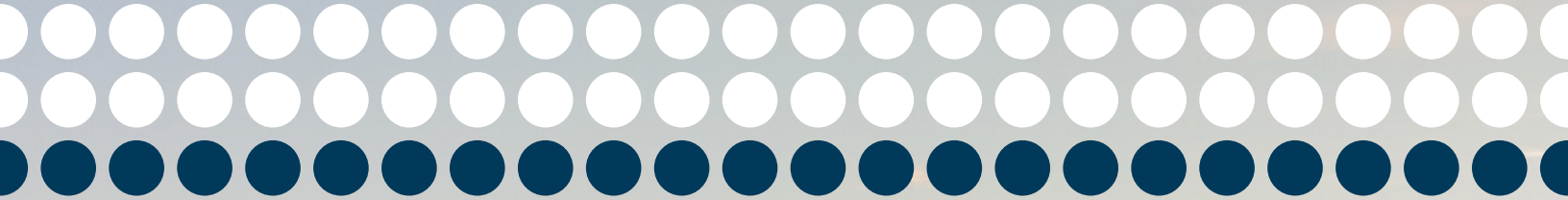
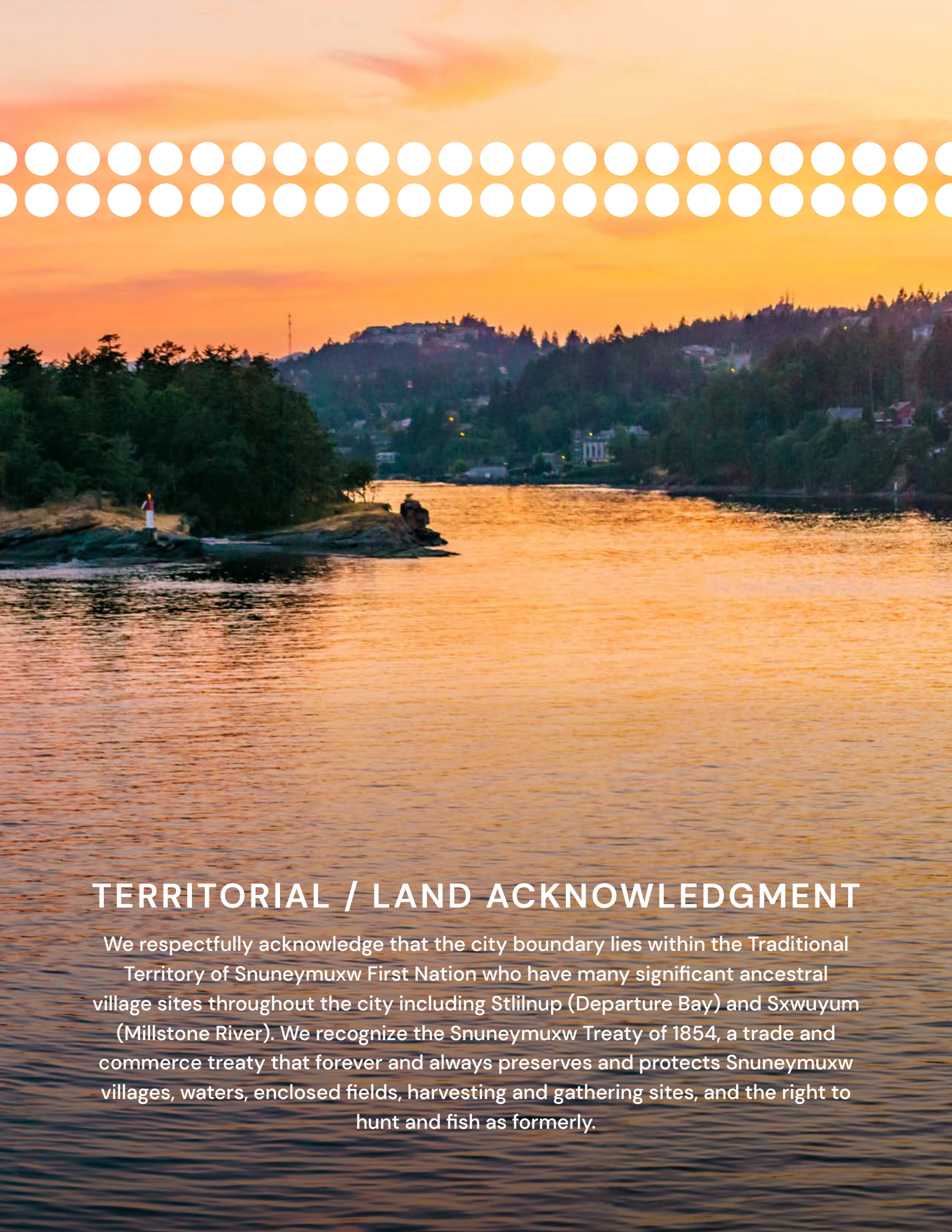


NANAIMO PROPERTY MANAGEMENT STRATEGY

FEBRUARY 2024





TERRITORIAL / LAND ACKNOWLEDGMENT

We respectfully acknowledge that the city boundary lies within the Traditional Territory of Snuneymuxw First Nation who have many significant ancestral village sites throughout the city including Stilnup (Departure Bay) and Sxwuyum (Millstone River). We recognize the Snuneymuxw Treaty of 1854, a trade and commerce treaty that forever and always preserves and protects Snuneymuxw villages, waters, enclosed fields, harvesting and gathering sites, and the right to hunt and fish as formerly.

