

Concentrate Housing and Jobs in Growth Centres

Indicator #10—Density of dwelling units inside and outside the Growth Containment Boundary

Why is this indicator important?

The Regional Growth Strategy (RGS) encourages the RDN and member municipalities to direct future development inside the Growth Containment Boundaries. The higher densities of mixed-use centres within the Growth Containment Boundary (GCB) situates people closer to their jobs and the services they need / use on a daily basis. This type of growth supports the delivery of more cost effective and efficient transit and infrastructure services. Outside of the GCB, demand for development is reduced and land is maintained for open space, agriculture and wildlife habitat.

What does this indicator tell us?

This indicator tells us if density inside the GCB is increasing compared to outside the GCB. This shows whether or not the majority of growth is happening in designated growth areas. This indicator can be used to show if development is occurring at densities needed to support walkability and efficient servicing. This applies to Urban Areas in municipalities and Rural Village Centres in Electoral Areas.

Where do we want to go?

The RGS goal is for the RDN and member municipalities to direct the majority of new growth into the GCB. This will help attain the RGS vision of compact, complete walkable neighborhoods that can be serviced more efficiently with transit, water, wastewater and solid waste. The compact form of development also achieves other RGS goals to reduce greenhouse gas emissions and preserve resource lands.

Target: Increase the density of dwelling units within the Growth Containment Boundary

What is included in this indicator?

This indicator uses the density of dwelling units per hectare within and outside the GCB in the Urban Areas and Rural Village Areas.

Where are we right now?

The 2015 dwelling unit density provided a baseline estimate, and will be used to establish a trend for future updates to this indicator. In 2017, the density within the Urban Centres of the City of Nanaimo, Qualicum Beach, Lantzville and Rural Village Centres within the Electoral Area GCB was 4.05 dwelling units per hectare, and the density outside the GCB was 0.6 dwelling units per hectare. Since 2015, dwelling units per hectare inside the GCB increased from 3.67 to 4.05, and dwelling units per hectare outside the GCB remained at 0.6. Data for 2015 did not include the Town of Qualicum Beach or the City of Parksville.

Progress on the target has been made as the average density within the GCB of the Urban Centres and Rural Village Centres have increased in the last two years.



Goal 4

Concentrate Housing and Jobs in Growth Centres

Target: Increase the proportion of the population living within the Growth Containment Boundary

Dwelling units per hectare inside and outside the GCB



2017 Dwelling Unit Density

4.05 units per hectare inside the GCB
0.06 units per hectare outside the GCB

2015 Dwelling Unit Density

3.67 units per hectare inside the GCB
0.06 units per hectare outside the GCB

Density Inside and outside GCB in 2015

City of Nanaimo

4.68 units per hectares inside the GCB (incl. suites)

All land within the City is within the GCB

City of Parksville

X units per hectares inside the GCB

X units per hectare outside the GCB

Town of Qualicum Beach

X units per hectares inside the GCB

X units per hectare outside the GCB

District of Lantzville

0.85 units per hectare inside the GCB

0.02 units per hectare outside the GCB

RDN Electoral Areas*

2.03 units per hectare inside the GCB

0.06 units per hectare outside the GCB

Density Inside and outside GCB in 2017

City of Nanaimo

4.87 units per hectares inside the GCB (incl. suites)

All land within the City is within the GCB

City of Parksville

4.44 units per hectares inside the GCB

All land within the GCB

Town of Qualicum Beach

6.48 units per hectares inside the GCB

0.3 units per hectare outside the GCB

District of Lantzville

0.85 units per hectare inside the GCB

0.02 units per hectare outside the GCB

RDN Electoral Areas*

2.31 units per hectare inside the GCB

0.06 units per hectare outside the GCB

* Electoral Area B is not included in the results