

TO: Committee of the Whole **MEETING:** January 14, 2020
FROM: Jamai Schile
Senior Planner **FILE:** 6780
SUBJECT: Regional Context Statements – Request for Continued Acceptance

RECOMMENDATIONS

1. That the Board accept the City of Nanaimo’s request for continued acceptance of their Regional Context Statement as submitted to the Regional District of Nanaimo on May 9, 2019.
2. That the Board accept the City of Parksville’s request for continued acceptance of their Regional Context Statement as submitted to the Regional District of Nanaimo on December 6, 2019.

SUMMARY

The provincial legislation requires that member municipalities’ Official Community Plans (OCP) retain a Regional Context Statement (RCS) that aligns the community’s aspirations with the regional vision and goals established in the Regional Growth Strategy (RGS). To ensure that these linking documents remain consistent, the municipalities and RDN Board are required to review the RCSs at least every five years.

For 2019, the City of Nanaimo and the City of Parksville Regional Context Statements are scheduled for review by the RDN Board. As both municipalities have demonstrated how their communities’ plans and policies align with the RGS, it is recommended their requests for continued acceptance of their RCSs be granted.

BACKGROUND

Section 446 of the *Local Government Act* requires that each municipality submit an RCS that identifies the relationship between the municipality’s Official Community Plan (OCP) and the Regional Growth Strategy (RGS)¹. Municipalities are responsible for adopting RCSs that specify how the municipality’s OCP addresses the applicable RGS policies. RCSs are expected to be generally consistent with the vision and sustainability principles, goals and applicable policies and parcel-based regional land use designations in the RGS.

Section 448 (1)(c) of the *Local Government Act* requires municipalities to review their RCS at least once every five years following acceptance by the applicable Regional District Board and, if

¹ Regional District of Nanaimo Regional Growth Strategy Bylaw No.1615, 2011

no amendment is proposed, to submit the RCS to the Board requesting its continued acceptance. The five-year review provides an opportunity for the member jurisdiction to consider if any changes have occurred to its OCP that would trigger an amendment to the RCS. Of the four member municipalities in the region, the City of Nanaimo and the City of Parksville are scheduled for a five-year review. The Town of Qualicum Beach RCS was recently accepted through their September 2019 OCP update. The District of Lantzville adopted their OCP bylaw in June 2019 and plans to submit their amended RCS in early 2020. Table 1 provides a summary of the RCS acceptance and status for each municipality.

Table 1: Summary of Regional Context Statements Acceptance

Municipality	Last Year of acceptance	5-year review due	Regional Context Statement (RCS) Status
City of Nanaimo	Oct 22, 2013	Oct 22, 2018	OCP review scheduled for 2020; RCS update to follow OCP amendment adoption
City of Parksville	Jun 25, 2013	Jun 25, 2018	RCS updated 2013
Town of Qualicum Beach	Sep 18, 2018	Sep18, 2023	RCS updated 2018
District of Lantzville	Jul 23, 2013	Jul 23, 2018	OCP adopted Jun 2019; RCS update expected in early 2020

Regional Context Statement and RGS Alignment

City of Nanaimo

The City of Nanaimo’s RCS indicates a future change to the City’s OCP that states:

The City will be conducting a targeted review of the OCP during the fall of 2013 and spring of 2014. As part of that review Map 1 - Future Land Use to indicate that the City’s municipal boundary and the RGS Growth Containment Boundary are contiguous.

On February 5, 2015, the City amended Map 1 of the OCP to implement this change. The text in the RCS, however, was not updated to recognize the mapping change, which has resulted in an inconsistency within the City’s OCP. This is considered a required minor or housekeeping update and the remainder of the RCS is considered to align with the goals set out in the RGS.

The housekeeping update would require the City to amend their OCP for which the City has indicated will be part of their current comprehensive OCP review. As the housekeeping amendment does not have any land use implications, it is recommended to continue to accept the City of Nanaimo’s RCS. See Attachment 1 – City of Nanaimo’s Letter of Request.

City of Parksville

The City of Parksville recognizes that while several amendments to their OCP have proceeded since adoption in 2013, these changes have furthered the objectives of the RGS or have had no implication with respect to the RGS. According to the City, the amendments have generally worked towards supporting RGS policies for housing affordability and higher density within the City’s boundary. Since the City’s RCS remains relevant and is considered consistent with the RGS, it is recommended to continue to accept the City of Parksville’s RCS. See Attachment 2 – City of Parksville’s Letter of Request.