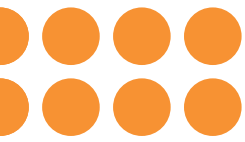
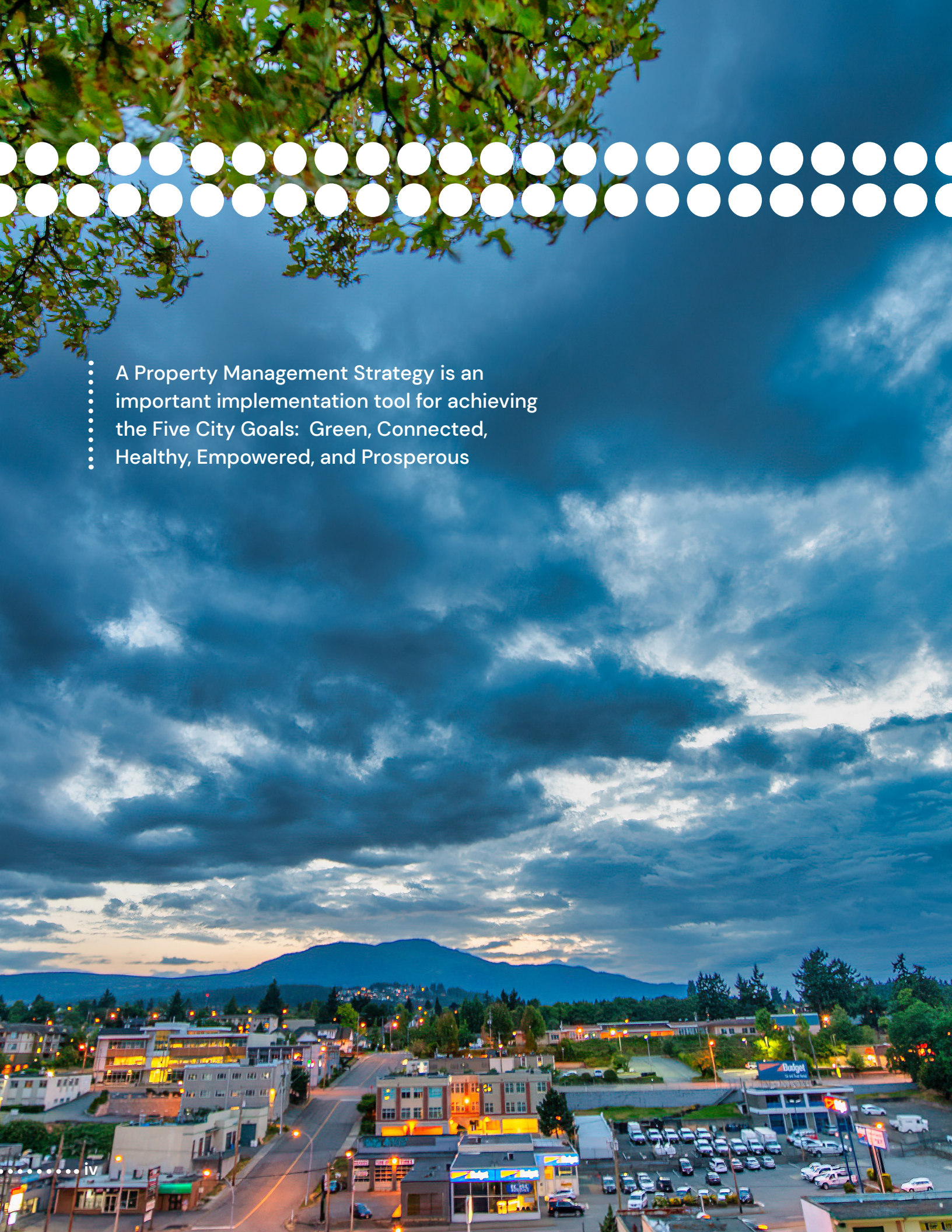


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• A Property Management Strategy is an
• important implementation tool for achieving
• the Five City Goals: Green, Connected,
• Healthy, Empowered, and Prosperous



1 Introduction & Context

1.1 ABOUT THE STRATEGY

A supply of well-located, well-utilized public land is essential to delivering the services a community needs. City-owned land assets are secured for community benefit – providing services like parks, civic facilities, utilities, roads, and more.

What does it include?

The City of Nanaimo Property Management Strategy (“the Strategy”) sets out a framework for how the City will manage, acquire, and dispose of its land assets. The goal of the Strategy is to align the City’s land resources with *City Plan – Nanaimo Reimagined* and other guiding documents.

The Strategy includes information on:

- ▶ Property management in the City of Nanaimo;
- ▶ The City’s existing land inventory;
- ▶ Tools, criteria, and processes used in the City’s acquisition and disposition processes;
- ▶ Leasing and licensing of City property; and
- ▶ Implementation and monitoring.

What does it do?

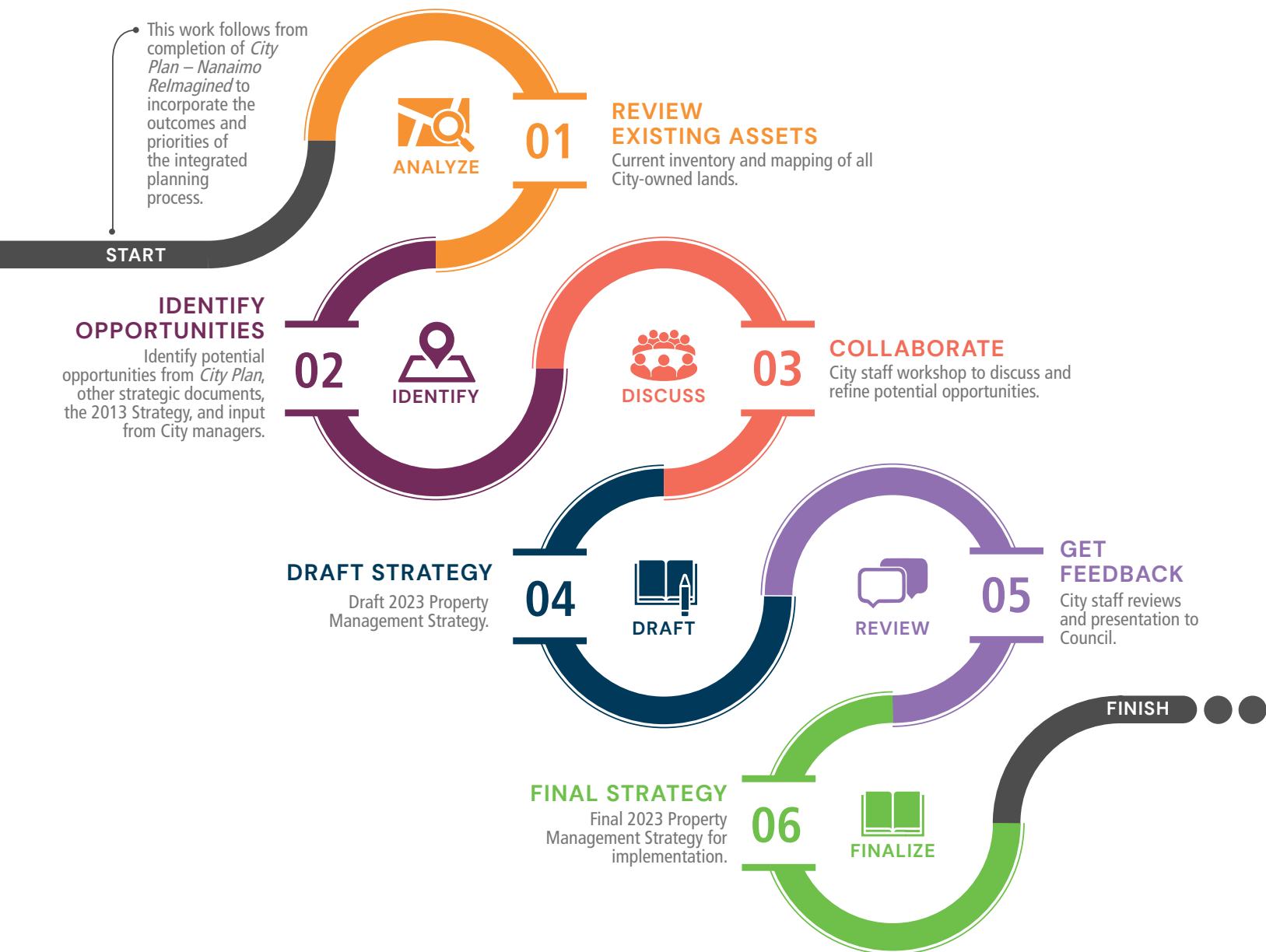
The Strategy provides a framework for the City to effectively manage its property assets. Specifically, an up-to-date Strategy:

