

Concentrate Housing and Jobs in Growth Centres

Indicator #11—Diversity of land use (ratio) inside the GCB

Why is this indicator important?

The Regional Growth Strategy (RGS) encourages the RDN and member municipalities to create mixed-use centres that are compact, complete and walkable. These compact and complete communities must have both high residential densities and a balanced land use mix. This mix ensures that there are sufficient shopping and employment destinations within the mixed-use centres to encourage residents to walk or use non-vehicular forms of transportation.

What does this indicator tell us?

This indicator tells us the proportion of different land uses (as a ratio) within the Growth Containment Boundary. (GCB). This is an indicator of how complete a community is based on the existing mix of residential, commercial, industrial, institutional or recreational uses. This applies to Urban Areas in municipalities and Rural Village Centres in Electoral Areas.

Where do we want to go?

Mixed-use centres, as defined in the RGS, accommodate places to live, work, play, learn and shop within a walkable area. The RGS direction is that these mixed-use centres, within the GCB, include the services residents need on a daily basis within a walkable area. According to figures used in the Rural Village Centre study, small centres served by transit should include: “10-15% public uses; 10-40% commercial and employment uses; and 50-80% residential uses.”

Target: Increase the land use diversity inside the Growth Containment Boundary

What is included in this indicator?

This indicator consists of a ratio of land use categories based on zoning designations. These categories summarize zoning designations within the GCB into residential zones, commercial zones, industrial zones, mixed-use and public zones.

Where are we right now?

In 2015, within the City of Nanaimo Urban Centre, 67% of land was used for residential purposes, 8% for industrial, 13% for recreational, 5% for institutional, and 5% for mixed use (includes commercial). Within Electoral Area Rural Village Centres, 61% of land was used for residential purposes, 11% for industrial, 10% for recreational, 6% for commercial, 6% for institutional, and 6% for mixed use.

In 2017, within the City of Nanaimo Urban Centre, 69% of land is used for residential purposes, 9% for industrial, 13% for recreational, 3% for institutional, and 6% for mixed use (includes commercial). Within Electoral Area Rural Village Centres, 61% of land was used for residential purposes, 11% for industrial, 10% for recreational, 7% for commercial, 6% for institutional, and 5% for mixed use.

Progress on the target continues to be achieved as the data available shows the diversity of land use within the GCB has increased or remained constant over the last two years and remains consistent with the desired ratio.

Goal 4

Concentrate Housing and Jobs in Growth Centres

Target: Increase the land use diversity inside the Growth Containment Boundary

Diversity of Land Uses within the RDN Growth Containment Boundaries

Rural Village Centres and Urban Centres 2017

2017	Residential	Commercial	Industrial	Mixed Use	Institutional	Recreational
Electoral Areas*	61%	7%	11%	5%	6%	10%
Lantzville**	62%	0.5%	1%	0.5%	1.5%	34.5%
Parksville**	33%	7%	3%	5%	20%	7%
Qualicum Beach**	70%	9%	1%	8%	4%	8%
Nanaimo**	69%	1%	9%	5%	3%	13%

Rural Village Centres and Urban Centres 2015

2015	Residential	Commercial	Industrial	Mixed Use	Institutional	Recreational
Electoral Areas*	61%	6%	11%	6%	6%	10%
Lantzville**	-	-	-	-	-	-
Parksville**	-	-	-	-	-	-
Qualicum Beach**	-	-	-	-	-	-
Nanaimo**	67%	1%	8%	5%	5%	13%

*Rural Village Centres

**Urban Areas

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Every reasonable effort has been made to use comparable data with consistent geographies and methodology. Where data limitations exist, these are noted within the document content, chart or table. For further details of the results, please refer to the RGS Annual Reports for information: <https://www.rdn.bc.ca/rgs-progress-reports>