



2020

**CITY OF NANAIMO**  
**COMMUNITY PROFILE**



## MAYOR'S WELCOME



On behalf of City Council and the citizens of Nanaimo, it is my pleasure to welcome you to our beautiful city. As the economic hub of central Vancouver Island, Nanaimo boasts both a vibrant business community and an exceptional quality of life. Nanaimo has transitioned from a commodity-based economy that relied on an abundance of natural resources from the forests and ocean towards a service-based “knowledge” economy that relies on the skills, talent and innovation of the local workforce. The city is now a regional centre for health services, technology, retail, construction, manufacturing, education and government services.

Nanaimo is a central transportation and distribution hub for Vancouver Island. Home to an excellent deep-sea port, this ocean-side city receives 4.6 million tons (2019) of cargo through its port facilities and deep-sea terminal at Duke Point each year. Air Canada offers direct flights to Vancouver,

Calgary and Toronto from the Nanaimo Airport, an all-weather facility. Seaplanes and Helijet link downtown Nanaimo to downtown Vancouver in 20 minutes. BC Ferries provides vehicle and passenger service between Nanaimo and Vancouver as well as Richmond from two terminals located in Nanaimo.

Businesses choose to locate in Nanaimo because of the cost efficiencies and a complete range of telecommunications services. Nanaimo offers a well-trained, stable and educated workforce. Vancouver Island University graduates, from various disciplines, provide a constant stream of new employees for area companies.

Nanaimo City Council values our over 6,200 businesses and offers support programs through the Economic Development office. We offer various incentives for new multi-family housing, and commercial and heritage projects in our City Centre. Additionally, city wide incentives are available for hotel and/or motel developments or redevelopments.

Nanaimo offers a full spectrum of housing options most with spectacular ocean and mountain views. A diverse range of recreational opportunities is available to Nanaimo residents and visitors. Nestled between the ocean and the mountains, Nanaimo offers an enviable lifestyle with a variety of employment and investment opportunities.

We hope you choose to become a part of our beautiful, vibrant city.

A handwritten signature in blue ink, appearing to read 'L. Krog'.

Mayor Leonard Krog, City of Nanaimo

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## 1.0 INTRODUCTION

Nanaimo is the fifth largest urban centre in British Columbia. Nestled between the mountains and the ocean, Nanaimo is a 20-minute flight from downtown Vancouver or a 1.5 hour ferry ride. The economic hub of Central and North Vancouver Island, Nanaimo boasts a vibrant business community and exceptional quality of life.

Businesses choose to locate in Nanaimo because of the cost efficiencies and a complete range of telecommunications services. The city offers a skilled and motivated workforce, exceptional technological infrastructure, and easy access to world markets. This welcoming region of 170,757 (RDN 2020) people is proud of their recreational facilities, community spirit, and the region's natural beauty.

### **1.1 Nanaimo Economic Development (NED)**

Working with local and regional partners, the Nanaimo Economic Development office assists in building a prosperous community through economic opportunity.

Our services include:

- Supporting new start-ups, business retention and business expansion;
- Attracting new business and investment; and
- Promoting Nanaimo as a premier destination for new businesses and residents.

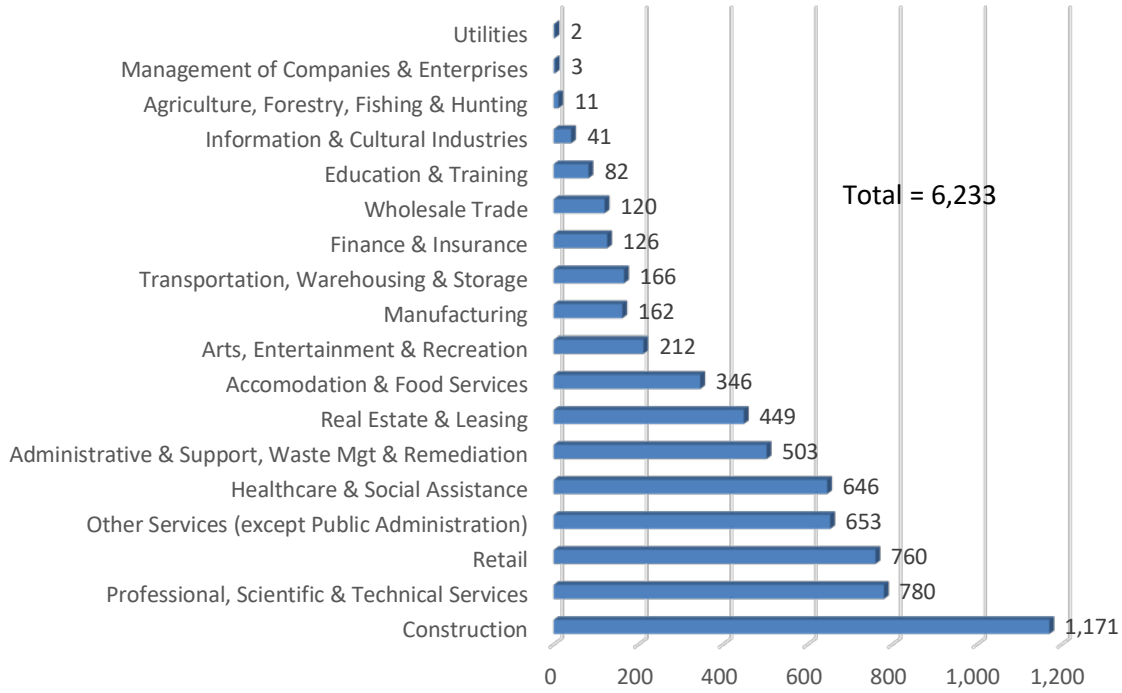
### **1.2 Location**

The City of Nanaimo is the second largest urban centre on Vancouver Island. Nanaimo is located on the eastern side of Vancouver Island, 23km (14 miles) west of Vancouver and 113km (70 miles) north of Victoria, the capital of British Columbia. The City of Nanaimo covers 88.19 square kilometres within the Nanaimo Regional District. The Regional District stretches north to Bowser, south to Cedar and west to Errington, an area of 2,041.32 square kilometres. The City of Nanaimo accounts for 4.3% of the total land area of the region, but is home to 61% of the population and operates as the region's economic and employment centre.

### **1.3 Economic Overview**

Nanaimo has transitioned from a commodity-based economy that traditionally relied on an abundance of natural resources in the forest and ocean towards a service-based "knowledge" economy that relies on the skills, talent and innovation of the local workforce. The area offers a diversified economic base of 6,233 businesses operating within the City of Nanaimo. Nanaimo's largest sectors by number of businesses are Construction (18.8%), Professional Scientific & Technical (12.5%), Retail Trade (12.2%), Other Services except Public Administration (10.5%) and Healthcare/Social Assistance (10.4%). These top five industry sectors account for 64.3% of all business licenses.

### Business Licenses by Industry 2019 City of Nanaimo

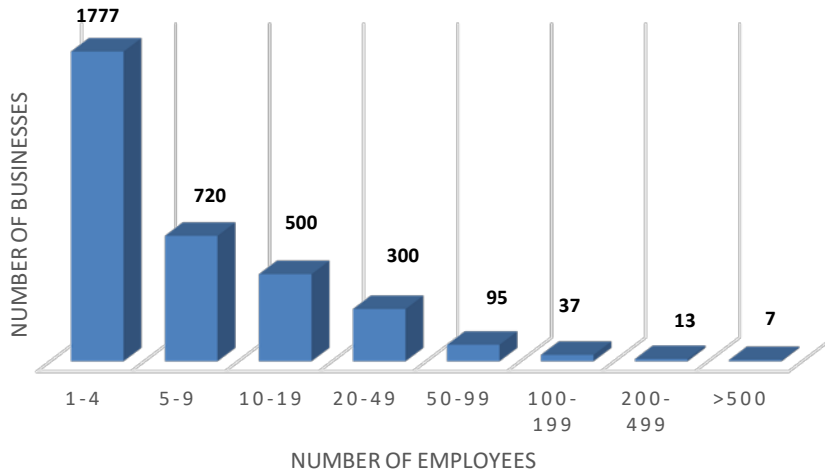


Source: Nanaimo Economic Development, City of Nanaimo

As with Canadian business composition, the majority of the businesses in Nanaimo are small to medium sized enterprises. The City of Nanaimo has 3,977 businesses with employees. Approximately 87% (2,997) of these businesses have between 1 and 19 employees; 9% (300) of the businesses have between 20-49 employees; 4% (145) of these businesses have between 50-499 employees and 7 businesses have more than 500 employees. Nanaimo's largest sectors by employment are: Healthcare and Social Assistance, Retail Trade, Construction, Accommodation & Food Services and Educational Services (2016 Census)



### Businesses by Employee Size 2019 City of Nanaimo



Source: Stats Canada, Nanaimo Economic Development

#### Health Care & Social Assistance

During the 2016 Census, the Healthcare and Social Assistance sector was the largest employment sector in the Nanaimo CA with 7,285 employees. Nanaimo CA area includes the City of Nanaimo, Area A, Area C and Lantzville. Over the past decade significant investments have been made at the Nanaimo Regional General Hospital and in private healthcare facilities surrounding the hospital zone. Employment in healthcare rose by 14.4% between 2011 and 2016. The City of Nanaimo had 6,600 employees in the Healthcare and Social Assistance sector representing 14.7% of total employment.

#### Retail Trade

Nanaimo is the retail and distribution hub for Central and North Vancouver Island. Employment in retail trade increased by 0.96% between 2011 and 2016. In the City of Nanaimo the retail sector employed 6,610 representing 14.8% of total employment. In the Nanaimo CA 6,975 persons were employed in the retail sector. Nanaimo is home to the largest retail mall on Vancouver Island, Woodgrove Centre. Retail malls and boutique shops are continually reinventing themselves to provide an exceptional customer experience as the competition between traditional brick and mortar stores and on-line shopping intensifies.

#### Construction

Construction remains one of the key employment sectors in the Nanaimo CA, with 4,220 employees. Building permit values for residential and commercial projects continue to reflect higher demand year-over-year from positive migration. Employment in the construction sector grew by 5.2% between 2011 and 2016. In the City of Nanaimo at the time of 2016 Census 3,775 persons were employed in Construction.

#### Accommodation & Food Services

Accommodation and Food Services is the fourth largest employment sector in the Nanaimo CA, with 4,035 employees. Employment in this sector decreased by 1.6% between 2011 and 2016. The City of Nanaimo employed 3,840 people in the Accommodation and Food services sector at the time of Census.

### Educational Services

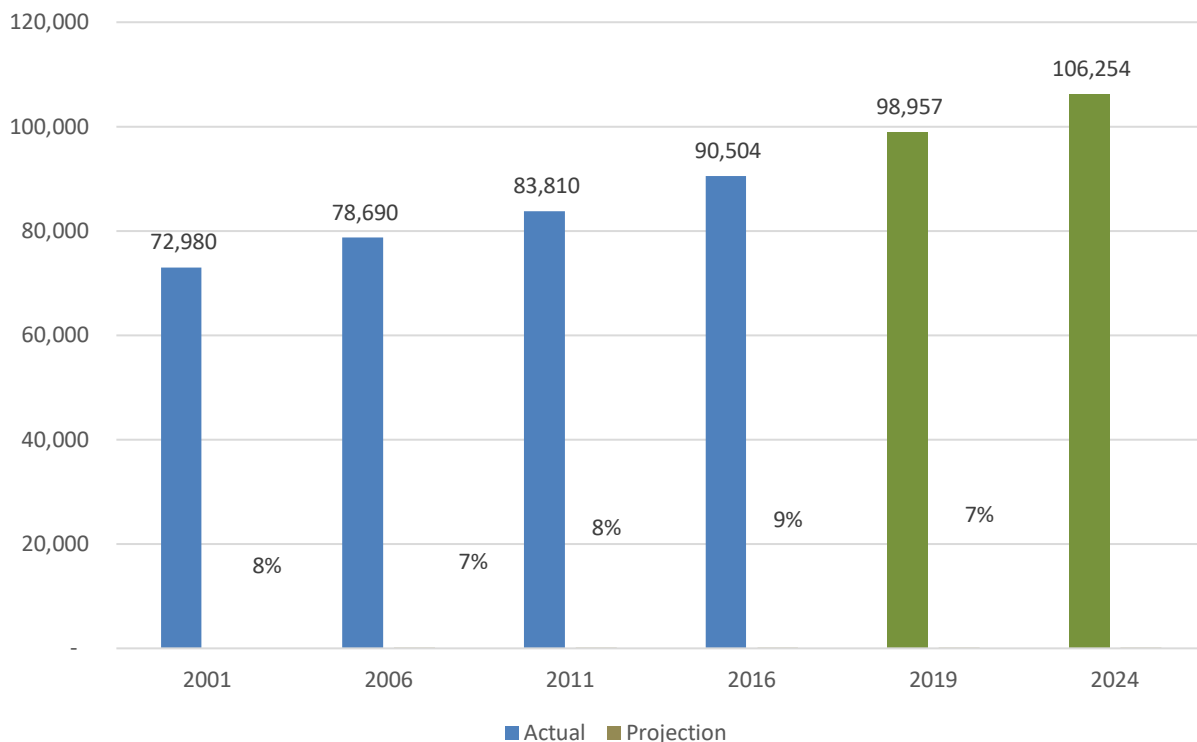
Educational Services is the fifth largest sector in Nanaimo CA with 3,355 employees. Nanaimo is home to Vancouver Island University which draws students from all parts of the world and adds diversity. In 2011 educational services accounted for 7.2% of the total employment in Nanaimo, but declined to 7.0% in 2016. In the City of Nanaimo 2,995 people were employed in educational services, representing 6.7% of employment.

## 2.0 DEMOGRAPHICS

### 2.1 Population

The City of Nanaimo’s population is estimated to be 98,957 in 2019. The population in the Regional District of Nanaimo was estimated at 162,727. Based on future projections, strong population growth is expected to continue in the Nanaimo area. For detailed City of Nanaimo and Regional population projections by age breakdown see Appendix A and B.

**Population Growth  
City of Nanaimo**



Source: Stats Canada, BC Stats

Nanaimo’s location has helped the city develop as an important retail, service, transportation and distribution centre for central and northern Vancouver Island. The city’s primary trade area comprises of approximately 164,235 people drawn from the Nanaimo Regional District and the Town of Ladysmith. This trade area has been growing due to population growth. The primary trade area grew by 6.3% between 2011 and 2016.

The city's secondary trade area has over 142,179 people in the Alberni-Clayoquot region to the west, and the Comox Strathcona region to the north. This area has grown on average 3.13% between 2011 and 2016.

The city's tertiary trade area has an additional 86,237 people from the Cowichan Valley region to the south, and the Mount Waddington region to the north. This area has grown by 4.35% between 2011 and 2016. Thus, the total trade area is approximately 392,651 persons.