- ▶ Provides a current and accurate inventory of lands, supporting effective management and utilization.
- ▶ Supports informed decision-making and prioritization of acquisitions to support forecasted City needs.
- ▶ Enables the City to examine underutilized lands to determine opportunities for repurposing or identification of potential surplus candidates for disposition.
- ▶ Encourages inter-departmental collaboration on utilization and management of land assets.
- ▶ Consolidates property need directions identified in the City’s strategic planning.
- ▶ Maximizes the use of City-owned lands, generating revenue and community benefit from lands.
- ▶ Protects lands needed to support City services including utilities and roads.

Creating the Strategy

The City created its first Property Management Strategy in 2013. Since that time, many of the identified priorities have been completed and new opportunities have been identified. The 2023 update was undertaken to review, refine, and build on the 2013 Strategy. The Strategy will be reviewed every five years.

The Property Management Strategy update took place between July and December 2023.



1.2 REAL ESTATE SERVICES

The City of Nanaimo Real Estate Section works with all City departments to support projects and works involving real estate assets. Key responsibilities include:

- Administration of the City's land assets.
- Provision of strategic advice on how to manage the City's land assets to maximize community benefit.
- Support for delivery of *City Plan – Nanaimo Reimagined* by acquiring land for City projects such as new roads, parks, housing, recreation facilities, City buildings, and brownfield sites for redevelopment.
- Coordination of the sale and disposition of surplus lands in the City's inventory.
- Property management services through the preparation of lease and licence documents for City lands leased and licensed to others.
- Liaising with property owners to correctly restore private property following the completion of an adjacent City construction project.
- Administration of City charges on private property and securing rights of way for private utilities.



1.3 LEGISLATIVE & CITY POLICY FRAMEWORK

The Property Management Strategy is guided by *City Plan – Nanaimo Reimagined*, which articulates a vision for the City’s future, along with the supporting *Integrated Action Plan* that outlines steps the City can take to reach its vision.

All real estate opportunities in the City will be evaluated against the Five City Plan Goals.



A GREEN NANAIMO
**RESILIENT, REGENERATIVE
ECOSYSTEMS**



A CONNECTED NANAIMO
EQUITABLE ACCESS & MOBILITY



A HEALTHY NANAIMO
**COMMUNITY WELLBEING &
LIVABILITY**



AN EMPOWERED NANAIMO
**RECONCILIATION, REPRESENTATION
& INCLUSION**



A PROSPEROUS NANAIMO
THRIVING & RESILIENT ECONOMY

1.4 NANAIMO'S REAL ESTATE ENVIRONMENT

City Plan – Nanaimo Reimagined describes Nanaimo as a city in transition – evolving from a small, suburban city to a thriving mid-sized urban community. Much has changed in the ten years since the first Property Management Strategy was created and it's clear that change will continue in our City and the world around us.

WHAT IS HAPPENING AROUND US?

WHAT COULD THIS MEAN FOR REAL ESTATE?

TRUTH & RECONCILIATION

The City is committed to the hard work of advancing Truth & Reconciliation with the Snuneymuxw Government.

- Potential for projects related to Snuneymuxw First Nation interests
- Opportunities for partnership and collaboration

A GROWING POPULATION

In 2020, Nanaimo's population surpassed 100,000 and forecasts indicate the City will continue to attract new residents.

- Lands are needed for new community services to support this growth
- Fewer lands are available for acquisition
- Increased opportunities for disposition

INCREASING LAND VALUES

In the past decade, costs to purchase land in Nanaimo have increased rapidly and significantly.

- Costs to acquire new lands continues to increase, making purchases more difficult
- Potential revenue from sales increases at the same time

AN INTEGRATED CITY

City Plan reinforces a commitment to inter-departmental collaboration and working together to maximize community benefit.

- Prioritization of acquisitions that meet the objectives of multiple departments
- Collaborations on how best to utilize existing and future City land assets

A CHANGING CLIMATE

The climate emergency has revealed an urgent need for the City to prioritize adaptation and mitigation actions.

