



AGENDA REGULAR COUNCIL MEETING

Monday, April 3, 2023

5:00 p.m. To Proceed In Camera, Reconvene Regular Council Meeting 7:00 p.m.

SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE

80 COMMERCIAL STREET, NANAIMO, BC

SCHEDULED RECESS AT 9:00 P.M.

Pages

1. CALL THE MEETING TO ORDER:

2. PROCEDURAL MOTION:

That the meeting be closed to the public in order to deal with agenda items under the *Community Charter*:

Section 90(1) A part of the Council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

(e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the municipality;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the municipality if they were held in public;

(n) the consideration of whether a Council meeting should be closed under a provision of this subsection or subsection (2); and,

Community Charter Section 90(2):

(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

3. INTRODUCTION OF LATE ITEMS:

4. APPROVAL OF THE AGENDA:

5. ADOPTION OF THE MINUTES:

a.	<u>Minutes</u>	6 - 11
	Minutes of the Regular Council Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, on Monday, 2023-MAR-06, at 4:30 p.m.	
b.	<u>Minutes</u>	12 - 18
	Minutes of the Regular Council Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, on Monday, 2023-MAR-20, at 5:00 p.m.	
6.	MAYOR'S REPORT:	
7.	RISE AND REPORT	
8.	PRESENTATIONS:	
9.	COMMITTEE MINUTES:	
a.	<u>Minutes</u>	19 - 24
	Minutes of the Design Advisory Panel Meeting, held electronically, on Thursday, 2022-OCT-27 at 5:03 p.m.	
b.	<u>Minutes</u>	25 - 27
	Minutes of the Design Advisory Panel Meeting, held electronically, on Thursday, 2022-DEC-08 at 5:05 p.m.	
c.	<u>Minutes</u>	28 - 31
	Minutes of the Design Advisory Panel Meeting, held electronically, on Thursday, 2023-JAN-26, at 5:03 p.m.	
d.	<u>Minutes</u>	32 - 36
	Minutes of the Design Advisory Panel Meeting, held electronically, on Thursday, 2023-FEB-09, at 5:01 p.m.	
e.	<u>Minutes</u>	37 - 39
	Minutes of the Design Advisory Panel Meeting, held electronically, on Thursday, 2023-MAR-09, at 5:01 p.m.	
10.	CONSENT ITEMS:	

[Note: A link to the 2023-MAR-27 Governance and Priorities Committee Meeting agenda is attached for information.]

1. Draft Integrated Action Plan and Draft Priority Actions - A Healthy & Empowered Nanaimo

That Council support the approach to evaluating the remaining Draft Priority Actions and proposed schedule as outlined in the Staff report dated 2023-MAR-27 titled "Draft Integrated Action Plan – A Healthy & Empowered Nanaimo."

11. DELEGATIONS:

12. REPORTS:

- a. State of the Nanaimo Economy

41 - 110

To be introduced by Bill Corsan, Director, Corporate and Business Development.

Purpose: To provide Council with the State of the Nanaimo Economy annual report.

Presentation:

1. Amrit Manhas, Economic Development Officer.

- b. Council Appointments to Parcel Tax Roll Review Panel

111 - 112

To be introduced by Laura Mercer, Director, Finance.

Purpose: To request that Council appoint no less than three Council members to the Parcel Tax Roll Review Panel as required under the Community Charter.

Recommendation: That Council appoint at least three Council members and one alternate to the Parcel Tax Roll Review Panel for a term ending 2023-DEC-31.

- c. Growing Communities Fund Reserve Fund Bylaw 113 - 116
- To be introduced by Laura Mercer, Director, Finance.
- Purpose: To introduce "Growing Communities Fund Reserve Fund Bylaw 2023 No. 7361" for first, second and third readings.*
- Recommendation:
1. That "Growing Communities Fund Reserve Fund Bylaw 2023 No. 7361" (To establish a Growing Communities Fund Reserve Fund) pass first reading.
 2. That "Growing Communities Fund Reserve Fund Bylaw 2023 No. 7361" pass second reading.
 3. That "Growing Communities Fund Reserve Fund Bylaw 2023 No. 7361" pass third reading.
- d. Neighbourhood Association Annual Engagement Event 117 - 127
- To be introduced by Dale Lindsay, General Manager, Development Services/ Deputy CAO.
- Purpose: To outline a proposed neighbourhood association annual engagement event for Council's consideration in accordance with the Neighbourhood Association Supports Policy and City Plan.*
- Recommendation: That Council direct Staff to proceed with organizing the proposed neighbourhood association annual engagement event on 2023-APR-26.
- e. East Wellington Park Plan 128 - 158
- To be introduced by Richard Harding, General Manager, Parks, Recreation & Culture.
- Purpose: To present the East Wellington Park Plan to Council for consideration of adoption.*
- Presentation:
1. Deborah Beck, Parks and Open Space Planner.
- Recommendation: That Council adopt the East Wellington Park Plan as presented in the Staff Report dated 2023-APR-03.