Nanaimo's Trade Areas			
	2011	2016	% Change
<b>Primary Trade Area</b>			
City of Nanaimo	83,810	90,504	7.39%
Remainder of Nanaimo Regional District	62,764	65,194	3.72%
Ladysmith	7,921	8,537	7.21%
<b>Subtotal</b>	<b>154,495</b>	<b>164,235</b>	<b>5.93%</b>
<b>Secondary Trade Area</b>			
Alberni-Clayoquot RD	31,061	30,981	-0.25%
Comox Strathcona RD	106,790	111,198	3.96%
<b>Subtotal</b>	<b>137,851</b>	<b>142,179</b>	<b>3.04%</b>
<b>Tertiary Trade Area</b>			
Remainder of Cowichan RD	72,411	75,202	3.71%
Mount Waddington RD	11,506	11,035	-4.26%
<b>Subtotal</b>	<b>83,917</b>	<b>86,237</b>	<b>2.69%</b>
<b>Total (All Trade Areas)</b>	<b>376,263</b>	<b>392,651</b>	<b>4.17%</b>

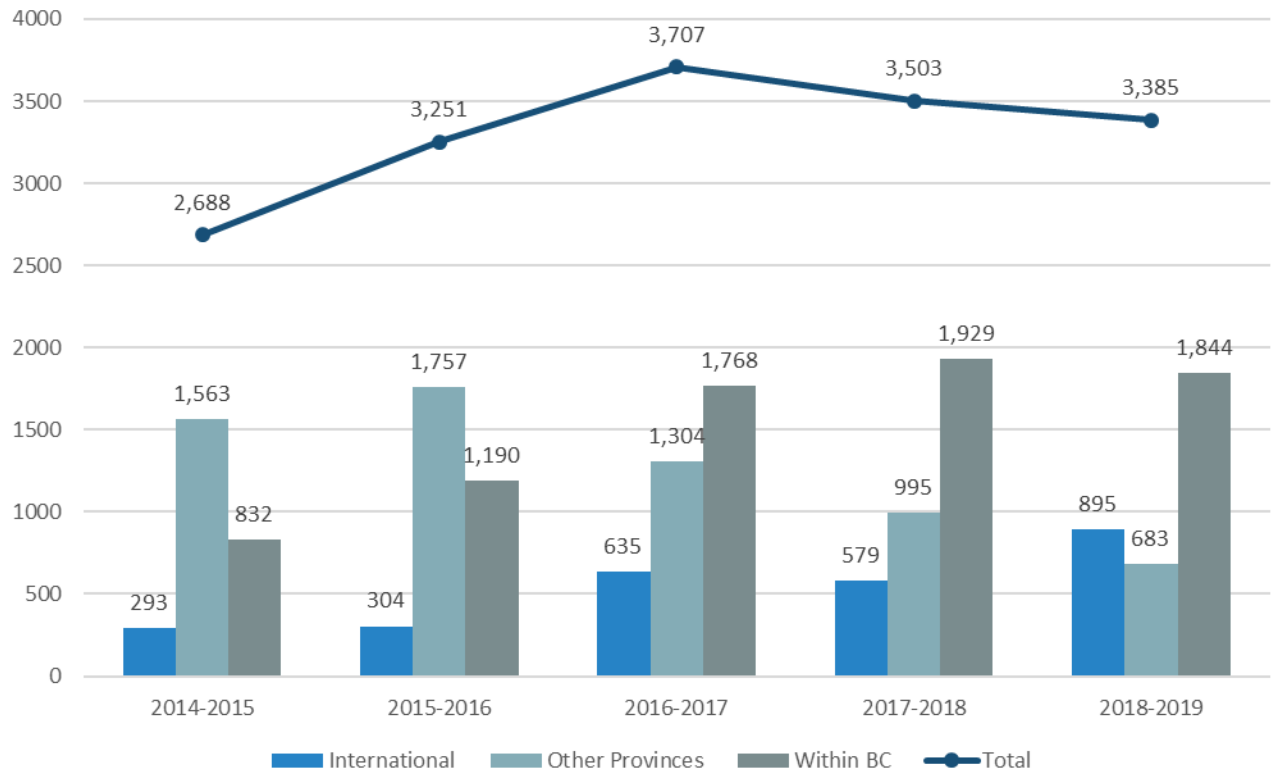
Source: Stats Canada Census

## 2.2 Migration

Population growth is driven by two factors: natural increase and migration. Nanaimo's population growth has resulted from migration. People move to new areas for a variety of reasons including employment opportunities and quality of life factors. There are three types of migrants; intra-provincial (within BC), inter-provincial (other provinces) and international immigrants (outside of Canada). In the past five years, on average over 3,000 net new migrants have located in the Nanaimo region.



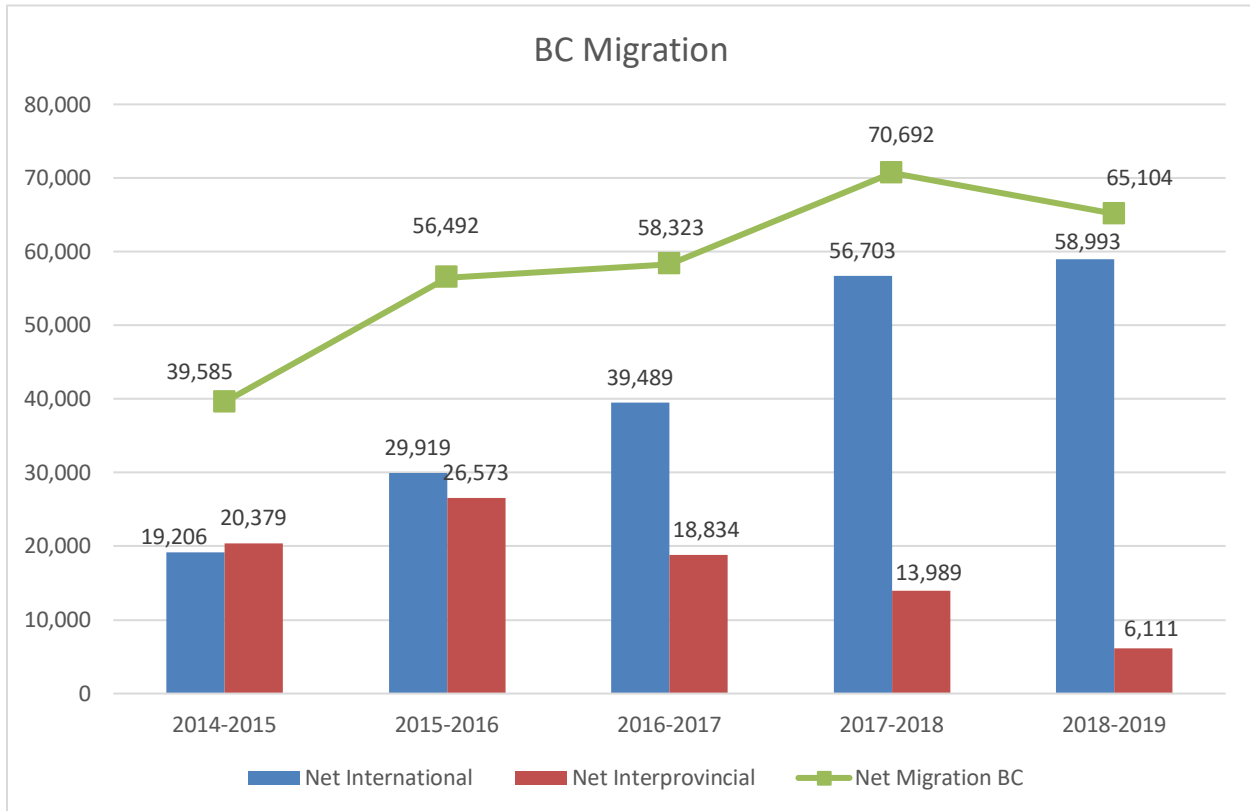
### Origin of New Residents Regional District of Nanaimo



Source: BC Stats



Migration to British Columbia from other countries has been growing significantly over the last five years. Migration to BC from other provinces has been slowing down after peaking in 2015-2016. Net migration to BC had been on a positive trajectory year-over-year but declined in 2018-2019. The Nanaimo region captured 5.2% of total migrants to BC in 2018-2019 and the five-year average is 5.8%.



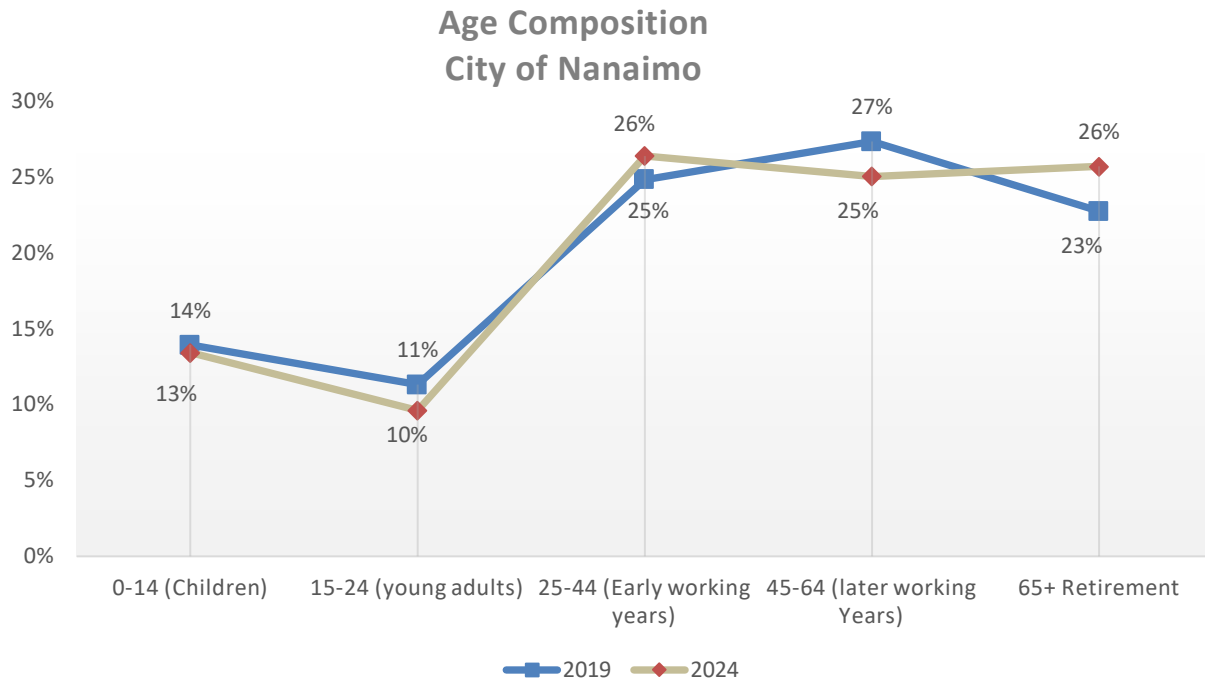
Source: BC Stats

### 2.3 Population by Age Distribution

In 2019, the City of Nanaimo had 13,680 children aged 0 to 14, and 23,271 persons aged 65 and older, representing respectively 14.0% and 23.0% of the total population. The working age population 62,006 (15 to 64) represented 63.0% of the total population. Below is a table of population by age breakdown and expected increase or decrease in each age category by 2024.

Children (0-14)	Young Adults (15-24)	Early Working Years (25-44)	Later Working Years (44-64)	Retirement (65+)
<b>2019</b> 13,680	<b>2019</b> 10,342	<b>2019</b> 24,243	<b>2019</b> 27,421	<b>2019</b> 23,271
<b>2024</b> ↑ 4.1%	<b>2024</b> ↓ 1.4%	<b>2024</b> ↑ 14.4%	<b>2024</b> ↓ 3.2%	<b>2024</b> ↑ 17.1%

The Chart below breaks down age categories as a proportion of total population in 2019 and five years forward. Note although an age category may see absolute growth over the five year term, it may represent a small portion of the total population depending on what happens in other categories.



Source: Environics Analytics



## 2.4 Language, Ethnic Origins, Visible Minorities

Nanaimo is becoming a more ethnically diverse community over time. Approximately 15% of Nanaimo's total population are immigrants. Roughly, 74% of the immigrants have been living in Nanaimo for over sixteen years.

Mother Tongue	
Language	% of total population
English	88.6
French	1.6
German	1.3
Mandarin	1.2
Panjabi (Punjabi)	1.0
Dutch	0.6
Tagalog (Pilipino, Filipino)	0.6
Other immigrant languages	4.9
Aboriginal languages	0.2

Source: Stats Canada 2016 Census

Population by Ethnic Origins - City of Nanaimo		
	2016	% of Total population
European Origins	68,970	79%
Other North American Origin	24,025	27%
Asian Origins	8,455	10%
North American Aboriginal Origins	7,330	8%
African Origins	995	1%
Latin, Central & South American Origins	855	1%
Oceania Origins	605	1%
<b>Total popn by Ethnic Origins*</b>	<b>87,650</b>	<b>127%</b>

Source: Stats Canada 2016 Census

\*a person may report more than one ethnic origin, hence totals do not match.

<b>Visible Minorities- City of Nanaimo</b>			
	<b>2,019</b>	<b>2024</b>	<b>% change</b>
Chinese	2,762	3,131	13%
South Asian	2,207	2,200	0%
Filipino	928	997	7%
Southeast Asian	836	844	1%
Black	760	778	2%
Latin American	550	599	9%
Japanese	473	482	2%
Korean	401	392	-2%
Arab	281	282	0%
Multiple Visible Minorities	254	229	-10%
West Asian	198	200	1%
Visible Minority (not inc elsewhere)	78	73	-6%
<b>Total</b>	<b>9,728</b>	<b>10,207</b>	<b>5%</b>

source: 2016 census, enviroic analytics

The largest segment of residents in Nanaimo are of European origins, representing 79% of the total population. At 27%, the second highest group is Other North American Origin (excluding Aboriginal), and the third largest is Asian origins at 10%. Aboriginal origins represent 8.4% of the population. The largest population gains in the last census were in the Asian and European origin categories.

Visible minorities represent 9.9% of Nanaimo's total population. As the overall population grows, Nanaimo is seeing greater diversity in its population. The three largest minorities in Nanaimo are Chinese (2.6%), South Asian (2.2%), and Filipino (1.1%). The total visible minority population in Nanaimo is expected to increase by 5% by 2024. The largest growth is expected to come from Chinese migrants (369 persons), followed by Filipino (69 persons) and Latin American (49 persons).

BC's visible minority population is at 31.1%. The three largest minorities in BC are Chinese (11.7%), South Asian (7.8%), and Filipino (3.6%). Vancouver has the most diverse population in BC with visible minorities representing 48.9% of the total population — with Chinese at 19.6%, South Asian 12% and Filipino at 5.1%.