- Increasing focus on lands that support resiliency planning

AFFORDABLE HOUSING CRISIS

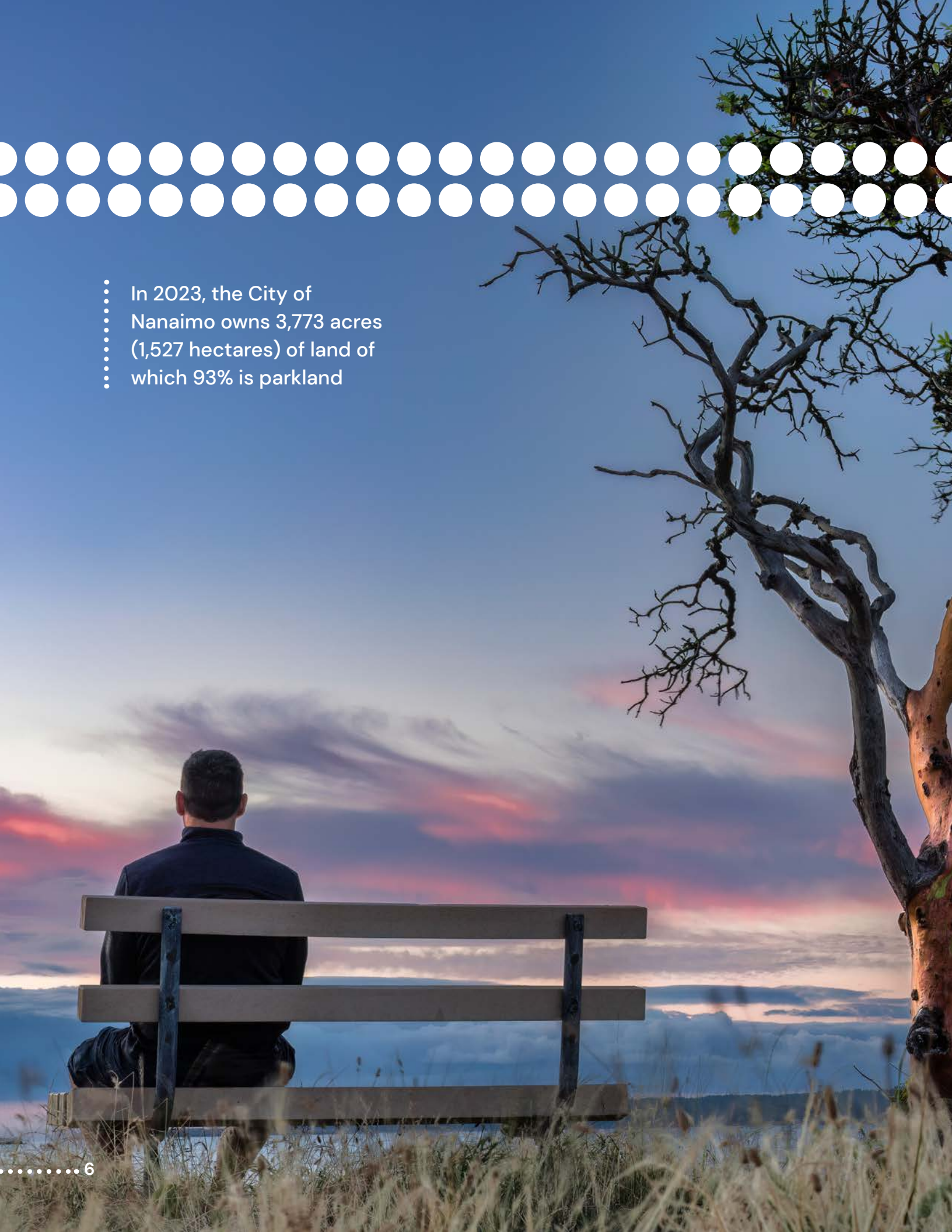
It is becoming increasingly challenging for people with low to moderate incomes to access affordable, sustainable housing.

- Continued involvement in securing lands for supportive housing to support the *City's Affordable Housing Strategy*

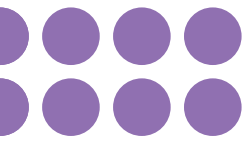
THE DISRUPTION AGE

Technology, innovation, and social and political environments are rapidly changing how we live and how our cities must respond.

- Ongoing changes to how existing City land assets may be utilized
- Changes in future land needs



• In 2023, the City of
• Nanaimo owns 3,773 acres
• (1,527 hectares) of land of
• which 93% is parkland
•



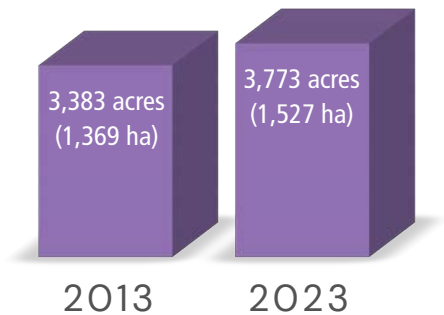
2 Current Land Inventory

2.1 OVERVIEW

Nanaimo has a diverse land inventory. It includes lands with an array of uses within the City boundary, as well as strategic lands within the Regional District of Nanaimo.

Real Estate Holdings Since 2013

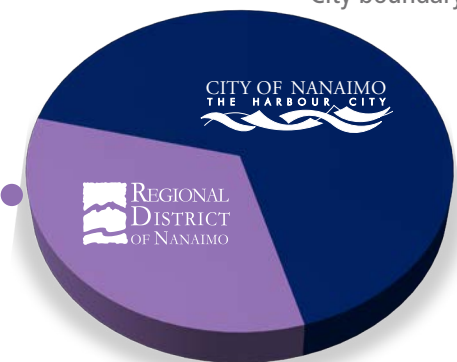
Since 2013, the City’s real estate holdings have grown by 11.5%. Much of this growth is attributable to major park acquisitions like the Linley Valley expansion, Greater Nanaimo Water District Lands, Rotary Bowl, Serauxmen Stadium, and 933 Park Avenue. In addition, the City has made strategic purchases like 1 Port Drive and 6 Commercial Street to support Downtown revitalization initiatives. Acquisitions have also been made to support ongoing infrastructure and community needs.



Land Holdings Outside City Boundaries

The City holds 1,255 acres (508 ha) of land outside the City boundary within Electoral Areas A and C of the Regional District of Nanaimo. The majority of these lands are associated with the infrastructure of the City’s water system, inherited through the Greater Nanaimo Water District.

66.7% of City-owned lands are within the City boundary



CITY-OWNED PROPERTIES IN THE RDN

Jump Lake Dam

539 acres (218 ha)

South Fork Dam

92 acres (37 ha)

District Lot 9

200 acres (81 ha)

2500 South Fork Road

61 acres (25 ha)

350 Nanaimo River Road

113 acres (46 ha)

Witchcraft Lake

54 acres (22 ha)

