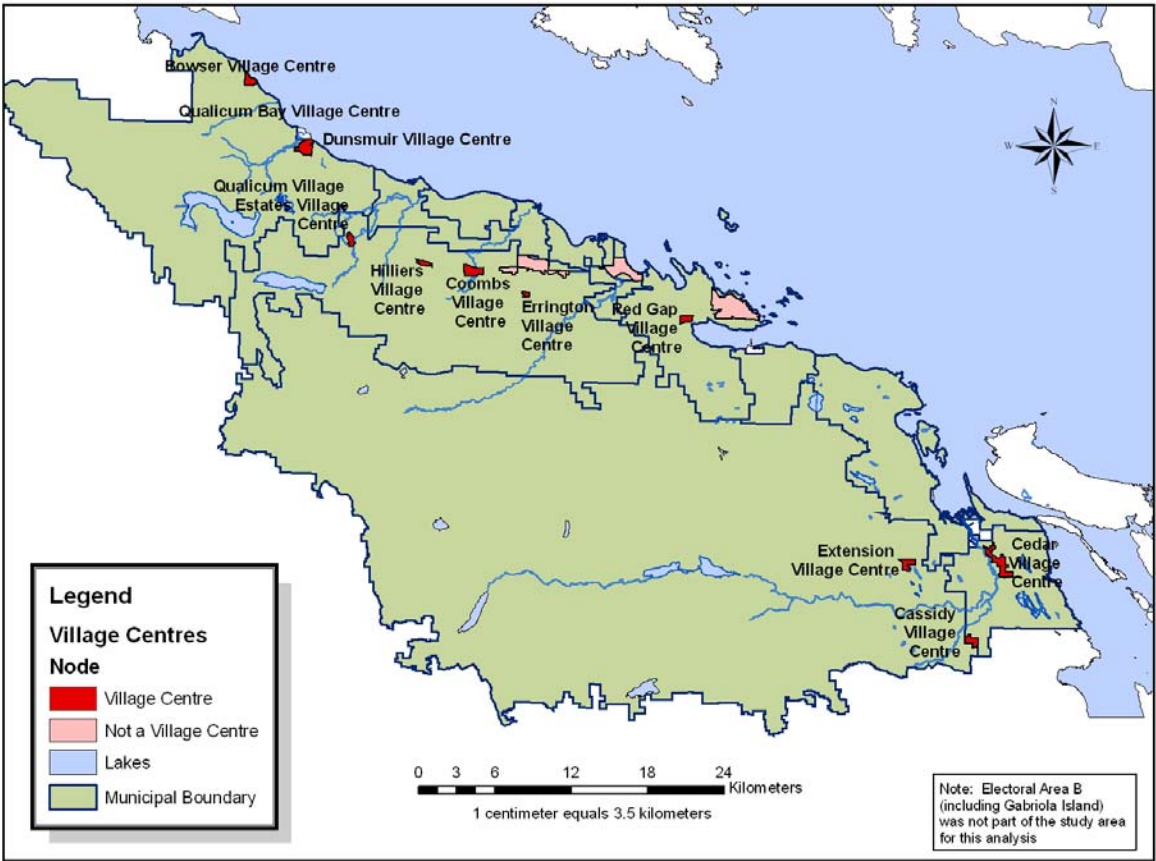
¹³ The District of Lantzville Village Centre was classified as a Town Centre for the purpose of this study as it is located within a municipality. In actuality, the Lantzville Village Centre would fall in between the size, scale, and importance of a Village Centre in an electoral area and a smaller size Town Centre in the hierarchy of centres.

2.5 Designated Village Centres

Village Centres are nodes within Urban Containment Boundaries in the electoral areas. They are smaller than the designated Town Centres, and have fewer services and amenities. The Village Centres are intended to provide for limited development of service centres outside of existing urbanized areas. There are eleven Village Centres designated in the Regional Growth Strategy (see Fig. 2-4):

- Bowser Village Centre (Electoral Area H)
- Qualicum Bay Village Centre (Electoral Area H)
- Dunsmuir Village Centre (Electoral Area H)
- Coombs Village Centre (Electoral Area F)
- Errington Village Centre (Electoral Area F)
- Hilliers Village Centre (Electoral Area F)
- Qualicum Village Estates Village Centre (Electoral Area F)
- Red Gap Village Centre (Electoral Area E)
- Extension Village Centre (Electoral Area C)
- Cedar Village Centre (Electoral Area A)
- Cassidy Village Centre (Electoral Area A)

Fig. 2-4: Designated Village Centres



2.6 Other Urban Containment Areas in Electoral Areas

In addition to the eleven Village Centres, there are three other areas in the electoral areas that are within the Urban Containment Boundary. They are shown in Fig. 2-4 as “Not a Village Centre” in the legend. These areas are:

- Portions of French Creek in Electoral Area G
- Fairwinds in Electoral Area E
- Bellevue/Church Rd. in Electoral Area F

3.0 Methodology

3.1 Assumptions

The following are the key assumptions for this analysis:

- The land inventory is based on either a) the RGS land use designations or b) generalized OCP land use designations. The OCP land use designations are translated into generalized land use categories using a correspondence table prepared from the 2001 Land Inventory Analysis (see Appendix A) to provide a consistent set of region-wide land use designations;
- Areas of parkland remains fully intact and are unavailable for development;
- Areas that are designated or set aside as a park, even if zoned for another use, are assumed to not be available for development;
- The dwelling unit capacities are based on existing zoning rather than OCP land use designations or land use contracts;
- A few exceptions to the above were made in the City of Parksville and Town of Qualicum Beach for known parcels where the OCP land use designation allowed a higher density than in the zoning bylaw and that could be considered likely to be developed over the next 20 years. Similarly, in the District of Lantzville, the capacities for the Foothills are based on the District's 2005 Official Community Plan estimate of 700 units.
- No residential development is allowed in riparian setback areas. For the watercourses, GIS data was not available for the top-of-bank. Therefore the centerline of the stream was used;
- No residential development is allowed where slopes are 30% or greater (considered non-developable in the study due to cost of servicing, building costs, and potential risk of slope failures);
- Industrial lands are considered non-developable for commercial or industrial purposes in areas where slopes are 10% or greater;
- Industrial lands remain unavailable for residential development (except mixed use commercial/residential areas or where a residential use is permitted); and,
- Agricultural Land Reserve (ALR) lands will not be used for future urban residential development, commercial or industrial uses.

This study makes use of the results of the City of Nanaimo Land Inventory and Residential Capacity Analysis for developable land and residential capacity estimates. Additional assumptions for the City of Nanaimo are included here from the City of Nanaimo Land Inventory and Residential Capacity Analysis (January, 2007):

- No development (residential, commercial, or industrial) is allowed in the leave strip setback areas as defined in the City of Nanaimo's Development Permit Area 23 (watercourses). For the watercourses, GIS data were not available for the top-of-bank. Therefore, the centerline or edge of the stream was used as the measurement point for the setback. The setbacks for the City of Nanaimo were as follows:
 - 30 metres from the edges of the of the Millstone and Nanaimo Rivers;
 - 15 metres from the centerline of other creeks and streams and the edge of lakes, ponds, and wetlands shown on Schedule B of the OCP; and
 - 7.5 metres from the centerline for small creeks and streams.

Finally, this report also compares housing supply with demand. Assumptions and limitation associated with housing demand are contained in the report Population and Housing Change in the Nanaimo Region, 2006 to 2036 (October 2007).

3.2 Data Sources

A wide range of sources were used to complete this study.

The land inventory is based on the following data sources:

- Regional Growth Strategy land use designation GIS layer,
- Urban Containment Boundary and Village Centres GIS layers,
- Urban Containment Boundary for the District of Lantzville based on the 2005 adopted Official Community Plan,
- Designated Town Centres layer (for City of Nanaimo, District of Lantzville, City of Parksville, and Town of Qualicum Beach),
- OCP land use designation layer from member municipalities and the electoral areas (and correspondence table to generalized land use categories),
- Cadastral base (to net out roads and road right-of-ways), streams, wetlands, and lakes riparian setback areas,
- Steep slopes layer (slopes 30% or greater for all land uses are considered non-developable), and
- Agricultural Land Reserve.

For existing residential dwelling units that were geocoded, the data sources included:

- the BC Assessment Authority data at a parcel level (2007 roll data),
- zoning (for use in separating out townhouses from apartments for some areas and for estimating the number of units of non-stratified apartments where a unit count was not available), and
- Digital orthophoto (to validate the data).

For existing average household size by structural type, the data source was:

- the 2006 Census of Canada (Statistics Canada)

Estimates of residential capacity at build-out are based on the City's:

- zoning layer
- OCP land use designation layer for some parcels (where densities allowed are higher than in the zoning layer)
- cadastral base (to net out roads and road right-of-ways)
- parks
- streams, wetlands, and lakes riparian setback areas
- steep slopes layer (slopes 30% or greater), and
- digital orthophoto (to validate the data)

For the control totals for geocoded residential units by structural type in 2006:

- Regional District of Nanaimo estimates of unit count for Electoral Areas A, C, E, F, G, H and District of Lantzville;
- Sheltair estimates for the City of Nanaimo, City of Parksville, and Town of Qualicum Beach based on BC Assessment Authority data;
- 2001 Census of Canada (Statistics Canada) data by structural type; and
- 2006 Census of Canada (Statistics Canada) data for dwelling unit count.

3.3 Limitations

The following are the limitations of the study:

- For the constraint layer, a slope file with a 20 metre contour interval was used (TRIM data) for the Regional Growth Strategy study area (excluding City of Nanaimo where more detailed elevation contours and slope data were used), which is a coarse level of resolution. The slope file is therefore crude and is not to be used for a site-by-site analysis. However, for a region-wide analysis, it is believed to be sufficient.
- Actual development yields for residential development may be lower than estimated due to additional topographic and site constraints, land assembly issues, servicing, land costs, and public opposition to particular types of projects. A practical capacity approach was used to take these issues into consideration (see following sections of methodology).
- The results are based on existing zoning (other than some specific parcels which are based on OCP land use designations). A municipality may choose to rezone an area, which would result in a different capacity. This is highly probable in the long-term in certain areas as land availability decreases over time. However, it is impossible to know where these may occur and at what density. Therefore, the capacities may increase over time as lands are rezoned.
- The share of single-detached dwellings with secondary suites is difficult to estimate and forecast. An accurate inventory of secondary suites in the study area does not exist¹⁴.
- The estimation of the number of apartment units in non-stratified apartments is based on assumptions and is difficult to calculate. In addition, the City of Nanaimo did not have updated multi-family data for the number of dwelling units in 2006 for a unit count from the BC Assessment Authority data. Therefore, it is believed that there is a small shortfall of apartments and townhouses from the GIS point file compared to the 2006 census control total.
- For mixed residential/ commercial areas, it is extremely complex to separate out the residential portion of the area from the commercial portion at capacity. Therefore, the number of apartment units in these areas, particularly in the designated Town Centres or Village Centres, is a rough estimate only and has the potential for the widest margin of error of all the results.
- There is no way to break out second home ownership from dwellings with a usual residence. Therefore, comparisons of housing supply and demand (which do not consider non-permanent residents) have not taken this into consideration.
- The capacities in the designated Village Centres are believed to be underestimated. When these areas are fully serviced, it is believed that they would be rezoned to allow a higher density and wider mix of dwelling types than currently zoned.

Another limitation of this study is the comparability with the results of the land inventory conducted in 2001. There are differences in methodology that will result in differences in the results. In addition, the geographic areas differ in some cases. Due to the restructuring of Electoral Area D into the District of Lantzville and a restructured Electoral Area C, it is not possible to accurately compare the results for these areas with the previous land inventory conducted in 2001.

¹⁴ Data from the BC Assessment Authority and the census can be used as a proxy to estimate the number of existing secondary suites. However, it is believed that these data sources significantly underestimate the number of secondary suites.

3.4 Method

3.4.1 Generation of Land Use-Density Polygons

The basic geographic unit in the database and Residential Build-out Model is the land use-density polygon. A land use-density polygon is a group of parcels that have been aggregated to form agglomerations of blocks (or sub-blocks) that have the same characteristics (land use, zoning, geographic location, inside the UCB, inside a Town Centre, etc). A sub-land use polygon excludes existing roads and road right-of-ways, making these areas “net” areas. The land use-density polygon file begins with the cadastral base, which is net of roads and road right-of-ways, and is built up with other layers.

Various geographic areas have been “cut” into the land use-density polygons in order to aggregate the results to various levels of geography. This includes the following spatial boundaries and geographic units:

- Regional District Boundary
- Municipal Boundaries of City of Nanaimo, District of Lantzville, City of Parksville and Town of Qualicum Beach
- Boundaries of Electoral Areas A, C, E, F, G, and H
- Urban Containment Boundary (and Village Centres)
- Designated Town Centres
- Agricultural Land Reserve
- Regional Growth Strategy land use designation
- Official Community Plan land use designation
- Zoning

After each union, the data were coded appropriately into the database. The land use-density polygon approach allows the land inventory and capacity data to be aggregated to a variety of levels of geography and is also a net area because roadways have already been removed from the file.

3.4.2 Preparation of Constraints Layer

In order to create the constraints layer, a number of existing data sets were integrated including steep slopes, riparian setbacks, and parks. The constraints layer is the non-developable lands layer.

Existing Data:

Topographic coverage areas for the Regional District and the City of Nanaimo were used to create two separate files with different slope thresholds - a slope that is greater than 10% is the threshold that is assumed to limit development for industrial uses, and 30 percent or greater is assumed to limit residential and other development. Other data that were necessary to generate were riparian setbacks and water features, and parks and protected areas.

Slope

The data from the City of Nanaimo that had slope attributes were used whenever possible, due to the fact that the contour files that the City of Nanaimo used to generate slope calculations were at a finer scale than the Regional District files, which were generated from 20 metre TRIM data (Terrain Resource Information Mapping created by the Province). The 10% and 30%

constraints for the City were used for the City of Nanaimo portions of the analysis while the existing polygons for the same area in the Regional District file were cut out of the more general polygon coverage. These two coverage areas were then joined to the Lantzville Development Permit Area shapefile that also had polygons with slope attributes attached. Two separate coverage areas were created: one featuring slopes of 10% or greater, the other featuring 30% or greater.

Riparian Setbacks:

The Regional District of Nanaimo GIS Department provided a streams GIS file for the Regional District, which was then buffered to 30 metres to create polygon coverage typical of riparian setbacks. A 30 metre buffer is the standard setback for streams in British Columbia, as per the RAR (Riparian Areas Regulation) legislation. The riparian areas identified in both the Lantzville and RDN Electoral Area Development Permit Area shapefiles were also included. Other data necessary to include were water constraints developed for the City of Nanaimo analysis. Lakes and wetlands in these coverage areas were also added to create the riparian file. All of these were checked against each other and clipped where necessary, and then joined together. Following this, the riparian constraints were joined to the 10% or greater slope constraints, and the 30% or greater slope constraints to create two separate constraints coverage areas.

Parks and Protected Areas

The final step to create two composite constraints files was to union them with the Parks shapefile provided by the Regional District (containing municipal, regional, and provincial parks).

3.4.3 Existing Dwelling Unit Count

An estimate of the number of existing units was generated at the parcel level and converted to a geocoded point GIS file. The existing dwelling unit count was based on the RDN's inventory of the number of dwelling units for the electoral areas and the District of Lantzville. Sheltair updated the unit count for the City of Nanaimo (based on the City of Nanaimo Land Inventory and Residential Capacity Analysis) to 2006 and estimated the number of units for the City of Parksville and the Town of Qualicum Beach.

The number of existing units was classified into single-detached, other ground-oriented, and apartment units based on the actual use codes from the BC Assessment Authority and validating uncoded records using orthophoto checks. These three structural types allow comparability to the housing demand projection conducted by Urban Futures. As the existing dwelling units were estimated at the parcel level, this also enabled an estimate of the number of existing dwelling units at all levels of geography in this study.

A count of 59,283 units was estimated for 2006. This compares to the Census control total of 58,191 units for the study area in 2006.

Some secondary suites are included in the total existing units. However, it is difficult to have an accurate estimate of secondary suites as described in the limitation section.

3.4.4 Residential Build-out

The residential build-out was conducted under the Regional District's and each municipality's current zoning (with some adjustments where the OCP land use designation allows more density). The following describes the key components for the residential build-out and identifies:

- the amount of land that is developable for residential uses taking into account constraints and existing zoning,
- the existing dwelling units as of 2006 by structural type,
- the total dwelling unit capacity by structural type based on the allowable densities from the zoning bylaw and the amount of zoned land (with a few exceptions where zoning was not appropriate to use), and
- the remaining dwelling unit capacity by structural type.

For each municipality or electoral area, a zoning table was compiled which identified the residential density and the share of units allowed in that zone by structural type. Where land use contracts existed, the zoning was used instead of the land use contract to simplify the approach. A “dummy”, or placeholder, zoning was created for areas where OCP land use designations, such as the Foothills in Lantzville, to allow calculations of capacities.

The zoning table was then joined with the spatial data and net land areas for each zone. The number of units at capacity by structural type was then estimated for each of the land use density polygons. Formulas were then developed to conduct the build-out calculations by structural type. The file was validated using orthophotos, comparing to 2006 dwelling unit densities, and checking that the capacities were greater than the number of existing units in 2006 for various levels of geography. The results were aggregated to the geographic areas for reporting. The capacities were compared to the existing dwelling units for the various levels of geography to determine if there were any discrepancies, and adjusted accordingly.

3.4.5 Theoretical Capacity versus Practical Capacity

Theoretical capacity is the maximum dwelling unit capacity that can be accommodated if all developable lands were built-out to their maximum allowable density. However, actual densities on the ground may be lower than the allowable densities. For example, a developer may choose to develop at lower densities due to the market they are targeting, land assembly issues, servicing, site constraints, land or building costs, public opposition, or other issues.

Recognizing that only estimating a theoretical capacity would result in an overestimate of capacity that could realistically be achieved, a practical capacity adjustment was conducted. The practical capacity approach factors the theoretical capacity downwards. The practical capacity approach is different for the municipalities. For the City of Nanaimo, the approach takes the existing dwelling units and adds capacity for new dwelling units onto lands that were identified as vacant, effectively vacant, underutilized, or for mixed residential/commercial use. From the work that Sheltair and Eric Vance and Associates conducted for the City of Nanaimo Land Inventory and Residential Capacity Analysis (January 2007), the practical capacity was estimated to be approximately 82% of the theoretical capacity. For compiling the residential capacity results, the output from the City of Nanaimo Land Inventory and Residential Capacity Analysis was used for the City of Nanaimo’s totals. Therefore, the numbers for the City of Nanaimo residential capacity match the Sheltair and Eric Vance and Associates report (2007).

For the City of Parksville and Town of Qualicum Beach, the practical capacities were assumed to be 80% of the theoretical capacity for residential areas with single-detached units, and that are located outside a Town Centre. If there were areas which are already developed that exceed this threshold, the actual units were used. Capacities were not adjusted in the Town Centres as this is where growth is being encouraged. Practical capacities were not estimated for the electoral

areas or the District of Lantzville as they are not as built-out and have development at much lower densities. The capacities for these areas are therefore theoretical capacities.

3.4.6 Tabulating Data Results by RGS Land Use Designations

For the land inventory analysis, the data are tabulated according to the four RGS land use designations. The four land use designations in the RGS are the following, including a definition adapted from the glossary of the regional growth strategy¹⁵:

- **Industrial Areas** – land that has a primary value for industrial use. This designation includes most of the land on which industrial uses are supported by an official community plan. Other industrial land is also located within the Urban Areas designation.
- **Resource Lands and Open Spaces** – includes land that has primary value for resource uses such as agriculture, forestry, aggregate and other resource development, and land that has been designated for long-term open space use. This designation includes the Agriculture Land Reserve, all crown lands, land designated for resource management or resource use purposes in official community plans, private managed forest lands, recognized ecologically sensitive conservation areas, parks (provincial, regional, large community parks), cemeteries, existing public facilities outside of areas planned for nodal development, and golf courses.
- **Rural Residential** – land that has a primary value for rural residential use. This designation mostly includes land that has already been subdivided into relatively small parcels for a rural area. The minimum parcel size of lands designated as Rural Residential will not be reduced below the minimum parcel size established in official community plans in place at the date of the adoption of the RGS (2003).
- **Urban Areas** – Land that has a primary value for urban development. Land in this designation is generally developed to urban densities, or commitments are in place to develop the land to urban densities.

In addition, the data are also tabulated by individual designated Town Centres and Village Centres that are identified in the RGS.

3.4.7 Tabulating Data Results by OCP Generalized Land Use Categories

In order to compare results of the current land inventory with the 2001 Land Inventory Analysis and between jurisdictions, the OCP land use designations were “translated” into a generalized set of land use categories consistent with the 2001 Land Inventory Analysis. The same correspondence between individual land use designations from each OCP and the general land use categories were used as in 2001. In the 2001 report, municipal planners had reviewed the correspondence table between the OCP and the generalized land use categories. For the District of Lantzville (which was incorporated since the 2001 Land Inventory Analysis), the categories from Electoral Area “D” (that existed in 2001) were used or a professional judgment was made to

¹⁵ The Sub-Urban Areas land use designation, which was included in the 2003 Regional Growth Strategy, no longer exists. The Sub-Urban Areas land use designation only existed in the District of Lantzville. Through an amendment to the Regional Growth Strategy, this area that was formerly designated as Sub-Urban Areas is now designated as Urban Areas. With the acceptance of the District of Lantzville’s Regional Context Statement in 2005, the Sub-urban Areas designation will be removed from the RGS at the conclusion of the RGS review.

produce a set of comparable land uses. See Appendix A for the correspondence table between land use designations in individual OCPs and the generalized land use categories.

The following generalized land use categories are used. Definitions from the Land Inventory Analysis for the RDN report (2001) are provided here:

- **Commercial** – Retail, office, service, commercial, golf courses, often permitting ancillary residential use
- **Commercial/Residential Mix** – Where housing is permitted in combination with commercial uses
- **Industrial** – Light or heavy manufacturing, usually with permitted ancillary residential use
- **Institutional** – Public schools, churches, government offices, electrical substations, water, and sewer facilities
- **Parks and Recreation** – Local, regional and provincial parks and recreation facilities
- **Residential 70/30** – 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
- **Residential Attached** – Attached housing, such as townhouses and apartments
- **Residential Detached** – Detached and duplex housing on lots smaller than 0.5 ha
- **Residential Estate** – Residential lots that are 2 to 8 ha in size
- **Residential Large Lot Suburban** – Residential lots that are 0.5 to 2 ha in size
- **Resource lands** – Land in the Agricultural Land Reserve in which residential use is permitted
- **Rural** – Lots larger than 8 ha in size
- **Transportation, Communications, and Utilities** – This category was added for the purpose of this analysis. It includes OCP designated lands that are identified as Transportation Corridors, or are used for communications, or utilities. These areas do not contain residential uses.

Note that since the 2001 Land Inventory, the Forest Land Reserve is no longer in existence.