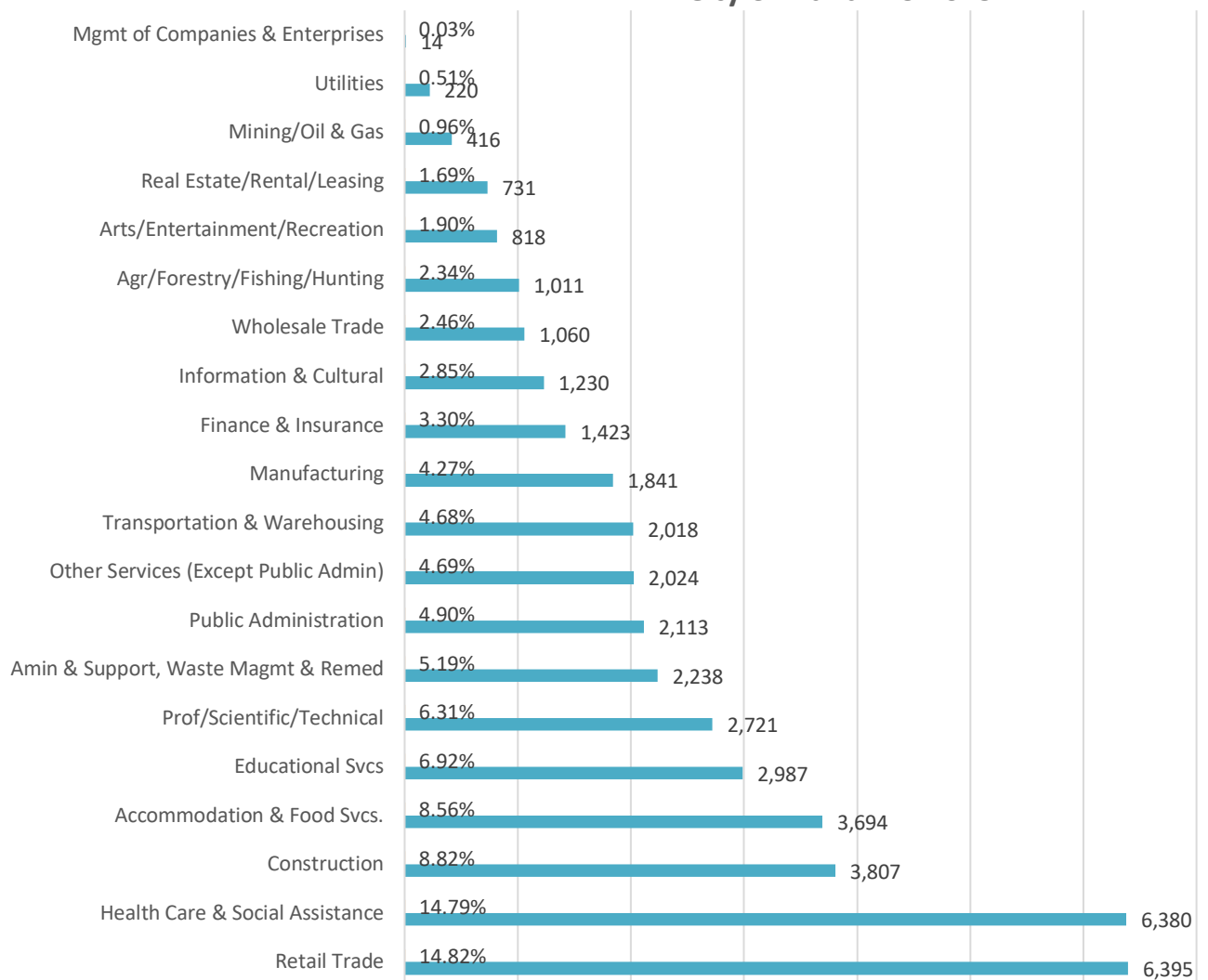


### 3.0 LABOUR MARKET

#### Labour Market by Industry Sector – Nanaimo

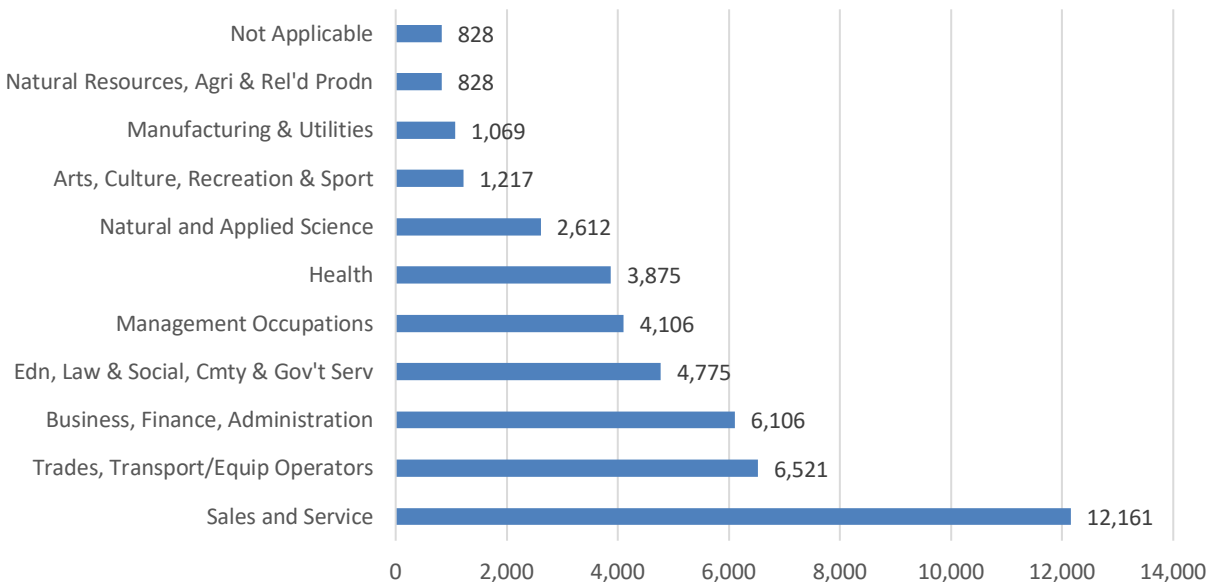
Service industries account for much of Nanaimo’s employment base. In 2019, 83% of total employment was provided by the service sector and the goods producing sector accounted for 17% of the total employment. The greatest number of jobs in the City of Nanaimo were provided by the Retail and Healthcare/Social assistance sector followed by the Construction, Accommodation/Food services, and Education sector.

Labour Market by Industry Sector  
City of Nanaimo 2019



Source: Environics Analytics

### Labourforce by Occupation City of Nanaimo 2019



Source: Environics Analytics

Sales and service occupations make up 28% of all jobs in Nanaimo. Trades, Transport/Equipment operators account for 15% of all occupations. The next three categories fall into professional services, together they account for 35% of occupations in Nanaimo.

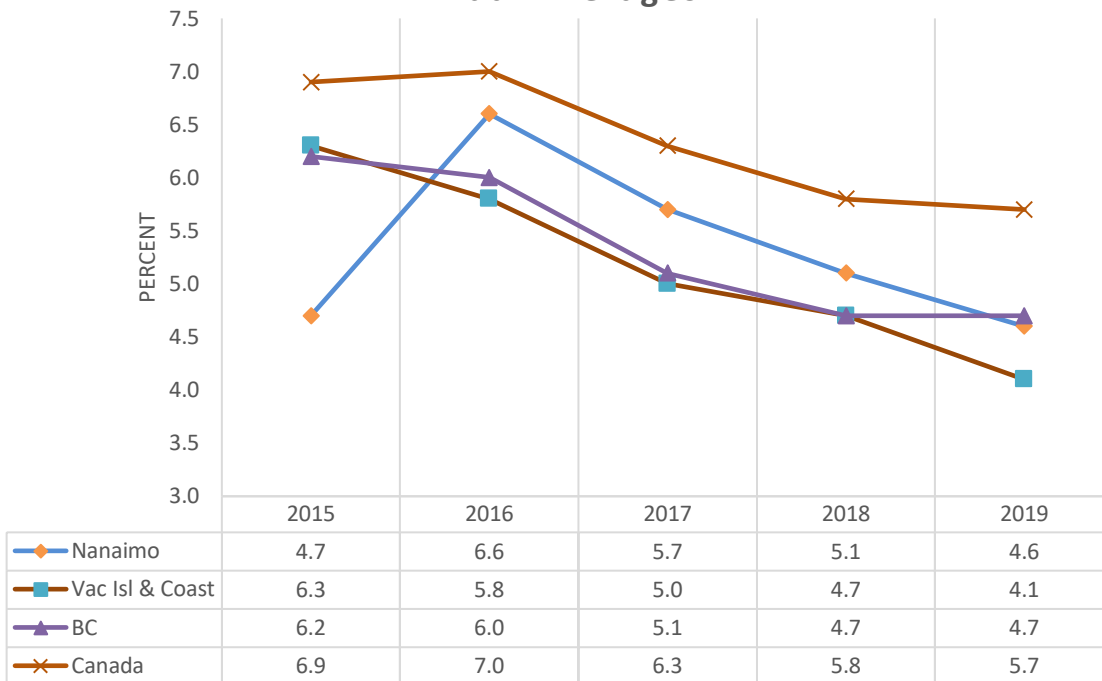
### 3.1 Unemployment and Participation Rates

The labour force is composed of those 15 years of age and older who are either employed or actively seeking work. Changes in the labour force are the result of changes in population and economic opportunities. A growing economy attracts workers from other areas and induces people to enter the labour force. When the economy slows, people leave in search of opportunities elsewhere or withdraw from the labour force.

Historically Nanaimo's unemployment rate has been below BC and the Canadian average. In the past three years Nanaimo's unemployment rate has been higher than BC's but lower than the national rate.



### Unemployment Rate Comparisons Annual Averages



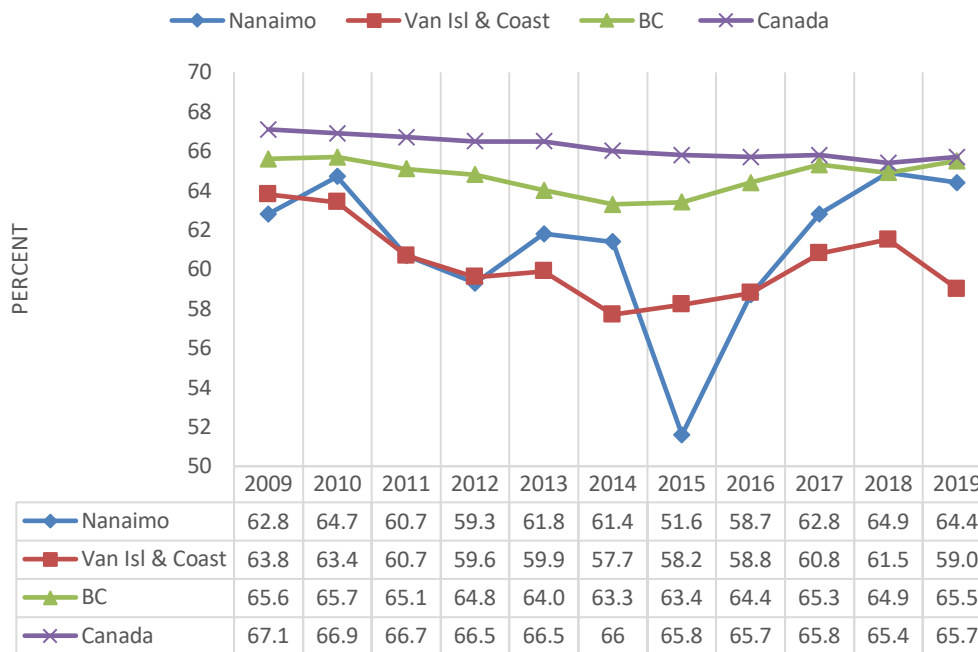
Source: Stats Canada

Nanaimo's labour force participation rate for has been increasing in recent years. Labour force participation rate represents the ratio between those in the labour force and the total population that is of working age. Regions with younger populations tend to have higher labour force participation rates while those with an older population have lower rates. Participation rates also tend to fall during recessions and rise during expansions.

Nanaimo's labour force participation rate for 2019 was 64.4% higher than Vancouver Island Coast region but lower than BC and Canada.



## Labour Force Participation Rate Comparison Annual Averages



Source: Stats Canada

### 3.2 Income

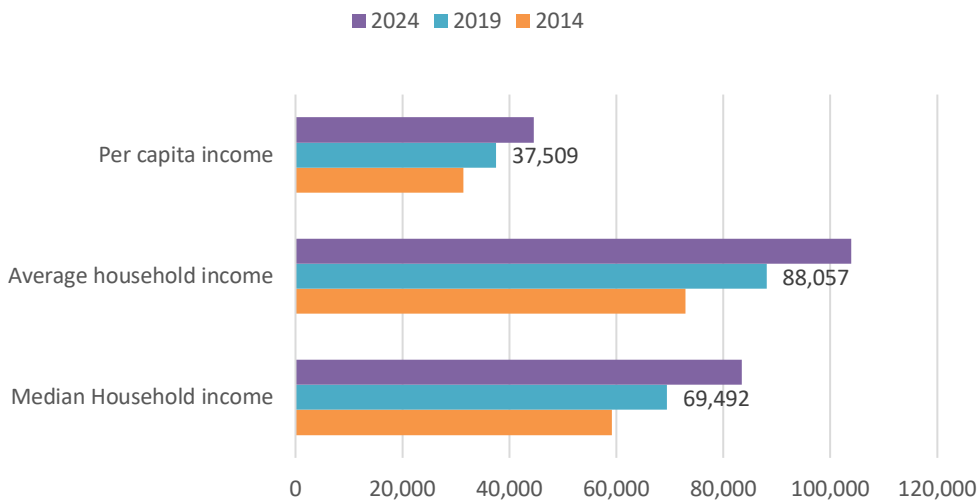
#### Median, Average and Per Capita Income

In 2019, the median household income in the City of Nanaimo was \$69,492. This is a 17.5% increase in the last five years. By 2024, Nanaimo's median household income is projected at \$83,428, a growth of 20.1%.

In 2019, the average household income in the City of Nanaimo was \$88,057 an increase of 20.7% in the past five years. Average household income is projected to reach \$103,945 by 2024.

The per capita income in 2019 was \$37,509, this is an increase of 19.7% in the past five years. Projected per capita income for 2024 is \$44,587.

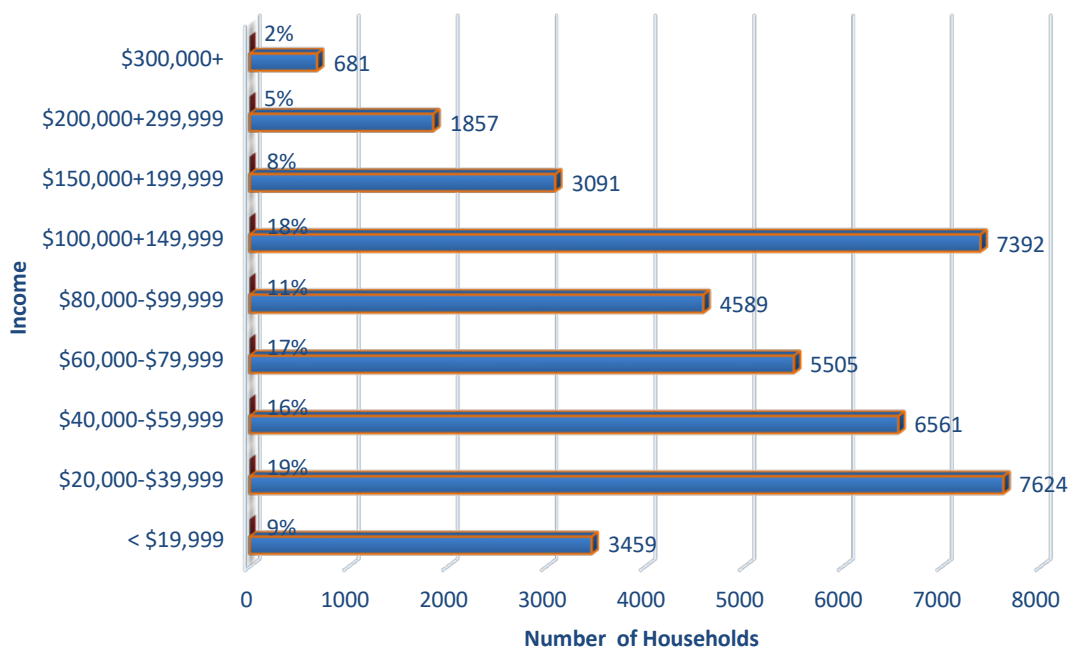
### City of Nanaimo Median, Average & Per Capita Income



Source: Environics Analytics

The largest number of households in the city of Nanaimo (7,624) report household income between \$20,000 and \$39,999 per annum. The second largest number of households (7,392) report household income of \$100,000 to \$149,999 per annum. 32% of the households in Nanaimo earned \$100,000 or more in 2019.