13. BYLAWS:

- a. "Morningside Drive Local Area Service Parcel Tax Amendment Bylaw 2023 No.7288.02"

159

That "Morningside Drive Local Area Service Parcel Tax Amendment Bylaw 2023 No.7288.02" (To adopt amendments to reflect the change in the year of parcel tax commencement) be adopted.

14. NOTICE OF MOTION:

- a. Councillor Armstrong re: Costs Related to Medical Calls Attended by Nanaimo Fire and Rescue

Councillor Armstrong advised that she would be bringing forward the following notice of motion for consideration at a future Council Meeting:

"That Council direct Staff to prepare a report outlining options to charge the Province for all medical calls attended by Nanaimo Fire and Rescue including costs related to wear and tear on fire trucks and other equipment."

15. OTHER BUSINESS:

16. QUESTION PERIOD:

17. ADJOURNMENT:

MINUTES
REGULAR COUNCIL MEETING
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE,
80 COMMERCIAL STREET, NANAIMO, BC
MONDAY, 2023-MAR-06, AT 4:30 P.M.

Present: Mayor L. Krog, Chair
Councillor S. Armstrong
Councillor T. Brown
Councillor H. Eastmure
Councillor B. Geselbracht
Councillor E. Hemmens
Councillor P. Manly (joined electronically)
Councillor I. Thorpe

Absent: Councillor J. Perrino

Staff: J. Rudolph, Chief Administrative Officer
D. Lindsay, General Manager, Development Services/Deputy Chief
Administrative Officer
R. Harding, General Manager, Parks, Recreation and Culture
B. Sims, General Manager, Engineering and Public Works
Supt. L. Fletcher, Nanaimo Detachment RCMP
J. Van Horne, Director, Human Resources
B. Corsan, Director, Corporate and Business Development
K. Robertson, Deputy City Clerk
T. Webb, Manager, Communications
S. Gurrie, Director, Legislative Services
N. Sponaugle, Communications Advisor
A. Chanakos, Recording Secretary

1. CALL THE REGULAR MEETING TO ORDER:

The Regular Council Meeting was called to order at 4:30 p.m.

2. PROCEDURAL MOTION TO PROCEED IN CAMERA:

It was moved and seconded that the meeting be closed to the public in order to deal with agenda items under the *Community Charter*:

Community Charter Section 90(1):

- (c) labour relations or other employee relations;
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

- (n) the consideration of whether a Council meeting should be closed under a provision of this subsection or subsection (2); and

Community Charter Section 90(2):

- (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both and a third party.

The motion carried unanimously.

Council moved In Camera at 4:30 p.m.
Council moved out of In Camera at 6:12 p.m.

Council recessed the Open Meeting 6:12 p.m.
Council reconvened the Open Meeting at 7:00 p.m.

3. INTRODUCTION OF LATE ITEMS:

- (a) Agenda Item 8(a) Add presentation titled “VIU’s Strategic Plan and University Activity”

4. APPROVAL OF THE AGENDA:

It was moved and seconded that the Agenda, as amended, be adopted. The motion carried unanimously.

5. MAYOR’S REPORT:

- The City’s Midtown Gateway and Midtown Water Supply Projects will be teaming up to install critical underground infrastructure across Bowen Road and into Beban Park, which will result in the South Beban Park entrance being closed 24/7 from March 1 to 31
- Alternating lane closures will be in effect March 11-26 on Bowen Road 24 hours a day, with one lane per direction available, and transit will not be available on Rosstown Road and Pheasant Terrace during this time
- On Friday, the Province announced through the Growing Communities Fund, it will be providing a one-time total of \$1 billion in grants for all 188 BC municipalities to address community infrastructure and amenity demands
- The City will receive \$16.1 million of the funding, and the Regional District of Nanaimo will receive \$7.9 million

6. RISE AND REPORT:

Mayor Krog advised that at the In Camera portion of the 2023-FEB-27 Council meeting, Council appointed Brian Anderson as a member to the Board of Variance for a three year term ending 2026-FEB-27 or until a successor is appointed.