Pleacas Road

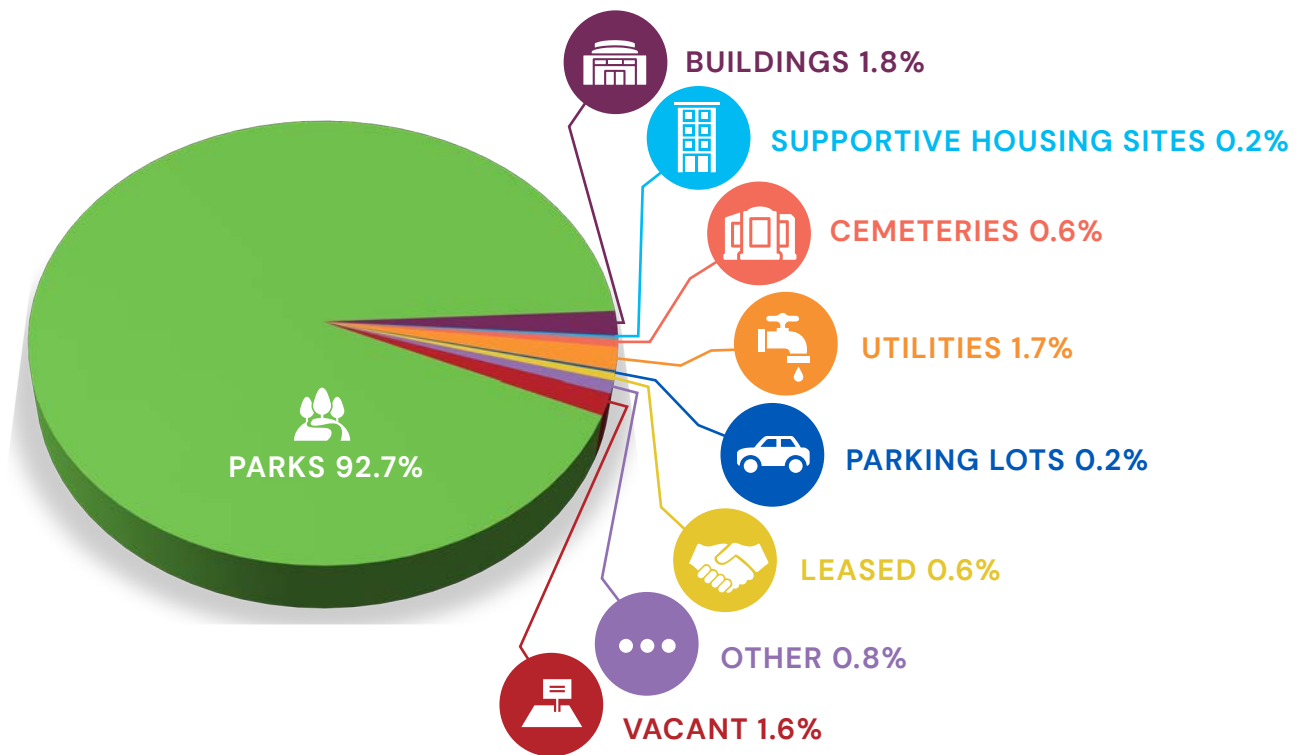
100 acres (40 ha)

33.3% of City-owned land holdings are in the RDN

2.2 MUNICIPAL LAND INVENTORY

The City holds 2,518 acres (1,019 ha) of land within the City of Nanaimo. As illustrated below, the vast majority of these lands are parkland. The information on the next page summarizes the different types of land under City ownership.

Land Holdings within the City Boundary





PARKS

420 park properties
2,331 acres of land (943 ha)
92.7% of City-owned land

Parks are by far the largest portion of the City's land holdings. Examples include community parks like Bowen Park, Westwood Lake, and Linley Valley, neighbourhood parks, waterfront parks, beaches, and plazas. Since 2013, parkland has increased by nearly 15%. Bylaw 7137 designates all park lands in the City as "Dedicated Park" which requires the consent of the electorate before land can be sold or leased.



BUILDINGS

29 properties with buildings
45 acres of land (18 ha)
1.8% of City-owned land

Properties with buildings that the City owns primarily include those with civic (municipal) uses. Examples include City Hall, Vancouver Island Conference Centre, fire halls, the public works yard, and recreation centres. The City owns a small number of commercial and residential buildings that are leased or licensed out, such as the theatre at 25 Old Victoria Road.



SUPPORTIVE HOUSING

8 housing sites
5 acres of land (2 ha)
0.2% of City-owned land

The City works with BC Housing and not-for-profit organizations to provide lands for the development of affordable and supportive housing across the community. In 2019, the City and BC Housing signed a Memorandum of Understanding to develop several new housing developments in the community.



CEMETERIES

3 cemetery properties
15 acres of land (6 ha)
0.6% of City-owned land

The City owns and manages three cemeteries in Nanaimo: Bowen Road Cemetery, Wellington Cemetery, and Townsite Chinese Cemetery.



UTILITIES

18 utility properties
42 acres of land (17 ha)
1.7% of City-owned land

The City's utility properties are held to provide services like water and sewer for the community. Examples include water reservoirs and pump stations.



PARKING LOTS

16 parking lot properties
4 acres of land (1.6 ha)
0.2% of City-owned land

The City owns several parking lots in the Downtown area, including both parkades and surface parking lots.



LEASED

4 leased properties
14 acres of land (6 ha)
0.6% of City-owned land

The City leases select sites to other organizations, including the Nanaimo Yacht Club, St. Johns Ambulance, Haven House on Labieux Road, and the Loaves & Fishes site on East Wellington Road.



OTHER

79 other properties
19 acres of land (8 ha)
0.8% of City-owned land

The City owns 79 "other" types of property such as fee simple property used as road, environmentally sensitive areas, or remnant lands.



VACANT

33 vacant properties
40 acres of land (16 ha)
1.6% of City-owned land

Vacant lands have no current use. Some vacant lands have been purchased to hasten remediation and redevelopment like 1 Port Drive and 6 Commercial Street, while others may be held for future City needs. Some vacant lands may be candidates for disposition.

Existing Inventory Map of City-Owned Properties

The City maintains a detailed inventory and mapping of its land assets, which supports analysis of current uses and potential opportunities.










Legend



--- City of Nanaimo Boundary

 Land Owned By Others

City-Owned Properties

- | | |
|--|---|
|  Parks |  Parking Lot |
|  Buildings |  Leased |
|  Supportive Housing Sites |  Other |
|  Cemeteries |  Vacant Land |
|  Utilities | |







• Controlling or owning land is fundamental to
• achieving City goals. The *Local Government*
• Act provides municipalities with authority
• to both acquire and dispose of property
•



3 Property Acquisition

3.1 ACQUISITION CRITERIA

Council is often faced with the difficult task of prioritizing acquisition opportunities within available financial resources. The Property Management Strategy aims to help Council make informed decisions.

In a dynamic, forward-looking city like Nanaimo, there are many potential property acquisition targets that could support City goals, and more will be identified in the future. Using criteria to prioritize acquisition opportunities supports informed decisions about which opportunities are highest priority and the implications of advancing one property acquisition ahead of another. The below criteria helps with the acquisition prioritization process.

Nanaimo Property Acquisition Criteria



3.2 ACQUISITION TOOLS

There are myriad of ways the City can secure land to meet its acquisition targets. While fee simple purchase will be used most often, thoughtful application of other tools can open up opportunities.

Fee Simple Purchase

A fee simple purchase is the transfer of ownership from an owner to the City through monetary sale of an agreed amount. It is the most common and straightforward way to acquire property.

Purchase in Partnership

The City can acquire property through a partnership with another organization, sharing in the purchase cost. An example is where the City partnered with Ducks Unlimited Canada to purchase West Buttertubs Marsh.