3.4.8 Data Validation

Data validation occurred throughout the processes, and included:

- Cross-checking data with control totals at the municipal level,
- Comparison with the 2001 Land Inventory,
- Comparison that the capacities were higher than the existing units at various levels of geography,
- Orthophoto checks, and
- Review with municipal and regional district planners at the September 12, 2007, workshop.

3.4.9 Population Estimates at Capacity

A population estimate is included at build-out in this report. In order to translate dwelling units at build-out to a population, an average household size at build-out is used.

Urban Futures in the report *Population and Housing Change in the Nanaimo Region, 2006 to 2036* (October 2007) anticipates an average household size decline from 2.30 in 2006 to 2.04 in 2036 or a decline of approximately 11% for the Regional District (including Electoral Area B). Data on average household size for the Regional District of Nanaimo (including Electoral Area B) for 2006 was available by structural type (see Table 3-1). Similar percentage reductions in

average household size were applied to the 2006 data to obtain an assumed average household size at build-out for each structural type.

Table 3-1: Average Household Size by Structural Type, 2006 and Assumed at Build-out

Dwelling Type	Average household size, 2006	Assumed average household size at Build-out
Single-detached	2.45	2.2
Other ground-oriented	2.09	1.8
Apartment	1.63	1.4
Average	2.27	N/A

Data Source for 2006: Census of Canada

3.5 Data Rounding

The data in this report is not rounded. Data for land area is based on GIS data and is considered reasonably accurate and can be presented in an unrounded format without significant data caveats. Data for existing dwelling units, dwelling units at build-out, and population are also not rounded. This has been done to facilitate the compilation of data and also to facilitate reading and presenting of tables and data, so that they add up to subtotals. Leaving unrounded numbers in the report is not intended to convey a sense of precision to the nearest dwelling unit or person. When interpreting the numbers, the reader should consider the numbers to be rounded to the nearest hundred for dwelling units and population. The approach for rounding in this report is consistent with the Urban Futures report.

3.6 Workshop with Regional District and Member Municipality Planners

A workshop was held on September 12, 2007, to review and discuss the preliminary results of the study. In attendance were representatives from the Regional District of Nanaimo, member municipalities, various provincial ministries and agencies, and the real estate and development industries. Subsequent to the workshop, the results were refined based on the input at the workshop and incorporated into the final report.

4.0 Land Inventory Results

4.1 Region-wide Results

The Regional Growth Strategy has four generalized land use designations¹⁶ (see Section 3 for definitions):

- Industrial areas
- Resource Lands and Open Spaces
- Rural Residential
- Urban areas

These generalized land use designations reflect what is deemed to be the appropriate kinds of land use to achieve the vision of the current Regional Growth Strategy. It represents the desired future pattern of land use for the region.

The total gross land area for the Regional District of Nanaimo, excluding Indian Reserves and Electoral Area B but including lakes, is 200,787 ha¹⁷. The total net land area for the Regional District of Nanaimo, excluding Indian Reserves and Electoral Area B is 195,735 ha, which nets out existing roads and road right-of-ways. In order to determine the net *developable* land area, constraints such as steep slopes (slopes of 30% or greater), lakes, and riparian area setbacks were applied to the net land area total, resulting in 92,393 ha of net developable land as shown in Table 4-1. Only 47% of the RGS study area is potentially developable. The lands that have the highest portion of lands that are constrained are the Resource and Open Space lands (where only 43% of the lands are not constrained).

Table 4-1: Land Area by RGS Land Use Designation

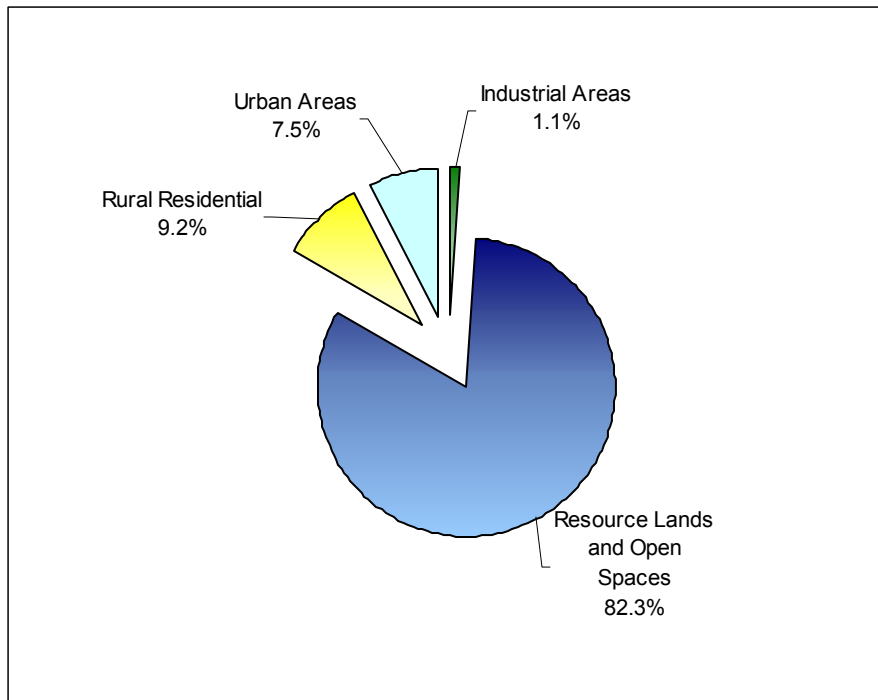
RGS Land Use Designation	Total Net Land Area (ha)	Net Developable Land Area (ha)	Percentage of Total Area %	Percentage of Net Developable Land Area %
Industrial Areas	1,068.8	1,002.1	0.5%	1.1%
Resource Lands and Open Spaces	175,359.6	76,007.1	89.6%	82.3%
Rural Residential	11,043.2	8,482.5	5.6%	9.2%
Urban Areas	8,263.7	6,901.1	4.2%	7.5%
TOTAL	195,735.2	92,392.8	100.0%	100.0%

¹⁶ The Sub-Urban Areas land use designation, which was included in the 2003 Regional Growth Strategy, no longer exists. The Sub-Urban Areas RGS land use designation only existed in the District of Lantzville. Through an amendment to the Regional Growth Strategy, this area that was formerly designated as Sub-Urban Areas is now designated as Urban Areas. The Urban Containment Boundary has also been adjusted in the District of Lantzville as part of a Regional Growth Strategy amendment. With the acceptance of the District of Lantzville's Regional Context Statement in 2005, the Sub-urban Areas designation will be removed from the RGS at the conclusion of the RGS Review.

¹⁷ All area calculations exclude the ocean, even though the municipal boundaries extend out into the ocean.

Figure 4-1 shows the breakdown of developable land area by RGS land use designation. The Resource Lands and Open Spaces are the dominant land use designation, representing 82% of the developable land (or unconstrained land) in the RGS study area. The Rural Residential designated areas comprise over 9% of the developable area, followed by Urban Areas designated areas at over 7%. Lands designated as Industrial Areas in the RGS comprise approximately 1% of the developable land base.

Fig. 4-1: Developable Land Area by RGS Land Use Designation



Detailed results of the breakdown of the RGS land use designations are presented by jurisdiction in Appendix C.

4.2 Results for Inside the Urban Containment Boundary

As described briefly in Section 2, the municipalities and the electoral areas have agreed to designate Urban Containment Boundaries (UCB) that defines urban and rural areas. This is a tool that articulates the first goal of the RGS, which is to have “Strong Urban Containment.” The purpose of the UCB is to control urban sprawl and direct development to create compact, complete communities. This does not mean that all land within the UCB will be developed; it takes into account the importance of retaining greenspace and resource lands, which contributes to livability. The results in Table 4-2 below show that the total net land area within the UCB is 9,535 ha; and the total developable land area inside the UCB is 8,080 ha¹⁸. The lands in the

¹⁸ The total area and developable area inside the UCB includes the land within the District of Lantzville’s UCB as shown in Lantzville’s 2005 Official Community Plan. In the Fall of 2007, the City of Nanaimo will be considering a development application in the South Nanaimo area, which is currently located outside the Urban Containment Boundary. If the developer is successful in expanding the Urban Containment Boundary, it could add an additional 293 ha of land to inside the Urban Containment Boundary.

Urban Containment Boundary represent 9% of the unconstrained land in the RGS study area. Each RGS land use designation is broken down by total area and total developable area inside the UCB.

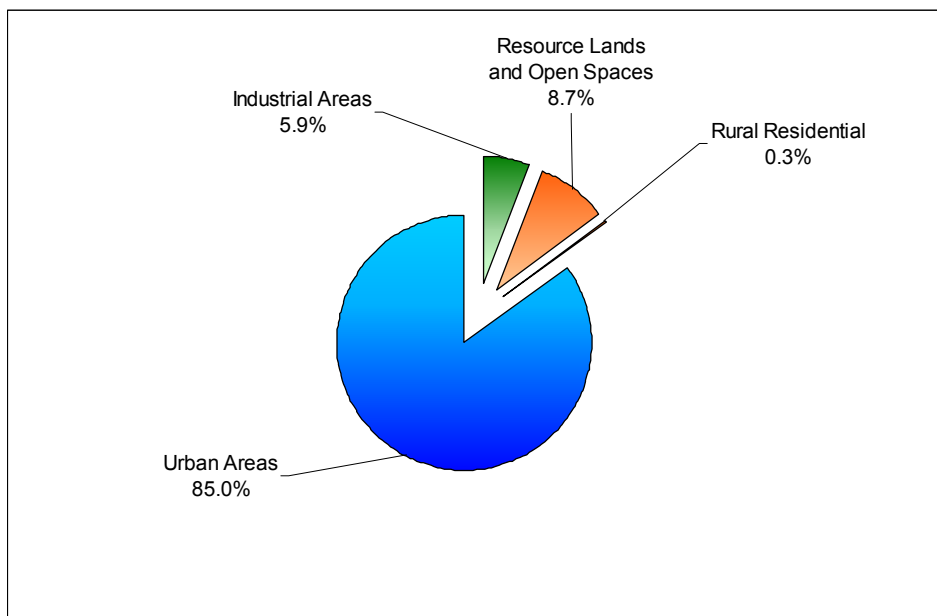
Table 4-2: Amount of Developable Land within the UCB by RGS Land Use Designation

RGS Land Use Designations	Total Net Area inside UCB (ha)	Total Developable Area inside UCB (ha)	Percentage of Net Area inside UCB (ha)	Percentage of Developable Area inside UCB (ha)
Industrial Areas	496	480	5.2%	5.9%
Resource Lands and Open Spaces	846	704	8.9%	8.7%
Rural Residential	35	27	0.4%	0.3%
Urban Areas	8,158	6,869	85.6%	85.0%
TOTAL	9,535	8,080	100.0%	100.0%

Virtually all of the lands that are designated as Urban Areas are located within the Urban Containment Boundary. Approximately 48% of the lands designated as Industrial Areas in the RGS are located within the Urban Containment Boundary. Only 1% of the lands designated Resource Lands and Open Spaces are located within the Urban Containment Boundary. Only 0.3% of the lands designated Rural Residential are located inside the Urban Containment Boundary.

Figure 4-2 shows the breakdown of developable land area within the UCB by RGS Land Use Designation by type. Within the Urban Containment Boundary, 85% of the lands are designated as Urban Areas, 9% are Resource Lands and Open Spaces, and 6% are designated as Industrial Areas, with a very small portion (<1%) of lands being designated as Rural Residential.

Fig. 4-2: Amount of Developable Land Area within the Urban Containment Boundary



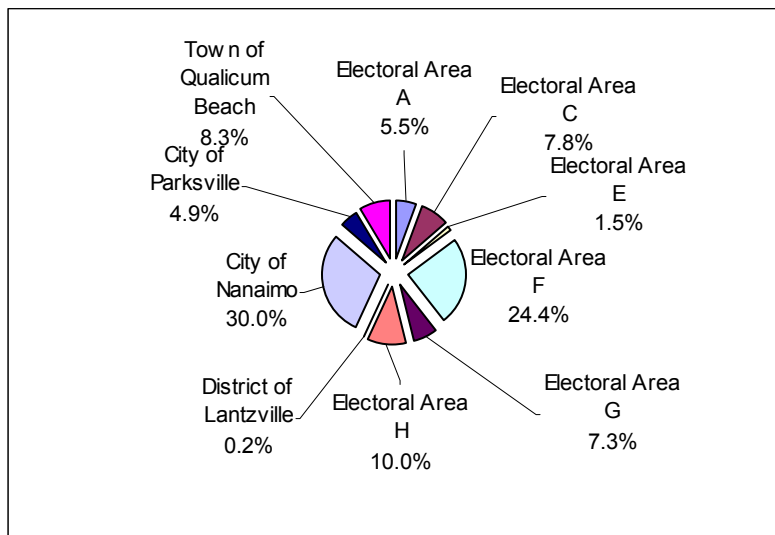
4.3 Parks

The area of parks in the Regional District by jurisdiction is shown in Table 4-3 below. The amount of Parks in the Regional District is 1.9%¹⁹. The provincial target of land within Parks and Protected Areas is 12% and the province has already reached over 12.5% of lands being protected as of 2001, making the RDN's contribution significantly less than the provincial target. Figure 4-3 shows the distribution of the Parks Land Area by jurisdiction.

Table 4-3: Parks and Recreation Land Area and Distribution by Jurisdiction

Area	Net Parks Land Area (ha)	Percentage of Parks Land Area
Electoral Area A	200	5.5%
Electoral Area C	286	7.8%
Electoral Area E	54	1.5%
Electoral Area F	891	24.4%
Electoral Area G	266	7.3%
Electoral Area H	366	10.0%
District of Lantzville	8	0.2%
City of Nanaimo	1,094	30.0%
City of Parksville	180	4.9%
Town of Qualicum Beach	304	8.3%
Total Park Lands for the RGS Study Area	3,648	
Total Land Area of RGS Study Area	195,735	
Percentage of Park Lands in the RGS Study Area		1.9%

Fig. 4-3: Distribution of Parks and Recreation Land by Jurisdiction, 2006



¹⁹ Park areas include provincial, regional, and municipal parks, lands that are designated as a park, or lands that are zoned as a park.

Unlike much of the rest of British Columbia, most of the land base in the Regional District of Nanaimo is privately owned, including large tracts of land owned by forest companies. In comparison, 94% of the land base of BC is Provincial Crown land. Therefore, the designation of large tracts of provincially owned land as park is not as viable as an option due to the smaller portion of crown land in the RDN. In addition, the high land costs also make parkland acquisitions expensive, whether provincial, regional or municipal. This historical ownership of the land base in the Regional District helps explain why there is a lower proportion of park in the RDN.

Environmental protection is one of the eight goals of the Regional Growth Strategy. The expansion of the network of parks and protected areas is an important component of this goal and to achieve this would require well beyond 2% of the land base being protected. In support of this, the Regional District has completed a Regional Parks and Trails Plan, 2005-2015 that establishes priorities for future regional park acquisition in the electoral areas.

4.4 Resource Lands and Open Spaces

Land areas identified as having value for resource use such as agriculture, forestry, and resource development or for long-term open spaces, or are parks are designated as Resource Lands and Open Spaces in the RGS. It includes lands in the Agricultural Land Reserve, all Crown Land and land designated for resource management purposes. Since the 2001 Land Inventory, the Forest Land Reserve no longer exists. Table 4-4 shows the breakdown by area for Resource Lands and Open Spaces. Resource lands comprise almost 90% of the RGS Study area's land base. Electoral Areas C, F, and H comprise over 94% of the region's designated Resource Lands and Open Spaces.

Table 4-4: Amount of Land Designated in RGS as Resource Lands and Open Spaces by Jurisdiction

Area	Net Land Area (ha) Resource Lands and Open Spaces	Percentage of total Resource Lands and Open Spaces
Electoral Area A	3,037.5	1.9%
Electoral Area C	109,853.5	67.9%
Electoral Area E	5,184.7	3.2%
Electoral Area F	22,768.2	14.1%
Electoral Area G	3,616.0	2.2%
Electoral Area H	26,110.0	16.1%
District of Lantzville	1,148.6	0.7%
City of Nanaimo	2,522.7	1.6%
City of Parksville		
	324.9	0.2%
Town of Qualicum Beach	793.4	0.5%
Total Resource Lands for the RGS Study Area	175,359.6	108.3%
Total Land Area of RGS Study Area	195,735.2	
Percentage of Total Net Land Area that is Resource		89.6%

Source: Based on RGS Land Use Designation

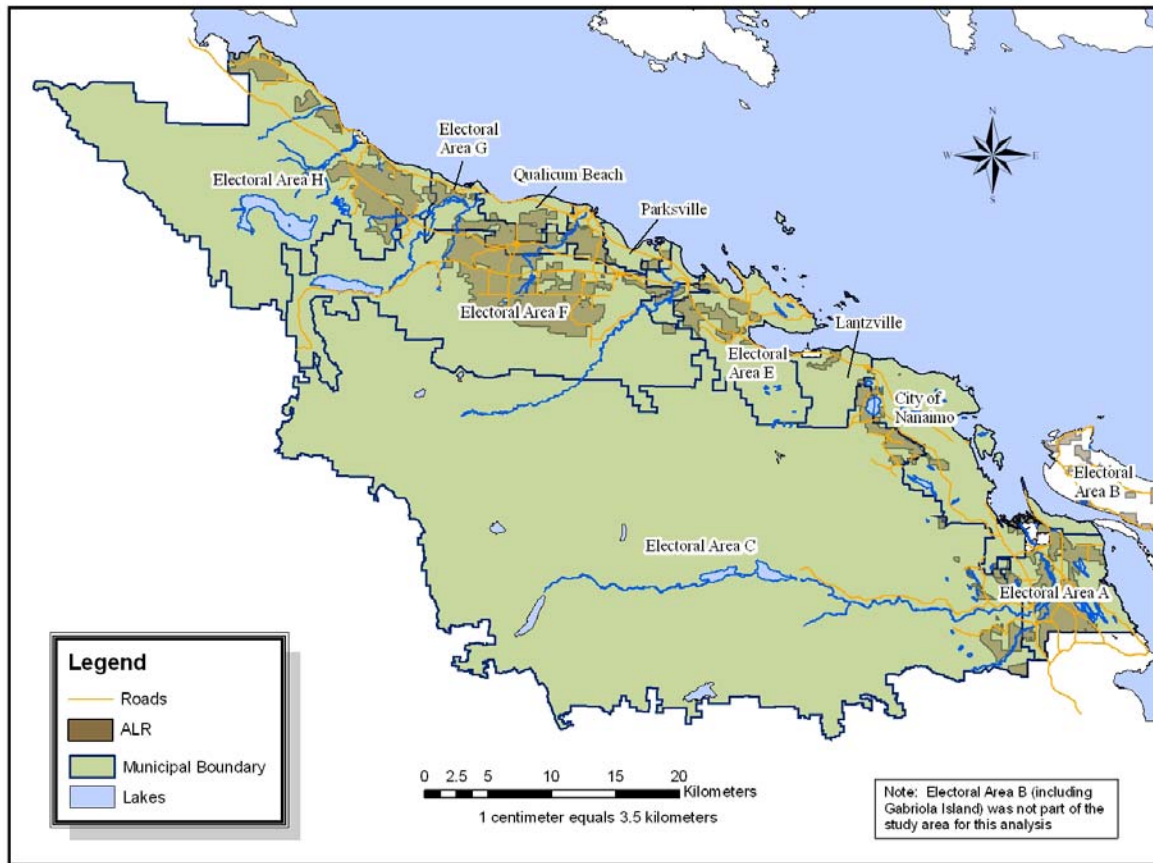
4.5 Agricultural Land Reserve

The Agricultural Land Reserve (ALR) is land designated by the Province of British Columbia for agricultural use. It includes lands that may be forested, farmed or vacant land that has the potential for agricultural production. Table 4-5 shows the breakdown of ALR lands by jurisdiction and provides totals of net ALR for the region. There are 16,793 ha of land in the Agricultural Land Reserve in the RGS Study area, representing 8.6% of the region's land base (Fig. 4-4).

Table 4-5: Land Area of Agricultural Land Reserve

Area	Net ALR Land Area (ha)	% of Net ALR Land Area
Electoral Area A	2,669.4	15.9%
Electoral Area C	1,599.0	9.5%
Electoral Area E	1,012.6	6.0%
Electoral Area F	5,311.6	31.6%
Electoral Area G	1,902.9	11.3%
Electoral Area H	3,194.9	19.0%
District of Lantzville	134.6	0.8%
City of Nanaimo	366.7	2.2%
City of Parksville	97.0	0.6%
Town of Qualicum Beach	504.3	3.0%
ALR Land in RGS Study Area	16,793.0	100%
Percentage of RGS Study Area that is ALR Land		8.6%

Fig. 4-4: Map of Agricultural Land Reserve Area



4.6 Urban and Rural Residential Results

Results for residential and urban areas fall into two RGS land use designations: Urban Areas and Rural Residential Areas. Detailed results are broken down by jurisdiction in the following two subsections.

4.6.1 Urban Areas

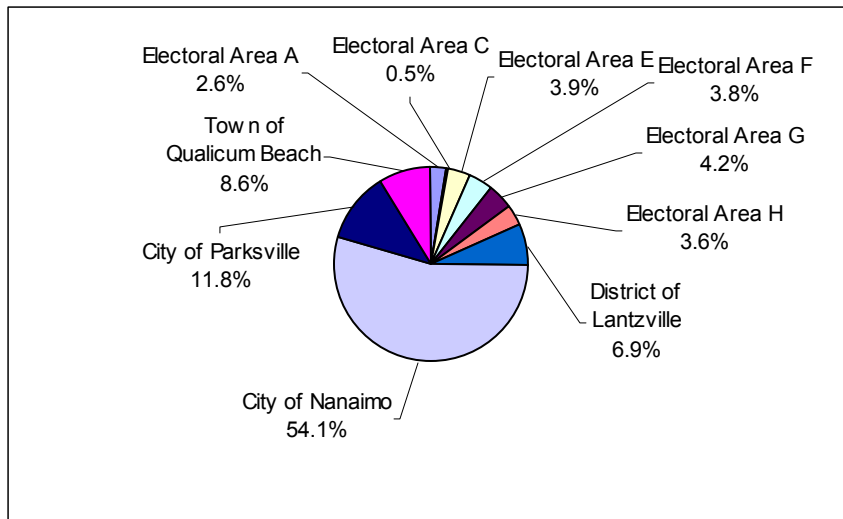
There are 8,264 ha of net land area that is designated in the RGS as Urban Areas. The percentage of developable land area for Urban Areas falls mainly in the four municipalities with over 54% within the City of Nanaimo, 12% for the City of Parksville, 9% for the Town of Qualicum Beach, and 7% for the District of Lantzville²⁰ as shown in Table 4-6. Only 18.5% of the lands designated as Urban Areas fall within the electoral areas. Figure 4-5 shows the percentage of land area by RGS area.

²⁰ Data for designated Urban Areas includes the land in the District of Lantzville that is designated as within the Urban Containment Boundary in Lantzville's 2005 Official Community Plan, and includes the Foothills Urban Containment Boundary.