7. PRESENTATIONS:

(a) VIU's Strategic Plan and University Activity

Dr. Deborah Saucier, President and Vice-Chancellor, Vancouver Island University, provided a PowerPoint presentation. Highlights included:

- Vancouver Island University (VIU) is the second largest university on Vancouver Island
- Maximum class sizes of 34 students allows the faculty to get to know their students on a more personal level
- VIU is considered an inclusive university and accepts all types of students
- 12% of VIU's population is indigenous and 12% is international students
- Notable programs include four Canada Research Chairs, two BC Regional Innovation Chairs, and two Michael Smith Health Research of British Columbia awards
- Last year, VIU received nearly \$2 million in research grants, and the aim is to double that total in the next five years
- Research areas range from biodiversity to social justice, and cultural and creative research
- Smaller class sizes provides more hands on experience early on, which allows students to experience a program fully to decide if they really enjoy it
- VIU is a representative on the Nanaimo Prosperity Corporation, Greater Nanaimo Chamber of Commerce and Vancouver Island Economic Alliance
- Elders are hired as faculty to offer different types of knowledge, apart from Western knowledge, and to provide support and counselling to faculty and students
- VIU's Strategic plan has three main components: People, Place and Potential
- VIU is looking to welcome a larger and more diverse population, and also become a more inclusive and healthier place for work and study
- VIU needs to grow to be the region's hub for research and expertise, and also build stronger partnerships with Indigenous communities
- VIU needs to become a leader in learning for new generations
- Funding was received for the expansion of Sha'aphut (Gathering Place) to provide an indoor ritual gathering space for Elders
- Funding was also received to expand student housing, which will add 50% more beds and add an additional cafeteria

(b) 2022 Development Review

Dale Lindsay, General Manager, Development Services/Deputy CAO, provided a PowerPoint presentation. Highlights included:

- Development in the City has changed from primarily single family homes to more mixed use areas
- 65% of new homes built in 2022 contained secondary suites
- The overall unit count was just under 1400 units added last year, with 78% being multifamily, and the remainder being single family homes and suites

- To keep up with growth, it is expected the City would need to build 1400 units a year for the next 10 years
- The overall construction value for 2022 was \$410 million
- The top five units from 2022, in terms of construction value, include:
 - 550 Brechin Road – multifamily development
 - 4831 Cedar Ridge Place – mixed use development
 - 4961 Songbird Place – multifamily development
 - 4979 Wills Road – seniors care residence
 - 6020 Linley Valley Drive – multifamily development
- 64% of units approved in Development Permits are targeted to be purpose-built rentals
- The number of rezoning applications is down compared to previous years
- Last year the Board of Variance received 10 applications, nine of which were approved
- 14 Development Variance Permit applications were received with 12 being approved
- In 2022, 23 new lots were created, compared to 218 in 2021, primarily due to new MOESS Road Standards adopted
- The number of new assets that developers are responsible for as part of construction have gone down, mainly due to smaller infill and multifamily projects
- Building Permits under review include 340 Campbell Street, 235 Wallace Street and 388 Machleary Street which will bring more residents downtown
- Development Permits issued in 2022 include two car dealerships and a 40-unit housing project on Kenworth Road
- Concept plans have been submitted for the new Loaves and Fishes building at 1861 East Wellington Road
- Two major rezoning applications under review include Sandstone and 1 Terminal Avenue

8. COMMITTEE MINUTES:

The following Committee Minutes were received:

- Minutes of the Design Advisory Panel Meeting, held electronically, on Thursday, 2022-APR-14, at 5:00 p.m.
- Minutes of the Design Advisory Panel Meeting, held electronically, on Thursday, 2022-APR-28, at 4:00 p.m.
- Minutes of the Design Advisory Panel Meeting, held electronically, on Thursday, 2022-MAY-12, at 5:00 p.m.
- Minutes of the Design Advisory Panel Meeting, held electronically, on Thursday, 2022-MAY-26, at 5:08 p.m.
- Minutes of the Design Advisory Panel Meeting, held electronically, on Thursday, 2022-JUN-23, at 5:01 p.m.