ALTERNATIVES

1. That the Board continue to accept the Regional Context Statements for the City of Nanaimo and the City of Parksville.
2. That the Board provide other direction.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this decision.

STRATEGIC PLAN IMPLICATIONS

Growth Management - Provide effective regional land use planning and responsible asset management for both physical infrastructure and natural assets.

The RGS sets out the region's agreed upon approach to effective regional planning, and when a Regional Context Statement is determined to be consistent with the RGS, it is also found to align with the Board's Strategic priority on growth management.



Jamai Schile, Senior Planner
jschile@rdn.bc.ca
December 12, 2019

Reviewed by:

- K. Fowler, Manager, Long Range Planning, Energy and Sustainability
- G. Garbutt, General Manager, Strategic and Community Development
- P. Carlyle, Chief Administrative Officer

Attachments:

1. City of Nanaimo Letter of Request
2. City of Parksville Letter of Request
3. City of Parksville Regional Context Statement

2019-MAY-09

File: CIC01235

Via Email: jschile@rdn.bc.ca

Attention: Ms. Jamai Schile, Senior Planner
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, BC V9T 6N2

Dear Ms. Schile:

Re: Formal Referral of Regional Context Statement (Regional Growth Strategy)

In response to the letter from the Regional District of Nanaimo dated 2019-JAN-03, the City of Nanaimo reviewed the Regional Context Statement contained in the City's Official Community Plan.

As you are aware, Section 488(C) of the *Local Government Act* states that a municipality must review a Regional Context Statement at least once every five years after its latest acceptance by the Regional District Board. If no amendment is proposed, the Regional Context Statement is submitted to the Board for its continued acceptance.

Nanaimo Council, at its Regular Meeting on 2019-APR-01, passed a motion to retain the City of Nanaimo's existing Regional Context Statement, as follows:

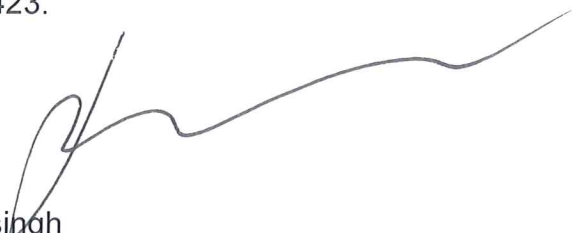
"It was moved and seconded that Council:

- 1. retain the existing Regional Context Statement in the Official Community Plan;*
- and,*
- 2. direct Staff to provide the existing Regional Context Statement to the Regional District of Nanaimo Board for its continued acceptance and advise that it will be updated through the scheduled 2019 Official Community Plan review."*

As such, the City requests that the Regional Board consider and accept the proposed Regional Context Statement at the next available Board meeting and advise the City of its decision at its earliest convenience.

If you have any questions or require further information, please feel free to contact me at (250) 755-4423.

Yours truly,

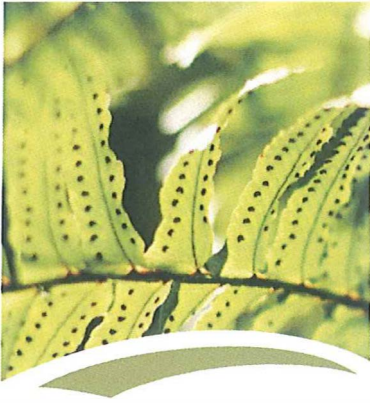


Lisa Bhopalsingh
Manager, Community & Cultural Planning
COMMUNITY DEVELOPMENT

LB/ph
ATT (1) – Regional Context Statement

cc: *Phyllis Carlyle, Chief Administrative Officer, RDN – pcarlyle@rdn.bc.ca*
Geoff Garbutt, General Manager, Strategic & Community Development, RDN – ggarbutt@rdn.bc.ca
Dale Lindsay, Director, Community Development, City of Nanaimo – dale.lindsay@nanaimo.ca

3 Regional Context Statement



Part 25 of the *Local Government Act* sets out specific requirements for a regional context statement for any municipality that is part of an adopted Regional Growth Strategy (RGS). The purpose of a regional context statement is to provide a link between the OCP and the RGS by specifying how a municipality intends to achieve the goals of the RGS.