Table 4-6: Area and Percentage of Developable Land Area in Urban Areas

Area	Net Urban Land Area (ha) Lands	Percentage of Net Land Area (%)	Developable Land Area (ha)	Percentage of Developable Land Area (%)
Electoral Area A	197.9	2.4%	181.3	2.6%
Electoral Area C	38.8	0.5%	33.5	0.5%
Electoral Area E	469.5	5.7%	266.0	3.9%
Electoral Area F	301.5	3.6%	259.6	3.8%
Electoral Area G	328.3	4.0%	286.6	4.2%
Electoral Area H	295.5	3.6%	250.4	3.6%
District of Lantzville	637.2	7.7%	476.4	6.9%
City of Nanaimo	4,577.6	55.4%	3,735.4	54.1%
City of Parksville	816.2	9.9%	815.9	11.8%
Town of Qualicum Beach	601.3	7.3%	596.0	8.6%
RGS Study Area	8,263.7	100.0%	6,901.1	100.0%
Total Land Area of RGS Study Area	195,735.2			
Percentage of Total Net Land Area that is Urban Residential		4.2%		

Fig. 4-5: Percentage of Developable Land Area in Urban Areas



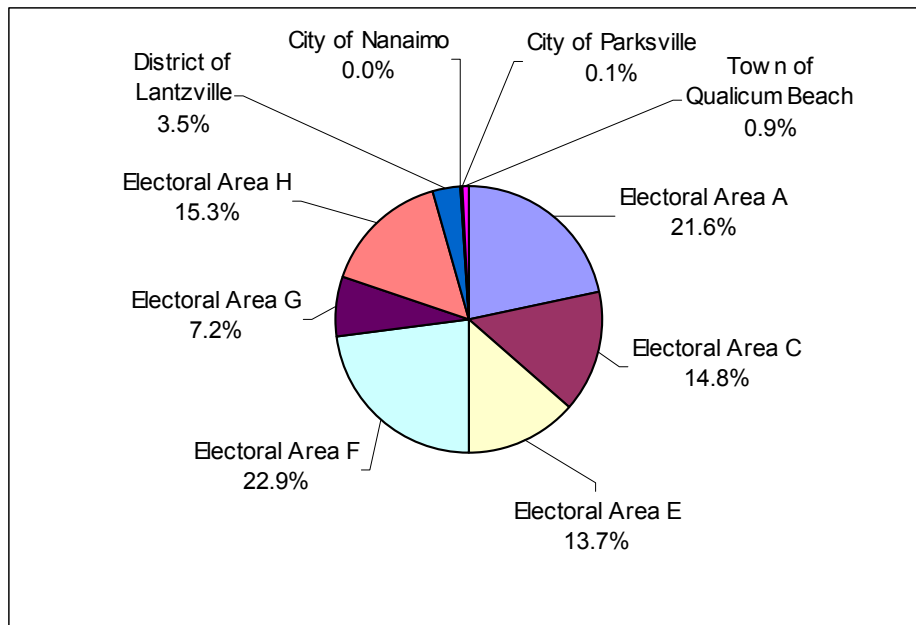
4.6.2 Rural Residential

Lands that are designated as Rural Residential in the RGS are predominantly found in Electoral Areas A, C, E, F, G, H and the District of Lantzville. There is only 1% of lands designated Rural Residential in the combined areas of the City of Nanaimo, the City of Parksville, and the Town of Qualicum Beach. The distribution of lands designated Rural Residential by jurisdiction is shown in Table 4-7; the percentages of land area by jurisdiction are displayed graphically in Figure 4-6.

Table 4-7: Area and Percentage of Developable Land Area for Rural Residential Lands

Area	Net Rural Residential Land Area (ha)	Percentage of Net Land Area (%)	Developable Rural Residential Land Area (ha)	Percentage of Developable Land Area (%)
Electoral Area A	2,380.7	21.6%	1,831.6	21.6%
Electoral Area C	1,603.6	14.5%	1,257.0	14.8%
Electoral Area E	1,431.0	13.0%	1,164.0	13.7%
Electoral Area F	2,521.9	22.8%	1,938.6	22.9%
Electoral Area G	667.1	6.0%	613.6	7.2%
Electoral Area H	1,519.1	13.8%	1,300.6	15.3%
District of Lantzville	834.4	7.6%	292.9	3.5%
City of Nanaimo	3.5	0.0%	2.8	0.0%
City of Parksville	7.5	0.1%	7.5	0.1%
Town of Qualicum Beach	74.3	0.7%	74.0	0.9%
Total Rural Residential Lands for RGS Study Area	11,043.2	100.0%	8,482.5	100.0%
Total Land Area of RGS Study Area	195,735.2			
Percentage of Total Net Land Area that is Rural Residential		5.6%		

Fig. 4-6: Percentage of Developable Land Area for Rural Residential Lands



4.7 Designated Town Centres

There are nine designated Town Centres in the Regional District of Nanaimo: six in the City of Nanaimo, one in Lantzville, one in the City of Parksville, and one in the Town of Qualicum Beach. For the purpose of organizing the results for this study, the Lantzville Village Centre is included as a Town Centre as it falls within a municipality and inside a larger urban containment area. Table 4-8 shows the land area for each Town Centre. The Town Centres are all designated as Urban Areas in the RGS. The designated Town Centres comprise 0.3% of the land base of the RGS Study area.

Table 4-8: Land Area of Designated Town Centres

Town Centre	Net Land Area (ha)
Country Club Town Centre (N)	38.1
Downtown Nanaimo Town Centre (N)	68.0
Hospital Town Centre (N)	80.6
Rutherford Town Centre (N)	107.8
Southgate / Chase River Town Centre (N)	67.5
Woodgrove Regional Shopping Town Centre (N)	129.4
Lantzville Village Centre (L)	38.6
Parksville Downtown Core (P)	18.3
Qualicum Beach Town Centre (Q)	69.9
Total Town Centre Area	580.1
Percentage of RGS Study Area	0.3%

4.8 Designated Village Centres

There are eleven designated Village Centres in the Regional Growth Strategy. Together they make up approximately 0.4% of the total land area of the RGS Study area, as shown in Table 4-9.

Table 4-9: Land Area of Designated Village Centres

Village Centre	Net Land Area (ha)
Bowser Village Centre	52.7
Cassidy Village Centre	55.9
Cedar Village Centre	147.9
Coombs Village Centre	91.6
Dunsmuir Village Centre	104.5
Errington Village Centre	17.2
Extension Village Centre	56.5
Hilliers Village Centre	32.5
Qualicum Bay Village Centre	138.5
Qualicum Village Estates Village Centre	43.0
Red Gap Village Centre	38.6
Total Village Centre Area	778.9
Percentage of RGS Study Area	0.4%

4.9 Industrial Areas

Land that has an Industrial Areas designation in the RGS includes all lands that are supported by an official community plan. There is industrial land throughout the Regional District, but most is located in Nanaimo and Electoral Areas A and F. Table 4-10 shows the breakdown of lands designated as Industrial Areas in the RGS by jurisdiction. There are 1,068.8 ha of designated industrial lands in the RGS study area. Figure 4-7 shows the location of designated areas within the Regional District. Approximately 58% of the designated industrial lands are located in the City of Nanaimo. A further 11% and 19% of the designated Industrial Areas are located in Electoral Areas A and F respectively.

Table 4-10: Amount of Land Designated in RGS as Industrial Areas

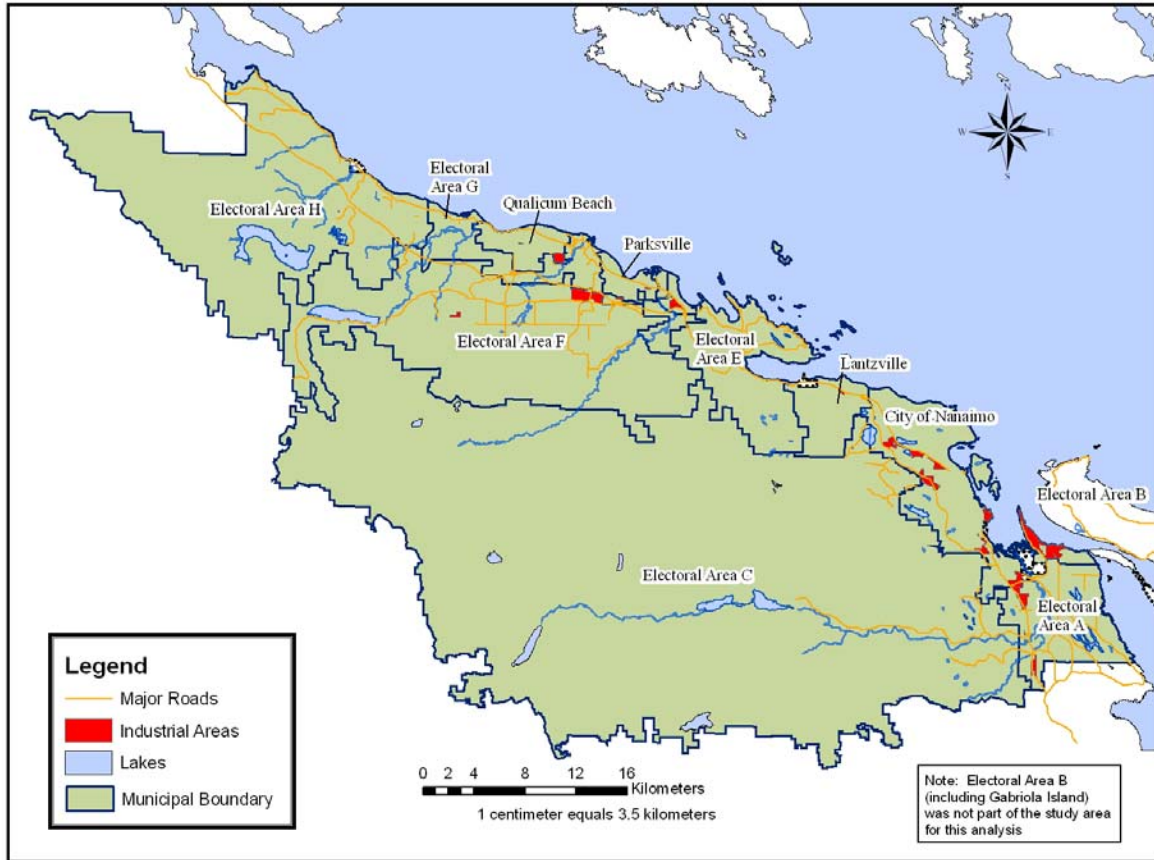
Area	Net Land Area (ha) Industrial Lands	Percentage of Net Land Area (ha)
Electoral Area A	121.7	11.4%
Electoral Area C	1.8	0.2%
Electoral Area E	0.0	0.0%
Electoral Area F	206.2	19.3%
Electoral Area G	12.0	1.1%
Electoral Area H	0.8	0.1%
District of Lantzville	7.1	0.7%
City of Nanaimo	617.6	57.8%
City of Parksville	47.6	4.5%
Town of Qualicum Beach	54.0	5.1%
RGS Study Area	1,068.8	100.0%
Total Land Area of RGS Study Area	195,735	
Percentage of Industrial Areas in the RGS Study Area		0.5%

Source: Based on RGS Land Use Designations

Data from the City of Nanaimo Land Inventory and Residential Capacity Analysis (The Sheltair Group and Eric Vance and Associates, January 2007) indicate that 224 ha of land is vacant and potentially developable within the City of Nanaimo (excluding lands with slopes greater than 10% and riparian area setback areas). Due to the coarse contour data available for the rest of the Regional District (only 20 metre contour data were available), an analysis of slopes greater than 10% would have a high margin of error. Before constraints are included, there are approximately 160 ha of land in the study area outside the City of Nanaimo that is designated as Industrial Areas in the RGS and is classified by the BC Assessment Authority as vacant. Most of the vacant industrial land is located in Electoral Areas A and F, with some vacant industrial land also available in the City of Parksville. More detailed analysis would need to be conducted to

determine a more realistic estimate of vacant and developed industrial land in the areas outside the City of Nanaimo.

Fig. 4-7: Designated Industrial Land Areas Map



5.0 Residential Capacity Assessment Results

5.1 Existing Residential Dwelling Units, 2006

Based on the 2006 Census of Canada count of dwelling units, there were 58,191 private dwelling units in 2006 in the RGS study area²¹. Of these, usual residents in the RGS study area occupied 57,890 units in 2006. Single-detached homes comprise the majority of the housing stock in the RGS study area, representing 67% of the dwelling units in 2006 (see Table 5-1).

Table 5-1: Occupied Private Dwelling Units by Usual Residents and by Structural Type in the RDN and RGS Study Area, 2006

Dwelling Structural Type	RDN, 2006	Electoral Area B, 2006	RGS Study Area, 2006	% of Total Units in RGS Study Area, 2006
Single-detached	40,725	1,845	38,880	67.2%
Semi-detached house	2,265	35	2,230	3.9%
Row house	2,410	0	2,410	4.2%
Apartment, detached duplex	3,230	20	3,210	5.5%
Apartment, Fewer than 5 stories	7,960	20	7,940	13.7%
Apartment, 5 or more stories	1,050	0	1,050	1.8%
Other single-attached house	165	10	155	0.3%
Movable Dwelling	2,080	65	2,015	3.5%
Total	59,885	1,995	57,890	100.0%

An estimate of the number of dwelling units by structural type was also developed based on data prepared by the Regional District of Nanaimo (for the electoral areas and District of Lantzville) and The Sheltair Group (for the City of Nanaimo, City of Parksville and Town of Qualicum Beach). Dwellings were disaggregated into three different structural types to allow comparability with the Urban Futures population and housing demand projection to 2036. A GIS point file was created and all the points were geocoded. This enabled capturing the points by any possible geography. The total number of units estimated using this method is 59,283 units for 2006 (see Table 5-2). The difference from the census estimate is believed to be associated with secondary suites, second homes, differences in classifying dwelling units by structural type, the census undercount, and an estimated shortfall in apartments and townhouses counted for the City of Nanaimo in 2006. The City does not track and geocode the building permits and associated number of dwelling units with multi-family units. In addition, apartments are the most difficult type of units to estimate a unit count for, as this is not tracked by BC Assessment Authority in non-stratified buildings.

²¹ There was a dwelling count of 60,935 dwelling units in the Regional District of Nanaimo in 2006. There was a count of 2,744 private dwellings in Electoral Area B (which includes Gabriola Island) in 2006, which is located outside the RGS study area, most of which are single-detached units. The breakdown of dwellings by structural type is based on total private dwellings occupied by usual residents. Therefore, non-permanent residents, such as second homeowners, who live less than 6 months in the dwelling, are not included.

Table 5-2: GIS Point File Number of Dwelling Units by Structural Type in the RGS Study Area (excluding Electoral Area 'B'), 2006

Dwelling Type	Existing Dwelling Units, 2006
Single-detached	43,336
Other ground-oriented	8,779
Apartment	7,168
TOTAL	59,283

For the study and rest of the report, the control totals for the GIS-based count of dwelling units is used as the official control total of the number of dwelling units in 2006 and are for estimating remaining capacities by structural type for various levels of geography.

5.2 Overview of Region-wide Results

Based on the methodology used in this report, there is capacity for 108,346 dwelling units in the RGS study area based on existing zoning. In 2006, there were 59,283 dwelling units. Therefore, there is remaining capacity for 49,063 dwelling units. Therefore, the RGS study area can be considered over 55% “full” as of 2006 with respect to residential capacity. There are limitations associated with the methodology and the reader should keep these in mind when reviewing and interpreting the data (see Section 3 for a discussion of these limitations).

In 2006, there was a census count of 134,581 people in the RGS study area²². Based on the Urban Futures estimate of population, which incorporates a census undercount, and subtracting an adjusted population for Electoral Area B, it is estimated that the population was 140,100 people in 2006 in the RGS Study Area. Based on assumptions of average household size by structural type, it is estimated that the population capacity for the RGS study area is 216,300²³.

The Urban Containment Boundary contained 48,209 dwelling units in 2006, or approximately 81% of the region’s dwelling units²⁴. It is estimated that there is capacity for 83,612 dwelling units or a remaining capacity of 35,403 units within the Urban Containment Boundary.

Within the Urban Containment Area, there are four sub areas:

- Inside Designated Town Centres (that are located in municipalities)
- Inside Rest of the Urban Containment Boundary (in municipalities)
- Inside Village Centres (that are located in Electoral Areas)
- Inside the Rest of the Urban Containment Boundary (in Electoral Areas)

²² In 2006, there was a census population count of 138,631 in the Regional District of Nanaimo (including Electoral Area B). In 2006, there was a census population count of 4,050 in Electoral Area B, which is located outside the RGS study area. These are unadjusted for the census undercount. Urban Futures (October 2007) has an estimated population of 144,317 people in 2006 for the Regional District of Nanaimo which includes a factor to account for the census undercount. The estimate for Electoral Area B is based on a 2006 census count of 4,050 people and assuming a 4.1% census undercount.

²³ Excludes the population in secondary suites.

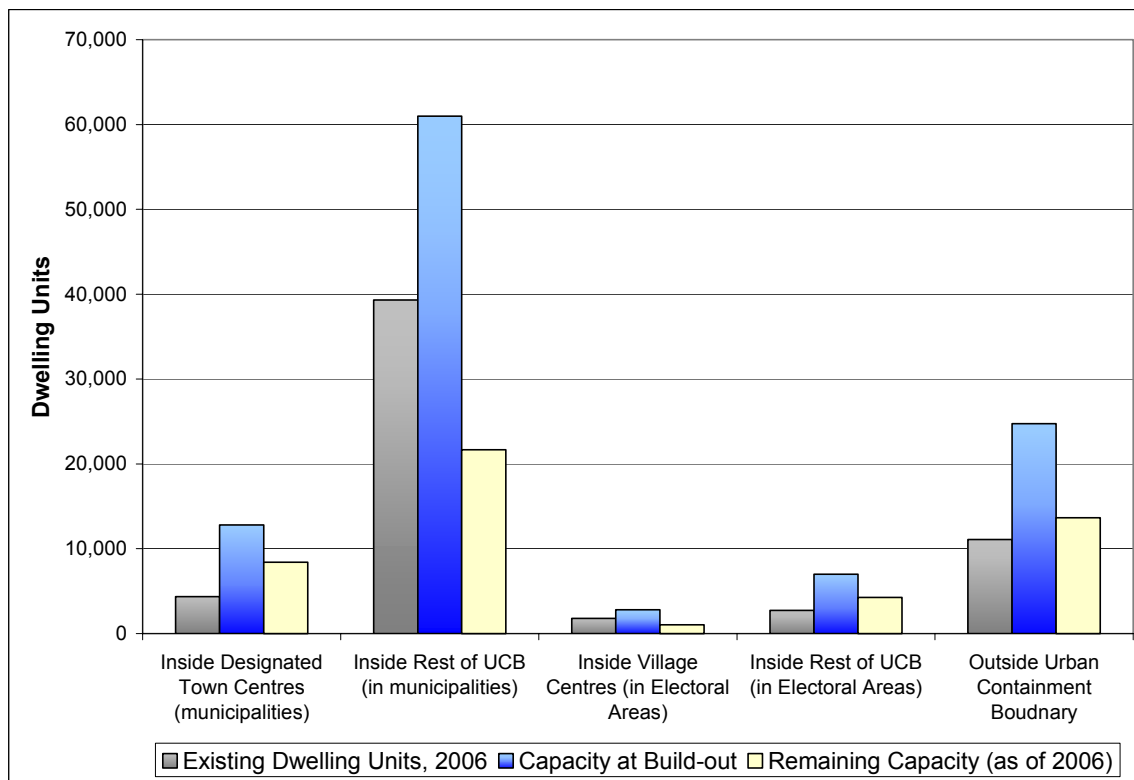
²⁴ Note that the Urban Containment Boundary includes the designated UCB in the District of Lantzville’s 2005 Official Community Plan, which was not included in the 2001 RDN Land Inventory.

Table 5-3 and Figure 5-1 show the results in terms of capacity for each of the UCB sub areas and for areas that are located outside the Urban Containment Boundary. In 2006, approximately 7.4% and 3.0% of the study area's total units were located in a designated Town Centre or a Village Centre (in an Electoral Area) respectively. A further 66.3% were located within the Urban Containment Boundary of a municipality, but located outside a designated Centre. Approximately 4.6% of the study area's dwelling units in 2006 were located inside the Urban Containment Area of one of the Electoral Areas, but located outside a Village Centre (i.e. in Fairwinds, French Creek, or Bellevue/Church Rd.).

Table 5-3: Summary of Existing Dwelling Units, Capacities, and Remaining Capacities by Summary Geographies, 2006 and Buildout

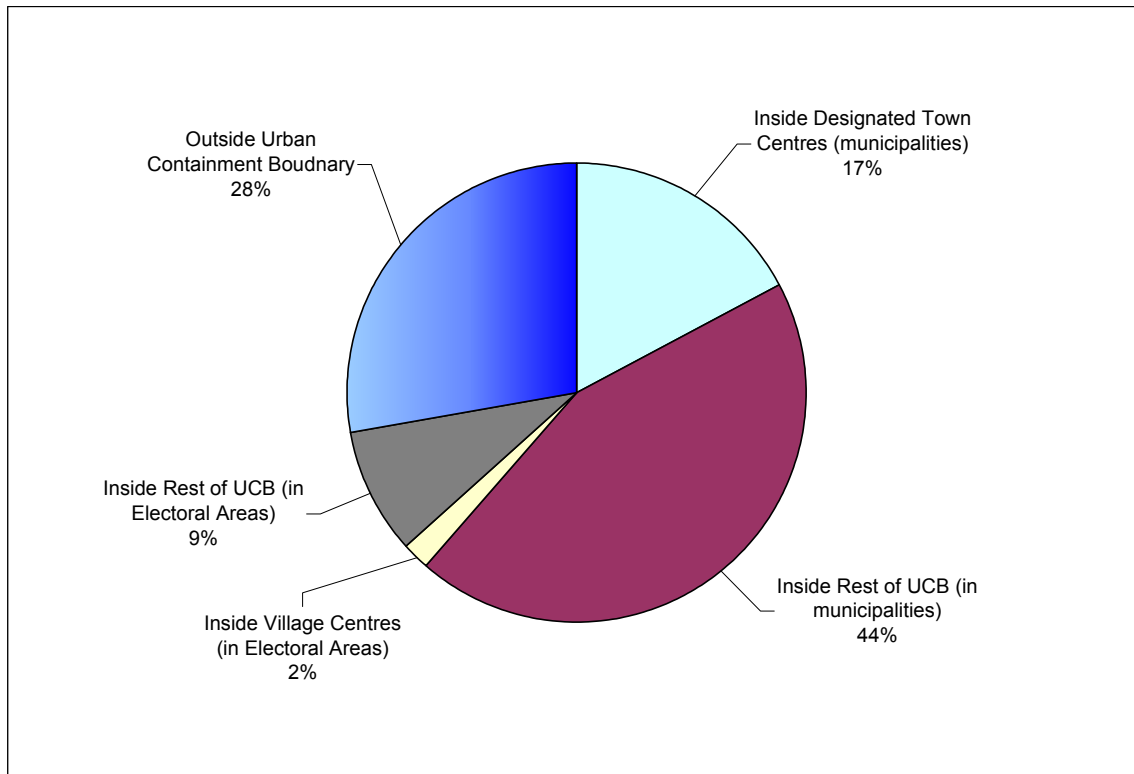
Subarea	Existing Dwelling Units, 2006	Capacity at Build-out	Remaining Capacity (as of 2006)	% of Existing Dwelling Units, 2006	% of Capacity at Build-out	% of Remaining Capacity (as of 2006)
Inside Designated Town Centres (municipalities)	4,367	12,792	8,425	7.4%	11.8%	17.2%
Inside Rest of UCB (in municipalities)	39,324	60,989	21,665	66.3%	56.3%	44.2%
Inside Village Centres (in Electoral Areas)	1,778	2,815	1,037	3.0%	2.6%	2.1%
Inside Rest of UCB (in Electoral Areas)	2,740	7,017	4,277	4.6%	6.5%	8.7%
Outside Urban Containment Boudnary	11,074	24,734	13,660	18.7%	22.8%	27.8%
RGS Study Area Total	59,283	108,346	49,063	100.0%	100.0%	100.0%

Fig. 5-1: Summary of Existing Dwelling Units and Capacities by Urban Containment Boundary Area, 2006 and Build-out



For the study area's remaining capacity, approximately 72% is located within the Urban Containment Boundary as shown in Figure 5-2. Of that, approximately 17% of the remaining capacity is located within the Designated Town Centres and 2% within the Village Centres (in the Electoral Areas). A further 53% is located in the rest of the Urban Containment Boundary, either in the municipalities or electoral areas outside the designated Town and Village Centres. Approximately 28% of the remaining capacity for new dwelling units is located outside of the Urban Containment Boundary.