9. REPORTS:

(a) Code of Conduct Review

Introduced by Sheila Gurrie, Director, Legislative Services.

Karen Robertson, Deputy City Clerk, provided Council with an overview of the Code of Conduct Review.

It was moved and seconded that Council reaffirm support for “Code of Conduct Bylaw 2022 No. 7348” as adopted by Council on 2022-MAY-30 and confirm that the bylaw meets Council’s current conduct objectives. The motion carried unanimously.

It was moved and seconded that Staff be directed to prepare a report on costs, and a proposed recruitment process or selection criteria, for appointing a formal Ethics Commissioner for Council’s consideration. The motion carried unanimously.

(b) Advisory Committee on Accessibility and Inclusiveness

Introduced by Sheila Gurrie, Director, Legislative Services.

It was moved and seconded that Council endorse the updated terms of reference for the Advisory Committee on Accessibility and Inclusiveness as attached to the staff report dated 2023-MAR-06. The motion carried unanimously.

(c) Development Permit Application No. DP1269 – 1840 Stewart Avenue

Introduced by Dale Lindsay, General Manager, Development Services/Deputy CAO.

It was moved and seconded that Council issue Development Permit No. DP1269 for an exterior alteration at 1840 Stewart Avenue with the variance as outlined in the “Propose Variance” section of the Staff report dated 2023-MAR-06. The motion carried unanimously.

10. BYLAWS:

(a) “Officer Designation and Delegation of Authority Bylaw, 2023 No. 7353.01”

It was moved and seconded that “Officer Designation and Delegation of Authority Bylaw, 2023 No. 7353.01” (housekeeping amendments) be adopted. The motion carried unanimously.

11. OTHER BUSINESS:

(a) Councillor Manly Motion re: Addiction and Mental Health Crisis

Introduced by Councillor Manly.

It was moved and seconded that Council request that:

- the Government of Canada engage in an immediate process of justice reform to create a comprehensive alternate system like the Portugal model where people with addiction and mental health challenges who break laws are steered through a court system with fully funded and functional treatment facilities, rehabilitation, and community service programs;
- the Provincial Government immediately fund the detox and treatment beds needed to assist people with addiction and mental health challenges; and
- the Federal and Provincial Governments provide the investments needed to address the homelessness crisis, which in turn has been feeding the mental health and addiction crisis.

The motion carried unanimously.

12. QUESTION PERIOD:

Council received no questions from the public regarding agenda items.

13. ADJOURNMENT:

It was moved and seconded at 8:14 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

MINUTES
REGULAR COUNCIL MEETING
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE,
80 COMMERCIAL STREET, NANAIMO, BC
MONDAY, 2023-MAR-20, AT 5:00 P.M.

Present: Mayor L. Krog, Chair
Councillor S. Armstrong
Councillor T. Brown
Councillor H. Eastmure
Councillor B. Geselbracht
Councillor E. Hemmens
Councillor P. Manly
Councillor J. Perrino (joined electronically)
Councillor I. Thorpe

Staff: J. Rudolph, Chief Administrative Officer
D. Lindsay, General Manager, Development Services/Deputy Chief
Administrative Officer
J. Holm, Director, Development Approvals
L. Mercer, Director, Finance (joined electronically)
T. Webb, Manager, Communications
S. Gurrie, Director, Legislative Services
N. Sponaule, Communications Advisor
J. Vanderhoef, Steno Coordinator, Legislative Services
K. Lundgren, Recording Secretary

1. CALL THE REGULAR MEETING TO ORDER:

The Regular Council Meeting was called to order at 5:00 p.m.

2. INTRODUCTION OF LATE ITEMS:

(a) Agenda Item 2 Procedural Motion – Add *Community Charter* Section 90(1)(k).

3. PROCEDURAL MOTION TO PROCEED IN CAMERA:

It was moved and seconded that the meeting be closed to the public in order to deal with agenda items under the *Community Charter*:

Section 90(1) A part of the Council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- (c) labour relations or other employee relations;
- (d) the security of the property of the municipality;
- (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the municipality;

- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; and,

The motion carried unanimously.