Along with approval by City Council, through the adoption of the OCP, the regional context statement is reviewed by the Intergovernmental Advisory Committee (IAC) - a committee with membership from the City of Nanaimo, Regional District of Nanaimo, Town of Qualicum Beach, City of Parksville, District of Lantzville, and representatives from key government agencies. The regional context statement has been approved by the RDN's Board of Directors. Through this regional context statement, planNanaimo's policies are linked to the Regional Growth Strategy goals for managing growth through urban containment and nodal development, protecting the integrity of rural areas, protecting environmentally sensitive features, improving service efficiency, and initiating cooperation among jurisdictions.

This regional context statement will be reviewed by the Regional District of Nanaimo and the City of Nanaimo. Any additions, deletions and amendments to the policies in planNanaimo may result in

inconsistencies with the Regional Growth Strategy and require the need for the RDN, member municipalities, and the City to come to a consensus about the proposed amendment and prepare an amendment to the regional context statement.

3.1 Objectives

To cooperate in defining a sustainable regional future for the Regional District of Nanaimo and member municipalities. Policies and actions work to achieve the overall vision of the Regional Growth Strategy.

To ensure consistency in planNanaimo and the Regional Growth Strategy. Objectives and policies in planNanaimo show a direct relationship to the goals and related policies in the Regional Growth Strategy.

To maintain Nanaimo as a regional centre. Enhance the city's role as a population, economic and service centre for the Regional District of Nanaimo and mid-island area.

To anticipate growth. Plan for and accept the city's share of regional growth.

To maintain consistency. Coordinate city growth management planning initiatives with other member municipalities and Snuneymuxw First Nation.

To maintain involvement in the future. Actively work with member municipalities and the Regional District of Nanaimo to ensure future amendments to the Regional Growth Strategy remain consistent with the city's objectives and the policies of planNanaimo.

3.2 Regional Context Statement

This Plan achieves consistency with the RGS goals as follows:

RGS Goal 1 Prepare for Climate Change and Reduce Energy Consumption

To reduce GHG emissions and energy consumption, and promote adaptive measures to prepare for climate change impacts.

The City's Official Community Plan, planNanaimo, is based upon a guiding principle of sustainability. This guiding principle is supported through goals and objectives that address climate change and energy consumption, urban growth and land use, and transportation modes and mobility patterns. Greenhouse gas emissions targets (GHGs) will be achieved through reducing emissions from corporate buildings and vehicle fleets, encouraging healthy, compact, mixed use developments, and providing and promoting effective transportation systems and alternative modes of travel.

RGS Goal 2

Protect the Environment

To protect and enhance the environment and minimize ecological damage related to growth and development.

An ever increasing focus on the care and stewardship of the environment is an important characteristic of this Plan. New standards have been developed to protect not only designated park spaces but also those green corridors that provide connections and habitat for wildlife. The clustering of development in urban nodes and corridors, along with the sensitive development of existing underdeveloped or undeveloped parcels will also work toward protecting significant land features and environmentally sensitive areas.

The City of Nanaimo has put a great deal of effort into developing policies and bylaws to protect the environment and minimize the impact of growth on existing environmentally sensitive areas and green space. Development Permit Areas are mapped and the guidelines serve to protect the foreshore, watercourses, steep slopes, and sensitive ecosystems found within the City's boundaries. Policies also outline measures to be taken respecting water supply and water conservation, and improving air quality through alternative transportation.

3 Regional Context Statement Cont.

RGS Goal 3 Coordinate Land Use and Mobility
 To ensure land use patterns and mobility networks are mutually supportive and work together to reduce automobile dependency and provide for efficient goods movement.

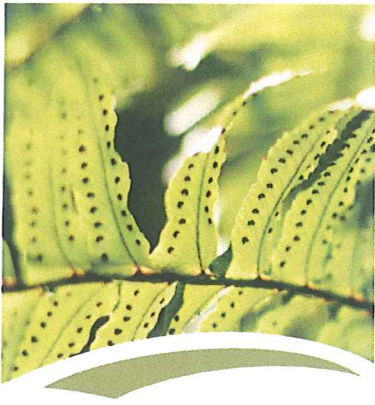
planNanaimo sets out specific policies and actions to achieve Goal 3 of the Regional Growth Strategy, building on the success of initiatives developed from Imagine Nanaimo and Plan Nanaimo. It is anticipated that the evolution of the urban nodes and corridors, as mixed use centres, will not only make transit routes more viable in the future, but will overall reduce automobile dependency. This is also true of other commercial centres and industrial areas, which are located to take advantage of major roads, rail lines and ocean routes for movement of goods.