Fig. 5-2: Breakdown of the Location of Remaining Dwelling Unit Capacity by Summary Geography (as of 2006)



The following sections break down the results further by:

- Structural type
- Municipalities and electoral areas
- Urban Containment Area (in municipalities)
- Designated Town Centres (in municipalities)
- Village Centres (in electoral areas)
- In other areas in the Urban Containment Boundary (in electoral areas)

5.3 Results by Structural Type

The data for this study have been compiled by three structural types of dwellings: single-detached units, other ground-oriented units, and apartments. Table 5-4 documents the results of the analysis by the three different structural types.

In 2006, there were 43,336 single-detached dwelling units in the RGS study area. This study estimates that there is capacity for 72,729 single-detached units, leaving a remaining capacity of 29,393 single-detached units. In 2006, approximately 73% of the region's dwelling units were single-detached. However, only 60% of the region's remaining capacity consists of dwelling units that are single-detached.

Table 5-4: Dwelling Unit Results by Structural Type for RGS Study Area, 2006, Capacity, and Remaining Capacity

Dwelling Type	Existing Dwelling Units, 2006	Capacity at Build-out	Remaining Capacity (as of 2006)	% of Existing Dwelling Units, 2006	% of Capacity at Build-out	% of Remaining Capacity (as of 2006)
Single-detached	43,336	72,729	29,393	73.1%	67.1%	59.9%
Other ground-oriented	8,779	16,115	7,336	14.8%	14.9%	15.0%
Apartment	7,168	19,502	12,334	12.1%	18.0%	25.1%
TOTAL	59,283	108,346	49,063	100.0%	100.0%	100.0%

In 2006, there were 8,779 other ground-oriented units (including duplexes, townhouses, and mobile homes). This study estimates that there is capacity for 16,115 other ground-oriented units, leaving a remaining capacity of 7,336 other ground-oriented units. It should be qualified that additional capacity is also available in secondary suites. However, it is difficult to accurately estimate the number of existing secondary suites and the anticipated share of single-detached units that will have secondary suites at capacity. Therefore, the actual number of other ground-oriented units may be higher than shown, if secondary suites were to be included.

For apartments, there were approximately 7,168 units in 2006. The actual number of apartment units may be higher due to issues with estimating the number of apartment units using BC Assessment Authority data for non-stratified apartment units. This study estimates that there is capacity for 19,502 apartment units and a remaining capacity of 12,334 units. While apartments only made up 12.1% of the region's capacity in 2006, they comprise 25% of the region's remaining capacity. It should be noted that the capacity for apartments is difficult to estimate in mixed residential/commercial areas, as assumptions need to be made regarding the assumed share that is commercial or residential. Therefore, the margin for error is higher in these areas.

Virtually all of the apartments in the RGS study area are located in the municipalities and there are very few apartments located in the electoral areas.

5.4 Ability of Current Capacity to Meet Future Demand

Compiling the results of the capacity assessment by structural type makes possible comparison of the housing supply with housing demand projections by structural type.

The *Population and Housing Change in the Nanaimo Region 2006 to 2036* report by Urban Futures (October 2007) found that the population in the Regional District of Nanaimo is expected to increase from 144,317 residents in 2006 to 231,184 people in 2036. Urban Futures conducted their calculations for the whole Regional District of Nanaimo, including Electoral Area B. The population of Electoral Area B was estimated to be 4,220 people in 2006²⁵. For the RGS study area, which excludes Electoral Area B, it is estimated by The Sheltair Group based on the Urban Futures estimate for the RDN that the population was 140,100 people in 2006. After adjusting the Urban Futures projection to an assumed population growth in Electoral Area B, the projected population in 2036 is 226,600 people in the RGS study area²⁶. This represents 86,500 additional residents in the RGS study area, and a population increase of 62% over the next thirty years. By decade, the population increase can be broken down by increases of:

- 31,000 residents between 2006 and 2016,
- 32,400 residents between 2016 and 2026, and
- 23,500 residents between 2026 and 2036.

In addition to the absolute increase in population, the dynamics of the increase are expected to change housing demand over the thirty-year time period. The population is expected to age significantly over the next thirty years, with more people in the secondary and tertiary (final) stages of the life cycle than at any other time in history²⁷. This phenomenon, along with declining natural increase and a projected domestic and international in-migration, will require different housing types as people transition through the life cycle. This demographic change will compound the population increase of 62% with a 78% increase in housing demand due to smaller average household sizes.

Table 5-5 shows the existing dwelling units, the baseline dwelling unit demand as estimated by Urban Futures, the capacity at build-out and the remaining capacity as of 2006. Urban Futures indicates that there will be a housing demand of 110,891 units in 2036 (as adjusted to account for exclusion of Electoral Area B). The results of this analysis show that there is capacity for 108,346 units. Therefore, there is a shortfall of approximately 2,500 units in the RGS study area by 2036. This comparison shows that there is sufficient capacity for apartment units to meet projected demand in 2036 but insufficient capacity to meet the projected demand for single-detached and other ground-oriented units (see qualification below for ground-oriented units).

²⁵ Based on a 2006 census count of 4,050 people and assuming a 4.1% census undercount.

²⁶ Assumes a modest 10% growth rate between 2006 and 2036 in Electoral Area B and a decline in average household size.

²⁷ Urban Futures Inc., October 2007. *Population and Housing Change in the Nanaimo Region 2006 to 2036*.

Table 5-5: Existing Dwelling Units, Residential Capacity, Housing Demand and Remaining Capacity in the RGS in the RGS Study Area, 2006 and 2036

Dwellings by Structural Type	Dwelling Units in 2006 (Sheltair estimate 2007)	Baseline Projection, 2036 (UFI 2007)	Total Housing Capacity	Remaining Capacity (as of 2006)	Remaining Capacity (as of 2036)
Single-detached	43,336	73,833	72,729	30,497	-1,103
Other ground-oriented (incl. townhouses and mobile homes)	8,779	20,108	16,115	11,329	-3,993
Apartment	7,168	16,950	19,502	9,782	2,552
TOTAL (ex. Secondary suites)	59,283	110,891	108,346	51,608	-2,544

Based on current zoning and land use designations, remaining capacity estimates, and the housing projection for 2036:

- Single-detached dwelling unit capacity is adequate to meet projected housing demand until between 2031 and 2036,
- Other ground-oriented dwelling unit capacity is only adequate to meet projected housing demand until approximately 2021 (see qualification below re secondary suites),
- Apartment dwelling unit capacity is adequate to meet projected housing demand to 2036 and beyond.

As noted, there are challenges with estimating the number of secondary suites and comparing this with supply for other ground-oriented units. Some of the shortfall of just under 4,000 other ground-oriented units may be met by secondary suites. If 5% to 10% of single-detached units have a secondary suite, that could increase the number of other ground-oriented units to between 3,600 and 7,200 units, which would meet the shortfall in other ground-oriented units.

For the shortfall in single-detached units, the gap would only be bridged through making more land available for single-detached units or increasing the allowable densities for areas that are currently zoned or designated for single-family units.

In terms of meeting the shortfall between supply and demand, the following are some options:

- Ensuring designated greenfield sites are developed at or close to their allowable density
- Redeveloping properties that are underutilized to the density that is currently allowed under existing zoning or supported in OCPs
- Upzoning properties to allow a higher density in areas serviced by water and sewer inside the UCB
- Using incentive, such as density amenity bonuses, to increase allowable densities, particularly in the designated Town Centres and Village Centres
- Encouraging a slightly higher share of other ground-oriented units in greenfield sites and site redevelopments to meet the demand for other ground-oriented units
- Increasing the locations where single-detached areas allow secondary suites

Note that infill development of vacant sites in neighbourhoods is already taken into account with this analysis.

Based on the residential capacity analysis, there is adequate land supply to accommodate the projected demand for housing over the next 15 years and possibly longer for all housing types provided that significant under-building of development sites does not occur. However, to prolong the current supply of land requires achieving higher densities and having build-out occurring closer to the theoretical capacity. The housing demand and capacity should be reviewed every 5 years and again in detail in 2012 and 2017 to re-evaluate the remaining capacity and any anticipated shortfalls in meeting projected housing demand.

There are limitations to the study, particularly the residential capacity analysis. There are factors that can either increase or decrease the residential capacities over that identified in this study.

Factors that can reduce the residential capacities or result in the capacity being reached sooner than identified in this study include:

- Development occurring on zoned land at densities lower than assumed in this study and below the theoretical or practical capacity used in this study. Actual development yields for residential development may be lower than theoretical capacity due to site constraints, land assembly issues, servicing, land cost, and public opposition to particular proposed developments.
- A higher number of second homes being built in the RGS study area, which is not taken into account in the population and housing demand projection, but would deplete the residential land supply at a faster rate
- A higher share of greenfield sites being dedicated for parkland or developed to a lower density due to locations in or near environmentally sensitive areas or natural hazards (recognizing that these are important aspects of achieving the Regional Growth Strategy goal of Environmental Protection)
- Other constraints that limit the development yield that were not accounted for in this study, such as lot configurations and local site constraints

Conversely, factors that can increase the residential capacities or result in the capacity being prolonged beyond that identified in this study include:

- Rezoning existing residentially zoned properties to a higher residential density
- Rezoning non-residentially zoned land to a residential use or a higher density residential use
- Expanding the designated residential land supply through increasing the designated residential land base
- Expanding the Urban Containment Boundary to allow more serviced residential development at higher densities (recognizing that this is counter to the Regional Growth Strategy goal of Strong Urban Containment)
- Using amenity density bonuses to increase the density in zoned areas to allow densities that are higher than allowed in the existing zoning
- Allowing secondary suites in serviced single-detached residential areas that currently do not allow secondary suites
- Realizing a higher portion of secondary suites to meet the demand for other ground-oriented units
- Achieving higher densities in the designated Town Centres (through more mixed residential/commercial use development, use of underutilized lands, or through redevelopment)
- Achieving higher densities in the designated Village Centres (once servicing is fully in place and through rezonings)

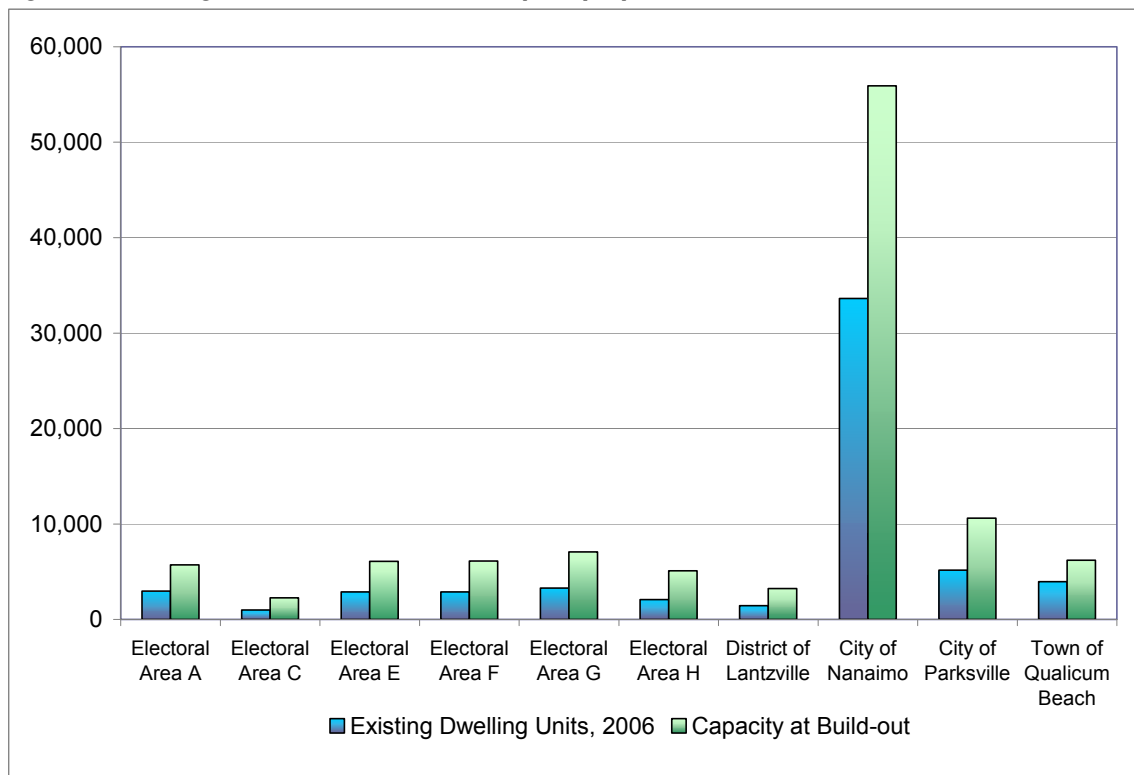
To meet the objectives in the Regional Growth Strategy, increasing the densities where appropriate within the current Urban Containment Boundary would prolong the Urban Containment Boundary and ensure the UCB maintains a high share of the region's new dwelling units. In addition, to fulfill on the intention of the designated Town Centres and Village Centres to become mixed use, complete communities, it is essential that these areas not be under-built.

5.5 Results by Municipalities and Electoral Areas

Approximately 75% of the dwelling units in 2006 were located within a municipality (City of Nanaimo, District of Lantzville, City of Parksville, or Town of Qualicum Beach) and 25% were located within an electoral area within the RGS study area.

The vast majority of the region's existing dwelling units and capacity is located in the City of Nanaimo (see Figure 5-3). It is estimated that the City of Nanaimo had 33,627 dwelling units in 2006 and has capacity for 55,908 dwelling units²⁸. The City of Nanaimo represents 57% of the region's existing dwelling units and 52% of the region's total residential capacity.

Fig. 5-3: Existing Units and Residential Capacity by Jurisdiction, 2006 and Build-out



The next greatest source of capacity is the City of Parksville. It is estimated that the City of Parksville had 5,162 dwelling units in 2006 and has capacity for 10,604 dwelling units. The City of Parksville represents 8.7% of the region's existing dwelling units and 9.8% of the region's total residential capacity.

²⁸ City of Nanaimo capacity excludes the potential units in the South Nanaimo area, which could increase the number of units by 1,700 to 1,900 units pending the outcome of a development application.

The Town of Qualicum Beach had 3,965 dwelling units in 2006 and it is estimated that there is capacity for 6,213 dwelling units. Out of these three municipalities, Qualicum Beach has the least remaining capacity at approximately 2,250 units.

Together, the City of Nanaimo, City of Parksville, and Town of Qualicum Beach represent 72% of the region's existing units, 67% of capacity, and 61% of the RGS study area's remaining capacity.

The District of Lantzville has 1,438 dwelling units in 2006 and it is estimated that there is capacity for 3,239 units²⁹. The remaining capacity is estimated at 1,801 units.

The detailed results by jurisdiction are included in Tables B-1, C-1, and D-1 in the Appendix.

5.6 Results by Urban Containment Area (in Municipalities)

Approximately 74% of the region's dwelling units were located within the Urban Containment Boundary in 2006 that are associated with the four municipalities. Almost all of the City of Nanaimo's existing dwelling units and capacity is located within the Urban Containment Boundary. Similarly, almost all of the City of Parksville's and Town of Qualicum Beach's existing units and residential capacity is located within the Urban Containment Boundary. For the District of Lantzville, approximately 86% of its residential capacity is located within its Urban Containment Boundary (including the Foothills UCB).

Figure 5-4 breaks down the existing dwelling unit and residential capacity results by individual urban containment area.

The dwelling unit densities in 2006 and at build-out are shown in Figure 5-5 for the individual urban containment areas. The overall density of the areas located inside the Urban Containment Boundary (in the municipalities) is just under 6 units per ha in 2006 and a density of just under 10 units per ha at build-out. The densities are net densities that are for the net land area and also for all land uses, not just residential.

The City of Nanaimo UCB had a density of just over 6 units per ha in 2006 with a density at build-out of over 10 units per ha. The Parksville UCB has the next highest existing density at just under 6 units per ha in 2006 and an estimated density of almost 12 units per ha at build-out. In the central and western portion of Qualicum Beach, the dwelling unit density in 2006 was approximately 5 units/ha with a density at build-out of approximately 7 units per ha. For the eastern portion of Qualicum Beach, the existing density is almost 7 units per ha with a density at build-out of just over 8 units per ha.

²⁹ The capacity for the District of Lantzville includes 700 units for the Foothills Comprehensive Development Area. Ultimate capacities may be higher in Lantzville if lands are rezoned for increased densities, due to the availability of water and sewer within the Urban Containment Area.

Fig. 5-4: Existing Units and Residential Capacity by Urban Containment Boundary (Municipalities), 2006 and Build-out

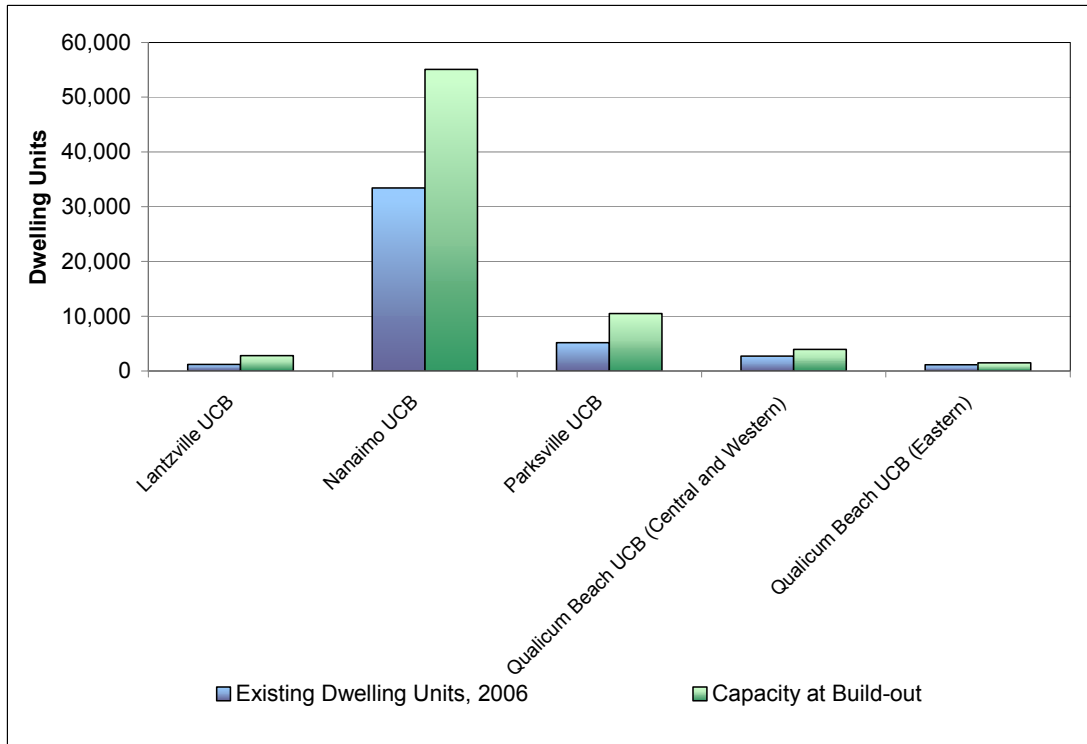
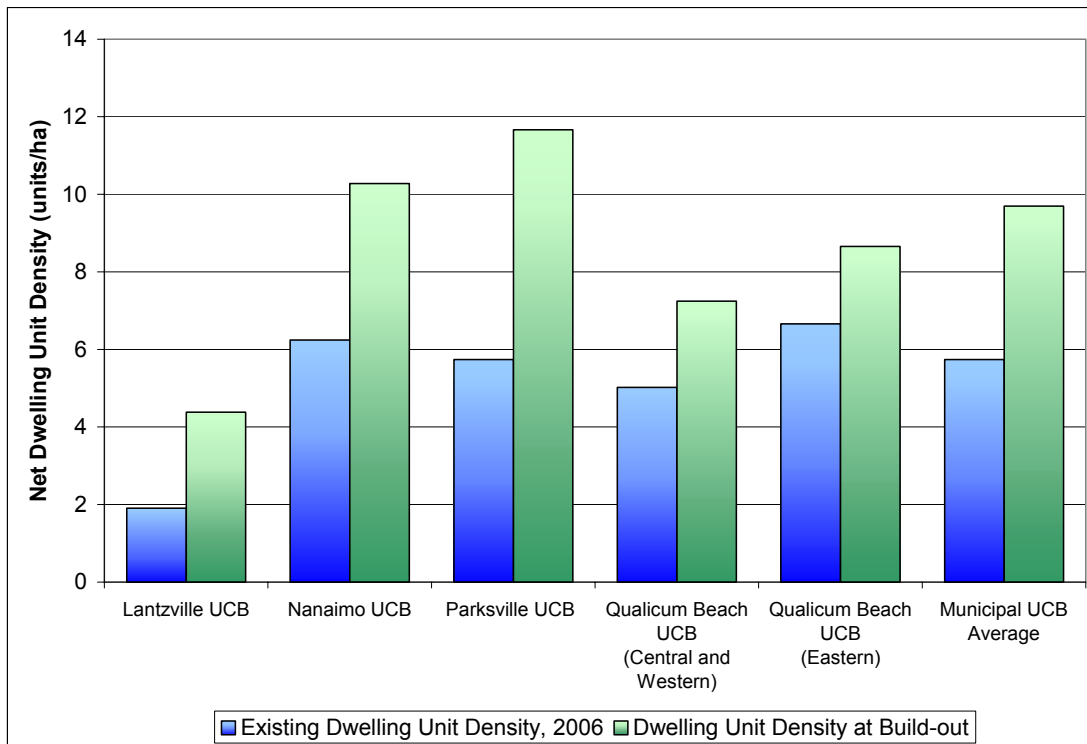