### Household Income Distribution City of Nanaimo 2019

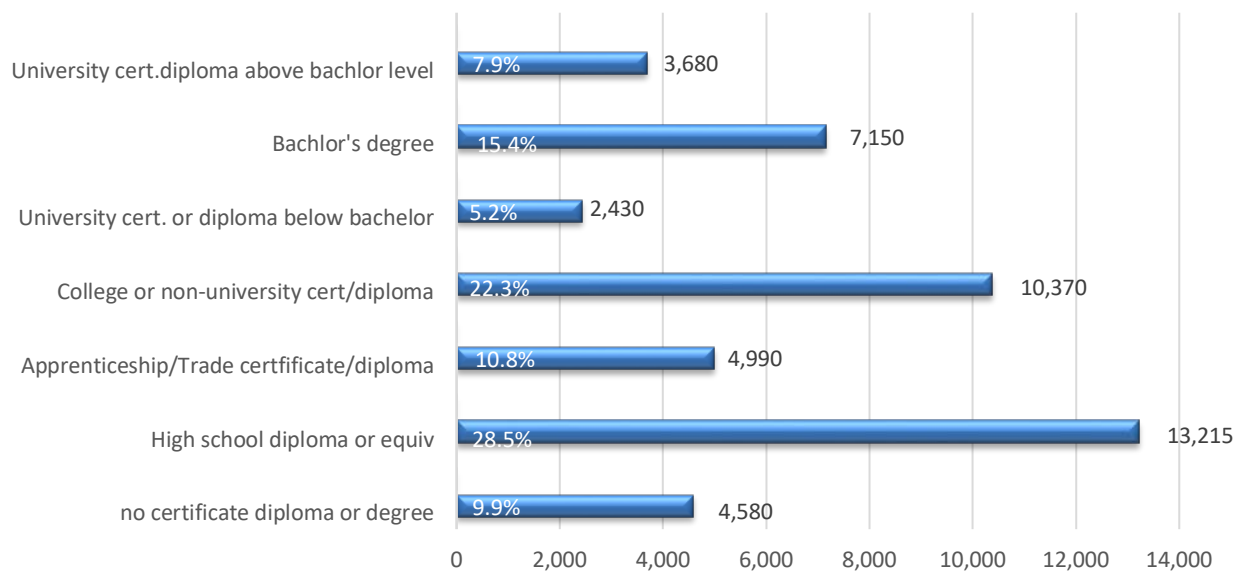


Source: Environics Analytics

### 3.3 Labour Force by Education

Nanaimo has a higher proportion of high school graduates (28.5%) compared to BC (26.5%) but lower proportion of population holding some form of post-secondary accreditation. Nanaimo's portion of population with a bachelor's level of education or above is 23.3% compared with BC's average of 29.9%.

**Educational Attainment (25 to 64 years)  
City of Nanaimo, 2016**



Source: Stats Canada 2016 Census

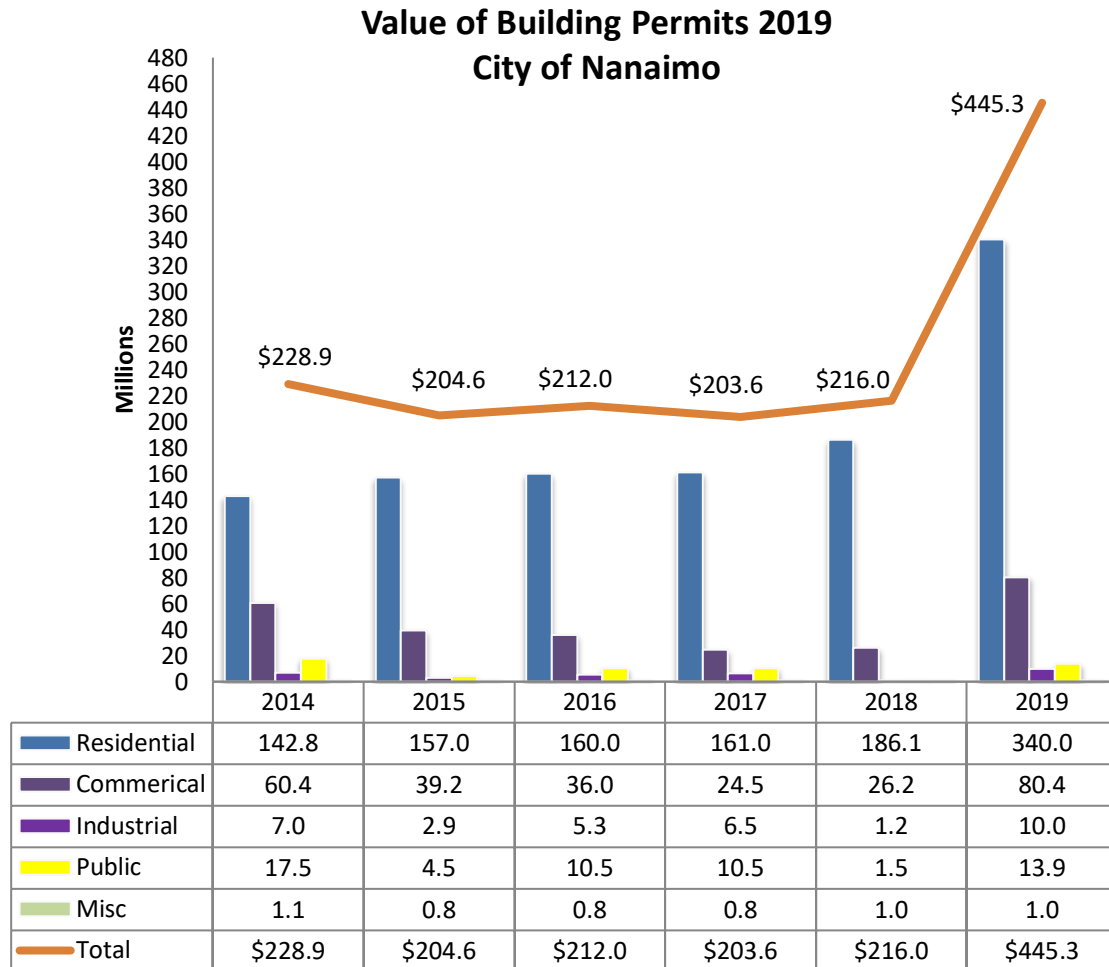


### 3.4 Major Employers

Business Name	Address	City	Prov	Zipcode	Telephone (250)	Sector	Employees
Nanaimo Reg Gen Hospital	1200 Dufferin Cres	Nanaimo	BC	V9S 2B7	755-7691	Healthcare	2,200
School District No 68 Nanaimo	395 Wakesiah Ave	Nanaimo	BC	V9R 3K5	754-5521	Education	1,800
Vancouver Island University	900 Fifth Street	Nanaimo	BC	V9R 5S5	753-3245	Education	1,030
BC Ferries	680 Trans Canada Hwy	Nanaimo	BC	V9S 5R1	716-7131	Transport	700
City of Nanaimo	455 Wallace Street	Nanaimo	BC	V9R 5J6	754-4251	Mun Gov	639
Save-on-foods (5 locations)	Island Hwy	Nanaimo	BC	V9S 5W3	390-4517	Retail	536
Harmac Pacific (NFP)	1000 Wave Place	Nanaimo	BC	V9X 1J2	722-3211	Forestry	400
Walmart Supercenter	100-3200 Island Hwy	Nanaimo	BC	V9T 6N8	390-2344	Retail	295
Coast Bastion Hotel & Rest	11 Bastion Street	Nanaimo	BC	V9R 6E4	753-6601	Hotel	290
Regional District of Nanaimo	6300 Hammond Bay	Nanaimo	BC	V9T 6N2	390-4111	Reg Gov	268
Real Canadian Superstore	6435 Metral Drive	Nanaimo	BC	V9T 2L9	390-5700	Retail	250
Costco Wholesale	6700 Island Hwy	Nanaimo	BC	V9V 1K8	390-3231	Retail	200
Home Depot	6555 Metral Drive	Nanaimo	BC	V9T 2L9	390-9093	Retail	180
Vancouver Island Regl Library	6250 Hammond Bay	Nanaimo	BC	V9T 6M9	933-2665	Library	180
Western Forest Products Inc	Port	Nanaimo	BC	V9R	734-4700	Forestry	180
Lowe's Home Improvement	4750 Rutherford	Nanaimo	BC	V9T 4K6	760-1001	Retail	150
Thrifty Foods (2 locations)	5801 Turner Road	Nanaimo	BC	V9R 5E2	728-4950	Retail	141
Central Vancouver Island Hlth	1665 Grant	Nanaimo	BC	V9S 5K7	755-6200	Healthcare	130
Great Canadian Casinos Inc	620 Terminal Ave	Nanaimo	BC	V9R 5E2	753-3033	Entertain.	130
Hudson's Bay	6631 N Island Hwy	Nanaimo	BC	V9T 4T7	390-3141	Retail	130
Mnp Llp	345 Wallace	Nanaimo	BC	V9R 5B6	753-8251	Accounting	118
Morrison Hershfield Ltd	630 Terminal Ave	Nanaimo	BC	V9S 4K2	755-4025	Engineering	101

## 4.0 DEVELOPMENT TRENDS & REAL ESTATE

### 4.1 Building Permits



Source: Nanaimo Economic Development, City of Nanaimo

2019, was an all-time record breaking year for building permit activity. At \$445.3 million building permit values increased by 106% over 2018. Prior to 2019, the highest year recorded for building permit activity was 2007 at \$253 million.

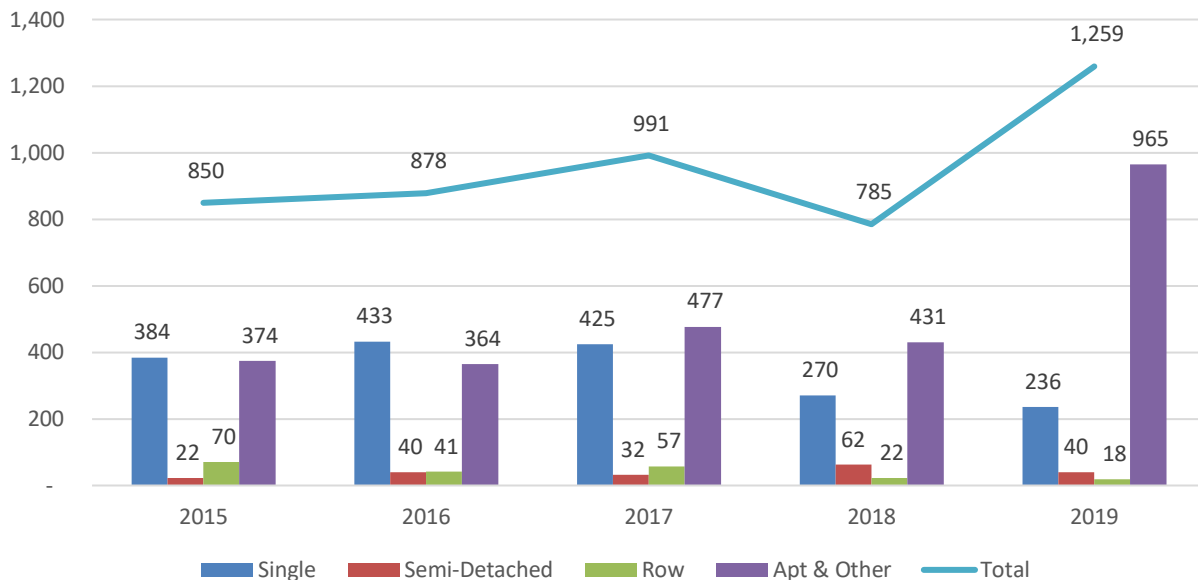
Overall, residential permits accounted for 76% of the total value of building permits, commercial for 18%, and industrial and public combined for 5.3%. In 2019 growth occurred in each category of building permits issued. Residential permits grew by 83%, commercial by 207%, industrial by 733% and public by 827% over 2018 values. Non-residential building permit values nearly quadrupled in 2019 in comparison to 2018.

### 4.2 Housing Starts

Housing starts, like building permits, are a leading indicator of economic activity. Increases in housing starts are indicative of a strong or improving economy. While decreases may indicate economic activity is slowing.

In 2019, 1,259 housing units were started, 236 were single family dwellings and 965 were multi-family dwellings. Overall in 2019 there was 60% growth in housing starts compared to 2018.

### Housing Starts by Type City of Nanaimo 2019



Source: Canada Mortgage & Housing Corporation

### 4.3 Housing

There is a wide range of housing choices in Nanaimo, from waterfront estates to condos. Because of the mountainous terrain, many properties offer spectacular views and all residents have access to the waterfront from public access paths. Due to the areas recent population growth, much of the housing has been built within the past 25 years.

Single-detached homes make up the majority of housing in the area. As the city grows the mix of housing is changing, with a proportional decline in single family residences and an increase in multi-family housing types. In total, there were 39,165 dwelling units in the City of Nanaimo at the time of the 2016 Census.

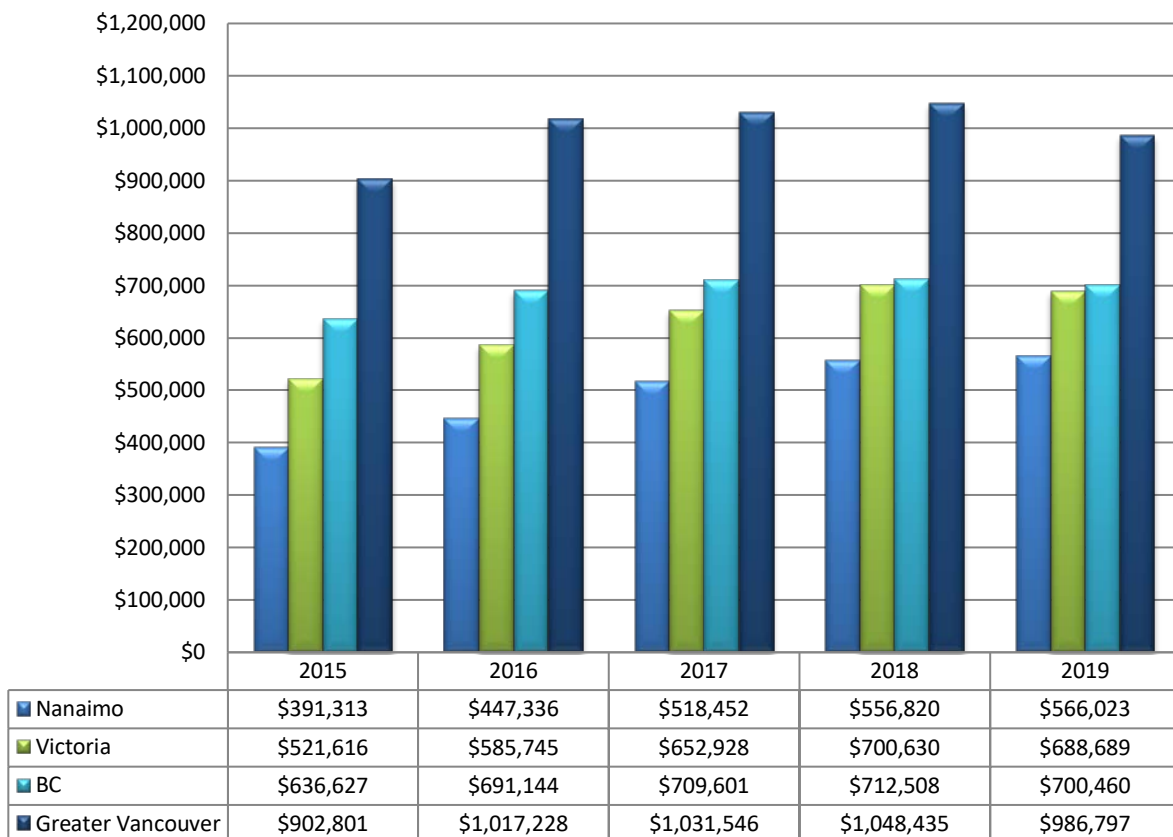
Despite the area's population growth, Nanaimo remains an affordable place to live. The average single family detached home in Nanaimo was \$566,023 in 2019. Housing in Nanaimo is considerably more affordable when compared to other near metropolitan areas such as Victoria and Greater Vancouver.