The development of the E&N Trail, Parkway Trail, and numerous cycle routes and linkages are a direct result of community involvement in creating new mobility options. Walking and cycling are increasing in use in this active community, and planNanaimo supports the development of future options for non motorized transportation, for recreational purposes, to reduce greenhouse gas emissions, and to allow safe travel for a wide range of purposes including work, shopping, and education.

RGS Goal 4 Concentrate Housing and Jobs in Growth Centres
 To establish distinctive activity centres that provide ready access to places to live, work, play and learn.

The Regional Growth Strategy has identified that growth should be directed to Regional Urban Centres, such as Nanaimo, and to other Urban Centres and Rural Village Centres. These areas are delineated by a Growth Containment Boundary, which in the case of Nanaimo is contiguous with its municipal boundary. In addition, the City has, through its OCP, identified an Urban Containment Boundary that is contained both within the GCB and municipal boundary, and is recognized in Policy 4.1 of the Regional Growth Strategy. OCP policies direct urban growth and servicing to those properties inside the Urban Containment Boundary only. Lands outside the Urban Containment Boundary are reserved for resource lands including lands within the Agricultural Land Reserve, parks and open space, and limited residential uses at rural densities without municipal water and sewer services.

planNanaimo supports the maintenance of both the Growth Containment Boundary (GCB) and the City's Urban Containment Boundary (UCB) to provide the focus for current and future urban development in Nanaimo. Sufficient underdeveloped or



undeveloped lands are available to accommodate future growth for the next 20 to 25 years.

Within the UCB, it is anticipated that overall densities will rise in the next 20 to 25 years, creating a more urban environment within the city. planNanaimo supports new forms of higher density residential development within the UCB and in defined Urban Nodes and Corridors. It is anticipated that the expansion of housing options will meet the needs of Nanaimo's growing and aging population.

The UCB also contains lands designated for future commercial and industrial growth. Community services will not be provided outside the UCB, except for health or environmental reasons.

The City will be conducting a targeted review of the OCP during the fall of 2013 and the spring of 2014. As part of that review the City will revise Map 1 - Future Land Use Plan to indicate that the City Boundary and the RGS Growth Containment Boundary are contiguous. It is not expected that any Resource Protection or Parks and Open Space lands outside the UCB will be developed for urban growth and moved inside the UCB within the term of the Plan.

RGS Goal 5
Enhance Rural Integrity
 To protect and strengthen the region's rural economy and lifestyle.

There are very few areas of rural lands within city limits. The delineation of the UCB serves to focus urban growth, to preserve

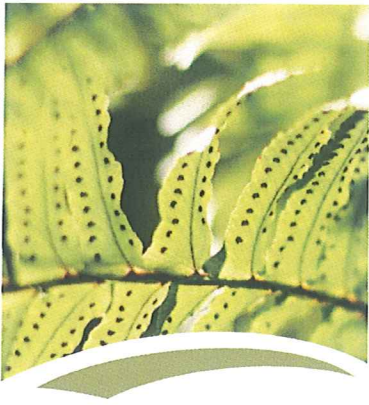
ALR lands and environmentally sensitive areas, and to protect rural areas from higher density urban development. The UCB provides a clear separation between community serviced lands and those agricultural lands, forestry lands, and environmentally sensitive areas intended to be protected in the long term. Focusing growth to the urban nodes and corridors will also minimize the impacts of development on the lands outside the UCB.

This OCP does not support the extension of urban services outside the UCB. In addition, all regulations and policies of the Agricultural Land Commission are fully supported for ALR lands within the Plan area, including policies supporting buffering on adjacent developable lands.

RGS Goal 6
Facilitate the Provision of Affordable Housing
 To support and facilitate the provision of appropriate, adequate, affordable, attainable and adaptable housing.

planNanaimo recognizes the importance of creating opportunities for the development of new affordable housing, as well as maintaining the existing stock of affordable housing. Land use policies provide opportunity for a range of housing types, and particularly within mixed use areas such as urban nodes and corridors. This mix of affordable housing forms is then encouraged through private development and / or financial support to non profit housing societies.

3 Regional Context Statement Cont.



RGS Goal 7

Enhance Economic Resiliency

To support strategic economic development and link commercial and industrial strategies to the land use and rural and environmental protection priorities of the region.