Fig. 5-5: Existing Dwelling Unit Density and Residential Capacity Dwelling Unit Density by Urban Containment Boundary (Municipalities), 2006 and Build-out



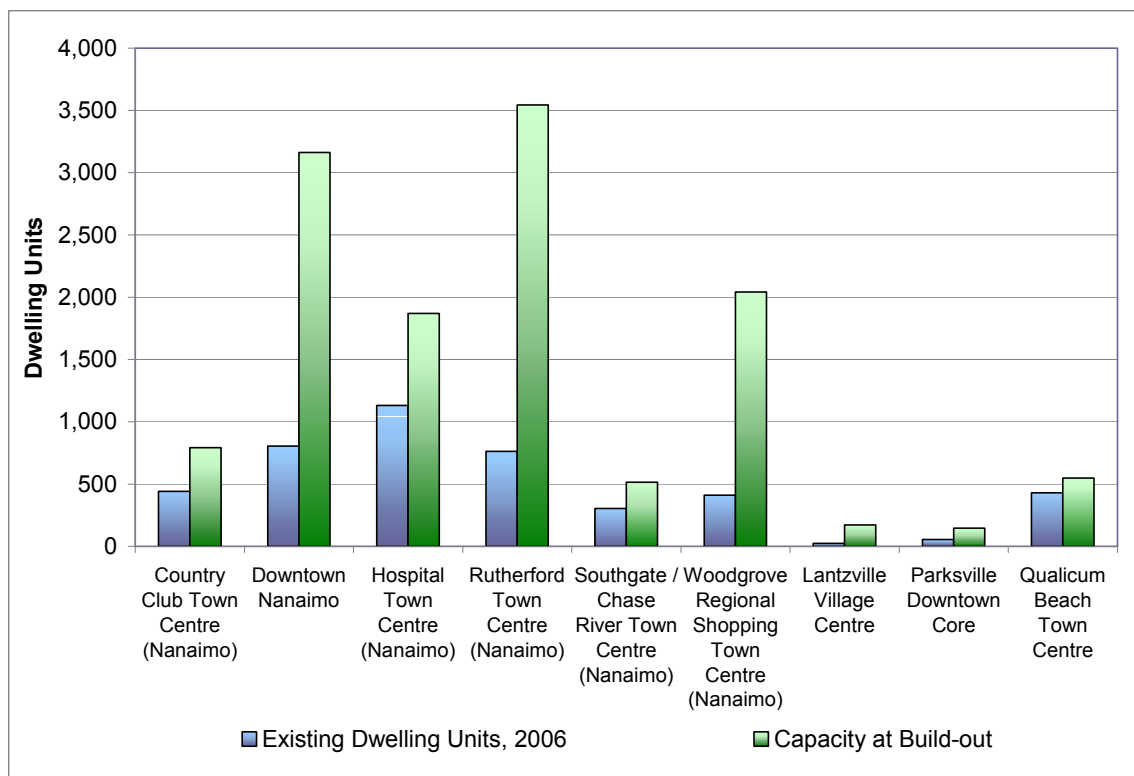
5.7 Results by Designated Town Centres (in Municipalities)

The Regional Growth Strategy encourages the development of nodes in Urban Areas where mixed use development should be emphasized. Nodal development within Town Centres in municipalities and to a lesser extent in the Village Centres in the rural areas is intended to focus on creating complete communities which have different types of housing, higher densities, a range of services and amenities and service the wider community. Village Centres are intended to service rural areas and are generally smaller in size, have fewer services and serve fewer people than Town Centres in larger urban areas.

Approximately 7.4% of the region's dwelling units and approximately 39% of the region's apartments in 2006 were located in the designated Town Centres. The analysis shows that approximately 52% of the region's total capacity for apartments is located in the Town Centres.

Fig. 5-6 shows the distribution of the existing dwelling units and capacity for each of the Town Centres. Rutherford Town Centre and Downtown Nanaimo Town Centre have the largest capacities.

Fig. 5-6: Existing Units and Residential Capacity by Jurisdiction, 2006 and Build-out



There are some differences in the geographic sizes of the Town Centres. The Parksville Downtown Core is 18 ha in size, compared to almost 70 ha for the Qualicum Town Centre. In addition, the Lantzville Village Centre falls somewhere in between a village centre and a town centre in terms of its size, residential capacity and importance in the hierarchy of centres.

5.8 Results by Designated Village Centres (in Electoral Areas)

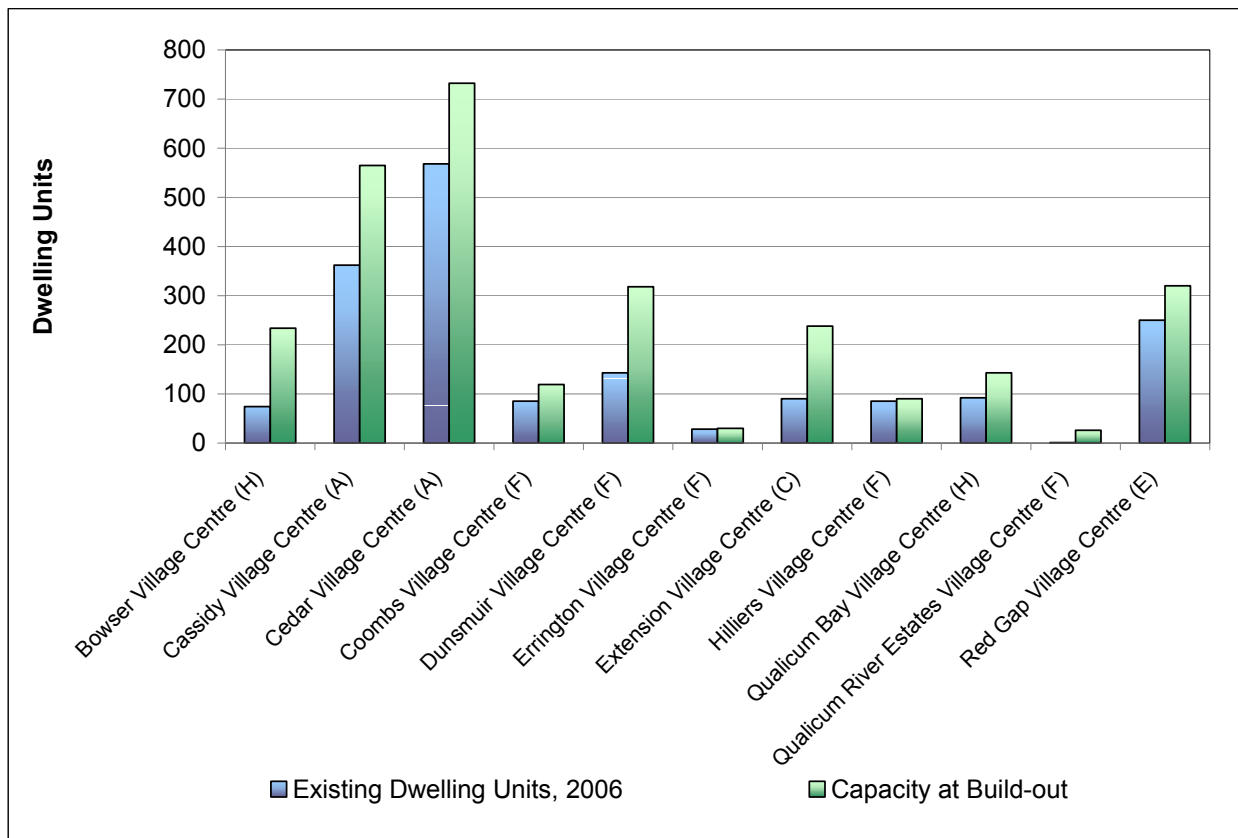
Approximately 3% of the region's existing housing stock is located in the eleven Village Centres.

The capacities estimated for the Village Centres is qualified. Many of the Village Centres are not serviced by sewer. In addition, the zoning that is currently in place for some Village Centres allows for lower densities than would likely result once the area is serviced. Therefore, it is believed that the capacities in the Village Centres are underestimated compared to their potential if fully developed. Therefore, residential capacity in the Village Centres may be increased if lands are rezoned to accommodate higher density residential uses.

Virtually all of the remaining capacity in the Village Centres is for single-detached and other ground-oriented units. However, many OCPs support a fuller range of residential dwelling types in the Village Centres and this may occur through rezoning as these areas become serviced.

Figure 5-7 shows the distribution of existing units and the total capacity for each of the Village Centres. Cassidy Village Centre and Cedar Village Centre (both located in Electoral Area A) have the greatest number of existing units and highest capacity of all of the Village Centres.

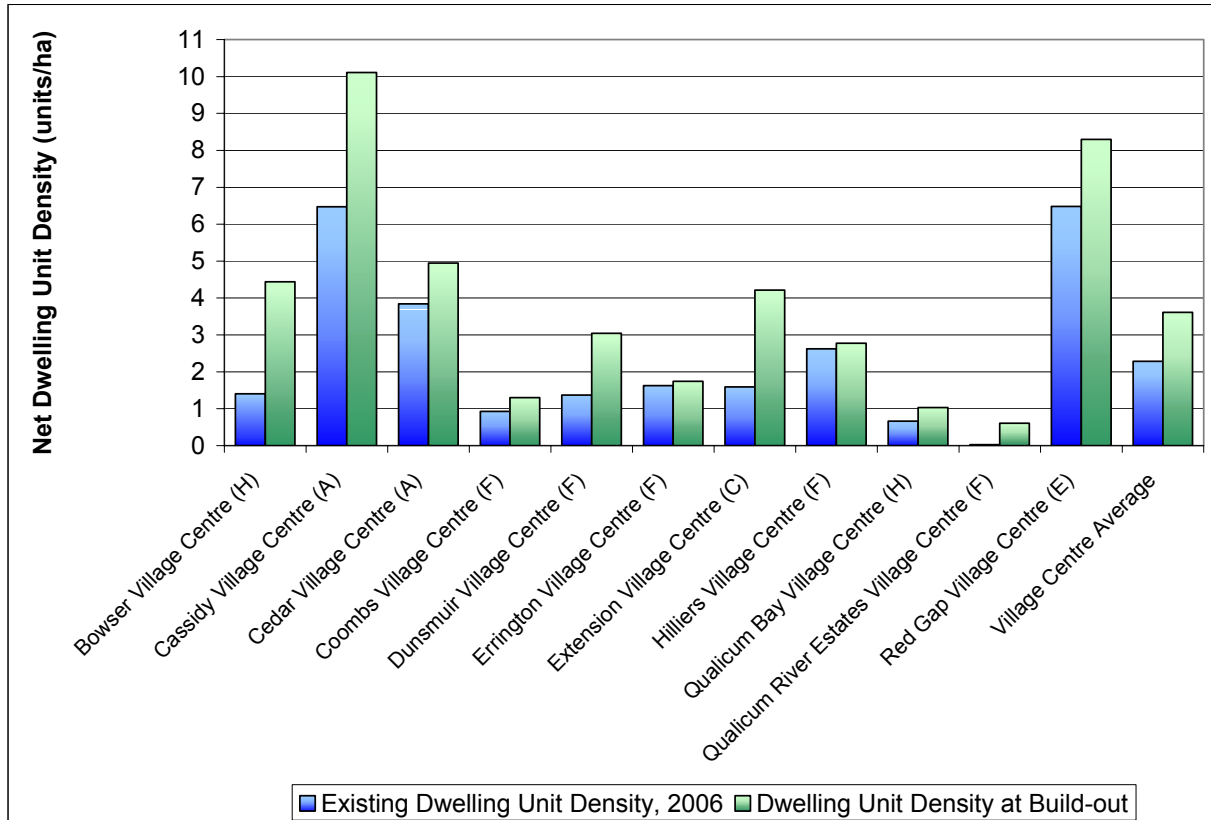
Fig. 5-7: Existing Units and Residential Capacity by Jurisdiction, 2006 and Build-out



The Cassidy and Red Gap Village Centres have the highest existing dwelling unit density at over 6 units per ha. They also have the highest dwelling unit density at build-out at over 10 units per ha for Cassidy and over 8 units per ha for Red Gap. All the other Village Centres have dwelling

unit densities at capacity of fewer than 5 units per ha and there are four Village Centres that have a density of less than 2 units/ha at capacity.

Fig. 5-8: Existing Dwelling Unit Density and Residential Capacity Dwelling Unit Density by Village Centre (Electoral Areas), 2006 and Build-out

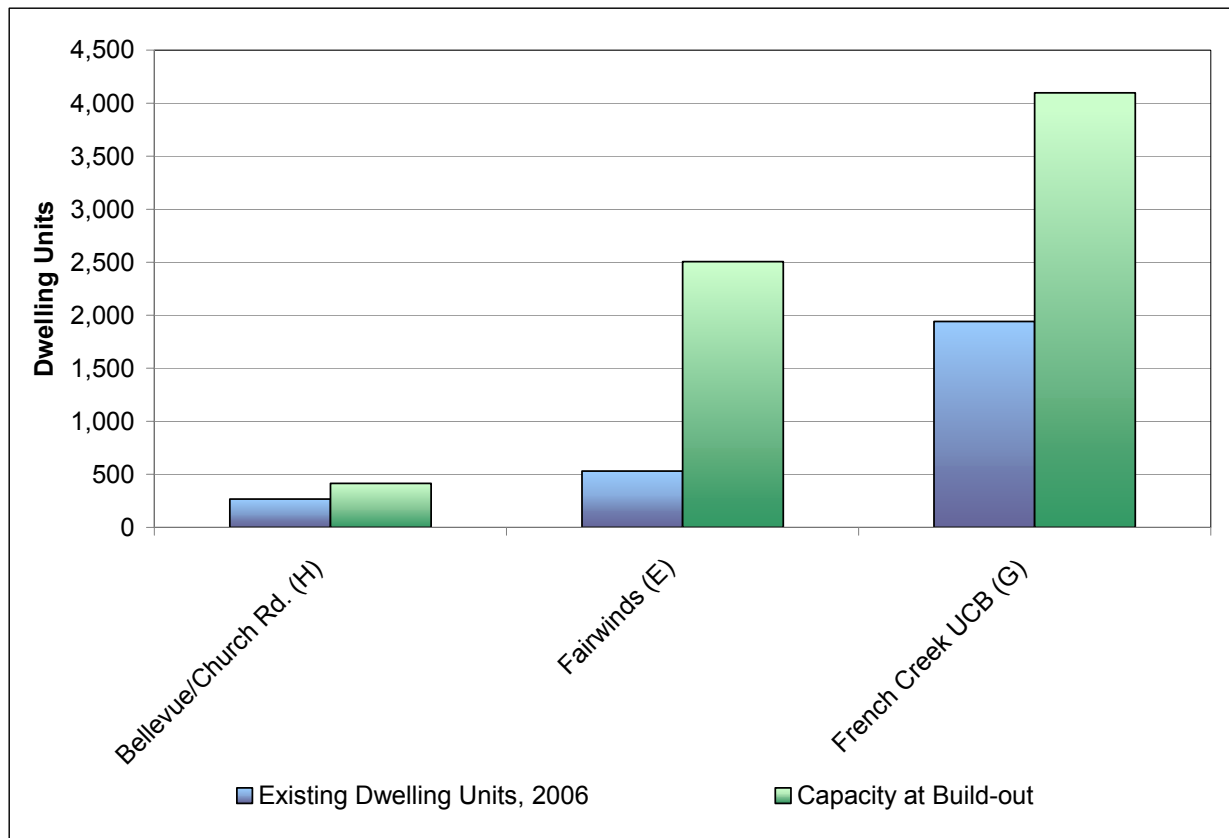


5.9 Results by Other Areas in the Urban Containment Boundary (in Electoral Areas)

In addition to the Village Centres, there are three other areas in the electoral areas that are located within the Urban Containment Boundary. These areas are Bellevue/Church Rd. in Electoral Area F, French Creek in Electoral Area G, and Fairwinds in Electoral Area E. Fig. 5-9 shows the existing dwelling units and capacities at build-out of these areas.

Fairwinds and French Creek (Urban Containment Area only) have capacities of approximately 2,500 and 4,100 units respectively. Bellevue/Church Rd. has a much smaller capacity of under 500 units.

Fig. 5-9: Existing Units and Residential Capacity by Other Urban Containment Areas (in Electoral Areas), 2006 and Build-out



5.10 Comparison with 2001 Land Inventory Analysis

The results of this analysis were compared with the 2001 Land Inventory Analysis completed by Westland Resource Group. Westland identified a capacity of 126,500 dwelling units compared to 108,346 units as identified in this study for the RGS Study Area. Therefore, this study estimates approximately 18,200 fewer dwellings at capacity than the Westland study. This is primarily a result of using the “practical” capacity approach for the City of Nanaimo as described in the report City of Nanaimo Land Inventory & Residential Capacity Analysis (The Sheltair Group and Eric Vance & Associates, January 2007) and for the City of Parksville and Town of Qualicum Beach as described in the methodology section of this report. The practical capacity approach is believed to provide a more realistic estimate of available capacity.

The results for the City of Nanaimo are a capacity of 55,908 units in this study (and in the City of Nanaimo study) versus a capacity of 73,401 units as estimated by Westland Resource Group. The Sheltair Group also calculated a theoretical capacity for the City of Nanaimo of 68,200 units, which is comparable with the 2001 Land Inventory Analysis.

For the City of Parksville and the Town of Qualicum Beach, the results are lower than the Westland Resource Group estimate by approximately 1,600 units for the City of Parksville

(10,604 estimated in this study compared to 12,174 in the Westland Study) and 400 units lower for the Town of Qualicum Beach (6,213 estimated in this study compared to 6,626 in the Westland report). Again, these can be explained through the use of a practical capacity instead of a theoretical capacity.

For the electoral areas in the RGS study area, the results are relatively comparable to the 2001 Land Inventory Analysis for the capacities. The results for these areas are all within a few thousand dwelling units at most of the 2001 Land Inventory for each of the remaining jurisdictions in the region. It should be noted that the District of Lantzville was incorporated since the 2001 Land Inventory and Electoral Area C has been restructured so that the 2001 results are not directly comparable for the former Electoral Area D, which no longer exists.

The 2001 Land Inventory Analysis report found that there was sufficient capacity to accommodate the projected population growth to 2026 (the planning horizon for the earlier Regional Growth Strategy process). This report paints a picture that there is less realistic remaining capacity than the earlier study suggested. This report, which extends its analysis to 2036, finds that the capacity is insufficient to accommodate the projected population growth for other single-detached and other ground-oriented units to 2036. However, there is sufficient capacity to accommodate apartment demand to 2036 and beyond.

6.0 Chapter 6 Conclusions and Recommendations

6.1 Conclusions

6.1.1 Land Inventory Results

The total gross land area for the Regional District of Nanaimo, excluding Indian Reserves and Electoral Area B (i.e. the RGS study area), is 200,787³⁰ ha. The total net land area for the RGS study area is 195,735 ha, net of existing roads and road right-of-ways. In terms of the net developable area, the results show that given constraints of steep slopes of 30% or greater, parks, and riparian setback areas, there are 92,393 ha of land that is developable in the RGS study area. Therefore, only 47% of the RGS study area is potentially developable.

The total net land area of the Urban Containment Boundary is 9,535 ha. Within the Urban Containment Boundary there is 8,080 ha of land that is already developed or potentially developable. This represents 9% of the unconstrained land in the RGS study area.

All of the lands that are designated as Urban Areas are located within the Urban Containment Boundary. Approximately 48% of the lands designated as Industrial Areas in the RGS are located within the Urban Containment Boundary. Only 1% of the lands designated Resource Lands and Open Spaces, and 0.3% of the lands designated Rural Residential are located inside the Urban Containment Boundary.

The amount of actual, designated, or zoned parks in the RGS study area represents 1.9% of the land base. This level of park protection is low compared to the provincial average of 12.5% in 2001. The lower proportion of the land based being in parks can partly be explained by the fact that much of the regional district is privately owned, compared to the Province which is 94% crown land. However, a significantly higher share than currently exists would be required to fulfill on the goal of Environmental Protection in the Regional Growth Strategy.

Resource Lands and Open Spaces comprise almost 90% of the RGS study area's land base and 83% of the region's developable land base. These lands are concentrated in Electoral Areas C, F, and H, which comprise over 94% of the region's resource lands. As part of the Resource Lands and Open Spaces, there are 16,793 ha of Agricultural Land Reserve lands in the RGS study area, representing 8.6% of the land base. These lands are concentrated in the electoral areas.

The lands designated as Urban Areas in the RGS comprise 4.2% of the land base³¹. The amount of land area taken up by the nine designated Town Centres in the RGS study area is 0.3% of the land base. The amount of land that comprises the eleven designated Village Centres is 0.4% of the land base. The lands designated as Rural Residential areas in the RGS comprise 5.6% of the region's total land base.

³⁰ Note that the numbers for land area and residential units are intentionally not rounded in this report. This is to avoid issues of rounded numbers not adding up to the subtotals, to make it easier to follow the tables. The unrounded numbers are not meant to imply that high a level of accuracy and the numbers should be interpreted generally, such as rounded to the nearest hundred.

³¹ The Urban Areas land use designation in the RGS includes the designated Town Centres and the Village Centres.

There are approximately 1,069 ha of lands designated in the RGS as Industrial Areas. There are approximately 1,069 ha of lands designated in the RGS as Industrial Areas and comprise 0.5% of the region's total land base. The City of Nanaimo contains approximately 58% of the region's total land area that is designated in the RGS as Industrial Areas.

6.1.2 Residential Capacity Results

In 2006, there were 59,283 dwelling units³². This study found that there is capacity for 108,346 units or a remaining capacity of approximately 49,063 units (as of 2006) under current zoning. Therefore, the RGS study area can be considered to be over 55% "full" as of 2006 with respect to residential capacity.

There is capacity for 72,729 single-detached units, 16,115 other ground-oriented units, and 19,502 apartment units. Based on assumptions of average household size by structural type, it is estimated that the population capacity for the RGS study area is 216,300 people³³.

The Urban Containment Boundary contained 48,209 dwelling units in 2006, or approximately 81% of the region's dwelling units in 2006. This level is approximately equal to 80% of the dwelling units that were located within the Urban Containment Boundary in 2001 based on the 2001 Land Inventory Analysis (Westland Resource Group)³⁴.

For the study area's remaining capacity, approximately 17% is located within the designated Town Centres, 2% within the designated Village Centres, and 53% within the rest of the Urban Containment Boundary (see Fig. 6-1). Approximately 28% of the region's remaining capacity is located outside the Urban Containment Boundary.