Giftng / Ecogifting

A property owner can gift the City their property in exchange for a tax receipt.

In addition, donors of ecologically sensitive land are eligible to claim an ecological gift income tax receipt, with approval from the Federal Minister of Environment. If the City receives an Ecogift, it must protect the land in perpetuity and maintain the biodiversity and environmental heritage of the site. West Buttertubs Marsh was eligible for the ecogifting program.

Density Transfer

In areas of the City zoned R10 "Steep Slope Residential," on a case-by-case basis, density may be transferred to the most developable area of a property leaving the remainder for public use or protection.

Land Exchanges

Through a mutually beneficial land exchange, each party trades surplus lands to the other party to better align with their respective strategic priorities.

Subdivision

Through the subdivision process, the City can acquire land that is dedicated through a survey plan as park or road right of way. The developer can also transfer fee simple properties to the City for uses such as detention ponds.

Lease / Licence Agreements

Lease agreements allow the City to secure use of a property and an interest in the land on a long term basis. The City has acquired land around Westwood Lake for use as parkland through a 30-year lease with the Province.

Licence agreements are used for short term projects and where the City does not require an interest in the land. A typical use may be licensing land to use as a parking lot.

Expropriation

In special circumstances where the City needs to acquire a property (e.g., essential infrastructure) and negotiations have not reached a resolution, the City may purchase a property without an owner's consent at estimated market value.

Statutory Right of Way

The City can secure a statutory right of way agreement to acquire land for uses such as water systems and trails over private property.

3.3 ACQUISITION FUNDING

Purchasing land is costly. The City has a range of tools at its disposal for raising and saving funds that can be used to pursue acquisition targets.

Parkland Dedication Reserve Fund

Contributions for this reserve are received from development in lieu of parkland and from the sale of City parkland. This reserve is mandated by the *Community Charter* and funds must be used for the purchase of parkland.

Parks / Water DCC Reserve Fund

Development Cost Charges (DCCs) for parks are collected at subdivision for the construction of single-unit and multi-unit residential dwellings, mobile homes, and campground units. Parks DCCs must be used for parks purposes, funding the purchase of City parkland or applied towards select park improvements (e.g., the new washrooms at Neck Point Park were funded through DCCs). Water DCCs can be used to acquire land for water supply projects.

Property Acquisition Fund

Contributions to this reserve are made from unspent annual budget for property acquisition and/or allocation of the prior year’s General Operating Fund surplus. This funding can be used to purchase any type of new City land.

Property Sales Fund

Contributions to this reserve are provided from the sale of civic land. This funding can be used to purchase any type of new City land.

Annual Acquisition Budget

The annual acquisition budget allocates funding each year for property acquisition. The 2023 budget included an allocation of \$612,000 and it is increased annually by 2%. This funding can be used to purchase any type of new City land.

Short-Term Borrowing

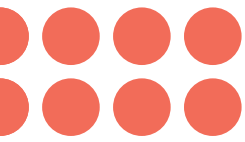
Under Section 178 of the *Community Charter*, a municipality can obtain short-term borrowing, up to a maximum of \$50 per capita, for the purpose of a capital nature without electorate approval.

Housing Legacy Reserve Fund

This reserve provides funding to support affordable housing in the community including, but not limited to, property acquisition and capital investment. Contributions are provided from annual budget allocations (\$165,000 in 2023) and allocation of the Municipal and Regional District Tax (MRDT) for online accommodations. This funding must be used for housing initiatives.



Managing City lands effectively means identifying surplus land assets that bring little community benefit and can be sold to generate revenue for more desirable lands



4 Property Disposition

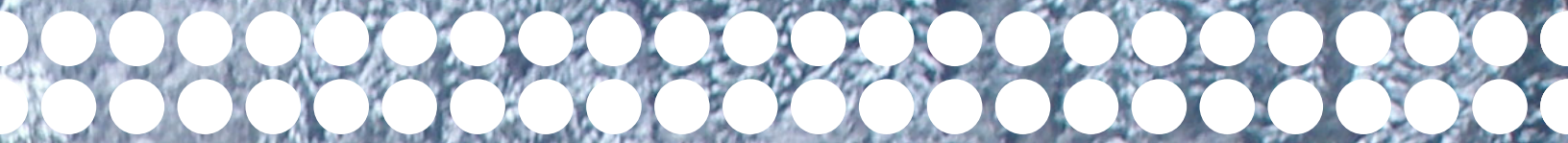
4.1 DISPOSITION CRITERIA & PROCESS

While most lands in the City’s inventory are used for specific civic purposes, opportunities exist to consider disposition of select properties or portions of properties that will bring a monetary return to the City or bring other benefits consistent with *City Plan – Nanaimo Reimagined*.

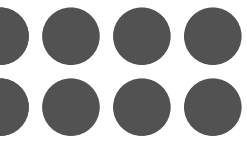
There are many reasons why the City may own lands that could be considered for disposition. In some cases, the City must purchase larger properties to secure desirable aspects on a part of that property, for example, land needed to complete a roadway project or an addition to the parks inventory. In these cases, the City will keep the portion of the land required for civic uses and sell the remaining land back to market. The City also undertakes select purchases to encourage revitalization and redevelopment in key areas, such as the purchase of 6 Commercial Street to support Downtown revitalization. Six criteria are used to determine when a property could be deemed surplus.

Nanaimo Property Disposition Criteria





• The City is responsible for providing utilities
• including water and sewer to City residents.
• Statutory rights of way are a key tool in
• maintaining these services



5 Protection of City Utilities

5.1 CITY UTILITIES ON PRIVATE PROPERTY

.....

When it is not possible to locate a City of Nanaimo utility (water, sewer, drainage, or trails) within the dedicated road right of way, a statutory right of way is required to protect the City infrastructure and to allow for maintenance and repair. A statutory right of way is an interest in land that is registered on title and unaffected by changes in property ownership. A statutory right of way grants specific rights to the City to install and maintain the infrastructure.

Blanket Rights of Way

In most cases, a statutory right of way is referenced on a survey plan which defines the area where the right of way is located. In some cases, the City has a blanket right of way, which enables infrastructure to be placed anywhere on the property with an obligation to reduce the right of way to a specific area at a later date. Blanket rights of way are also registered on title to allow ancillary access across lands to the infrastructure and are not reduced to a specific area.

As opportunities arise (i.e., through redevelopment), the City will fulfill its obligations to reduce blanket rights of way to a specific location of the infrastructure.