Nanaimo has long served as the focus for higher concentrations and more intensive commercial, professional, and service uses in the Regional District. Nanaimo contains the largest concentrations of employees in the area at sites including Downtown Nanaimo, Nanaimo Regional Hospital, and Vancouver Island University. Existing urban nodes, such as Woodgrove, are also economic generators that provide a range of goods and services to residents from Nanaimo and the surrounding area. A strong economy and the locational characteristics of Nanaimo keep it well poised to experience greater growth over the next 20 to 25 years.

This Plan supports working with the RDN and member municipalities on creating opportunities and enhancing existing development to promote a ‘vibrant and sustainable economy’. The mix of uses supported in the urban nodes and corridors reflect the policies developed in Goal 7 of the RGS by providing a variety of employment opportunities in close proximity to housing and other services. These nodes and corridors, along with the industrial, commercial and resource lands, are intended to expand the range of options to live, work, and be in Nanaimo.

RGS Goal 8 Food Security

To protect and enhance the capacity of the region to produce and process food.

In support of Goal 8 of the RGS, planNanaimo recognizes the importance of food security and providing access to local, healthy food. This involves consideration of where food is being grown, how it is processed and distributed, and ultimately how waste reduction and recovery is managed.

planNanaimo contains specific objectives and policies to develop sustainable local food systems, to encourage partnerships for food security, and to ensure access to food. The development of a food charter and food system strategy is specifically addressed to help develop sustainable local food systems and encourage partnerships for food security.

Education is promoted as a key component of food security, while other policies encourage the use of lands throughout the city for urban agriculture, and ensure the Agricultural Land Commission is supported in its mandate to protect agricultural lands.

RGS Goal 9 Pride of Place

To celebrate the unique beauty, culture, history and arts of the region.

planNanaimo speaks to the importance of social enrichment, ensuring a healthy community through the recognition and importance of place, character, history and culture. Cultural development is considered to be of great importance to the community's unique flavour and is recognized through the recognition and protection of heritage resources, and continued investment and development of local arts and culture programs.

Built form also factors into the community's pride of place, and quality development is encouraged through development permits and design guidelines that highlight green buildings, sustainable landscape features, and good quality architectural design that emphasizes neighbourhood character.

RGS Goal 10 Efficient Services

To provide efficient, cost effective services and infrastructure.

planNanaimo supports Goal 10 of the RGS through a number of policies. New community services shall only be provided to lands within the UCB. This, along with refined development patterns, will serve to focus growth and lead to greater efficiencies in the provision of services, including water, storm, energy, and emergency planning. Servicing is currently in place or available to meet Nanaimo's anticipated growth over the next 20 to 25 years.

RGS Goal 11 Cooperation Among Jurisdictions

To facilitate an understanding of, and commitment to, the goals of growth management among all levels of government, the public, and key private and voluntary sector partners.

This Plan supports full collaboration at the local level among Council, citizens, the business community, stakeholders and special interest groups in establishing the design, character, and uses on lands within the Urban Nodes, Corridors, and Neighbourhood and other land use designations of planNanaimo.

Ongoing consultation with the public and other interested parties will continue through regularly scheduled Council meetings, involvement of the Nanaimo Advisory Planning Committee on the review of amendment applications, public information meetings, public hearings, and expansion of the City's website.

planNanaimo supports ongoing efforts to work with the Town of Qualicum Beach, City of Parksville, District of Lantzville and the RDN in creating and implementing a shared future for the mid Island area. In addition, this Plan supports efforts to work with the Snuneymuxw First Nation on achieving shared goals and objectives.

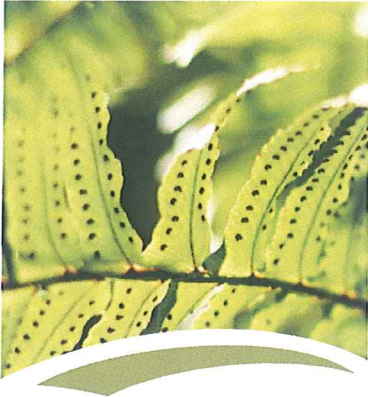
Overall, all policies of planNanaimo are fully consistent with the RGS.