Council moved In Camera at 5:01 p.m.

Council moved out of In Camera at 6:18 p.m.

Council recessed the Open Meeting 6:18 p.m.

Council reconvened the Open Meeting at 7:00 p.m.

2. INTRODUCTION OF LATE ITEMS: (continued)

- (b) Agenda Item 11 Delegations – Remove delegation from Tim McGrath.
- (c) Remove Agenda Item 12(a) Housing Needs Report.
- (d) Agenda Item 12(c) Rezoning Application No. RA490 - 6030 Pine Ridge Crescent – Add delegation from Raymond de Beeld.
- (e) Agenda Item 15(a) Correspondence from Nanaimo Community Advisory Board re: Request for additional access to showers and laundry in Nanaimo – Add delegation from Vicky Trill, Deborah Hollins, and Guy Beaulieu.

4. APPROVAL OF THE AGENDA:

It was moved and seconded that the Agenda, as amended, be adopted. The motion carried unanimously.

5. ADOPTION OF THE MINUTES:

It was moved and seconded that the Minutes of the Regular Council Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, on Monday, 2023-FEB-27, be adopted as circulated. The motion carried unanimously.

6. MAYOR'S REPORT:

Mayor Krog advised of the following:

- The 2023-MAR-27 Governance and Priorities Committee meeting will include topics related to community wellness and livability, as well as an update on the Downtown Action Plan;
- The total value of building permits issued in 2022 was \$410 million, which is second only to 2019;

- John McCormick is the new Executive Director of the Systems Planning Organization (SPO) which will commence operations on April 1st. The creation of the SPO was one of the key recommendations that came from the Health and Housing Task Force and was adopted by Council in 2021;
- A statement was issued by Mayor Krog recognizing that the public safety crisis is beyond the City's control. He spoke regarding the recent shooting incidents and the hope that the profile of these cases raise awareness in order to receive appropriate federal and provincial government responses;
- 2023 Culture & Heritage Awards were awarded to Joel Good, Excellence in Culture; and, Margot Holmes, Honor in Culture;
- The Midtown Water Supply Project is underway. The Nanaimo Parkway (Highway 19) will be closed from 7 p.m. to 7 a.m. between Jingle Pot Road and Fifth Street from March 26 to March 30; and,
- The Annual Water Main Flushing Program is starting in the south end of Nanaimo, and while this program is underway, water users may see short periods of low pressure and water discoloration. Water discoloration during the flushing program is temporary and not a health hazard.

7. COMMITTEE MINUTES:

The following Committee Minutes were received:

- Minutes of the Governance and Priorities Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, on Monday, 2023-JAN-23 at 1:00 p.m.

8. CONSENT ITEMS:

It was moved and seconded that the following items be adopted by consent:

(a) Finance and Audit Committee Meeting 2023-MAR-15

1. CleanBC Better Homes Rebates Funding 2023

That Council increase the budget for the CleanBC Better Homes Rebate Program project from \$66,900 to \$126,900 in 2023 funded from the Climate Action Reserve Fund.

2. Community Resiliency Investment Program (FireSmart Community Funding and Supports Program)

That Council:

1. Endorse the City of Nanaimo's application under the UBCM Community Resiliency Investment Program (FireSmart Community Funding and Supports Program), and;
2. Amend the 2023-2027 Financial Plan if the application is successful.

3. Fire Station 2 Sprung Structure Project

That Council add a project for \$100,000 funded from the Special Initiatives Reserve to the 2023 – 2027 Final Financial Plan to complete design and permitting for the Fire Station 2 Sprung Structure project.

4. Albert and Fourth Street & Utility Upgrade Project

That Council increase the budget for the Albert and Fourth Street & Utility Upgrade project in 2023 from \$3,763,701 to \$4,367,120 funded by \$298,013 from the Water Asset Management Reserve Fund, \$289,986 from the BC Active Transportation Grant and \$15,420 from Water DCC contingency fund.

5. Departure Bay Road Water and Sewer Project

That Council increase the budget for the Departure Bay Road Water and Sewer project in 2023 from \$1,476,798 to \$2,035,400 funded by \$70,711 from the Water Asset Management Reserve Fund, \$463,496 from the Sewer DCC Reserve Fund and \$24,395 from the Sewer Asset Management Reserve Fund.