Real estate sales are handled by the Vancouver Island Real Estate Board (VIREB). There are 389 real estate agents and 23 offices that serve the Nanaimo market. The Vancouver Island Real Estate Board also provides statistical information about the real estate market in Nanaimo and other communities on Vancouver Island.

Dwellings by Structure Type City of Nanaimo		
	2016	2019
<b>Houses</b>		
Single-detached house	21,245	21,577
Semi-detached house	1,910	1,991
Row house	1,880	1,999
<b>Apt, Building Low/High Rise</b>		
Apt Buidling 5+ stories	1,240	1,294
Apt Buidling <5 stories	7,210	7,498
Apartment or flat in a duplex (detached duplex)	4,785	5,496
<b>Other dwelling types</b>		
Other single-attached house	85	85
Movable Dwelling	810	819
<b>Total Households</b>	<b>39,165</b>	<b>40,759</b>

Source: Census, Environics Analytics

### Average House Price comparison Single Family Detached House



source: BC Real Estate Association and Canadian Real Estate Association MLS statistics

## Residential Rental Market

The 2016 Census indicated that 30.2% of Nanaimo residents rent the dwelling they live in, while 69.8% own their home.

Canada Mortgage and Housing Corporation (CMHC) conducted their annual rental market survey of Nanaimo in October 2019. The table on the following page profiles the average rents and vacancy rates for various types of rental accommodation in Nanaimo. Overall rent in Nanaimo increased by 8% in 2019 over the previous year.

Rent - City of Nanaimo					
	Bachelor	One Bedroom	Two Bedroom	Three+ Bedroom	Total
2018	\$ 795	\$ 886	\$ 1,084	\$ 1,265	\$ 966
2019	\$ 889	\$ 946	\$ 1,170	\$ 1,306	\$ 1,039
% Change	↑ 11%	↑ 7%	↑ 8%	↑ 3%	↑ 8%

Number of Units - City of Nanaimo					
	Bachelor	One Bedroom	Two Bedroom	Three+ Bedroom	Total
2018	314	1917	1499	123	3853
2019	354	1928	1569	127	3978
% Change	↑ 13%	↑ 1%	↑ 5%	↑ 3%	↑ 3%
% Change	13	1	5	3	3

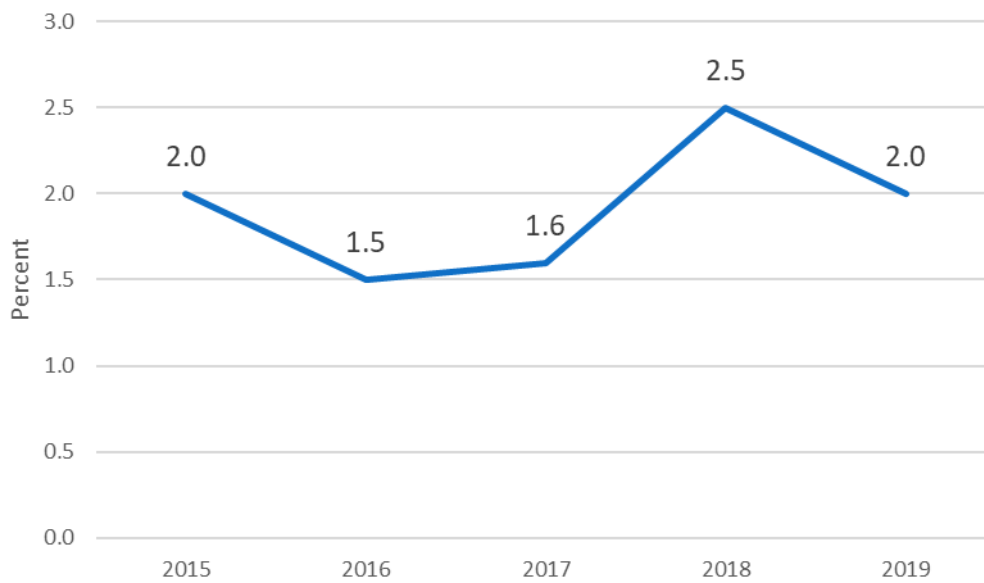
Source: Canada Mortgage and Housing Corporation

Overall, the number of total private apartment units available for rent increased by 3% between 2018 and 2019. Despite this, increased demand put downward pressure on vacancy rate bringing it further down by .5% to 2.0%





### Rental Market Vacancy Rate City of Nanaimo 2019

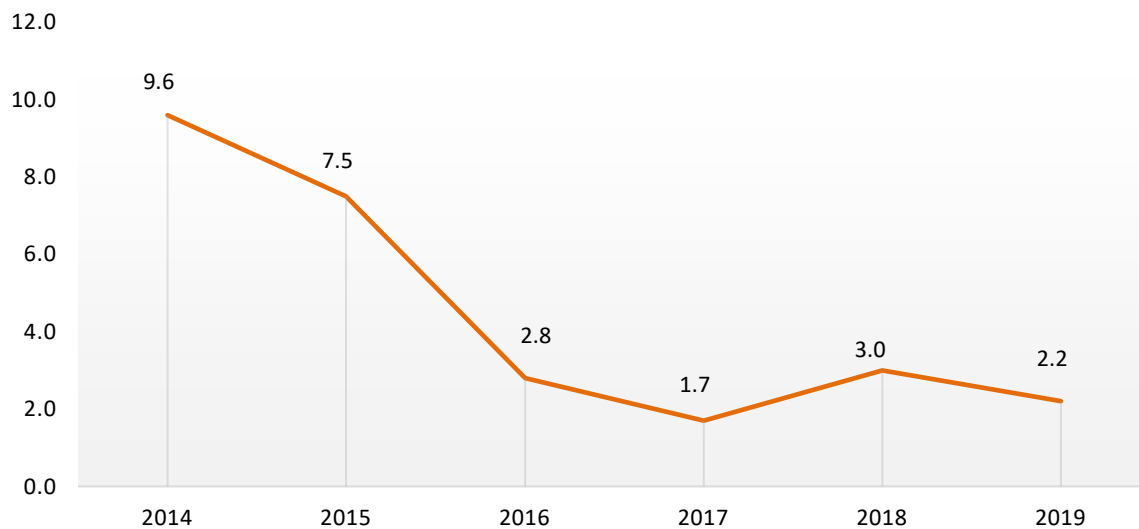


Source: Canada Mortgage and Housing Corporation

### Senior's Housing Market

The overall vacancy rate for standard space in senior's residences in the Nanaimo region was 2.2% in 2019, compared to 3.0% in 2018. Demand for seniors' housing was mainly supported by a growing senior's population. 318 new units were added to existing supply in 2019. Rising demand also led to average rent increases during this period.

### Nanaimo Region Seniors' Housing Rental Vacancy Rate



Source: Canada Mortgage and Housing Corporation

Seniors' Housing Average Rents & Vacancy Rates				
Independent Living Spaces				
Type	Average Rent		Vacancy Rate	
	2019	2018	2019	2018
Bachelor	\$2,502	\$1,588	2.4%	2.2%
1 Bedroom	\$3,019	\$2,815	2.2%	2.6%
2 Bedroom	\$4,075	\$3,564	2.1%	6.9%
<b>Total</b>	<b>\$3,038</b>	<b>\$2,710</b>	<b>2.2%</b>	<b>3.0%</b>

Source: Canada Mortgage and Housing Corporation, includes Nanaimo CA and Parksville CA

#### 4.4 Commercial Rental Market

Commercial rental rates in Nanaimo are significantly lower for each class of space compared with Vancouver and Victoria markets. The costs in the table below are based on weighted average gross rental rates asking per square foot gross.

Class	Nanaimo	Downtown Vancouver	Suburban Vancouver
<b>A</b>	\$34	\$54.50	\$35.18
<b>B</b>	\$24	\$45.30	\$28.21
<b>C</b>	\$18	\$35.89	\$22.06
<b>Average *</b>	<b>\$25</b>	<b>\$48.00</b>	<b>\$33.50</b>

\*Note Class AAA rates not included for any geographies

(Source: Colliers International, NAI, Remax Commercial division)



## 4.5 Major Projects

2019 Major Projects - Value \$2 million or more		
(Building Permit Issued)		
Address	Description	Value of Construction
77 Chapel Street	24-storey mixed-use residential building	\$ 64,000,000.00
10 Buttertubs Drive	159-unit affordable senior housing	\$ 27,800,000.00
100 Gordon Street	9-storey, 172-unit hotel	\$ 22,000,000.00
2020 Estevan Road	New church, 74 residential rental units	\$ 20,500,000.00
20 Barsby Avenue	Multi-family apartment building	\$ 15,000,000.00
1515 Dufferin Crescent	5-storey medical center and parkade	\$ 12,048,800.00
15 Front Street	6-storey, 89-unit hotel	\$ 9,000,000.00
119 Haliburton Street	Multi-family apartment building	\$ 6,668,886.00
1608 Bowen Road	Multi-family apartment building	\$ 6,116,714.00
6973 Island Highway N.	Multi-family apartment building	\$ 6,000,000.00
6975 Island Highway N.	Multi-family apartment building	\$ 5,500,000.00
3421 Uplands Drive	Non-profit affordable rental units	\$ 5,059,000.00
4900 Uplands Drive	1-storey building for retail use	\$ 5,000,000.00
1885 Boxwood Road	2 commercial shell buildings	\$ 3,615,615.00
285 Rosehill Street	23-unit supportive housing	\$ 2,800,000.00
548 Steeves Road	1 Fourplex, 2 Triplexes (Phase 1)	\$ 2,730,000.00
1200 Dufferin Crescent	MRI addition and ancillary spaces (NRGH)	\$ 2,380,000.00
1965 Boxwood Road	2-storey repair garage with office space	\$ 2,185,711.00
1925 Boxwood Road	1-storey commercial shell building	\$ 2,062,177.00
2018 Major Projects - Value \$2 million or more		
(Building Permit Approved)		
Address	Description	Value of Construction
5085 Uplands Drive	Multi-family apartment building	\$ 8,884,558.00
91 Chapel Street	Six-storey mixed-use building	\$ 8,647,959.00
6971 Island Highway N.	Multi-family apartment building	\$ 7,500,000.00
6540 Metral Drive	Multi-family apartment building	\$ 7,413,791.00
20 Prideaux Street	Multi-family apartment building	\$ 6,000,000.00
6544 Metral Drive	Multi-family apartment building	\$ 5,211,078.00
525 Third Street	Three-storey mixed-use building	\$ 4,000,000.00
858 Georgia Avenue	Multi-family apartment building	\$ 3,631,218.00
2073 Boxwood Road	1-storey building for sales/service	\$ 3,345,000.00
440 Selby Street	Four-storey, 45-unit hotel	\$ 2,846,599.00
609 Bruce Avenue	3 commercial shell buildings	\$ 2,750,000.00
4950 Uplands Drive	1-storey building for retail use	\$ 2,600,000.00
6545 Portsmouth Road	3-storey shell commercial building	\$ 2,190,074.00
308 Hillcrest Avenue	2 three-storey fourplexes	\$ 2,096,113.00
5646 Linley Valley Drive	1 fourplex, 1 single residence, 1 triplex	\$ 2,000,000.00

Source: Nanaimo Economic Development, City of Nanaimo



## 5.0 TRANSPORTATION & LOGISTICS

Nanaimo is a transportation gateway and a central destination for Vancouver Island. Nanaimo has a comprehensive transportation network designed to support and promote the growth of existing businesses and to facilitate the establishment of new operations. Nanaimo has a modern and efficient transportation network, with an airport, seaplane terminal, Helijet service, two ferry terminals, highway system, and a public transit system. The average commute time from the outer boundaries of the city to downtown is 15 minutes.

The city is easily accessible to the mainland by ferry, air, and to other Vancouver Island destinations by road. Deep-sea shipping facilities are available through the Port of Nanaimo and Seaspam Ferries. Businesses have a range of options to access markets, customers and suppliers.

Distance to other major centres from Nanaimo		
Vancouver, BC	61 km	38 miles
Victoria, BC	113 km	70 miles
Campbell River, BC	153 km	95 miles
Seattle, Washington	217 km	135 miles
Calgary, Alberta	983 km	609 miles
Edmonton, Alberta	1,163 km	721 miles

### 5.1 Air Transportation

#### Airport

The Nanaimo Airport (YCD) has a 6,600 ft. runway capable of accommodating 737-700W aircraft. YCD's Instrument Landing System (ILS) allows the airport to be over 99% weather reliable. The Nanaimo Airport Authority is continuously making investments to improve the airport infrastructure, attract new carriers, new tenants and add new destinations. The Nanaimo airport completed a \$15 million terminal expansion in 2019. The Nanaimo Airport is serviced by Air Canada, WestJet and Island Express.

For additional information, please visit [www.nanaimoairport.com](http://www.nanaimoairport.com)



The Nanaimo Seaplane Terminal operated by the Nanaimo Port Authority, provides facilities for seaplane flights from downtown Nanaimo. Regularly scheduled flights to downtown Vancouver and Vancouver International Airport are available through Harbour Air, and Seair Seaplanes with a flight time of only 20 minutes. Harbour Air flies to nine destinations in British Columbia with frequent service between Nanaimo and the lower mainland. Sunshine Coast Air provides flight service between Nanaimo and Sechart as well as Victoria.