3 Regional Context Statement Cont.

3.3 Implementation of the Regional Context Statement

Any future changes to planNanaimo will follow the fundamental principles of the Regional Growth Strategy. The City will uphold the fundamental principles of the Regional Growth Strategy, including:

- **Prepare for Climate Change and Reduce Energy Consumption** through continued efforts and opportunities to reduce greenhouse gas emissions and improve green design standards
- **Protect the Environment** by implementing policies and Development Permit Area guidelines that provide enhanced protection for the sensitive lands and waterways
- **Coordinate Land Use and Mobility** through diversifying options for traveling in and around Nanaimo
- **Concentrate Housing and Jobs in Rural Village and Urban Growth Centres** by maintaining the UCB and encouraging mixed use development and a range of housing options
- **Enhance Rural Integrity** by limiting urban impacts on rural and resource lands
- **Facilitate the Provision of Affordable Housing** through new and existing housing stock
- **Enhance Economic Resiliency** through focused development and a positive approach to growth
- **Enhance Food Security** by supporting the protection of agricultural lands and promoting food security and urban agriculture
- **Celebrate Pride of Place** through the recognition and protection of cultural, heritage and built form resources
- **Provide Services Efficiently** by encouraging infill and the effective use of infrastructure
- **Enhance Cooperation Among Jurisdictions** by working together to promote shared goals and visions for the area





December 6, 2019

VIA EMAIL: jschile@rdn.ca

Jamai Schile, Senior Planner
Strategic and Community Development
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo BC V9T 6N2

Dear Ms. Schile:

SUBJECT: 2019 REGIONAL CONTEXT STATEMENT REVIEW – FILE: 6480-01

At the meeting of Council held Monday, December 2, 2019, the following resolution was adopted by Council:

- "19-392
1. THAT the report from the Director of Community Planning and Building dated November 22, 2019, entitled "*Regional Context Statement - File: 6480-01*" be received for information.
 2. THAT the existing Regional Context Statement within the City's Official Community Plan, "*Plan Parksville: A Vision for Our Future, Official Community Plan Bylaw, 2013, No. 1492*", be retained and provided to the Board of the Regional District of Nanaimo for its continued acceptance.

CARRIED."

Should you have any questions regarding the above, please do not hesitate to contact me.

Sincerely,

SARAH ROSS
A/Director of Community Planning and Building

SR/wd

1.5 REGIONAL CONTEXT STATEMENT

In 2011, the City of Parksville, along with other jurisdictions within the RDN, joined in the endorsement of an updated Regional Growth Strategy (RGS) titled *Shaping Our Future*¹. This was the second time the document had been comprehensively reviewed and updated by the RDN since the initial RGS was introduced in 1997.

In accordance with Section 866 of the *Local Government Act*, the City's OCP must include a regional context statement that outlines the relationship between the OCP and the RGS. The OCP's policies for housing, transportation, RDN services, parks and natural areas, economic development and reduction of regional greenhouse gas emissions should be consistent with the RGS and where there are any inconsistencies the City is required to indicate how the OCP will be made consistent with the RGS over time. There are no inconsistencies noted for the OCP.

Shaping our Future sets policy direction in a number of key areas, including climate change, environmental protection, land use, housing, economic resiliency, food security and infrastructure. With respect to land use specifically, the RGS identifies areas of the Regional District which are appropriate for future urban growth and infill. Most of the properties in Parksville are classified in the RGS as the "Urban Area".