Unprotected Services

In some cases during the 1970s and 1980s, City infrastructure was placed on private property without securing a statutory right of way. These are referred to as “unprotected” services and do not provide the City with any rights to maintain the infrastructure. Unprotected rights of way leave City infrastructure at risk of damage or abandonment and puts the City at risk of removal of the utility by the property owner. City staff have been negotiating with property owners to address the remaining **191** unprotected services in the City.

The Property Management Strategy includes acquisition targets to address large parcels outside the City boundaries where the major water supply infrastructure is not legally protected. There are additional efforts required to address other unprotected services.

Approach to Unprotected Rights of Way

Securing unprotected rights of way is an ongoing process. The following criteria are used to prioritize right of way acquisitions.

Higher priority rights of way:

- ▶ Water supply systems that are part of the major water supply outside the City boundary and currently not protected by a right of way (priority acquisitions in this Property Management Strategy);
- ▶ Utility lines that serve a significant area of the City;
- ▶ Unprotected services that are part of a larger cluster that will provide efficiencies from a survey and negotiation perspective;
- ▶ Distribution lines that serve multiple owners;
- ▶ Rights of way tied to a pending Capital Works Project; and
- ▶ Utilities where their size, age, proximity to a building, costs to replace, or future replacement date necessitate immediate action.

Lower priority rights of way:

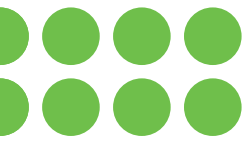
- ▶ Infrastructure that serves only one property owner;
- ▶ Properties in a newer development that will not require maintenance for many years; and
- ▶ Land that will be redeveloped / subdivided in the immediate future and a right of way will be secured at the time of application.

Summary of Current Right of Way Agreements within the City

RIGHT OF WAY AGREEMENT TYPE	SPECIFIC	BLANKET
Total Registered Charges	3,374	1,655
Total Unprotected Services (no agreement)	191	



As of November 2023, City
of Nanaimo's Real Estate
Section manages 49 leases
and 130 licence agreements



6 Leasing & Licensing

6.1 ABOUT LEASES & LICENCES

An important part of the City's role as a landowner is to manage the use of some property through formal lease and licence agreements with third-party businesses or not-for-profit organizations.

Letting Land

The *Community Charter* (Sections 25 and 26) requires market value to be charged when the City's property is leased or licensed to a for-profit business. Under these provisions, a municipality must not provide a grant, advantage, or other form of assistance to the business. It is common for the City to charge nominal rent where a not-for-profit is providing a service of benefit to the community.

About Leases

Under a lease, the landlord conveys the use and exclusive possession of certain real property to the tenant for a set term and for consideration in the form of rent. If the lease is in a City park, and is not a traditional park use, it requires the approval of voters through an Alternative Approval Process or a Referendum.

There are currently an estimated **49** lease agreements initiated by the following City departments:

- ▶ **6** from Public Works
- ▶ **24** from Parks, Recreation, & Culture
- ▶ **19** from the Community Safety & Development Division

About Licences

A licence is a more flexible alternative to a lease. The key difference is that while a lease is an interest in land that allows registration at the Land Title Office, a licence does not. The licence is a personal contractual relationship and is not intended to bind successors in title to the land. This allows for a shorter (e.g., 30-day) cancellation clause and is a solution when either party prefers not to commit long term. When the need for an agreement is short term, a licence is often acceptable to both parties (e.g., a food vendor in a park). A licence does not generally provide long term rights of use over the licence area. Many of the City's licence agreements are to not-for-profit organizations.

There are currently an estimated **130** licence agreements initiated by the following City departments:

- ▶ **61** from Parks, Recreation, and Culture
- ▶ **47** from the Community Safety & Development Division
- ▶ **17** from Public Works
- ▶ **5** from the Water Resources Section

6.2 LEASE & LICENCE STRATEGY

Key principles have been developed to guide the City's approach to leasing and licensing City lands.

Determining Lease or Licence

Leases should be considered preferable where there is a private business involved or where a significant investment by a not-for-profit organization has occurred or will occur, on City property.

Licences should be used largely for not-for-profit organizations and where the level of investment made by the licensee in the property is low.

Length of Term

Lease terms should reflect the level of capital investment associated with the property. Licence terms are typically shorter (e.g., not more than 5 years).

Insurance

By entering into an agreement, the City must be able to indemnify against users of the public space. All agreements require an insurance clause that reflects the type of claim that could be brought against the City.

Determining Rent / Rate

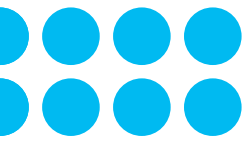
Market rent can be determined through a commissioned appraisal, or when values are relatively insignificant, by applying a market capitalization rate. Upon expiry of agreements the City will review lease / licence rates to ensure they are set at market value.

Nominal rent may be considered for not-for-profit organizations where:

- ▶ Their primary service provides a demonstrated public benefit.
- ▶ Participation or membership is available to a broad demographic in the community.
- ▶ They provide the only opportunity, or one of few opportunities, for the service, activity, or benefit in the community.
- ▶ Their services are not in direct competition with the business community, or where they are similar, they offer these services, they are offered in a very different way, or the services are accessible to persons who do not normally have access to the services or facilities in the private sector.
- ▶ Taxpayers will expect the City to provide the service if the organization declines.



A monitoring program will allow the City to track progress and make shifts in response to changing context and needs



7 Implementation

7.1 IMPLEMENTATION & MONITORING

The Property Management Strategy is intended to be implemented over a 10-year horizon. It is recommended that an annual monitoring report be prepared for Council to assist with tracking and monitoring opportunities. The Property Management Strategy should be reviewed every 5 years and updated in full in 10 years' time.

The City maintains an internal list of potential acquisition and disposition opportunities. The internal list allows for progress tracking and updates to priorities as needed to support ongoing planning and budgeting.

Annual monitoring reports will include the following information:

- ▶ **Land inventory** – An overview of how the City's land inventory has changed from the previous year.
- ▶ **Acquisition priorities** – Updated information on recent acquisitions and updated potential priorities.
- ▶ **Land dispositions** – A summary of recent dispositions.
- ▶ **Unprotected rights of way** – A summary of the number of unprotected rights of way secured and those remaining.
- ▶ **Leases & licences** – An overview of the total number of leases and licences, the annual revenue from these, and comparison from the previous year.





Appendices

A. Recent Acquisitions & Dispositions

.....

LIST OF RECENT ACQUISITIONS (2013 - 2023)	32
LIST OF RECENT DISPOSITIONS (2013 - 2023).....	35

Appendix A:



RECENT ACQUISITIONS & DISPOSITIONS

LIST OF RECENT ACQUISITIONS (2013 – 2023)

The list below outlines property acquisitions in the past 10 years.