Other key findings of the residential capacity assessment include:

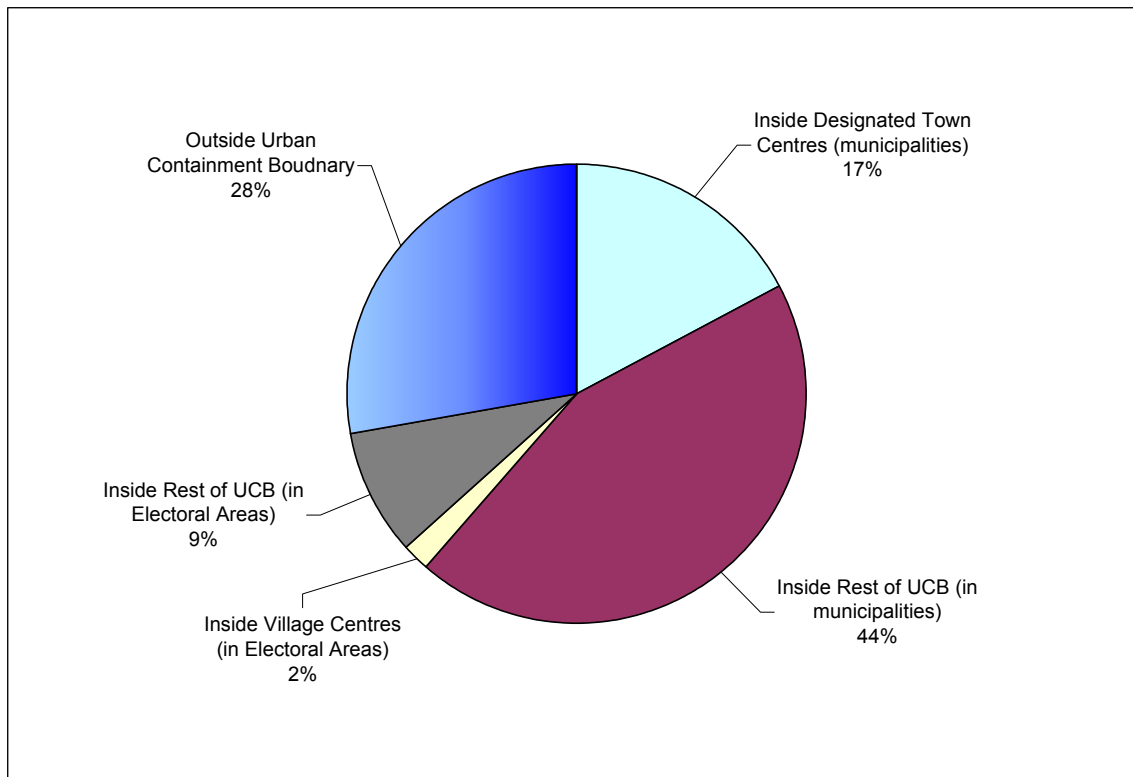
- While apartments only comprised 12% of the region's capacity in 2006, they represent 25% of the region's remaining capacity.
- Approximately 7% of the region's dwelling units and approximately 39% of the region's apartments in 2006 were located in the designated Town Centres. The analysis shows that approximately 52% of the study area's total capacity for apartments is located in the Town Centres.
- Approximately 75% of the dwelling units in 2006 were located within a municipality (City of Nanaimo, District of Lantzville, City of Parksville, or Town of Qualicum Beach) and 25% were located within an electoral area within the RGS study area.
- Together, the City of Nanaimo, City of Parksville, and Town of Qualicum Beach represent 67% of RGS study area's capacity and 61% of the remaining capacity.
- The vast majority of the region's existing dwelling units and capacity is located in the City of Nanaimo. The City of Nanaimo represents 57% of the region's existing dwelling units and 52% of the region's total residential capacity.

³² Based on the geocoded count of dwelling units by structural type conducted by the Regional District of Nanaimo and The Sheltair Group. According to the census, the official count of occupied private dwellings was 58,191 in 2006 in the RGS study area.

³³ Excludes the population in secondary suites.

³⁴ Recognizing that the Urban Containment Boundary has been expanded in the District of Lantzville as per their 2005 Official Community Plan. Therefore, a direct comparison to the 2001 Land Inventory (Westland Resource Group) is not possible.

Figure 6-1: Breakdown of the Location of Remaining Dwelling Unit Capacity by Summary Geography (as of 2006)



Urban Futures indicates that there will be a housing demand of 110,891 units in 2036 (as adjusted to account for exclusion of Electoral Area B to coincide with the RGS study area). The results of this analysis show that there is capacity for 108,346 units. Therefore, there is a shortfall of approximately 2,500 units in the RGS study area by 2036. This comparison shows that there is sufficient capacity for apartment units to meet projected demand in 2036 but insufficient capacity to meet the projected demand for single-detached and other ground-oriented units³⁵. (see Table 6-1).

Based on current zoning and land use designations, remaining capacity estimates, and the housing projection for 2036:

- Single-detached dwelling unit capacity is adequate to meet projected housing demand until between 2031 and 2036,
- Other ground-oriented dwelling unit capacity is only adequate to meet projected housing demand until approximately 2021 (noting that some of the shortfall may be met by secondary suites),
- Apartment dwelling unit capacity is adequate to meet projected housing demand to 2036 and beyond.

³⁵ Note that it is possible for the gap between demand and supply of other ground-oriented units to be met through secondary suites

Table 6-1: Existing Dwelling Units, Residential Capacity, Housing Demand and Remaining Capacity in the RGS Study Area, 2006 and 2036

Dwellings by Structural Type	Dwelling Units in 2006 (Sheltair estimate 2007)	Baseline Projection, 2036 (UFI 2007)	Total Housing Capacity	Remaining Capacity (as of 2006)	Remaining Capacity (as of 2036)
Single-detached	43,336	73,833	72,729	30,497	-1,103
Other ground-oriented (incl. townhouses and mobile homes)	8,779	20,108	16,115	11,329	-3,993
Apartment	7,168	16,950	19,502	9,782	2,552
TOTAL (ex. Secondary suites)	59,283	110,891	108,346	51,608	-2,544

There are a number of limitations to the above results as discussed in the methodology section. There are challenges with estimating the number of secondary suites and comparing this with supply for other ground-oriented units. Some of the shortfall of just under 4,000 other ground-oriented units may be met by secondary suites. If 5% to 10% of single-detached units have a secondary suite, that could increase the number of other ground-oriented units to between 3,600 and 7,200 units, which would meet the shortfall in other ground-oriented units.

In addition, the number of apartment units in mixed residential/commercial areas is difficult to estimate and has a wider margin of error than estimates for the other structural types.

Finally, the growth in second home ownership is not taken into account and some of the remaining capacity may be taken up by the demand for second homes.

6.2 Considerations for the Regional Growth Strategy Review

There are limitations to the analysis and particularly the residential capacity analysis, which are not only limitations but have policy implications. There are factors that can either increase or decrease the residential capacities over that identified in this study.

Factors that can reduce the residential capacities or result in the capacity being reached sooner than identified in this study include:

- Development occurring on zoned land at densities lower than assumed in this study and below the theoretical or practical capacity used in this study. Actual development yields for residential development may be lower than theoretical capacity due to site constraints, land assembly issues, servicing, land cost, and public opposition to particular proposed developments. A practical capacity was assumed for the City of Nanaimo, City of Parksville and Town of Qualicum Beach; however, the development yields could also be lower than those assumed for those areas.
- A higher number of second homes being built in the RGS study area, which is not taken into account in the population and housing demand projection, but would deplete the residential land supply at a faster rate
- A higher share of greenfield sites being dedicated for parkland or developed to a lower density due to locations in or near environmentally sensitive areas or natural hazards, such

as those in Development Permit Areas (recognizing that these are important aspects of achieving the Regional Growth Strategy goal of Environmental Protection), and

- Other constraints that limit the development yield that were not accounted for in this study, such as lot configurations and local site constraints.

Conversely, factors that can increase the residential capacities or result in the capacity being prolonged beyond that identified in this study include:

- Rezoning existing residentially zoned properties to a higher residential density
- Rezoning non-residentially zoned land to a residential use
- Expanding the designated residential land supply through increasing the designated residential land base through an Official Community Plan amendment
- Expanding the Urban Containment Boundary to allow more serviced residential development at higher densities (recognizing that this would be counter to the Regional Growth Strategy goal of Strong Urban Containment)
- Using amenity density bonuses to increase the density in zoned areas to allow densities that are higher than allowed in the existing zoning
- Allowing secondary suites in serviced single-detached residential areas that currently do not allow secondary suites
- Realizing a higher portion of secondary suites to meet the demand for other ground-oriented units
- Achieving higher densities in the designated Town Centres (through more mixed residential/commercial use development, use of underutilized lands, or through redevelopment), and
- Achieving higher densities in the designated Village Centres (once servicing is fully in place and through rezonings).

To meet the objectives in the Regional Growth Strategy, increasing the densities where appropriate within the current Urban Containment Boundary would prolong the Urban Containment Boundary and ensure the UCB maintains a high share of the region's new dwelling units.

A key factor that may undermine the effectiveness of the Regional Growth Strategy is under-building to levels below that allowed in zoning bylaws for residential uses. It will be important to understand how prevalent this is in the region and the trends in more recent developments. This issue in particular is flagged for future exploration and discussion for the regional growth strategy review process. This issue has also been noted in the City of Nanaimo's Plan Nanaimo Official Community Plan review process.

In addition, to fulfill on the intention of the designated Town Centres and Village Centres to become mixed use, complete communities, it is essential that these areas not be under-built.

In terms of meeting the shortfall between supply and demand as identified in this study, the following are some options for bridging the gap:

- Ensuring designated greenfield sites are developed at or close to their allowable density
- Redeveloping properties that are underutilized to the density that is currently allowed under existing zoning or supported in OCPs
- Upzoning properties to allow a higher density in areas serviced by water and sewer inside the UCB

- Using incentives, such as density amenity bonuses, to increase allowable densities, particularly in the designated Town Centres and Village Centres
- Encouraging a slightly higher share of other ground-oriented units in greenfield sites and site redevelopments to meet the demand for other ground-oriented units, and
- Increasing the locations where single-detached areas allow secondary suites.

As the Regional Growth Strategy review occurs, there will be important policy questions and discussions that arise and how to accommodate growth in a manner that meets the goals of the Regional Growth Strategy will be at the heart of the discussions. While this study is a background study for the regional growth strategy process, it serves as a foundation for informing some of those important policy discussions.

6.3 Recommendations

The following are the key recommendations regarding the data for conducting future analyses:

- That the RDN obtain more detailed GIS contour interval data (currently at 20 metres based on TRIM data which is insufficient for a more detailed GIS analysis of constraints) and create polygon files of a 10% and 30% slope threshold to be used in the constraints layer for future updates of this study
- That the existing dwelling units be tracked by the three structural types (single-detached, other ground-oriented, and apartment) and geocoded on an annual basis for all areas in the Regional District

The following are key recommendations regarding additional research and study for the residential capacity analysis:

- That the existing situation and trends associated with second home ownership and secondary suites be further researched as they impact both housing supply and demand
- That the level of under-building below allowable densities in the region be explored to understand this occurrence and recent development trends
- That the member municipalities conduct a block-by-block assessment of the realistic residential capacity in the designated Town Centres using a more detailed estimate of the percentage of floor space in residential / commercial zoned lands
- That the Regional District conduct a more detailed assessment of the potential residential capacities in the Village Centres under assumptions that they become fully serviced and that the areas would be rezoned appropriately (in this study, the capacities are believed to be underestimated)
- That the housing demand and capacity for the RGS study area be reviewed again in 2012 and 2017 (after census data is released) to re-evaluate the remaining capacity and any anticipated shortfalls in meeting projected housing demand

Lastly, several recommendations are offered for industrial lands, as they are critical employment-supporting lands in the region and warrant further study due to their importance:

- That the RDN conduct an analysis of developable industrial lands using a 10% slope threshold as a constraint (consistent with the study for the City of Nanaimo)
- That the RDN conduct a medium- to long-term land demand study for industrial lands in the Regional District, including separating out demand for light industrial and heavy industrial land demand, and
- That the RDN monitor the depletion of the supply of industrial land in the Regional District and remaining capacity at least every 5 years.

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APPENDIX A:
**CORRESPONDENCE TABLE BETWEEN OCP LAND USE DESIGNATIONS
AND GENERALIZED LAND USE CATEGORIES**

Table A-1: Correspondence Table Between OCP Land Use Designations and Generalized Land Use Categories

Electoral Area A (Cassidy, Cedar, Yellow Point, South Wellington)	
OCP Designation	Generalized Land Use Category
Airport Lands	Industrial
Aviation Related Lands	Industrial
Cassidy Industrial-Commercial Area	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
South Wellington Industrial-Commercial Area	Industrial
Suburban Residential	Residential Detached
Transportation Corridor	Transportation, Comm., Utilities
Electoral Area C (Arrowsmith-Benson / Cranberry-Bright)	
OCP Designation	Generalized Land Use Category
Industrial	Industrial
Mt Arrowsmith Alpine Recreation Area	Parks and Recreation
Resource	Resource Lands
Rural	Residential Estate
Rural Residential	Residential Large Lot Suburban
Transportation Corridor	Transportation, Comm., Utilities
Village Centre	Commercial/Residential Mix
Electoral Area C (East Wellington / Pleasant Valley)	
OCP Designation	Generalized Land Use Category
Industrial	Industrial
Resource	Rural
Rural	Residential Large Lot Suburban
Rural Residential	Residential Large Lot Suburban

Electoral Area E (Nanose Bay)	
OCP Designation	Generalized Land Use Category
Coast Residential Neighbourhood	Residential Large Lot Suburban
Fairwinds	Residential 70/30
Industrial Lands	Industrial
Park Lands	Parks and Recreation
Red Gap Village Centre	Commercial/Residential Mix
Resource Lands	Resource Lands
Resource Lands within ALR	Resource Lands
Rural Lands	Residential Estate
Rural Residential Neighbourhood	Residential Large Lot Suburban
Schooner Cove Neighbourhood Centre	Commercial/Residential Mix
Tourist Commercial Lands	Commercial
Transportation Corridor	Transportation, Comm., Utilities
Electoral Area F (Errington, Coombs, Hilliers)	
OCP Designation	Generalized Land Use Category
Commercial/Industrial Mixed	Commercial
Industrial	Industrial
Park Lands	Parks and Recreation
Resource Lands Crown Land	Resource Lands
Resource Lands within ALR	Resource Lands
Resource Lands within FLR	Resource Lands
Rural Lands	Residential Large Lot Suburban
Rural Residential Lands	Residential Large Lot Suburban
Tourist Commercial Lands	Commercial
Transportation Corridor	Transportation, Comm., Utilities
Village Centre Comprehensive Mixed Use	Commercial/Residential Mix
Electoral Area G (Englishman River)	
OCP Designation	Generalized Land Use Category
Commercial	Commercial
Institutional (Englishman River Estuary)	Institutional
Resort Commercial	Commercial/Residential Mix
Resource Management	Rural
Rural	Residential Large Lot Suburban
Rural Residential	Residential Large Lot Suburban
Suburban Residential	Residential Detached
Transportation Corridor	Transportation, Comm., Utilities

Electoral Area G (French Creek)	
OCP Designation	Generalized Land Use Category
Commercial	Commercial
French Creek Comprehensive Development Area	Commercial/Residential Mix
Industrial	Industrial
Multi Family	Residential Attached
Neighbourhood Residential	Residential Detached
Rural	Rural
Transportation Corridor	Transportation, Comm., Utilities
Wembley Comprehensive Development Area	Commercial/Residential Mix
Electoral Area G (Shaw Hill, Deep Bay)	
OCP Designation	Generalized Land Use Category
Industrial	Industrial
Local Commercial	Commercial
Recreational Resort	Commercial
Resort Commercial	Commercial
Resource Management	Rural
Rural	Residential Estate
Rural Residential	Residential Detached
Transportation Corridor	Transportation, Comm., Utilities
Village Centre Comprehensive Development Area	Commercial/Residential Mix
Electoral Area H	
OCP Designation	Generalized Land Use Category
Park Lands	Parks and Recreation
Park Lands (Unconfined Aquifer within Crown Land)	Parks and Recreation
Recreation Resort	Commercial
Resort Commercial Lands	Commercial
Resource Lands	Rural
Resource Lands within Subdivision Distirct 'D' (BL 500)	Rural
Rural Lands	Residential Estate
Rural Residential Lands	Residential Detached
Transportation Corridor	Transportation, Comm., Utilities
Village Centres	Commercial/Residential Mix
Village Centre to be considered	Commercial/Residential Mix

District of Lantzville OCP	
OCP Designation	Generalized Land Use Category
Commercial/Industrial	Commercial
Estate Residential	Residential Estate
Foothills Comprehensive Development Area	Commercial/Residential Mix
Residential	Residential Large Lot Suburban
Resource-Agriculture	Resource Lands
Resource-Forestry	Resource Lands
Resource-Open Space	Parks and Recreation
Rural Residential	Residential Estate
Transportation Corridor	Transportation, Comm., Utilities
Village	Commercial/Residential Mix
City of Nanaimo OCP	
OCP Designation	Generalized Land Use Category
Chase River City Land Reserve	Institutional
Chase River City Parks	Parks and Recreation
Chase River Commercial	Commercial
Chase River Low-Medium Density Residential	Residential Estate
Chase River Mainstreet	Commercial/Residential Mix
Chase River Medium-High Density Residential	Residential Attached
Chase River Other Parks and Open Space	Parks and Recreation
City Parks	Parks and Recreation
Downtown Sub-area 1	Residential Detached
Downtown Sub-area 1a	Residential Detached
Downtown Sub-area 2	Commercial
Downtown Sub-area 3	Residential Attached
Downtown Sub-area 4	Residential Attached
Downtown Sub-area 5	Commercial
Downtown Sub-area 6	Commercial/Residential Mix
Highway Commercial	Commercial
Industrial Enterprise Area	Industrial
Neighbourhoods	Residential 70/30
Other Parks and Open Space	Parks and Recreation
Regional Shopping Town Centre	Commercial
Research, Education, & Development	Institutional
Rural Resource Lands	Residential Large Lot Suburban
Service Industrial Enterprise Area	Industrial
Suburban Neighbourhoods	Residential Detached
Town Centre (Woodgrove, Rutherford, Country Club, Hospital, Downtown, Chase River)	Commercial/Residential Mix
Waterfront Designation	Commercial

City of Parksville OCP	
OCP Designation	Generalized Land Use Category
Agriculture	Resource Lands
Commercial	Commercial
Commercial Multi-family Residential	Commercial/Residential Mix
Community Use	Institutional
Comprehensive Development	Commercial/Residential Mix
Commercial (Downtown)	Commercial/Residential Mix
Industrial	Industrial
Major Park	Parks and Recreation
Mixed Waterfront Commercial	Commercial/Residential Mix
Multifamily Residential	Residential Attached
Recreation Resource Management	Parks and Recreation
Residential	Residential Detached
Resort	Commercial
Restricted Recreation	Parks and Recreation
Rural	Residential Estate
Commercial (Shopping Mall)	Commercial
Commercial (Tourist)	Commercial/Residential Mix
Town of Qualicum Beach OCP	
OCP Designation	Generalized Land Use Category
Commercial	Commercial
Estate Residential	Residential Estate
Industrial	Industrial
Institutional	Institutional
Multiple Family Residential	Residential Attached
Parks and Recreation	Parks and Recreation
Rural	Resource Lands
Single Family Residential	Residential Detached
Village Neighbourhood Commercial Cultural Residential	Commercial/Residential Mix
Village Neighbourhood Residential	Commercial/Residential Mix
Village Neighbourhood Existing Parks/Squares	Parks and Recreation
Village Neighbourhood Industrial	Industrial
Village Neighbourhood Institutional	Institutional
Village Neighbourhood Mixed Residential	Residential 70/30
Village Neighbourhood Multi-Family Residential	Residential Attached
Village Neighbourhood Multi-Unit Residential/Accessory Commercial	Commercial/Residential Mix
West Qualicum Beach Open Space Development Area	Parks and Recreation

APPENDIX B:

**RESULTS OF LAND AREA AND DWELLING UNITS BY GENERALIZED LAND USE CATEGORIES,
2006 AND BUILD-OUT**

Appendix B-1: Land Area and Dwelling Unit Results by Generalized OCP Land Use Category and by Jurisdiction

Jurisdiction	OCP Generalized Land Use	Net Land Area (ha)	Developable Land Area (ha)	Existing Units, 2006	Capacity at Build-out	Remaining Capacity (as of 2006)
Electoral Area A	Commercial	0.9	0.9	3	5	2
	Commercial/Residential Mix	69.1	68.0	374	694	320
	Industrial	276.6	252.3	96	258	162
	Institutional	0.0	0.0	0	0	0
	Large Lot Suburban	2,397.2	1,834.1	1,527	2,976	1,449
	Parks and Recreation	0.0	0.0	0	0	0
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	0.0	0.0	0	0	0
	Residential Detached	135.5	119.0	556	606	50
	Residential Estate	0.0	0.0	0	0	0
	Residential Large Lot Suburban	0.0	0.0	0	0	0
	Resource Lands	2,832.7	2,309.6	409	1,186	777
	Rural	0.0	0.0	0	0	0
	Transportation, Comm., Utiliti	25.9	19.5	0	0	0
	Subtotal	5,737.7	4,603.5	2,965	5,725	2,760
Electoral Area C	Commercial	0.0	0.0	0	0	0
	Commercial/Residential Mix	38.6	33.3	90	232	142
	Industrial	18.0	16.7	3	4	1
	Institutional	0.0	0.0	0	0	0
	Large Lot Suburban	0.0	0.0	0	0	0
	Parks and Recreation	537.4	81.4	0	0	0
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	0.0	0.0	0	0	0
	Residential Detached	0.0	0.0	0	0	0
	Residential Estate	581.2	481.5	47	216	169
	Residential Large Lot Suburban	2,139.3	1,723.5	777	1,174	397
	Resource Lands	107,729.4	38,026.8	81	608	527
	Rural	453.3	192.3	3	25	22
	Transportation, Comm., Utiliti	0.4	0.1	0	0	0
	Subtotal	111,497.7	40,555.5	1,001	2,259	1,258
Electoral Area E	Commercial	30.6	30.2	118	182	64
	Commercial/Residential Mix	40.0	36.5	300	406	106
	Industrial	5.9	5.9	2	6	4
	Institutional	0.0	0.0	0	0	0
	Large Lot Suburban	0.0	0.0	0	0	0
	Parks and Recreation	49.5	2.5	1	1	0
	Residential 70/30	472.5	255.5	482	2,419	1,937
	Residential Attached	0.0	0.0	0	0	0
	Residential Detached	0.0	0.0	0	0	0
	Residential Estate	736.2	580.9	325	373	48
	Residential Large Lot Suburban	633.7	534.1	1,580	2,066	486
	Resource Lands	5,081.7	3,440.4	81	633	552
	Rural	0.0	0.0	0	0	0
	Transportation, Comm., Utiliti	35.0	30.5	0	0	0
	Subtotal	7,085.2	4,916.4	2,889	6,086	3,197
Electoral Area F	Commercial	219.2	180.8	440	563	123
	Commercial/Residential Mix	170.2	144.6	199	265	66
	Industrial	199.2	197.9	37	140	103
	Institutional	0.0	0.0	0	0	0
	Large Lot Suburban	0.0	0.0	0	0	0
	Parks and Recreation	1,285.8	415.3	2	0	-2
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	0.0	0.0	0	0	0
	Residential Detached	0.0	0.0	0	0	0
	Residential Estate	0.0	0.0	0	0	0
	Residential Large Lot Suburban	2,354.7	1,861.6	1,418	2,429	1,011
	Resource Lands	20,986.6	13,355.3	788	2,718	1,930
	Rural	0.0	0.0	0	0	0
	Transportation, Comm., Utiliti	139.4	57.0	0	0	0
	Subtotal	25,355.0	16,212.5	2,884	6,115	3,231