6. Property Tax Due Dates

That Council:

- Keep the property tax due date at 2023-JUL-04;
- Set the first property tax penalty rate at 2%, due on 2023-JUL-04; and,
- Set the second property tax penalty rate at 8%, due on 2023-AUG-31.

7. FCM Green Municipal Fund Community Buildings Retrofit Program

That:

1. Council direct Staff to submit an application to the FCM Green Municipal Fund Community Buildings Retrofit program for a Corporate Emission Reduction Pathway – Facilities Feasibility Study;
2. City of Nanaimo contribute \$50,000 to undertake the Corporate Emission Reduction Pathway – Facilities Feasibility Study for which funding is requested from the Green Municipal Fund; and,
3. The City of Nanaimo acknowledges that should this application be approved, no further projects within the municipality will be eligible under the above noted funding initiative through the Green Municipal Fund's Community Buildings Retrofit initiative.

8. UBCM Disaster Risk Reduction Climate Adaption Fund

That Council approve the submission of the joint application with Snuneymuxw First Nation to the UBCM Disaster Risk Reduction-Climate Adaptation Fund Category 1 stream for a Hazard Risk and Vulnerability Assessment and Risk Mapping project, and that Council commits to City staff providing overall grant management.

9. 2022 Surplus Allocation

That Council approve the allocation of the 2022 operating surplus as follows:

General Fund

a. RCMP Contract Reserve	\$3,000,000
b. Snow and Ice Control Reserve	\$130,000
c. Special Initiatives Reserve	\$2,300,000
d. Property Acquisition Reserve	\$2,100,000
e. General Capital Reserve	\$1,014,855
	<u>\$8,544,855</u>

Sewer Fund

a. Sewer Reserve	<u>\$224,302</u>
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Water Fund

a. Water Reserve	<u>\$198,344</u>
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The motion carried unanimously.

9. DELEGATIONS:

- (a) Collen Middleton, Nanaimo Area Public Safety Association (NAPSA) re: Public Safety Concerns on Victoria Road

Collen Middleton, Nanaimo Area Public Safety Association (NAPSA) presented Council with a letter signed by 74 residents regarding public safety concerns on Victoria Road. He spoke regarding a variety of issues that residents are witnessing in the neighbourhood and the negative impact and distress placed upon them. He noted an escalation in incidents coinciding with the opening of the Salvation Army Food Truck parked down the street, acknowledged the complexity of the situation, and asked for Council's support. He provided a number of suggestions regarding actions Council could implement now as short-term resolutions to these issues.

10. REPORTS:

- (a) Development Variance Permit Application No. DVP446 - 5288 Scarsdale Road

Introduced by Jeremy Holm, Director, Development Approvals.

It is requested that Council hear anyone wishing to speak with respect to DVP446 - 5288 Scarsdale Road.

No one wished to speak with respect to DVP446 - 5288 Scarsdale Road.

It was moved and seconded that Council issue Development Variance Permit No. DVP446 at 5288 Scarsdale Road with a variance as outlined in the “Proposed Variance” section of the Staff Report dated 2023-MAR-20. The motion carried unanimously.

(b) Rezoning Application No. RA490 - 6030 Pine Ridge Crescent

Introduced by Jeremy Holm, Director, Development Approvals.

Delegation:

1. Raymond de Beeld was in attendance to respond to any questions.

It was moved and seconded that “Zoning Amendment Bylaw 2023 No. 4500.208” (to rezone 6030 Pine Ridge Crescent from Single Dwelling Residential [R1] to Three and Four Unit Residential [R5]) pass first reading. The motion carried unanimously.

It was moved and seconded that “Zoning Amendment Bylaw 2023 No.4500.208” pass second reading. The motion carried unanimously.

It was moved and seconded that Council direct Staff to secure the conditions related to “Zoning Amendment Bylaw 2023 No. 4500.208” as outlined in the “Conditions of Rezoning” section of the Staff Report dated 2023-MAR-20 should Council support the bylaw at third reading. The motion carried unanimously.

11. BYLAWS:

(a) “Zoning Amendment Bylaw 2021 No. 4500.191”

It was moved and seconded that “Zoning Amendment Bylaw 2021 No. 4500.191” (To rezone 6643 Aulds Road from Single Dwelling Residential [R1] to Duplex Residential [R4]) be adopted. The motion carried unanimously.