Helijet provides 14 scheduled flights between 7am and 7pm on weekdays from the Nanaimo Cruiseship Welcome Centre to downtown Vancouver. Helijet is equipped to operate in daylight, after dark and in most inclement weather. For more info visit:

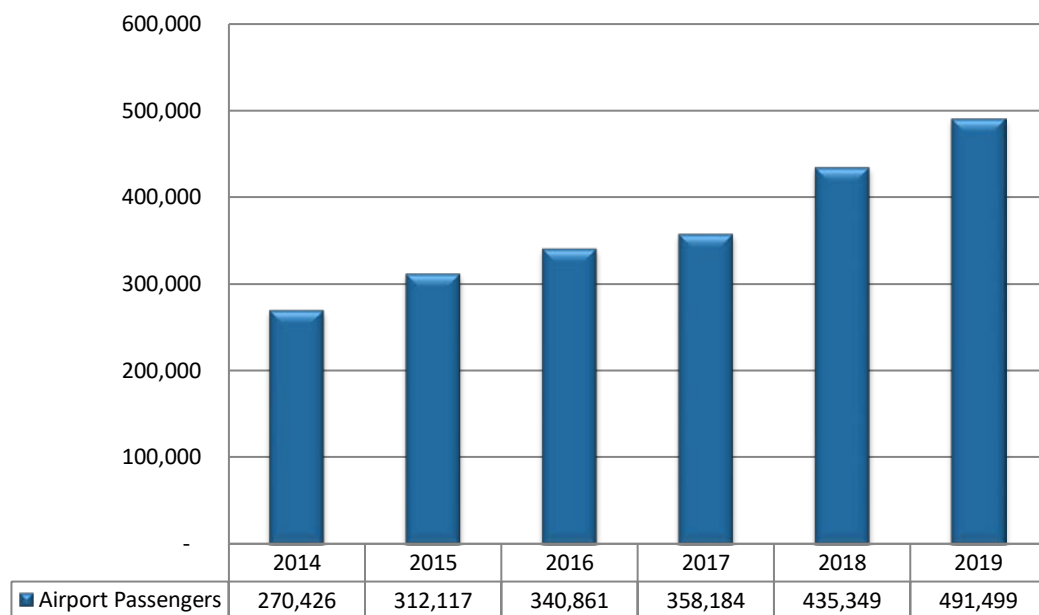
Harbour Air Seaplanes [www.harbourair.com](http://www.harbourair.com)

Seair Seaplanes [www.seairseaplanes.com](http://www.seairseaplanes.com)

Sunshine Coast Air [www.sunshinecoastair.com](http://www.sunshinecoastair.com)

Helijet [www.helijet.com](http://www.helijet.com)

### Nanaimo Airport Passengers



Source: Nanaimo Airport

## 5.2 Marine Transportation

### Nanaimo Port Authority

Nanaimo is Vancouver Island's largest commercial port, with four berths and over 21ha (88 acres) of paved storage space, covered warehousing space and barge loading facilities. Nanaimo offers deep sea ship anchorages and a 104 metric tonne capacity crane. Located 36 nautical miles west of Vancouver and centrally located on Vancouver Island, the Nanaimo Port Authority is the region's most convenient load centre port. In 2019, 4.6 metric tonnes of cargo volume and 5.7 million passengers moved through the Port Authority. A new BC Vehicle Processing Centre, an investment totalling \$19 million was completed in 2019. This terminal is the initial offloading and detailing centre for European automobiles that are shipped to dealerships across Western Canada.

## Seaspan

Seaspan, located at Duke Point, offers regular roll-on/roll-off barge service between Nanaimo and Vancouver. For further information on schedules and rates please visit [www.seaspan.com](http://www.seaspan.com).

## Cruise Ship Terminal

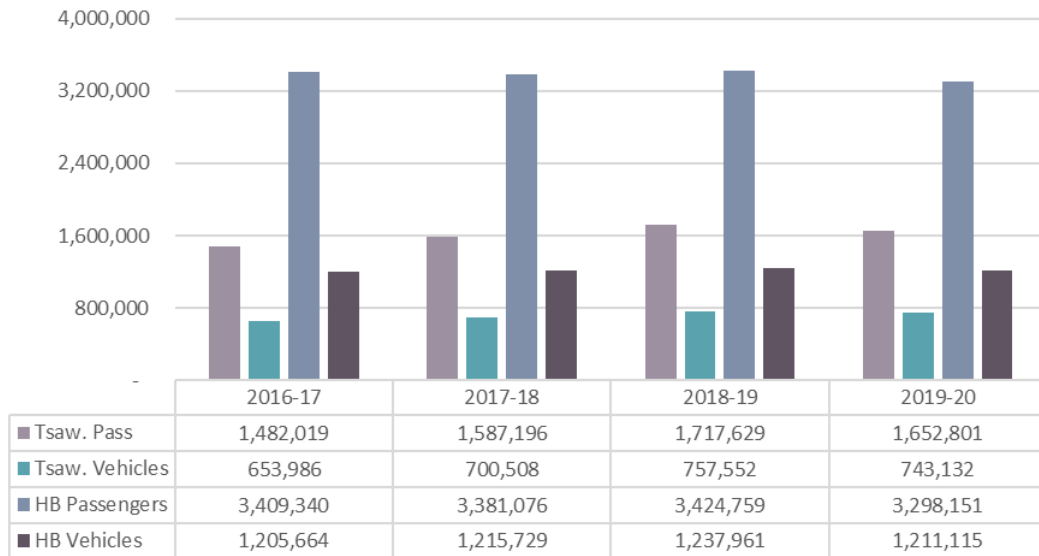
In 2011, the Nanaimo Port Authority opened a new \$25 million floating cruise ship terminal and Welcome Centre. The Nanaimo Port Authority is working with the cruise lines to welcome more cruise ships annually to Nanaimo. For more information, please visit [www.npa.ca](http://www.npa.ca).

## BC Ferries

Regularly scheduled ferry service is available between Nanaimo and Vancouver from two terminal locations. There are approximately 16 scheduled sailings daily. The ferries are capable of carrying approximately 370 vehicles (including trucks and commercial vehicles) and over 1,650 passengers. In 2019-20, more than 5.1 million passengers and 1.99 million vehicles travelled between Nanaimo and Vancouver. (BC Ferries fiscal year runs from April 1 to March 31<sup>st</sup>). For further information visit [www.bcferries.com](http://www.bcferries.com).



Total BC Ferry Traffic Nanaimo/Vancouver  
Fiscal year April 1-March 31st



Source: BC Ferries

### 5.3 Road Transportation

#### Public Transit

Nanaimo Regional Transit is the first transit system in B.C. to make the switch to compressed natural gas (CNG). CNG burns cleaner than diesel, and engines running on natural gas operate much quieter. The RDN Transit System provides both regular transit (conventional transit) and handyDART (custom transit) service. RDN Transit is an integrated system with service in urban centres and rural areas, providing dedicated connections to shopping, educational and recreational facilities.

Public transit is provided by the Nanaimo Regional Transit System with service between 6:40 am and 11:00 pm. Buses run every 15 minutes during peak hours on core runs, and every half an hour during off-peak times. For more information visit [www.rdn.bc.ca](http://www.rdn.bc.ca).



## 6.0 TELECOMMUNICATIONS

The City of Nanaimo is well served by the national and local telecommunication providers. High speed and high capacity voice and data services are available connecting customers worldwide. Nanaimo is serviced by multiple data cables leading off the island, and thereby ensuring that your business connections are reliable and always available.

Telus, Bell, Shaw and Allstream all provide a full suite of services in Nanaimo. Each of these national companies can meet all of your voice and data requirements. In addition to these established organizations, you will find many smaller competitive companies that can also provide similar services for your business.

High speed internet connectivity is available throughout the city. The downtown area of Nanaimo is exceptionally well serviced. Gigabit internet speed is available from multiple providers and 4G/LTE wireless speeds are available from both national networks. All city facilities offer free Wi-Fi.

Nanaimo is a 911 service area. This emergency service is available through all wireline and wireless telephone providers.

### Telus

In 2019 Telus completed a comprehensive \$65 million fibre to the premise network throughout the City of Nanaimo to serve residential and business customers. This network ensures Nanaimo is ready for 5G technology. In addition, Telus provides cellular coverage through a network of tower sites that support the latest LTE+ wireless communication speeds. Telus provides full voice and data services from its office located in downtown Nanaimo at 400 Fitzwilliam Street. Voice service rates range from single business line to full PBX with PRI and VOIP. Internet connectivity is provided for residential, SMB (Small, Medium size Businesses) and large organizations with ADSL and dedicated high-speed fibre connections. For additional information, contact Telus at 1-888-811-2828.

### Shaw

Shaw has become a significant provider of voice and data services and they provide this full service in Nanaimo. They have complete coverage of the city with their co-axial and fibre optic cabling network. They also have a full service state-of-the-art production facility in Nanaimo. Shaw provides internet and telephone service to residential customers and SMBs. Additional information about these and other services can be obtained directly from Shaw at 250-760-1999.

### Allstream

Allstream provides limited services in Nanaimo, focused primarily on data communications and support services. They will provide internet connectivity for your business, as well as service for your telephone and data processing equipment. For more information, contact Allstream at 1-888-288-2273.

### Bell

Bell provides full data and voice communications services in Nanaimo, focusing primarily in the downtown core. They can provide for your fully wireline and wireless voice needs, and share the 3G high-speed wireless service with Telus. For more information about Bell's services, contact Bell at 1-800-561-0934.



## Rogers

Rogers Communications is a leading provider of Wireless service in Nanaimo. They are supported through their retail outlets and business customer service agents. For more information, contact Rogers at 1-800-980-5464.

## 7.0 BUSINESS CLIMATE

### 7.1 Municipal Tax Rates

Overall tax rates in Nanaimo are lower than similar sized cities such as Prince George and Kamloops. For residential class, Nanaimo’s tax rates are below Prince George and Kamloops. Major and light industrial tax rates are significantly lower in Nanaimo than both Kamloops and Prince George.

	Nanaimo			Kamloops			Prince George		
	2017	2018	2019	2017	2018	2019	2017	2018	2019
<b>Residential</b>	8.1	6.9	6.9	8.5	7.7	7.7	11.5	10.8	10.8
<b>Utilities</b>	64.6	57.3	57.3	56.9	56.4	56.4	61.4	60.3	60.3
<b>Supportive Housing</b>	6.3	5.4	5.4	6.5	5.8	5.8	9.0	8.5	8.5
<b>Major Industry</b>	19.4	18.1	18.1	81.6	78.6	78.6	53.6	58.9	58.9
<b>Light Industry</b>	21.9	20.0	20.0	28.9	26.8	26.8	36.7	35.0	35.0
<b>Business/other</b>	21.3	19.4	19.4	20.7	19.3	19.3	25.0	23.6	23.6
<b>Managed Forest Land</b>	26.2	23.5	23.5	21.3	20.9	20.9	13.2	12.6	12.6
<b>Recreation/non profit</b>	13.4	12.9	12.9	17.7	17.6	17.6	11.7	10.7	10.7
<b>Farm</b>	4.7	4.8	4.8	21.3	21.6	21.6	10.2	10.2	10.2
<b>Total</b>	<b>186.1</b>	<b>168.2</b>	<b>168.2</b>	<b>263.2</b>	<b>254.6</b>	<b>254.7</b>	<b>232.2</b>	<b>230.7</b>	<b>230.6</b>

Source: City of Nanaimo, City of Kamloops, City of Prince George

Note: Tax rates are per \$1,000 of assessed value

### 7.2 Development Services

The City of Nanaimo’s Official Community Plan (OCP) provides direction on land use and development within the city boundaries. A complete copy of the OCP is available on the city’s website at [www.nanaimo.ca](http://www.nanaimo.ca). The city charges fees to offset the cost of processing development applications, and to recover a portion of the costs of a new development. A number of development review processes are required by the city including: Development Permits, Building Permits, Development Variance Permits, Business Licenses and Land Use Changes, such as rezoning. Any proposed land use or development must be consistent with its OCP designation and meet zoning and other city bylaw and safety requirements. For more information visit [www.nanaimo.ca](http://www.nanaimo.ca).

All businesses operating in the city are required to have a valid business license. For most business types the business license fee is \$165 per annum. For more information, visit the Business Licensing section at [www.nanaimo.ca](http://www.nanaimo.ca).

### 7.3 Development Cost Charges (DCCs)

Categories	SFD	Small Lot SFD	Multifamily Dwelling	Commercial/ Institutional	Industrial	Mobile Home	Camp Ground
	\$ per lot	\$ per lot	\$ per m2 of GFA*	\$ per m2 of GFA*	\$ per m2 of GFA*	\$ per unit	\$ per unit
Sanitary Sewer	\$1,787.04	\$1,250.93	\$10.77	\$10.22	\$2.61	\$1,098.28	\$279.22
Drainage	75.94	56.2	**0.38	**0.38	**0.38	49.36	15.19
Water Distribution	306.34	214.44	1.85	1.75	0.45	188.27	47.87
Water Supply	5,619.55	3,933.69	33.86	32.14	8.2	3,453.68	878.06
Parks	1,249.32	874.52	7.53	-	-	767.81	195.21
Roads	5,824.08	4,076.86	35.09	33.31	8.49	3,579.38	922.15
City Total	\$14,862.27	\$10,406.64	\$89.10	\$77.42	\$19.75	\$9,136.78	\$2,337.70
RDN Sanitary+	2,951.37	2,951.37	17.4	17.66	4.5	1,748.81	482.21
<b>TOTAL</b>	<b>\$17,813.64</b>	<b>\$13,358.01</b>	<b>\$106.50</b>	<b>\$95.08</b>	<b>\$24.25</b>	<b>\$10,885.59</b>	<b>\$2,819.91</b>

\* Gross Floor Area

\*\* Drainage DCCs will be charged per m<sup>2</sup> of lot coverage (m<sup>2</sup> of first floor)

\*\*\* Row-housing lot or a residential lot < 370m<sup>2</sup>

+ Consult with City staff regarding the RDN DCC boundary

Source: Nanaimo Economic Development, City of Nanaimo

### 7.4 Financial Tax Incentives

The City of Nanaimo provides incentives for development under a number of tax exemption and grant funding programs.

**Downtown Revitalization Tax Exemption Program** – Designed to expand the downtown housing stock and commercial developments.

**Hotel Motel Revitalization Tax Exemption Program** – Designed to encourage the development and redevelopment of hotels and motels to improve the inventory of quality accommodation within the City of Nanaimo.

**Heritage Building Tax Exemption Program** – To encourage new downtown residential units in existing heritage buildings and to preserve heritage buildings in the downtown core.

**Heritage Facade Improvement Grant Program** – To encourage the rehabilitation and enhancement of heritage buildings in the downtown core.

**Heritage Home Grant Program**- To encourage homeowners of heritage buildings to fix up and maintain historic homes.

For further information on these grant programs visit [www.investnanaimo.com](http://www.investnanaimo.com).

## 8.0 UTILITIES

### 8.1 Electricity & Natural Gas

BC Hydro, a crown corporation, operates 31 hydroelectric facilities and three thermal generating plants, totaling 12,000 megawatts (MW) of installed generating capacity. BC Hydro has a network of over 18,500 kilometres of transmission lines and 57,648 kilometres of distribution lines. This network also includes approximately 300 substations, 900,000 utility poles and 325,000 individual transformers. The system connects with other transmission systems in Alberta and Washington State to improve the overall reliability of the system.

Fortis BC provides electricity, natural gas, propane, and integrated energy solutions such as geothermal and district energy. As an integrated energy solutions provider, FortisBC owns and operates four regulated hydroelectric generating plants, approximately 7,000 kilometres of transmission and distribution power lines and approximately 47,000 kilometres of natural gas transmission and distribution pipelines.

For electricity and natural gas rates visit:

BC Hydro [www.bchydro.com](http://www.bchydro.com)

FortisBC [www.fortisbc.com](http://www.fortisbc.com)

### 8.2 Water & Sewer

#### Drinking Water

The City of Nanaimo's drinking water supply is from a protected community watershed, consisting of over 200 square kilometers of private managed forest land. The city owns and operates two dams within the watershed, to impound enough water to ensure a sustainable supply for drinking, firefighting and environmental needs in the river. From the watershed, two major supply pipelines convey water to the South Fork Water Treatment Plant. The Water Treatment Plant, new in 2016, filters and conditions the water and produces an exceptionally clear drinking water. Drinking water is distributed to city residents via over 600km of piping.

#### Wastewater

The City of Nanaimo operates the sewer collection system within city limits, discharging to large interceptor sewers that run the length of the foreshore. The Regional District of Nanaimo owns and operates the Greater Nanaimo Pollution Control Centre – the wastewater treatment plant is currently undergoing an \$80 million upgrade to comply with new regulations.

For information about sewer or water levies, contact the City of Nanaimo Finance Department at 250-754-4251.

### 8.3 Waste Management

The City of Nanaimo provides weekly curbside collection of garbage, recycling and kitchen/yard waste organic matter. The service uses standardized carts and automated collection vehicles to 28,000 residential addresses. City garbage services are not extended to businesses. Businesses contract garbage and recycling collection and disposal to private operators. The Regional District of Nanaimo operates a landfill and is responsible for the regional Solid Waste Management Plan – targeting zero waste. The Nanaimo region is a national leader in waste reduction.