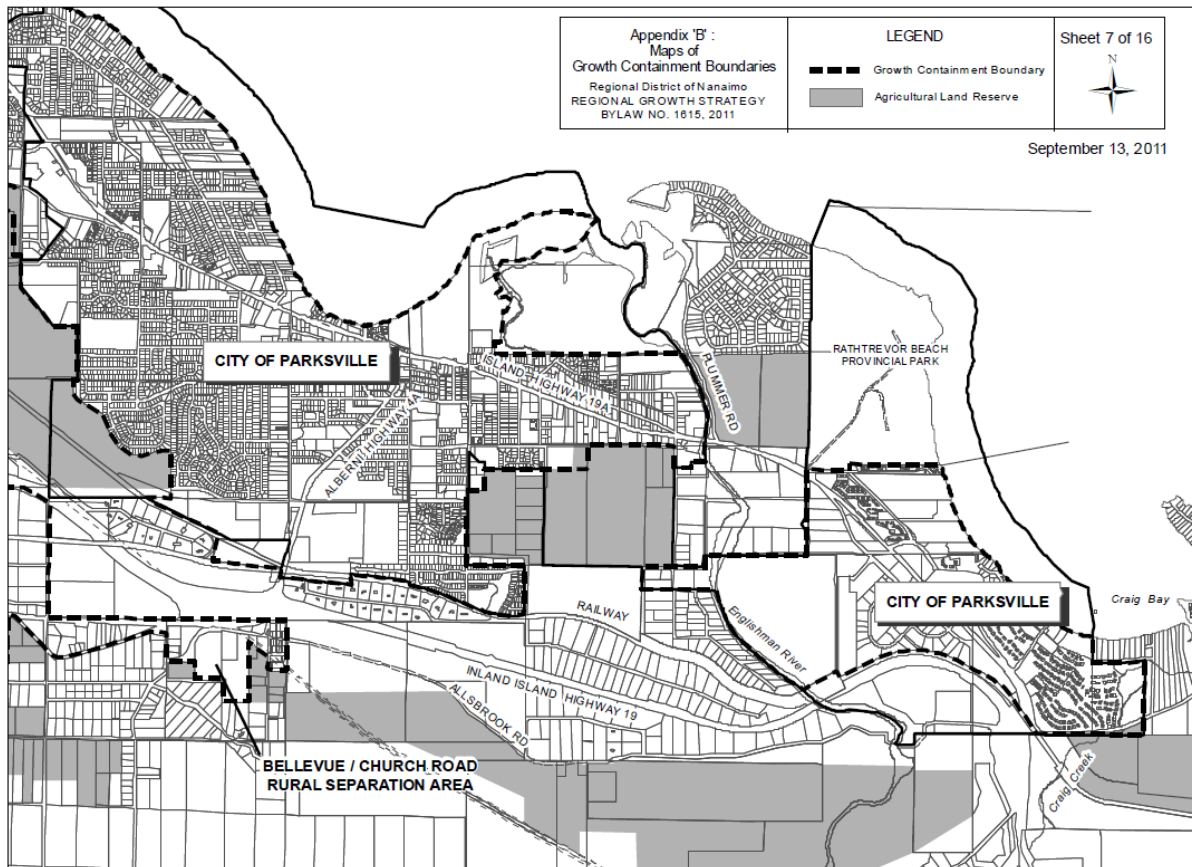
The RGS outlines the following objectives for lands in the Urban Area designation:

- Urban Areas should accommodate a broad range of urban land uses at a variety of densities;
- Urban Areas should be serviced with community water and sewer systems;
- New development in Urban Areas should be focused on mixed-use, designed to support commercial vitality and provide opportunities for multi-modal transportation and complete, compact neighbourhoods that include options for living, working and playing and accessing services in the same area;
- Urban Areas should include open spaces and natural places such as parks, playfields, golf courses, multi-modal trails, public plazas, pedestrian links and bikeways or agricultural areas;
- The majority of lands within the City are within the RGS' growth containment boundary, with the exception of the ALR properties along Stanford Avenue East and at the west end of Despard Avenue. These ALR lands, Rath Trevor Provincial Park and the Englishman River estuary are not designated as Urban Area in the RGS, but are within the Resource Lands designation.

¹ The RDN's RGS can be viewed at: <http://www.shapingourfuture.ca/>



Figure 3: Shaping our Future, Growth Containment Boundary map



This OCP has strong ties to the RGS. The City's growth containment boundary is the same as that in the RGS. Not only does the OCP address the guidelines for Urban Areas noted above, but it also:

- Identifies greenhouse gas emissions reduction targets and acknowledges the impact of climate change;
- Aims to protect the environment through development permit areas and other strategies;
- Promotes sustainable transportation choices, including active transportation and public transit;
- Encourages densification in the downtown and entrances to the City;
- Enhances economic development activities by working in partnership with business organizations and supporting compact residential housing options near commercial uses;
- Supports food security by protecting land in the Agricultural Land Reserve and small scale community gardening efforts; and
- Aims to provide infrastructure and services efficiently and effectively.