Area	OCP Generalized Land Use	Net Land Area (ha)	Developable Land Area (ha)	Existing Units, 2006	Capacity at Build-out	Remaining Capacity (as of 2006)
Electoral Area G	Commercial	8.1	8.1	13	60	47
	Commercial/Residential Mix	406.0	355.8	165	941	776
	Industrial	10.5	10.5	8	10	2
	Institutional	27.9	27.9	1	3	2
	Large Lot Suburban	0.0	0.0	0	0	0
	Parks and Recreation	0.0	0.0	0	0	0
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	15.2	14.6	222	371	149
	Residential Detached	466.4	427.6	2,366	3,992	1,626
	Residential Estate	457.6	423.3	108	262	154
	Residential Large Lot Suburban	333.2	291.7	197	282	85
	Resource Lands	0.2	0.2	0	0	0
	Rural	2,842.0	2,352.5	200	1,162	962
	Transportation, Comm., Utiliti	56.2	44.7	0	0	0
Subtotal	4,623.3	3,957.0	3,280	7,083	3,803	
Electoral Area H	Commercial	142.2	84.0	431	476	45
	Commercial/Residential Mix	306.7	257.8	309	698	389
	Industrial	0.0	0.0	0	0	0
	Institutional	0.0	0.0	0	0	0
	Large Lot Suburban	0.0	0.0	0	0	0
	Parks and Recreation	1,130.2	523.4	8	62	54
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	0.0	0.0	0	0	0
	Residential Detached	307.4	250.0	893	1,391	498
	Residential Estate	1,410.1	1,240.2	345	609	264
	Residential Large Lot Suburban	0.0	0.0	0	0	0
	Resource Lands	24,061.2	8,923.1	25	1,662	1,637
	Rural	502.6	438.6	61	216	155
	Transportation, Comm., Utiliti	65.1	57.0	0	0	0
Subtotal	27,925.4	11,774.0	2,072	5,114	3,042	
District of Lantzville	Commercial	7.1	7.1	22	22	0
	Commercial/Residential Mix	778.9	160.3	25	866	841
	Industrial	0.0	0.0	0	0	0
	Institutional	0.0	0.0	0	0	0
	Large Lot Suburban	0.0	0.0	0	0	0
	Parks and Recreation	34.7	24.9	1	1	0
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	0.0	0.0	0	0	0
	Residential Detached	0.0	0.0	0	0	0
	Residential Estate	683.9	601.2	1,359	2,232	873
	Residential Large Lot Suburban	0.0	0.0	0	0	0
	Resource Lands	1,107.7	736.5	31	118	87
	Rural	0.0	0.0	0	0	0
	Transportation, Comm., Utiliti	15.1	14.1	0	0	0
Subtotal	2,627.3	1,544.1	1,438	3,239	1,801	
City of Nanaimo	Commercial	169.7	163.2	709	2,548	1,839
	Commercial/Residential Mix	304.2	272.8	3,502	9,950	6,448
	Industrial	614.7	560.3	98	691	593
	Institutional	104.1	97.2	1	101	100
	Large Lot Suburban	0.0	0.0	0	0	0
	Parks and Recreation	1,301.2	846.8	35	53	18
	Residential 70/30	3,116.7	2,620.0	25,543	35,852	10,309
	Residential Attached	46.2	42.5	610	1,215	605
	Residential Detached	493.7	427.6	2,790	4,707	1,917
	Residential Estate	27.3	15.7	155	157	2
	Residential Large Lot Suburban	1,523.0	1,190.5	184	633	449
	Resource Lands	0.0	0.0	0	0	0
	Rural	0.1	0.1	0	0	0
	Transportation, Comm., Utilities	0.0	0.0	0	0	0
Miscellaneous	23.3	19.7	0	1	1	
Subtotal	7,724.1	6,256.3	33,627	55,908	22,281	

Area	OCP Generalized Land Use	Net Land Area (ha)	Developable Land Area (ha)	Existing Units, 2006	Capacity at Build-out	Remaining Capacity (as of 2006)
City of Parksville	Commercial	80.1	80.1	41	107	66
	Commercial/Residential Mix	60.8	60.8	148	660	512
	Industrial	50.4	50.4	11	18	7
	Institutional	54.5	54.2	0	5	5
	Large Lot Suburban	0.0	0.0	0	0	0
	Parks and Recreation	268.8	158.9	3	195	192
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	102.1	102.1	1,459	2,984	1,525
	Residential Detached	488.8	488.6	3,494	6,591	3,097
	Residential Estate	7.5	7.5	3	3	0
	Residential Large Lot Suburban	0.0	0.0	0	0	0
	Resource Lands	83.1	83.1	3	41	38
	Rural	0.0	0.0	0	0	0
	Transportation, Comm., Utilities	0.0	0.0	0	0	0
	Subtotal	1,196.2	1,085.7	5,162	10,604	5,442
Township of Qualicum Beach	Commercial	15.4	14.3	88	128	40
	Commercial/Residential Mix	11.4	11.4	27	42	15
	Industrial	59.3	59.3	2	4	2
	Institutional	49.2	49.2	1	6	5
	Large Lot Suburban	0.0	0.0	0	0	0
	Parks and Recreation	902.6	868.4	91	212	121
	Residential 70/30	21.0	21.0	234	293	59
	Residential Attached	32.8	32.8	517	718	201
	Residential Detached	347.6	343.6	2,992	4,188	1,196
	Residential Estate	79.8	79.8	11	620	609
	Residential Large Lot Suburban	0.0	0.0	0	0	0
	Resource Lands	0.0	0.0	0	0	0
	Rural	3.9	3.9	2	2	0
	Transportation, Comm., Utilities	0.0	0.0	0	0	0
	Subtotal	1,523.0	1,483.7	3,965	6,213	2,248
RGS Study Area (excluding Electoral Area B and Indian Reserves)	Commercial	673.3	568.5	1,865	4,091	2,226
	Commercial/Residential Mix	2,185.8	1,401.3	5,139	14,754	9,615
	Industrial	1,234.5	1,153.3	257	1,131	874
	Institutional	235.6	228.4	3	115	112
	Large Lot Suburban	2,397.2	1,834.1	1,527	2,976	1,449
	Parks and Recreation	5,510.2	2,921.6	141	524	383
	Residential 70/30	3,610.2	2,896.5	26,259	38,564	12,305
	Residential Attached	196.2	192.0	2,808	5,288	2,480
	Residential Detached	2,239.4	2,056.4	13,091	21,475	8,384
	Residential Estate	3,983.7	3,430.1	2,353	4,472	2,119
	Residential Large Lot Suburban	6,983.9	5,601.3	4,156	6,584	2,428
	Resource Lands	161,882.6	66,875.1	1,418	6,966	5,548
	Rural	3,802.0	2,987.4	266	1,405	1,139
	Transportation, Comm., Utiliti	337.2	223.0	0	0	0
Miscellaneous	23.3	19.7	0	1	1	
	GRAND TOTAL	195,295.0	92,388.8	59,283	108,346	49,063

Appendix B-2: Land Area and Dwelling Unit Results by Generalized OCP Land Use Category and by Urban Containment Boundary Area

Area	OCP Generalized Land Use	Net Land Area (ha)	Developable Land Area (ha)	Existing Units, 2006	Capacity at Build-out	Remaining Capacity (as of 2006)
Bellevue/Church Rd.	Commercial	116.8	110.3	237	284	47
UCB	Commercial/Residential Mix	0.0	0.0	0	0	0
(Electoral Area F)	Industrial	1.0	176.4	30	131	101
	Institutional	0.0	0.0	0	0	0
	Parks and Recreation	0.1	0.0	0	0	0
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	0.0	0.0	0	0	0
	Residential Detached	0.0	0.0	0	0	0
	Residential Estate	0.0	0.0	0	0	0
	Residential Large Lot Suburban	0.2	0.2	0	0	0
	Resource Lands	0.2	0.2	0	0	0
	Rural	0.1	0.1	0	0	0
	Transportation, Comm., Utiliti	7.3	7.3	0	0	0
	Subtotal	125.7	294.4	267	415	148
Bowser	Commercial	0.0	0.0	0	0	0
Village Centre	Commercial/Residential Mix	49.8	44.5	74	234	160
(Electoral Area H)	Industrial	0.0	0.0	0	0	0
	Institutional	0.0	0.0	0	0	0
	Parks and Recreation	0.0	0.0	0	0	0
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	0.0	0.0	0	0	0
	Residential Detached	0.0	0.0	0	0	0
	Residential Estate	0.0	0.0	0	0	0
	Residential Large Lot Suburban	0.0	0.0	0	0	0
	Resource Lands	0.0	0.0	0	0	0
	Rural	0.0	0.0	0	0	0
	Transportation, Comm., Utiliti	2.9	2.9	0	0	0
	Subtotal	52.7	47.4	74	234	160
Cassidy	Commercial	0.0	0.0	0	0	0
Village Centre	Commercial/Residential Mix	55.7	55.7	362	565	203
(Electoral Area A)	Industrial	0.0	0.0	0	0	0
	Institutional	0.0	0.0	0	0	0
	Parks and Recreation	0.0	0.0	0	0	0
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	0.0	0.0	0	0	0
	Residential Detached	0.0	0.0	0	0	0
	Residential Estate	0.0	0.0	0	0	0
	Residential Large Lot Suburban	0.0	0.0	0	0	0
	Resource Lands	0.2	0.2	0	0	0
	Rural	0.0	0.0	0	0	0
	Transportation, Comm., Utiliti	0.0	0.0	0	0	0
	Subtotal	55.9	55.9	362	565	203
Cedar	Commercial	0.0	0.0	0	0	0
Village Centre	Commercial/Residential Mix	12.9	11.9	12	128	116
(Electoral Area A)	Industrial	0.0	0.0	0	0	0
	Institutional	0.0	0.0	0	0	0
	Parks and Recreation	0.0	0.0	0	0	0
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	0.0	0.0	0	0	0
	Residential Detached	134.6	118.3	556	604	48
	Residential Estate	0.0	0.0	0	0	0
	Residential Large Lot Suburban	0.4	0.1	0	0	0
	Resource Lands	0.2	0.2	0	0	0
	Rural	0.0	0.0	0	0	0
	Transportation, Comm., Utiliti	0.0	0.0	0	0	0
	Subtotal	148.3	130.5	568	732	164

Area	OCP Generalized Land Use	Net Land Area (ha)	Developable Land Area (ha)	Existing Units, 2006	Capacity at Build-out	Remaining Capacity (as of 2006)
Coombs	Commercial	0.0	0.0	0	0	0
Village Centre	Commercial/Residential Mix	86.7	75.1	85	119	34
(Electoral Area F)	Industrial	0.0	0.0	0	0	0
	Institutional	0.0	0.0	0	0	0
	Parks and Recreation	0.0	0.0	0	0	0
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	0.0	0.0	0	0	0
	Residential Detached	0.0	0.0	0	0	0
	Residential Estate	0.0	0.0	0	0	0
	Residential Large Lot Suburban	0.0	0.0	0	0	0
	Resource Lands	0.1	0.0	0	0	0
	Rural	0.0	0.0	0	0	0
	Transportation, Comm., Utiliti	4.8	4.6	0	0	0
	Subtotal	91.6	79.7	85	119	34
Dunsmuir	Commercial	0.0	0.0	0	0	0
Village Centre	Commercial/Residential Mix	100.6	88.5	143	318	175
(Electoral Area H)	Industrial	0.0	0.0	0	0	0
	Institutional	0.0	0.0	0	0	0
	Parks and Recreation	0.0	0.0	0	0	0
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	0.0	0.0	0	0	0
	Residential Detached	0.0	0.0	0	0	0
	Residential Estate	0.0	0.0	0	0	0
	Residential Large Lot Suburban	0.0	0.0	0	0	0
	Resource Lands	0.0	0.0	0	0	0
	Rural	0.0	0.0	0	0	0
	Transportation, Comm., Utiliti	3.8	2.8	0	0	0
	Subtotal	104.5	91.3	143	318	175
Errington	Commercial	0.0	0.0	0	0	0
Village Centre	Commercial/Residential Mix	17.2	15.3	28	30	2
(Electoral Area F)	Industrial	0.0	0.0	0	0	0
	Institutional	0.0	0.0	0	0	0
	Parks and Recreation	0.0	0.0	0	0	0
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	0.0	0.0	0	0	0
	Residential Detached	0.0	0.0	0	0	0
	Residential Estate	0.0	0.0	0	0	0
	Residential Large Lot Suburban	0.0	0.0	0	0	0
	Resource Lands	0.1	0.1	0	0	0
	Rural	0.0	0.0	0	0	0
	Transportation, Comm., Utiliti	0.0	0.0	0	0	0
	Subtotal	17.2	15.4	28	30	2
Extension	Commercial	0.0	0.0	0	0	0
Village Centre	Commercial/Residential Mix	38.5	33.2	90	232	142
(Electoral Area A)	Industrial	0.0	0.0	0	0	0
	Institutional	0.0	0.0	0	0	0
	Parks and Recreation	0.0	0.0	0	0	0
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	0.0	0.0	0	0	0
	Residential Detached	0.0	0.0	0	0	0
	Residential Estate	0.0	0.0	0	0	0
	Residential Large Lot Suburban	0.0	0.0	0	0	0
	Resource Lands	18.0	11.3	0	6	6
	Rural	0.0	0.0	0	0	0
	Transportation, Comm., Utiliti	0.0	0.0	0	0	0
	Subtotal	56.5	44.5	90	238	148

Area	OCP Generalized Land Use	Net Land Area (ha)	Developable Land Area (ha)	Existing Units, 2006	Capacity at Build-out	Remaining Capacity (as of 2006)
Fairwinds UCB	Commercial	0.0	0.0	0	0	0
(Electoral Area E)	Commercial/Residential Mix	5.7	5.6	50	86	36
	Industrial	0.0	0.0	0	0	0
	Institutional	0.0	0.0	0	0	0
	Parks and Recreation	9.6	0.0	0	0	0
	Residential 70/30	472.2	255.3	482	2,418	1,936
	Residential Attached	0.0	0.0	0	0	0
	Residential Detached	0.0	0.0	0	0	0
	Residential Estate	0.0	0.0	0	0	0
	Residential Large Lot Suburban	0.4	0.1	0	1	1
	Resource Lands	0.1	0.0	0	0	0
	Rural	0.0	0.0	0	0	0
	Transportation, Comm., Utiliti	0.0	0.0	0	0	0
	Subtotal	488.0	261.1	532	2,505	1,973
French Creek UCB	Commercial	2.9	2.9	4	29	25
(Electoral Area G)	Commercial/Residential Mix	70.0	51.2	57	725	668
	Industrial	6.7	6.7	2	7	5
	Institutional	0.0	0.0	0	0	0
	Parks and Recreation	0.0	0.0	0	0	0
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	15.2	14.6	222	371	149
	Residential Detached	260.3	233.9	1,656	2,964	1,308
	Residential Estate	0.1	0.1	0	0	0
	Residential Large Lot Suburban	0.0	0.0	0	0	0
	Resource Lands	0.0	0.0	0	0	0
	Rural	0.8	0.7	0	1	1
	Transportation, Comm., Utiliti	1.4	1.4	0	0	0
	Subtotal	357.4	311.7	1,941	4,097	2,156
Hilliers	Commercial	0.0	0.0	0	0	0
Village Centre	Commercial/Residential Mix	32.1	32.1	85	90	5
(Electoral Area F)	Industrial	0.0	0.0	0	0	0
	Institutional	0.0	0.0	0	0	0
	Parks and Recreation	0.3	0.0	0	0	0
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	0.0	0.0	0	0	0
	Residential Detached	0.0	0.0	0	0	0
	Residential Estate	0.0	0.0	0	0	0
	Residential Large Lot Suburban	0.0	0.0	0	0	0
	Resource Lands	0.0	0.0	0	0	0
	Rural	0.0	0.0	0	0	0
	Transportation, Comm., Utiliti	0.0	0.0	0	0	0
	Subtotal	32.5	32.1	85	90	5
Lantzville UCB	Commercial	0.0	0.0	0	0	0
	Commercial/Residential Mix	183.9	64.2	25	863	838
	Industrial	0.0	0.0	0	0	0
	Institutional	0.0	0.0	0	0	0
	Parks and Recreation	0.0	0.0	0	0	0
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	0.0	0.0	0	0	0
	Residential Detached	0.0	0.0	0	0	0
	Residential Estate	446.8	406.7	1,190	1,927	737
	Residential Large Lot Suburban	0.0	0.0	0	0	0
	Resource Lands	0.0	0.0	0	0	0
	Rural	0.0	0.0	0	0	0
	Transportation, Comm., Utiliti	0.0	0.0	0	0	0
	Subtotal	630.7	470.9	1,215	2,790	1,575

Area	OCP Generalized Land Use	Net Land Area (ha)	Developable Land Area (ha)	Existing Units, 2006	Capacity at Build-out	Remaining Capacity (as of 2006)	
Nanaimo UCB	Commercial	169.7	163.1	709	2,548	1,839	
	Commercial/Residential Mix	304.2	272.8	3,502	9,950	6,448	
	Industrial	254.5	239.2	95	467	372	
	Institutional	104.1	97.2	1	101	100	
	Parks and Recreation	750.3	529.8	33	50	17	
	Residential 70/30	3114.0	2617.9	25,542	35,842	10,300	
	Residential Attached	46.1	42.5	610	1,215	605	
	Residential Detached	489.8	424.1	2,789	4,705	1,916	
	Residential Estate	27.3	15.7	155	157	2	
	Residential Large Lot Suburban	77.0	45.1	7	44	37	
	Resource Lands	0.0	0.0	0	0	0	
	Rural	0.1	0.1	0	0	0	
	Transportation, Comm., Utiliti	0.0	0.0	0	0	0	
	Miscellaneous	22.2	19.3	0	1	1	
	Subtotal		5359.3	4466.7	33,443	55,079	21,636
Parksville UCB (City of Parksville)	Commercial	80.0	80.0	41	107	66	
	Commercial/Residential Mix	60.6	60.6	148	660	512	
	Industrial	48.9	48.9	11	18	7	
	Institutional	43.5	43.5	0	0	0	
	Parks and Recreation	70.0	69.9	3	189	186	
	Residential 70/30	0.0	0.0	0	0	0	
	Residential Attached	102.1	102.1	1,459	2,984	1,525	
	Residential Detached	485.2	485.0	3,494	6,522	3,028	
	Residential Estate	7.5	7.5	3	3	0	
	Residential Large Lot Suburban	0.0	0.0	0	0	0	
	Resource Lands	0.2	0.2	0	0	0	
	Rural	0.0	0.0	0	0	0	
	Transportation, Comm., Utiliti	0.0	0.0	0	0	0	
	Subtotal		898.1	897.8	5,159	10,483	5,324
	Qualicum Bay	Commercial	0.0	0.0	0	0	0
Village Centre (Electoral Area H)	Commercial/Residential Mix	132.0	106.6	92	143	51	
	Industrial	0.0	0.0	0	0	0	
	Institutional	0.0	0.0	0	0	0	
	Parks and Recreation	0.3	0.3	0	0	0	
	Residential 70/30	0.0	0.0	0	0	0	
	Residential Attached	0.0	0.0	0	0	0	
	Residential Detached	0.0	0.0	0	0	0	
	Residential Estate	0.0	0.0	0	0	0	
	Residential Large Lot Suburban	0.0	0.0	0	0	0	
	Resource Lands	0.0	0.0	0	0	0	
	Rural	0.0	0.0	0	0	0	
	Transportation, Comm., Utiliti	6.2	5.0	0	0	0	
	Subtotal		138.5	111.9	92	143	51
	Qualicum Beach UCB (Central and Western Portion (Town of Qualicum Beach))	Commercial	15.3	14.2	88	128	40
		Commercial/Residential Mix	11.4	11.4	27	42	15
Industrial		4.1	4.1	2	4	2	
Institutional		35.6	35.6	1	6	5	
Parks and Recreation		194.4	194.2	11	22	11	
Residential 70/30		21.0	21.0	234	293	59	
Residential Attached		25.8	25.7	516	622	106	
Residential Detached		235.9	232.0	1,849	2,821	972	
Residential Estate		0.0	0.0	0	0	0	
Residential Large Lot Suburban		0.0	0.0	0	0	0	
Resource Lands		0.0	0.0	0	0	0	
Rural		0.0	0.0	0	0	0	
Transportation, Comm., Utiliti		0.0	0.0	0	0	0	
Subtotal			543.5	538.4	2,728	3,938	1,210

Area	OCP Generalized Land Use	Net Land Area (ha)	Developable Land Area (ha)	Existing Units, 2006	Capacity at Build-out	Remaining Capacity (as of 2006)
Qualicum Beach UCB	Commercial	0.0	0.0	0	0	0
(Eastern Portion)	Commercial/Residential Mix	0.0	0.0	0	0	0
(Town of Qualicum Beach)	Industrial	0.0	0.0	0	0	0
	Institutional	4.3	4.3	0	0	0
	Parks and Recreation	45.3	45.3	0	25	25
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	7.0	7.0	1	96	95
	Residential Detached	111.6	111.5	1,143	1,367	224
	Residential Estate	0.0	0.0	0	0	0
	Residential Large Lot Suburban	0.0	0.0	0	0	0
	Resource Lands	0.0	0.0	0	0	0
	Rural	3.9	3.9	2	2	0
	Transportation, Comm., Utiliti	0.0	0.0	0	0	0
	Subtotal	172.1	172.0	1,146	1,490	344
Qualicum River Estates	Commercial	0.0	0.0	0	0	0
Village Centre	Commercial/Residential Mix	33.7	21.6	1	26	25
(Electoral Area G)	Industrial	0.0	0.0	0	0	0
	Institutional	0.0	0.0	0	0	0
	Parks and Recreation	9.3	0.0	0	0	0
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	0.0	0.0	0	0	0
	Residential Detached	0.0	0.0	0	0	0
	Residential Estate	0.0	0.0	0	0	0
	Residential Large Lot Suburban	0.0	0.0	0	0	0
	Resource Lands	0.0	0.0	0	0	0
	Rural	0.0	0.0	0	0	0
	Transportation, Comm., Utiliti	0.0	0.0	0	0	0
	Subtotal	43.0	21.6	1	26	25
Red Gap	Commercial	0.0	0.0	0	0	0
Village Centre	Commercial/Residential Mix	34.3	30.9	250	320	70
(Electoral Area E)	Industrial	0.0	0.0	0	0	0
	Institutional	0.0	0.0	0	0	0
	Parks and Recreation	2.8	0.0	0	0	0
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	0.0	0.0	0	0	0
	Residential Detached	0.0	0.0	0	0	0
	Residential Estate	0.0	0.0	0	0	0
	Residential Large Lot Suburban	0.0	0.0	0	0	0
	Resource Lands	0.1	0.1	0	0	0
	Rural	0.0	0.0	0	0	0
	Transportation, Comm., Utiliti	1.4	0.9	0	0	0
	Subtotal	38.6	31.9	250	320	70
Inside RDN RGS	Commercial	384.8	370.6	1,079	3,096	2,017
Urban Containment	Commercial/Residential Mix	1229.1	981.2	5,031	14,531	9,500
Boundary	Industrial	315.3	475.3	140	627	487
	Institutional	187.5	180.6	2	107	105
	Parks and Recreation	1082.4	839.6	47	286	239
	Residential 70/30	3607.3	2894.2	26,258	38,553	12,295
	Residential Attached	196.2	192.0	2,808	5,288	2,480
	Residential Detached	1717.3	1604.8	11,487	18,983	7,496
	Residential Estate	481.8	430.0	1,348	2,087	739
	Residential Large Lot Suburban	78.0	45.6	7	45	38
	Resource Lands	19.0	12.2	0	6	6
	Rural	4.9	4.8	2	3	1
	Transportation, Comm., Utiliti	27.9	25.1	0	0	0
	Miscellaneous	22.2	19.3	0	1	1
	GRAND TOTAL	9353.7	8075.2	48,209	83,612	35,403