ADDRESS	YEAR	PURPOSE	ACQUISITION METHOD	SIZE	
				ACRES	HA
502 Howard Ave	2014	Park	Land Exchange with SD68	2.34	0.95
2249 Northfield Road	2014	Road	Land Exchange with SD68	1.00	0.40
5101 Rutherford Road	2014	Park	Land Exchange with SD68	13.50	5.46
6780 Dickinson Road	2014	Park	Land Exchange with SD68	8.30	3.36
155 Westwood Road	2014	Park	Purchased	6.80	2.75
2145 Boundary Ave	2015	Road	Purchased	0.26	0.11
166 Pryde Ave	2014	Public Works/Utilities	Purchased	1.27	0.51
2141 Boundary Ave	2014	Road	Purchased	0.04	0.01
3650 Cottlevue Drive	2014	Parks – Linley Valley	Purchased for Nominal Fee	5.90	2.39
3518 Hillside Ave	2014	Park	Purchased	115.00	46.54
5600 Vanderneuk Road & 3842 Stronach Drive	2014	Park	Purchased	51.80	20.96
396 Seventh Street	2017	Utilities	Purchased	0.10	0.04
355 Wakesiah Ave	2017	Park	Purchased	14.60	5.91
563 Doreen Place	2017	Park	Dedicated by Plan	0.04	0.02
1001 Trumpeter Terrace	2017	Park	Dedicated by Plan	3.51	1.42
5260 Tanya Drive	2018	Park	Purchased	50.08	20.27
1620 College Drive	2018	Park	Dedicated by Plan	2.86	1.16
603 Nottingham Drive	2019	Park	Gifted	3.45	1.40
933 Park Avenue	2019	Park	Purchased	5.00	2.02
1 Port Drive	2019	Land	Purchased	15.5	6.27

ADDRESS	YEAR	PURPOSE	ACQUISITION METHOD	SIZE	
				ACRES	HA
431 Dunsmuir Street & 424 Wesley Street	2020	Land	Purchased	0.56	0.23
Portion of 900 Fifth Street	2020	Road	Land Exchange	1.71	0.69
5735 Turner Road	2020	Dedicated Park	Dedicated by Plan	1.09	0.44
Portion of 3646 Cottleview Drive	2020	Park	Purchased	11.98	4.85
Portion of 155 Pryde Ave	2020	Park	Purchased	3.34	1.35
Portion of 5341 Metral Road	2020	Road	Purchased	0.02	0.01
4005 Salal Drive	2020	Park	Dedicated by Plan	1.96	0.80
1591 Roberta Road S	2020	Park	Dedicated by Plan	5.81	2.35
5900 Carlton Road	2020	Park	Dedicated by Plan	0.28	0.11
25 Lotus Pinnatus Way	2020	Park	Dedicated by Plan	3.53	1.43
900 & 901 Harbour View Street	2020	Park	Dedicated by Plan	1.91	0.77
6, 10 & 14 Commercial Street	2021	Downtown Hub	Purchased	0.25	0.10
565 Terminal Ave	2021	Downtown Hub	Purchased	0.05	0.02
575 Terminal Ave	2021	Downtown Hub	Purchased	0.06	0.02
Portion of 857 Old Victoria Ave	2021	Road	Land Exchange	0.32	0.13
3956 Kilpatrick Road	2021	Park	Purchased	50.00	20.23
116 Whitefish Place	2021	Park	Dedicated by Plan	2.57	1.04
Portion of 2221 Bowen Road	2021	Midtown Gateway	Land Exchange	0.27	0.11
1861 East Wellington Road	2021	Food Bank	Purchased	1.33	0.54
20 Maki Road	2022	Waterfront Walkway, Housing	Purchased	8.28	3.35
933 Old Victoria Road	2022	Park	Dedicated by Plan	2.84	1.15

ADDRESS	YEAR	PURPOSE	ACQUISITION METHOD	SIZE	
				ACRES	HA
Machleary Street Properties	2022	Land	Tax Sale	1.63	0.66
350 & 398 Franklyn Street	2022	Land	Option to Purchase	0.43	0.17
6000 Linley Valley	2022	Park	Dedicated by Plan	1.06	0.43
105 St. George Street	2022	Park	Dedicated by Plan	0.48	0.19
Portion of 2299 Bowen Road	2023	Road – Midtown Gateway	Purchased	0.10	0.04
225 & 227 Haliburton Street	2023	Park	Purchased	0.37	0.15
350 Avaani Way	2023	Park	Dedicated by Plan	0.15	0.06
305 Prideaux Street	2023	Land	Purchased	0.17	0.07
2393 Arbot Road	2023	Land	Purchased	2.47	1.00
5785 Vanderneuk Road	2023	Water Reservoir	Purchased	0.81	0.33
TOTAL				411.7	166.6

LIST OF RECENT DISPOSITIONS (2013 – 2023)

The list below outlines property dispositions in the past 10 years.

ADDRESS	YEAR	TYPE	SIZE	
			ACRES	HA
421 Franklyn Street, 430 & 436 Selby Street	2014	Land Exchange with SD68	0.75	0.30
400 Campbell Street & Portion of 455 Comox Road	2014	Land Exchange with SD68	1.95	0.79
260 Irwin Street	2014	Land Exchange with SD68	0.44	0.18
140 View Street	2014	Land Exchange with SD68	2.63	1.06
194 Cliff Street	2017	Road Closure	0.02	0.01
100 Gordon Street	2017	Sale, Marriott Hotel	0.42	0.17
2103 Bowen Road	2018	Sale	0.47	0.19
897 Albert Street, 474 & 478 Pine Street	2019	Sale for Nominal Price	0.66	0.27
4134A Wellesley Avenue	2019	Sale	0.02	0.01
Portion of 1 Port Drive	2019	Transfer	9.30	3.76
5885 Linyard Road	2019	Sale	0.03	0.01
5861 Linyard Road	2019	Sale	0.17	0.07
Portion of Fifth Street	2020	VIU Land Exchange	0.78	0.32
5867, 5873, 5879 Linyard Road	2020	Sale	0.48	0.19
Portion of Eighth Street	2021	857 Old Victoria Land Exchange	0.32	0.13
4220A & 4200A Victoria Avenue	2021	Sale	0.10	0.04
4176A Wellesley Avenue	2021	Sale	0.07	0.03
2230 Boxwood Road	2022	Sale, following Mid-Town Gateway	2.89	1.17
4104A Wellesley Ave	2022	Sale	0.05	0.02
TOTAL			21.5	8.7

CITY OF NANAIMO
THE HARBOUR CITY