Table 2: OCP Consistency with Regional Growth Strategy (RGS)

Shaping Our Future Goals	Plan Parksville Consistency with RGS Goals	Key OCP References
<p>1. Prepare for Climate Change and Reduce Energy Consumption - Reduce Emissions and Prepare for Climate Change Impacts</p>	<ul style="list-style-type: none"> • The City’s OCP contains new Development Permit Areas and guidelines to address climate change adaptation and energy conservation, compact communities, enhanced pedestrian linkages, higher densities and mixed use developments in certain areas and green technologies • The OCP has specific targets for GHG reduction and goals, objectives and policies to support a sustainable city • The City commissioned a corporate GHG reduction study and the Plan has policies and targets for municipal operations that are intended to reduce corporate emissions 	<p>Chapter 3, Chapter 5, Chapter 9</p>
<p>2. Protect the Environment</p>	<ul style="list-style-type: none"> • Protecting the environment is a key component of the City’s OCP. New Development Permit Areas and updated guidelines for environmental protection and enhancement have been added • The OCP includes policies about reliance on site level professional advice to mitigate the potential development impacts • New guidelines focusing on the preservation of the coastal Douglas-fir ecosystem have been incorporated 	<p>Chapter 3, Chapter 5, Chapter 9</p>
<p>3. Coordinate Land Use and Mobility</p>	<ul style="list-style-type: none"> • The Plan contains policies that encourage higher density residential development and supports a mix of uses in specified areas • The Plan contains policies supporting pedestrian linkages and multi-modal trails that link people with amenities • Policies to support transit improvements and alternatives to single occupancy vehicles are included • The Plan supports the addition of electric vehicle charging stations in the City 	<p>Chapter 5, Chapter 6, Chapter 7, Chapter 9</p>

Shaping Our Future Goals	Plan Parksville Consistency with RGS Goals	Key OCP References
4. Concentrate Housing and Jobs in Growth Centres	<ul style="list-style-type: none"> The Plan contains land use designations that buffer lower density residential and rural uses from higher density mixed uses The Plan contains revitalization strategies to encourage new development in the Downtown Core 	Chapter 5, Chapter 9
5. Enhance Rural Integrity	<ul style="list-style-type: none"> The OCP encourages higher density, compact development in the Downtown Core and along arterial routes to direct development away from rural areas Policies supporting agricultural uses and local farmers' markets are contained within the Plan A new Farm Land Development Permit Area has been included 	Chapter 5, Chapter 9
6. Facilitate Provision of Affordable Housing	<ul style="list-style-type: none"> The OCP includes policies for affordable housing and policies in the OCP that support a variety of housing options The City has a policy to waive the development cost charges for affordable housing where an agreement is signed with the City 	Chapter 5, Chapter 8
7. Enhance Economic Resiliency	<ul style="list-style-type: none"> The City of Parksville has a high portion of talented artisans and artists. Supporting the development of the arts and local markets to provide a place to sell locally made products will support economic diversity and resiliency Supporting public art will contribute to the local artisan economy Policies for commercial, industrial and agricultural lands will support the local economy 	Chapter 8, Chapter 9
8. Food Security	<ul style="list-style-type: none"> The OCP supports retention of lands in the Agricultural Land Reserve and encourages active farming The OCP contains policies to support a diversified rural economy including agri-tourism and direct farm sales of food grown in the City and region The Plan contains policies that focus growth and non-farm uses away from rural lands which will reduce land use conflicts that can negatively affect farming 	Chapter 5, Chapter 9



Shaping Our Future Goals	Plan Parksville Consistency with RGS Goals	Key OCP References
9. Pride of Place	<ul style="list-style-type: none"> • Parksville has many community festivals and events throughout the year. There are policies to continue the support for these annual events • The waterfront and Englishman River estuary are highly valued by Parksville’s community members and the Plan contains policies to preserve parks and natural spaces • Parksville has an involved community and communication with City staff and Council which is important to fostering the ongoing engagement of people who live, work and play in the City. The Plan contains policies to support civic engagement and public interest in municipal activities • Historic buildings instills a sense of place and reminds people of the City’s unique heritage 	Chapter 7, Chapter 8
10. Efficient Services	<ul style="list-style-type: none"> • The City has policies to encourage efficient use of water resources for municipal operations (e.g. irrigation strategy and emerging technology) • The City has policies to support water conservation (e.g. tiered water rates and seasonal watering restrictions) 	Chapter 6
11. Cooperation Among Jurisdictions	<ul style="list-style-type: none"> • The OCP supports ongoing formal agreements with the RDN for water provision, sharing of sewer and waste management services (French Creek), regional transit operations and recreation services • The OCP supports cooperation with the Province of BC for environmental resource management (foreshore, nest trees, et cetera), archaeological implications • Referrals to other levels of government for land uses within their jurisdiction (e.g. zoning amendment referrals to Ministry of Transportation and Infrastructure) 	Various chapters