## 9.0 COMMUNITY SERVICES AND QUALITY OF LIFE

### 9.1 Government

#### 9.1.1 Municipal Council

The City of Nanaimo is led by Mayor Leonard Krog and eight Council members. Municipal elections are held every four years, with the next election to be held in October 2022. City departments include Human Resources, Legislative Services, Nanaimo Fire Rescue, Corporate Services, Development Services, Engineering and Public Works, Parks & Recreation.

For additional information on City Hall, please visit [www.nanaimo.ca](http://www.nanaimo.ca) or call (250)754-4251.

#### City of Nanaimo

Title	Name
Mayor	Leonard Krog
Councillors	Sheryl Armstrong
	Don Bonner
	Tyler Brown
	Ben Geselbracht
	Erin Hemmens
	Zeni Maartman
	Ian Thorpe
	Jim Turley

#### Regional District of Nanaimo

Directors	Municipality/Electoral Area
Ian Thorpe	City of Nanaimo
Bob Rogers	Electoral Area E
Stuart McLean	Electoral Area H
Keith Wilson	Electoral Area A
Vanessa Craig	Electoral Area B
Maureen Young	Electoral Area C
Leanne Salter	Electoral Area F
Clarke Gourlay	Electoral Area G
Leonard Krog	City of Nanaimo
Sheryl Armstrong	City of Nanaimo
Don Bonner	City of Nanaimo
Tyler Brown	City of Nanaimo
Ben Geselbracht	City of Nanaimo
Erin Hemmens	City of Nanaimo
Jim Turley	City of Nanaimo
Ed Mayne	City of Parksville
Adam Fras	City of Parksville
Mark Swain	District of Lantzville
Teunis Westbroek	Town of Qualicum Beach

#### 9.1.2 Provincial Government

Premier	
Name	John Horgan
Party Affiliation	NDP
Elected	May 29, 2017
Members of the Legislative Assembly	
Electoral District	Nanaimo
MLA	Sheila Malcolmson
Party Affiliation	NDP

#### 9.1.3 Federal Government

Prime Minister	
Name	Justin Trudeau
Party Affiliation	Liberal
Elected	November 4, 2015
Ministers of Parliament	
Riding Name	Nanaimo Ladysmith
MP	Paul Manly
Party Affiliation	Green

## 9.2 Climate

Nanaimo has moderate climate, with over 1,800 hours of bright sunshine each year. During the summer, the average daily high is 21°C (70°F), and during the winter months daily temperatures normally remain above the freezing level.

AVERAGE*	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Temperature (°C)	3.5	4.3	6.3	9	12.5	15.6	18.1	18.2	14.9	9.9	5.6	3.1
Rainfall (mm)	167.8	115.2	106.9	67.2	54.2	43.4	25.4	28.4	35.8	101.2	186.5	166.1
Snowfall (cm)	21	10.9	6.2	0.2	0.1	0	0	0	0	1.2	10.7	18.4

Source: Environment Canada

## 9.3 Communications & Media

### 9.3.1 Local Radio & TV Stations

Nanaimo is serviced by six local radio stations (see below), which offer a variety of different genres of music and talk programming for their listeners. Nanaimo is serviced by three television stations, Shaw TV, Chek News and CTV offering programs and up-to-date news airing at numerous times throughout the day.

102.3 FM The Wave

106.9 FM The Wolf

88.5 FM The Beach

99.9 FM The Lounge

For more information, visit [www.islandradio.ca](http://www.islandradio.ca)

101.7 FM CHLY

For more information, visit [www.chly.ca](http://www.chly.ca)

91.7 Coast FM

For more information visit [www.mycoastbiw.com](http://www.mycoastbiw.com)

### 9.3.2 Newspapers

The Nanaimo News Bulletin is the city's printed newspaper. They provide print and online issues. For more information, visit [www.nanaimobulletin.com](http://www.nanaimobulletin.com).

### 9.3.3 News Websites

Nanaimo has an online local news source called NanaimoNewsNOW. For more information, visit [www.nanaimonewsnow.com](http://www.nanaimonewsnow.com).

### 9.3.4 City Living

Nanaimo is the fifth largest urban centre in British Columbia. Nestled between the mountains and the ocean Nanaimo offers an enviable lifestyle and first-rate infrastructure with all the urban amenities. Nanaimo is a classic West Coast community offering natural beauty at every turn, and vast recreation potential.

### 9.3.5 Recreation

Nanaimo offers a variety of recreational activities. Nanaimo boasts over 200 parks, 63 playgrounds, four public beaches, 20 picnic areas, three pools, four indoor ice rinks and three golf courses. Residents can enjoy a leisurely stroll along the waterfront sea wall, or a vigorous hike up Mount Benson. The City of Nanaimo's Parks and Recreation Department provides a comprehensive year-round program of activities for residents of all ages and interests.



Newcastle Island (Saysutshun) is a charming provincial park just off the shores of downtown Nanaimo. It is a popular summertime picnic and camping area. Buttertubs Marsh, in the heart of the city, is a wonderful place to view waterfowl and learn about our delicate ecosystem. Neck Point Park is a 14.5 hectare oceanfront park known for its views and natural features. The park has a vast trail system of varying lengths and difficulty and offers a number of amenities including picnic areas, viewpoints and lookouts. The Linley Valley Park is a 182.2ha (450.23 acres) undeveloped park recently acquired by the City of Nanaimo. The Linley Valley contains many old growth trees, open meadows and wetlands. Residents enjoy the informal walking trails, the beautiful scenery and the abundance of wildlife.

During the late fall and early winter months, Nanaimo becomes home to thousands of Stellar and California sea lions and bald eagles grace our skies throughout the year.

Outdoor adventures include paddling, hiking, biking, golfing, and bungee jumping. Those ocean waters are the source of many activities, including sailing, fishing, and kayaking. Spend the day paddling around Newcastle Island, or get out on a charter to become the next great angler. Take your adventure to new depths on a snorkelling or scuba diving expedition. Beaches at local ocean parks such as Piper's Lagoon, Departure Bay, Neck Point, and Swy-A-Lana Lagoon, offer a myriad of opportunities for swimming, windsurfing, and snorkelling, complete with incredible sea life just below the surface.



Sea life abounds in the cold, clear ocean that surrounds Nanaimo, making it the ideal destination for scuba diving. Jacques Cousteau considered these waters “the best temperate diving in the world, second to only the Red Sea.” Nanaimo is home to three fascinating wreck dives. In 1997 The HMCS Saskatchewan, a 366-foot navy destroyer, was sunk off the shores of Nanaimo to create an artificial diving reef. The Saskatchewan was joined on the ocean floor by the HMCS Cape Breton, a retired Canadian Supply Ship, now recognized as the World’s Largest Artificial Upright Reef. In February of 2005, the Nanaimo Dive Association sank a third vessel, the RivTow Lion, a retired deep sea rescue tug. The Rivtow rests at a manageable depth of about 50 feet in Departure Bay, making it a great dive for beginners seeking some experience before plunging down deeper to the Cape Breton or Saskatchewan.



### 9.3.6 Shopping

Shopping in Nanaimo gives you the best of all worlds, from major big name retailers to funky one-of-a-kind shops and boutiques. Nanaimo boasts more than a dozen indoor and outdoor malls. Nanaimo, the island’s “shopping mecca” offers major brand name retailers in Woodgrove Centre (the largest shopping centre on Vancouver Island), Port Place Shopping Centre, Country Club Centre and Nanaimo North Town Centre. Downtown Nanaimo features three distinct shopping districts: The Arts District in the city core, the Old City Quarter up the hill, and the Waterfront District along the Harbourfront Walkway, each offering distinctive shops and services.



### 9.3.7 Dining Out

The widest selection of Nanaimo restaurants can be found in the downtown core. Some kitchens are geared toward the nightlife, combining a stylish urban atmosphere with fancy drink menus, while others are situated in character Victorian-style homes, and serve the finest in high-end international cuisine. Nanaimo also has 4 floating restaurants. Other parts of the city, like mid-town, and the north end, also have a great variety of cafes, restaurant chains, classic diners, pubs, and fast food outlets.

Nanaimo is known as the home of the Nanaimo Bar, a Canadian classic with rich chocolate, filling and a nut and coconut base. Our iconic dessert can be sampled in traditional form, with variation and even as cocktails and coffees.



Taste craft brew at its finest in Nanaimo at the Longwood, White Sails or Wolf Breweries. Stay local or venture along the Nanaimo & Comox BC Ale Trail or the Cowichan, Nanaimo & Parksville Qualicum trail to sample brews at three breweries in Nanaimo as well as at their neighbours on Vancouver Island.



### 9.3.8 Culture & Entertainment

Nanaimo has a growing community of musicians, dance companies, museums, artists, as well as several active community theatre groups and a symphony orchestra. Residents enjoy a variety of entertainment throughout the year.

### 9.3.9 Festivals & Events

Nanaimo is famous for its love of quirky fun, which truly kicked off in 1967 when a former mayor of Nanaimo famously donned a pirate costume, raised his sword and launched Nanaimo's first annual Bathtub Race. "Tubbers" and visitors from around the world have been coming to Nanaimo for more than 40 years to take part in this now world famous festival and race.

Bathtub Races is just one of our many festivals and events in Nanaimo. Check the Tourism Nanaimo calendar of events for exciting events, everything from wine and food festivals to the Diwali Festival of Lights, the Nanaimo Pumpkin Festival and more.

For further information visit [www.tourismnanaimo.com](http://www.tourismnanaimo.com)

### 9.3.10 Downtown

In the city centre, a wide variety of art galleries and music venues share the street with bookstores, hip cafes, and fine boutiques. The city is full of heritage buildings and Nanaimo museums are packed with artifacts from the city's coal mining era, and First Nations communities. Historical sites include the Hudson's Bay Company Bastion, the Great National Land Building, and dozens of old storefronts and bars along Victoria Crescent and Commercial Street.

There are several downtown Nanaimo art galleries, including a renovated heritage building, that provide inspirational space to display the paintings, pottery, glass sculptures and other extraordinary works of many Canadian artists. Within the Region, you'll also find quaint home studios and even a few studio tours in which you can self-guide your way through the arts!



Dozens of lively nightspots and performance spaces throughout the city offer a good time whether you're here for a weekend party, or looking for some evening entertainment. Many live music acts perform at downtown Nanaimo bars in the Commercial Street/Victoria Crescent area. Diana Krall Plaza, the courtyard between the Port Theatre and the library is often used for street performances and during downtown festivals and events.

The performing arts offer a rich source of cultural entertainment in Nanaimo. The Port Theatre is the largest venue, holding more than 250 performances a year, attracting over 100,000 fans of music, theatre, literature and dance. Nanaimo also has a professional theatre company called TheatreOne and the Nanaimo Theatre Group, an award-winning community-based company. International jazz greats Diana Krall and Ingrid Jensen are both former Nanaimo music students.



### 9.3.11 Meetings & Conventions

Just steps away from the scenic Nanaimo Harbour in the heart of a walkable downtown, the Vancouver Island Conference Centre is Vancouver Island's finest full-service convention centre. Since opening in 2008, our award-winning Nanaimo conference venue has been recognized for exceptional service, building design, sustainability and high-tech innovation. This new 38,000-sq.ft. conference space is BC's venue of choice for small and mid-sized meetings, conferences, tradeshow and weddings for up to 1,300.

### 9.3.12 Visitor Services

The City of Nanaimo Visitor Information Centre is located at 2450 Northfield Road, on Highway 19 at the Northfield exit. The friendly staff will provide you with personalized visitor information, friendly service and professional advice.

### 9.3.13 Library

Nanaimo has three branches of the Vancouver Island Regional Library. The Central Reference Service is also located in the Nanaimo Harbourfront branch. About one-million books, magazines, videos, cassettes, newspapers and other material are available in the branches or through inter-branch request service. Each branch also offers access to the Internet and other electronic information sources. [www.virl.bc.ca](http://www.virl.bc.ca)

## 9.4 Health & Safety

### 9.4.1 Healthcare

The Nanaimo Regional General Hospital (NRGH) is a regional referral hospital with a fully modern 409 bed facility. Services include surgery, maternity, pediatrics, intensive care, rehabilitation, psychiatry and extended care. Outpatient services include radiology, laboratory diagnostics, diabetes education centre, the Nanaimo Cancer Centre, pacemaker clinic, among others. NRGH's existing building is 35,550 m<sup>2</sup> with a planned expansion to 54,390 m<sup>2</sup> by 2021, this is an increase of 35% in capacity to meet required demand. This expansion will be done in 6 phases.

The hospital is served by approximately 435 doctors (153 General Practitioners, 126 Medical Specialists and 156 Other Health Practitioners) from around the area. The catchment area for NRGH is the central and north island, which represents approximately 300,000 people.

For more information about NRGH, please contact: Nanaimo Regional General Hospital (250) 754-2141 or [www.viha.ca](http://www.viha.ca).

Nanaimo Medical Clinics		
Anchor Family Medicine 1450 Waddington Road (250) 754-5545	Brickyard Clinic 6010 Brickyard Road (250) 390-5200	Caledonia Clinic Ltd 340 Campbell Street (250) 753-3202
Lexitor Medical Clinic 102-1847 Dufferin Cres. (250) 753-6646	Medical Arts Centre 103-650 Terminal (250) 753-3431	Mount Benson Medical 106-1825 Bowen Road (250)753-3334
Women's Vita Medical 102-1621 Dufferin Cres. (250) 591-9812	Family Practice Clinic 2778 104 <sup>th</sup> street (250) 758-1711	Wellington Medical Clinic 3200 Island Hwy Nanaimo (250) 753-9111
Townsite Medical Clinic 512 Campbell Street 250-453-5665	Pacific Station Medical 104-5160 Dublin Way (250) 585-4290	North Nanaimo Medical 195-4750 Rutherford Road 250-585-7100
Medicine Cabinet Medical 2-3188 Barons Rd (250) 751-7850	Seafield Surgical Centre 6-1179 Seafield Crescent (250) 741-0200	

### 9.4.2 Public Safety

Policing services are provided by the Royal Canadian Mounted Police (R.C.M.P.). There are approximately 186 R.C.M.P. officers serving the Nanaimo area of which 142 positions are funded by the City of Nanaimo.

### 9.4.3 Fire Protection and Ambulance Services

Fire protection is provided by the City of Nanaimo Fire Department from five fire stations located around the city. There are 81 full-time firefighters and 37 paid on-call firefighters. There are two ambulance stations in Nanaimo.