Appendix B-3: Land Area and Dwelling Unit Results by Generalized OCP Land Use Category and by Town Centre

Area	OCP Generalized Land Use	Net Land Area (ha)	Developable Land Area (ha)	Existing Units, 2006	Capacity at Build-out	Remaining Capacity (as of 2006)	
Country Club Town Centre (City of Nanaimo)	Commercial	0.0	0.0	0	0	0	
	Commercial/Residential Mix	38.0	36.7	441	792	351	
	Industrial	0.0	0.0	0	0	0	
	Institutional	0.0	0.0	0	0	0	
	Large Lot Suburban	0.0	0.0	0	0	0	
	Parks and Recreation	0.2	0.2	0	0	0	
	Residential 70/30	0.0	0.0	0	0	0	
	Residential Attached	0.0	0.0	0	0	0	
	Residential Detached	0.0	0.0	0	0	0	
	Residential Estate	0.0	0.0	0	0	0	
	Residential Large Lot Suburban	0.0	0.0	0	0	0	
	Resource Lands	0.0	0.0	0	0	0	
	Rural	0.0	0.0	0	0	0	
	Transportation, Comm., Utilities	0.0	0.0	0	0	0	
	Subtotal		38.1	36.9	441	792	351
Downtown Nanaimo Town Centre (City of Nanaimo)	Commercial	2.3	2.0	3	42	39	
	Commercial/Residential Mix	61.0	55.3	802	3,080	2,278	
	Industrial	0.3	0.3	0	0	0	
	Institutional	0.0	0.0	0	0	0	
	Parks and Recreation	2.3	1.3	0	0	0	
	Residential 70/30	0.0	0.0	0	0	0	
	Residential Attached	2.1	1.9	1	40	39	
	Residential Detached	0.0	0.0	0	0	0	
	Residential Estate	0.0	0.0	0	0	0	
	Residential Large Lot Suburban	0.0	0.0	0	0	0	
	Resource Lands	0.0	0.0	0	0	0	
	Rural	0.0	0.0	0	0	0	
	Transportation, Comm., Utilities	0.0	0.0	0	0	0	
	Miscellaneous	0.0	0.0	0	0	0	
	Subtotal		68.0	60.8	806	3,162	2,356
Hospital Town Centre (City of Nanaimo)	Commercial	0.0	0.0	0	0	0	
	Commercial/Residential Mix	78.5	75.4	1,130	1,869	739	
	Industrial	0.0	0.0	0	0	0	
	Institutional	0.0	0.0	0	0	0	
	Parks and Recreation	2.1	1.0	0	0	0	
	Residential 70/30	0.1	0.1	1	1	0	
	Residential Attached	0.0	0.0	0	0	0	
	Residential Detached	0.0	0.0	0	0	0	
	Residential Estate	0.0	0.0	0	0	0	
	Residential Large Lot Suburban	0.0	0.0	0	0	0	
	Resource Lands	0.0	0.0	0	0	0	
	Rural	0.0	0.0	0	0	0	
	Transportation, Comm., Utilities	0.0	0.0	0	0	0	
	Subtotal		80.6	76.5	1,131	1,870	739
	Rutherford Town Centre (City of Nanaimo)	Commercial	0.0	0.0	0	0	0
Commercial/Residential Mix		105.2	85.3	763	3,545	2,782	
Industrial		0.0	0.0	0	0	0	
Institutional		0.0	0.0	0	0	0	
Parks and Recreation		2.6	2.4	0	0	0	
Residential 70/30		0.0	0.0	0	0	0	
Residential Attached		0.0	0.0	0	0	0	
Residential Detached		0.0	0.0	0	0	0	
Residential Estate		0.0	0.0	0	0	0	
Residential Large Lot Suburban		0.0	0.0	0	0	0	
Resource Lands		0.0	0.0	0	0	0	
Rural		0.0	0.0	0	0	0	
Transportation, Comm., Utilities		0.0	0.0	0	0	0	
Subtotal			107.8	87.8	763	3,545	2,782

Area	OCP Generalized Land Use	Net Land Area (ha)	Developable Land Area (ha)	Existing Units, 2006	Capacity at Build-out	Remaining Capacity (as of 2006)
Southgate / Chase River Town Centre (City of Nanaimo)	Commercial	7.5	6.4	17	52	35
	Commercial/Residential Mix	8.9	8.1	25	80	55
	Industrial	0.0	0.0	0	0	0
	Institutional	2.7	2.3	1	34	33
	Parks and Recreation	2.4	1.7	1	1	0
	Residential 70/30	0.1	0.0	0	0	0
	Residential Attached	18.4	16.7	105	191	86
	Residential Detached	0.0	0.0	0	0	0
	Residential Estate	27.3	15.7	155	157	2
	Residential Large Lot Suburban	0.0	0.0	0	0	0
	Resource Lands	0.0	0.0	0	0	0
	Rural	0.1	0.1	0	0	0
	Transportation, Comm., Utilities	0.0	0.0	0	0	0
	Subtotal	67.5	51.0	304	514	210
Woodgrove Regional Shopping Town Centre (City of Nanaimo)	Commercial	129.3	126.8	411	2,043	1,632
	Commercial/Residential Mix	0.0	0.0	0	0	0
	Industrial	0.0	0.0	0	0	0
	Institutional	0.0	0.0	0	0	0
	Parks and Recreation	0.1	0.1	0	0	0
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	0.0	0.0	0	0	0
	Residential Detached	0.0	0.0	0	0	0
	Residential Estate	0.0	0.0	0	0	0
	Residential Large Lot Suburban	0.0	0.0	0	0	0
	Resource Lands	0.0	0.0	0	0	0
	Rural	0.0	0.0	0	0	0
	Transportation, Comm., Utilities	0.0	0.0	0	0	0
	Subtotal	129.4	126.9	411	2,043	1,632
Lantzville Village Centre (District of Lantzville)	Commercial	0.0	0.0	0	0	0
	Commercial/Residential Mix	38.6	38.6	25	172	147
	Industrial	0.0	0.0	0	0	0
	Institutional	0.0	0.0	0	0	0
	Parks and Recreation	0.0	0.0	0	0	0
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	0.0	0.0	0	0	0
	Residential Detached	0.0	0.0	0	0	0
	Residential Estate	0.0	0.0	0	0	0
	Residential Large Lot Suburban	0.0	0.0	0	0	0
	Resource Lands	0.0	0.0	0	0	0
	Rural	0.0	0.0	0	0	0
	Transportation, Comm., Utilities	0.0	0.0	0	0	0
	Subtotal	38.6	38.6	25	172	147
Parksville Downtown Core (City of Parksville)	Commercial	0.0	0.0	0	0	0
	Commercial/Residential Mix	18.3	18.3	56	146	90
	Industrial	0.0	0.0	0	0	0
	Institutional	0.0	0.0	0	0	0
	Parks and Recreation	0.0	0.0	0	0	0
	Residential 70/30	0.0	0.0	0	0	0
	Residential Attached	0.0	0.0	0	0	0
	Residential Detached	0.0	0.0	0	0	0
	Residential Estate	0.0	0.0	0	0	0
	Residential Large Lot Suburban	0.0	0.0	0	0	0
	Resource Lands	0.0	0.0	0	0	0
	Rural	0.0	0.0	0	0	0
	Transportation, Comm., Utilities	0.0	0.0	0	0	0
	Subtotal	18.3	18.3	56	146	90

Area	OCP Generalized Land Use	Net Land Area (ha)	Developable Land Area (ha)	Existing Units, 2006	Capacity at Build-out	Remaining Capacity (as of 2006)
Qualicum Beach Town Centre	Commercial	0.0	0.0	0	0	0
(Town of Qualicum Beach)	Commercial/Residential Mix	11.4	11.4	27	42	15
	Industrial	3.0	3.0	2	3	1
	Institutional	8.6	8.6	1	6	5
	Parks and Recreation	19.9	19.9	0	3	3
	Residential 70/30	21.0	21.0	234	293	59
	Residential Attached	6.0	6.0	166	201	35
	Residential Detached	0.0	0.0	0	0	0
	Residential Estate	0.0	0.0	0	0	0
	Residential Large Lot Suburban	0.0	0.0	0	0	0
	Resource Lands	0.0	0.0	0	0	0
	Rural	0.0	0.0	0	0	0
	Transportation, Comm., Utilities	0.0	0.0	0	0	0
	Subtotal	69.9	69.9	430	548	118
RDN RGS Town Centres Total	Commercial	139.1	135.2	431	2,137	1,706
(RDN RGS Designated Centres)	Commercial/Residential Mix	359.9	329.1	3,269	9,726	6,457
(excluding Electoral Area B and Indian Reserves)	Industrial	3.3	3.3	2	3	1
	Institutional	11.3	10.9	2	40	38
	Parks and Recreation	29.4	26.5	1	4	3
	Residential 70/30	21.3	21.3	235	294	59
	Residential Attached	26.6	24.6	272	432	160
	Residential Detached	0.0	0.0	0	0	0
	Residential Estate	27.3	15.7	155	157	2
	Residential Large Lot Suburban	0.0	0.0	0	0	0
	Resource Lands	0.0	0.0	0	0	0
	Rural	0.1	0.1	0	0	0
	Transportation, Comm., Utilities	0.0	0.0	0	0	0
	Miscellaneous	0.0	0.0	0	0	0
	GRAND TOTAL	618.3	566.6	4,367	12,792	8,425

APPENDIX C:

NET AND DEVELOPABLE LAND AREA BY RGS LAND USE DESIGNATION

Table C-1: Land Area Results by Generalized RGS Land Use Category and by Jurisdiction

Jurisdiction	RGS Designated Land Use	Net Land Area (ha)	Net Developable Land Area (ha)
Electoral Area A	Industrial Areas	121.7	110.5
	Resource Lands and Open Spaces	3,037.5	2,480.0
	Rural Residential	2,380.7	1,831.6
	Urban Areas	197.9	181.3
	Subtotal	5,737.7	4,603.5
Electoral Area C	Industrial Areas	1.8	1.8
	Resource Lands and Open Spaces	109,853.5	39,263.3
	Rural Residential	1,603.6	1,257.0
	Urban Areas	38.8	33.5
	Subtotal	111,497.7	40,555.5
Electoral Area E	Industrial Areas	0.0	0.0
	Resource Lands and Open Spaces	5,184.7	3,486.5
	Rural Residential	1,431.0	1,164.0
	Urban Areas	469.5	266.0
	Subtotal	7,085.2	4,916.4
Electoral Area F	Industrial Areas	206.2	205.2
	Resource Lands and Open Spaces	22,768.2	13,809.1
	Rural Residential	2,521.9	1,938.6
	Urban Areas	301.5	259.6
	Subtotal	25,797.7	16,212.5
Electoral Area G	Industrial Areas	12.0	12.0
	Resource Lands and Open Spaces	3,616.0	3,044.9
	Rural Residential	667.1	613.6
	Urban Areas	328.3	286.6
	Subtotal	4,623.4	3,957.1
Electoral Area H	Industrial Areas	0.8	0.7
	Resource Lands and Open Spaces	26,110.0	10,222.3
	Rural Residential	1,519.1	1,300.6
	Urban Areas	295.5	250.4
	Subtotal	27,925.4	11,774.0
District of Lantzville	Industrial Areas	7.1	7.1
	Resource Lands and Open Spaces	1,148.6	767.7
	Rural Residential	834.4	292.9
	Urban Areas	637.2	476.4
	Subtotal	2,627.3	1,544.1
City of Nanaimo	Industrial Areas	617.6	563.1
	Resource Lands and Open Spaces	2,522.7	1,958.9
	Rural Residential	3.5	2.8
	Urban Areas	4,577.6	3,735.4
	Subtotal	7,721.5	6,260.2
City of Parksville	Industrial Areas	47.6	47.6
	Resource Lands and Open Spaces	324.9	214.8
	Rural Residential	7.5	7.5
	Urban Areas	816.2	815.9
	Subtotal	1,196.2	1,085.7

Jurisdiction	RGS Designated Land Use	Net Land Area (ha)	Net Developable Land Area (ha)
Town of Qualicum Beach	Industrial Areas	54.0	54.0
	Resource Lands and Open Spaces	793.4	759.7
	Rural Residential	74.3	74.0
	Urban Areas	601.3	596.0
	Subtotal	1,523.0	1,483.7
RGS Study Area	Industrial Areas	1,068.8	1,002.1
	Resource Lands and Open Spaces	175,359.6	76,007.1
	Rural Residential	11,043.2	8,482.5
	Urban Areas	8,263.7	6,901.1
	Subtotal	195,735.2	92,392.8

APPENDIX D:

DWELLING UNITS BY STRUCTURAL TYPE, 2006 AND BUILD-OUT

Table D-1: Dwelling Units by Structural Type and by Jurisdiction, 2006 and Build-out

Jurisdiction	Dwelling Type	Existing Dwelling Units, 2006	Capacity at Build-out	Remaining Capacity (as of 2006)
Electoral Area A	Single-detached	2,377	4,795	2,418
	Other ground-oriented	588	930	342
	Apartments	0	0	0
	Subtotal	2,965	5,725	2,760
Electoral Area C	Single-detached	933	2,058	1,125
	Other ground-oriented	68	201	133
	Apartments	0	0	0
	Subtotal	1,001	2,259	1,258
Electoral Area E	Single-detached	2,454	5,143	2,689
	Other ground-oriented	386	892	506
	Apartments	49	51	2
	Subtotal	2,889	6,086	3,197
Electoral Area F	Single-detached	2,429	5,341	2,912
	Other ground-oriented	455	774	319
	Apartments	0	0	0
	Subtotal	2,884	6,115	3,231
Electoral Area G	Single-detached	2,663	5,660	2,997
	Other ground-oriented	617	1,322	705
	Apartments	0	101	101
	Subtotal	3,280	7,083	3,803
Electoral Area H	Single-detached	1,827	4,679	2,852
	Other ground-oriented	245	435	190
	Apartments	0	0	0
	Subtotal	2,072	5,114	3,042
District of Lantzville	Single-detached	1,354	3,013	1,659
	Other ground-oriented	84	226	142
	Apartments	0	0	0
	Subtotal	1,438	3,239	1,801
City of Nanaimo	Single-detached	22,635	30,013	7,378
	Other ground-oriented	4,758	8,707	3,949
	Apartments	6,234	17,188	10,954
	Subtotal	33,627	55,908	22,281
City of Parksville	Single-detached	3,347	6,731	3,384
	Other ground-oriented	1,147	2,164	1,017
	Apartments	668	1,709	1,041
	Subtotal	5,162	10,604	5,442
Town of Qualicum Beach	Single-detached	3,317	5,296	1,979
	Other ground-oriented	431	464	33
	Apartments	217	453	236
	Subtotal	3,965	6,213	2,248
RGS Study Area (excluding Electoral Area 'B' and Indian Reserves)	Single-detached	43,336	72,729	29,393
	Other ground-oriented	8,779	16,115	7,336
	Apartments	7,168	19,502	12,334
	Total	59,283	108,346	49,063

Table D-2: Dwelling Units by Structural Type and by Urban Containment Boundary, 2006 and Build-out

Jurisdiction	Dwelling Type	Existing Dwelling Units, 2006	Capacity at Build-out	Remaining Capacity (as of 2006)
Bellevue/Church Rd. (Electoral Area H)	Single-detached	144	248	104
	Other ground-oriented	123	167	44
	Apartments	0	0	0
	Subtotal	267	415	148
Bowser Village Centre (Electoral Area H)	Single-detached	73	177	104
	Other ground-oriented	1	57	56
	Apartments	0	0	0
	Subtotal	74	234	160
Cassidy Village Centre (Electoral Area A)	Single-detached	48	190	142
	Other ground-oriented	314	375	61
	Apartments	0	0	0
	Subtotal	362	565	203
Cedar Village Centre (Electoral Area A)	Single-detached	462	623	161
	Other ground-oriented	106	109	3
	Apartments	0	0	0
	Subtotal	568	732	164
Coombs Village Centre (Electoral Area F)	Single-detached	79	102	23
	Other ground-oriented	6	17	11
	Apartments	0	0	0
	Subtotal	85	119	34
Dunsmuir Village Centre (Electoral Area F)	Single-detached	116	270	154
	Other ground-oriented	27	48	21
	Apartments	0	0	0
	Subtotal	143	318	175
Errington Village Centre (Electoral Area F)	Single-detached	25	27	2
	Other ground-oriented	3	3	0
	Apartments	0	0	0
	Subtotal	28	30	2
Extension Village Centre (Electoral Area C)	Single-detached	79	218	139
	Other ground-oriented	11	20	9
	Apartments	0	0	0
	Subtotal	90	238	148
Fairwinds (Electoral Area E)	Single-detached	455	2,034	1,579
	Other ground-oriented	28	420	392
	Apartments	49	51	2
	Subtotal	532	2,505	1,973
French Creek UCB (Electoral Area G)	Single-detached	1,471	3,013	1,542
	Other ground-oriented	470	983	513
	Apartments	0	101	101
	Subtotal	1,941	4,097	2,156
Hilliers Village Centre (Electoral Area F)	Single-detached	54	59	5
	Other ground-oriented	31	31	0
	Apartments	0	0	0
	Subtotal	85	90	5

Jurisdiction	Dwelling Type	Existing Dwelling Units, 2006	Capacity at Build-out	Remaining Capacity (as of 2006)
Lantzville UCB (District of Lantzville)	Single-detached	1,146	2,570	1,424
	Other ground-oriented	69	220	151
	Apartments	0	0	0
	Subtotal	1,215	2,790	1,575
Nanaimo UCB (City of Nanaimo)	Single-detached	22,454	29,187	6,733
	Other ground-oriented	4,755	8,704	3,949
	Apartments	6,234	17,188	10,954
	Subtotal	33,443	55,079	21,636
Parksville UCB (City of Parksville)	Single-detached	3,344	6,679	3,335
	Other ground-oriented	1,147	2,095	948
	Apartments	668	1,709	1,041
	Subtotal	5,159	10,483	5,324
Qualicum Bay Village Centre (in Electoral Area H)	Single-detached	66	120	54
	Other ground-oriented	26	23	-3
	Apartments	0	0	0
	Subtotal	92	143	51
Qualicum Beach UCB (Central and Western) (Town of Qualicum Beach)	Single-detached	2,085	3,072	987
	Other ground-oriented	426	442	16
	Apartments	217	424	207
	Subtotal	2,728	3,938	1,210
Qualicum Beach UCB (Eastern) (Town of Qualicum Beach)	Single-detached	1,142	1,460	318
	Other ground-oriented	4	13	9
	Apartments	0	17	17
	Subtotal	1,146	1,490	344
Qualicum Village Estates Village Centre (Electoral Area F)	Single-detached	1	23	22
	Other ground-oriented	0	3	3
	Apartments	0	0	0
	Subtotal	1	26	25
Red Gap Village Centre (Electoral Area E)	Single-detached	65	52	-13
	Other ground-oriented	185	268	83
	Apartments	0	0	0
	Subtotal	250	320	70
RDN RGS Urban Containment Boundary	Single-detached	33,309	50,124	16,815
	Other ground-oriented	7,732	13,998	6,266
	Apartments	7,168	19,490	12,322
	Total	48,209	83,612	35,403

Table D-3: Dwelling Units by Structural Type and by Designated Town Centre, 2006 and Build-out

Jurisdiction	Dwelling Type	Existing Dwelling Units, 2006	Capacity at Build-out	Remaining Capacity (as of 2006)
Country Club Town Centre (City of Nanaimo)	Single-detached	64	65	1
	Other ground-oriented	42	52	10
	Apartments	335	675	340
	Subtotal	441	792	351
Downtown Nanaimo Town Centre (City of Nanaimo)	Single-detached	65	46	-19
	Other ground-oriented	61	65	4
	Apartments	680	3,051	2,371
	Subtotal	806	3,162	2,356
Hospital Town Centre (City of Nanaimo)	Single-detached	92	77	-15
	Other ground-oriented	145	386	241
	Apartments	894	1,407	513
	Subtotal	1,131	1,870	739
Rutherford Town Centre (City of Nanaimo)	Single-detached	7	130	123
	Other ground-oriented	182	405	223
	Apartments	574	3,010	2,436
	Subtotal	763	3,545	2,782
Southgate / Chase River Town Centre (City of Nanaimo)	Single-detached	47	192	145
	Other ground-oriented	257	292	35
	Apartments	0	31	31
	Subtotal	304	514	210
Woodgrove Regional Shopping Town Centre (City of Nanaimo)	Single-detached	96	100	4
	Other ground-oriented	128	141	13
	Apartments	187	1,802	1,615
	Subtotal	411	2,043	1,632
Lantzville Village Centre (District of Lantzville)	Single-detached	25	167	142
	Other ground-oriented	0	5	5
	Apartments	0	0	0
	Subtotal	25	172	147
Parksville Downtown Core (City of Parksville)	Single-detached	36	88	52
	Other ground-oriented	20	49	29
	Apartments	0	9	9
	Subtotal	56	146	90
Qualicum Beach Town Centre (Town of Qualicum Beach)	Single-detached	249	331	82
	Other ground-oriented	58	49	-9
	Apartments	123	168	45
	Subtotal	430	548	118
RDN RGS Town Centres (excluding Electoral Area B and Indian Reserves)	Single-detached	681	1,197	516
	Other ground-oriented	893	1,443	550
	Apartments	2,793	10,152	7,359
	Total	4,367	12,792	8,425