## 9.5 Education

### 9.5.1 Post-Secondary Education

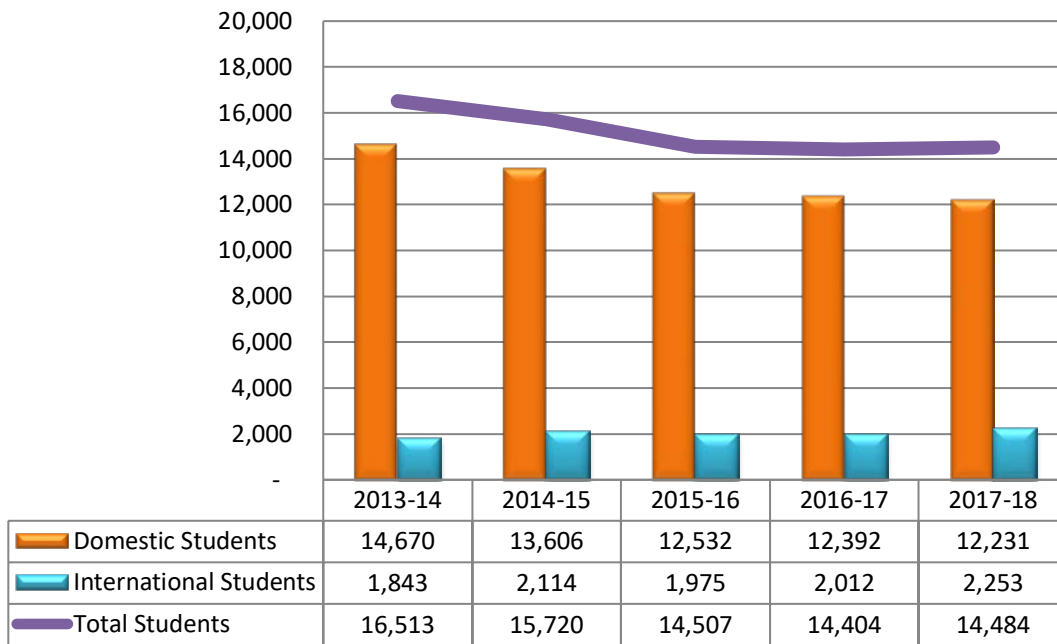
#### Vancouver Island University

Vancouver Island University (VIU) offers a diverse, comprehensive range of post-secondary programming that includes access to programs through web-based and on-line instruction, as well as certificates, diplomas, degrees and masters program all designed to meet the diverse needs of the region. The programs provide training in academic, vocational, and technical fields and range from basic literacy to university degrees. Bachelor Degrees are offered in virtually every discipline and Master's degrees are offered in Business Administration, Education in Educational

Leadership, Education in Special Education and Arts in Sustainable Leisure Management. VIU has a main campus in Nanaimo and three other campuses in Cowichan, Parksville/Qualicum and Powell River.

Vancouver Island University has seen consistent growth in enrolment of international students. Domestic Student enrolment has been declining slightly over the last few years. VIU graduates are a constant source of talent for area employers.

### VIU Student Enrolment by Academic Year



Source: Vancouver Island University



Discovery is a professional private college located in Campbell River on Vancouver Island, with satellite campuses in Nanaimo, Port Alberni, Cumberland and Qualicum. Discovery is registered with and fully accredited by the Private Career Training Institutions Agency of British Columbia, formally PPSEC, since 1996. Since its inception in 1989, Discovery has provided programs that meet the needs of the current labour market.

Undergraduate Programs Offered: Certificate and Diploma Programs offered in Residential/Home Care Attendant, Community Support Worker, Dental Assistant, Medical and Dental Office Series, Practical Nurse Access, Business Management Series, Medical and Dental Office Series, Construction-Forming and Framing, Construction Interior Finishing & Renovations, Carpentry Level II.

Graduate Programs Offered: N/A  
[www.discoverycommunitycollege.com](http://www.discoverycommunitycollege.com)

### **Sprott-Shaw Community College**

Sprott-Shaw was established in 1903, with a new state-of-the-art campus opened in 1998 located in the heart of Nanaimo. Known as a premiere Canadian career college in Nanaimo and British Columbia, Sprott-Shaw provides a friendly rewarding learning environment, in one convenient location, with all the services and amenities you would expect from larger college campuses.

Undergraduate Programs Offered: Degree Programs include Business Administration, Pre-Master of Business Administration, and Adv. Diploma in Business Administration. Diploma & Certificate Programs include studies in Business, Health Sciences & Social Development, Trades & Applied Technology, International Studies and Accelerated Programs in Business Management and E-Commerce.

Graduate Programs Offered: N/A  
[www.sprottshaw.com](http://www.sprottshaw.com)

### **Tamagawa Nanaimo**

Tamagawa Nanaimo is the non-profit satellite facility of Tamagawa Gakuen, a highly esteemed and private K-12 Academy and University located in Tokyo, Japan. Modeled on the original Tamagawa philosophy of “Zenjin” (“whole-person”) education, Tamagawa Nanaimo is a privately-owned campus that supports all educational endeavors and pursuits, whether from the local populace or international communities, Tamagawa’s doors are always open. Located on a stunning 84 acres in south Nanaimo, it is also a retreat centre for seminars, private events, team projects and group retreats.

[www.tamagawa.ca](http://www.tamagawa.ca)

### **Academy of Learning**

The Academy of Learning, a Career and Business College offers career training that prepares students for the workplace immediately. Their presence is global and they have programs that allow students the flexibility to educate themselves in their own time according to their convenience. The Academy of Learning is associated with several prestigious universities and institutions to bring the finest quality education to its students.

[www.academyoflearning.com](http://www.academyoflearning.com)

### 9.5.2 Research

Vancouver Island University has 156 faculty members who hold PhD's in a variety of disciplines, providing a pool of expertise for the community. Below is a list of Research Centres, Institutes and Facilities available through VIU.

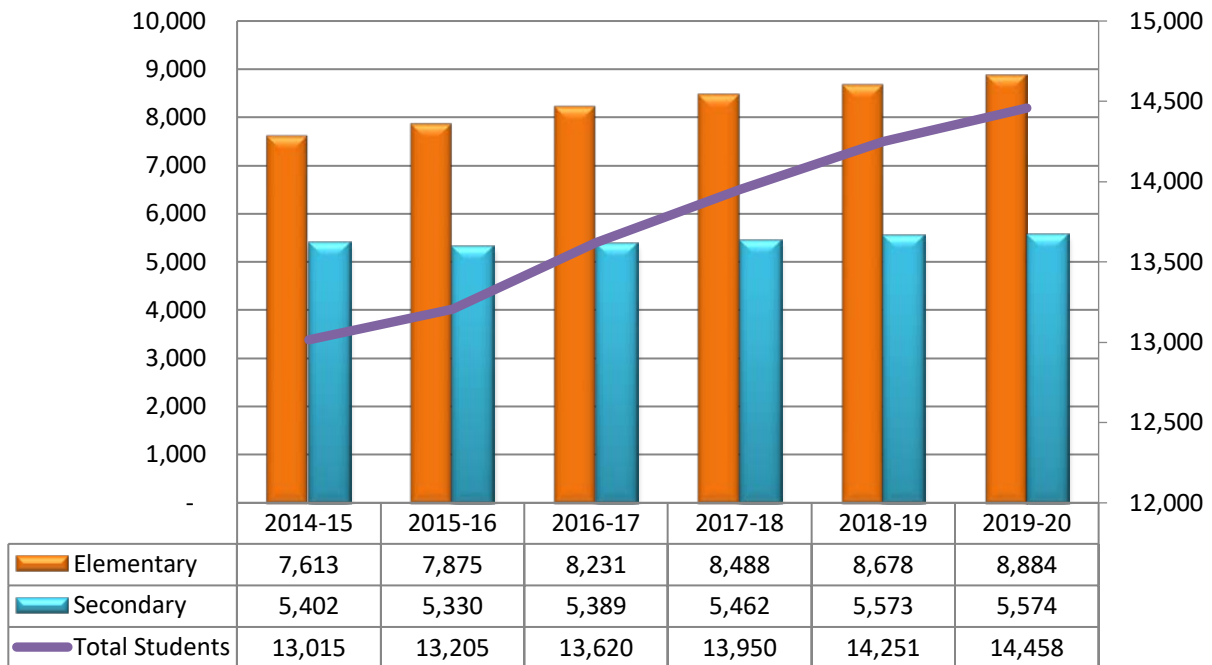
Centres, Institutes and Labs	
<ul style="list-style-type: none"> <li>Applied Environmental Research Laboratory (AERL)</li> </ul>	<ul style="list-style-type: none"> <li>Alexandro Malaspina Research Centre</li> </ul>
<ul style="list-style-type: none"> <li>Brain Electrophysiology and Neuropsychology Lab</li> </ul>	<ul style="list-style-type: none"> <li>Centre for Community Outreach and Care</li> </ul>
<ul style="list-style-type: none"> <li>Centre for Coastal Health</li> </ul>	<ul style="list-style-type: none"> <li>Centre for Education and Cyber Humanity</li> </ul>
<ul style="list-style-type: none"> <li>Centre for Healthy Communities Research</li> </ul>	<ul style="list-style-type: none"> <li>Centre for Shellfish Research</li> </ul>
<ul style="list-style-type: none"> <li>Fraud and Ethics Research and Education Centre</li> </ul>	<ul style="list-style-type: none"> <li>Humanities Interdisciplinary Research Group</li> </ul>
<ul style="list-style-type: none"> <li>Institute for Coastal Research</li> </ul>	<ul style="list-style-type: none"> <li>Institute of Practical Philosophy</li> </ul>
<ul style="list-style-type: none"> <li>International Center for Sturgeon Studies</li> </ul>	<ul style="list-style-type: none"> <li>Literary Theory Research Group</li> </ul>
<ul style="list-style-type: none"> <li>Media Research Lab (MRL)</li> </ul>	<ul style="list-style-type: none"> <li>MeTA Digital Humanities Lab</li> </ul>
<ul style="list-style-type: none"> <li>Mount Arrowsmith Biosphere Region</li> </ul>	<ul style="list-style-type: none"> <li>Outreach Centre for Healthy Aging and Community Engaged Scholarship</li> </ul>
<ul style="list-style-type: none"> <li>Resilience Research Lab</li> </ul>	<ul style="list-style-type: none"> <li>VIU @ Cowichan Innovation Lab</li> </ul>
<ul style="list-style-type: none"> <li>World Leisure Centre of Excellence in Sustainability and Innovation</li> </ul>	
Facilities	
<ul style="list-style-type: none"> <li>Deep Bay Marine Field Station</li> </ul>	<ul style="list-style-type: none"> <li>Centre for Shellfish Research Facility</li> </ul>

Another large research facility that adds to Nanaimo's education infrastructure is the Pacific Biological Station. The Pacific Biological Station is the principal research centre for the Department of Fisheries and Oceans Canada, with expertise in fisheries management, population, disease, marine mammals, and aquaculture. The station employs approximately 180 people, including nearly 50 PhD's. The station provides a nucleus of expertise that benefits fisheries-related private sector activities.

### 9.5.3 K-12 Education

Nanaimo's public schools are administered by the District 68 School Board which serves Nanaimo and Ladysmith. There are currently 29 elementary schools (kindergarten to grade 7) and six secondary schools (Grades 8 to 12). French immersion programs are offered at four elementary schools and one secondary school. The school district is one of the largest employers in the region employing approximately 2,000 staff. The School Board's annual operating budget is approximately \$162M. In addition to the provincial government curriculum, the District has a number of special programs, including an outstanding music program, work experience and career preparation, a modern languages program which includes French and Japanese and computer lab facilities. For further information visit [www.sd68.bc.ca](http://www.sd68.bc.ca)

### School District 68 Enrolment



Source: School district 68

#### Private Schools

Nanaimo is also home to three private schools offering elementary and high school programs. For further information, please contact the schools directly.

#### Nanaimo Christian School

(250) 754-4512

[www.nanaimochristianschool.ca](http://www.nanaimochristianschool.ca)

#### Aspengrove School

(250) 390-2201

[www.aspengroveschool.ca](http://www.aspengroveschool.ca)

#### Nanaimo Montessori School

(250) 753-0649

[www.nanaimomontessorischool.org](http://www.nanaimomontessorischool.org)

### Appendix A: Nanaimo Population Projections

(Note: Nanaimo Health Area is the smallest geography for which population projections are available. The City of Nanaimo represents .843 percent of Health area population per table below).

Year	0-19	20-29	30-44	45-64	65-79	80+	Total
2018	18,402	11,710	17,766	28,096	17,404	5,494	98,872
2019	18,438	11,950	18,187	27,682	18,279	5,717	100,252
2020	18,616	12,052	18,752	27,242	18,933	6,058	101,652
2021	18,800	12,062	19,459	26,857	19,534	6,400	103,112
2022	19,035	12,120	20,076	26,495	20,137	6,734	104,596
2023	19,223	12,159	20,632	26,244	20,582	7,259	106,099
2024	19,405	12,148	21,303	26,055	20,996	7,724	107,631
2025	19,635	12,163	21,769	25,948	21,425	8,211	109,150
2026	19,803	12,218	22,288	25,770	21,865	8,708	110,652
2027	19,969	12,221	22,727	25,834	21,910	9,484	112,144
2028	20,059	12,284	23,148	25,991	21,930	10,207	113,620
2029	20,192	12,406	23,587	26,150	21,940	10,803	115,077
2030	20,371	12,478	23,893	26,479	21,779	11,514	116,514
2031	20,425	12,718	24,258	26,891	21,475	12,158	117,925
2032	20,521	12,927	24,512	27,431	21,223	12,704	119,317
2033	20,605	13,113	24,716	27,925	20,934	13,395	120,688
2034	20,621	13,346	24,992	28,341	20,733	14,004	122,037
2035	20,735	13,538	25,154	28,964	20,393	14,582	123,366
2036	20,875	13,636	25,320	29,620	20,121	15,104	124,675
2037	20,909	13,813	25,448	30,313	19,817	15,664	125,964
2038	21,039	13,859	25,683	31,102	19,455	16,098	127,236
2039	21,190	13,901	25,819	31,983	19,160	16,439	128,492
2040	21,327	14,022	25,989	32,675	18,926	16,798	129,738
2041	21,461	13,995	26,204	33,523	18,597	17,196	130,976

Source: BC Stats P.E.O.P.L.E model 2019



**Appendix B: Regional District of Nanaimo Population Projections**

Year	0-19	20-29	30-44	45-64	65-79	80+	Total
2018	28,411	16,939	27,038	48,655	35,252	10,993	167,162
2019	28,367	17,276	27,646	47,816	36,632	11,210	168,947
2020	28,552	17,373	28,497	46,949	37,630	11,756	170,757
2021	28,751	17,314	29,580	46,169	38,556	12,295	172,665
2022	29,035	17,339	30,498	45,421	39,473	12,837	174,603
2023	29,235	17,329	31,323	44,870	40,125	13,683	176,565
2024	29,420	17,233	32,335	44,421	40,722	14,422	178,553
2025	29,690	17,181	32,997	44,095	41,343	15,190	180,496
2026	29,851	17,199	33,743	43,651	41,963	15,983	182,390
2027	30,011	17,123	34,358	43,615	41,902	17,234	184,243
2028	30,041	17,152	34,924	43,735	41,816	18,377	186,045
2029	30,137	17,277	35,530	43,855	41,698	19,302	187,799
2030	30,313	17,313	35,904	44,246	41,302	20,430	189,508
2031	30,284	17,648	36,382	44,761	40,662	21,426	191,163
2032	30,318	17,926	36,664	45,506	40,096	22,269	192,779
2033	30,336	18,158	36,871	46,161	39,476	23,343	194,345
2034	30,242	18,465	37,199	46,670	39,002	24,272	195,850
2035	30,312	18,711	37,334	47,525	38,283	25,139	197,304
2036	30,429	18,796	37,473	48,424	37,690	25,914	198,726
2037	30,361	19,016	37,546	49,397	37,033	26,752	200,105
2038	30,464	19,020	37,797	50,512	36,278	27,369	201,440
2039	30,588	19,018	37,875	51,787	35,637	27,843	202,748
2040	30,701	19,145	38,015	52,737	35,105	28,334	204,037
2041	30,807	19,025	38,231	53,953	34,409	28,886	205,311

Source: BC Stats P.E.O.P.L.E model 2019



411 Dunsmuir Street, Nanaimo, BC V9R 5J6  
T: 250-755-4465 F: 250-755-4437 [info@investnanaimo.com](mailto:info@investnanaimo.com)  
[www.investnanaimo.com](http://www.investnanaimo.com)