12. OTHER BUSINESS:

- (a) Correspondence from Nanaimo Community Advisory Board re: Request for additional access to showers and laundry in Nanaimo

Councillor Manly vacated the Shaw Auditorium at 7:40 p.m. declaring a conflict of interest as he is the Executive Director of the Nanaimo Unitarian Shelter, and they had the contract with the City of Nanaimo for the Shower Program at Caledonia Park.

Delegation:

1. Vicky Trill spoke via Zoom regarding the Reaching Home Nanaimo Community Advisory Board (NCAB). Last month, the Board received a presentation from Dr. Sandra Allison, Medical Health Officer, who reported an extreme increase in lice among the unsheltered population, to the extent that people were coming into the emergency room. The Board is requesting that the City consider expanding the shower and laundry program to help solve the issue.

Council discussion took place regarding the NCAB's request. Highlights included:

- Gaps in the current laundry and shower services;
- Funding for the expansion of the services from the NCAB;
- The added pressure this places on the hospital which is already over capacity; and,
- This being a public health issue, and Council has not heard anything from Island Health related to this issue

It was moved and seconded that Council direct Staff to prepare a report on the feasibility of expanding shower program access throughout the City of Nanaimo. The motion carried unanimously.

Councillor Manly returned to the Shaw Auditorium at 8:01 p.m.

13. QUESTION PERIOD:

Council received no questions from the public regarding agenda items.

14. ADJOURNMENT:

It was moved and seconded at 8:02 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

MINUTES
DESIGN ADVISORY PANEL MEETING
ELECTRONIC MEETING
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2022-OCT-27, AT 5:03 P.M.

PRESENT: Members: Marie Leduc, At Large (Chair)
 Angela Buick, At Large
 Tony James, AIBC
 Kevin Krastel, At Large
 Jason Santeford, AIBC
 Kate Stefiuk, BCSLA

 Absent: Councillor Brown
 Kaïen Shimuzu, At Large

 Staff: Sadie Robinson, Planner, Current Planning Section
 Kristine Mayes, Planner, Current Planning Section
 Laurie Nielsen, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:03 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the regular Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday, 2022-SEP-22 be adopted, as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP001283 – 2379 Browns Lane

Introduced by Kristine Mayes, Planner, Current Planning Section.

Presentations:

1. Alan Lowe, Architect of Alan Lowe Architect Inc., introduced project team members in attendance: Brad Forth, Landscape Architect of 4 Site Landscape Architecture, Brayden Hughes, Civil Engineer of Newcastle Engineering Ltd., and property owner Angus Sutherland.

2. Davoud Moradpour, Architect of Alan Lowe Architect Inc., presented the project and spoke regarding site and neighbourhood context, front and rear yard setback variances, architectural details, and provided an overview to the proposed landscape plan.
 - Front and rear yard setback variances are requested to provide separation between the buildings, landscaping in the front yard, and a common amenity space in the rear yard
 - Exterior materials consist of Hardie shake and board and batten siding with added dormer roof detailing, and balconies with glass railings
 - The north and south sides of each building will include a bay window feature
 - Planter boxes will be located under select third floor windows
 - Each unit includes a two car tandem garage
 - Chain link fencing is proposed along the gravel walkway to the rear of the buildings
 - The landscape plan includes deciduous trees on the west side of property with coniferous trees along the drive aisle
 - Walkways between the buildings provide pedestrian connections between the west and east sides of the property
 - No landscaping is located between the buildings due to lack of sunlight
3. Brad Forth, Landscape Architect of 4 Site Landscape Architecture provided landscape plan highlights and spoke regarding deciduous trees and rain gardens along the west side, hardscape features and security considerations.
 - Three bands of permeable pavers will break up the paved surfacing of the drive aisle
 - Rear yard fencing will be constructed of black vinyl chain link with wooden posts
 - Common amenity areas are proposed on the property's south and west sides
 - Backyards will each have patios with privacy screens and access to a narrow open lawn area
 - The backyards will allow surveillance along Browns Lane

Marie Leduc, Chair opened the floor for questions to Staff:

- Kevin Krastel asked about the future access noted on the site plan to the adjacent property to the west, and whether it is a City requirement. Kristine Mayes, Planner, stated a reciprocal access agreement was secured during the rezoning to reduce access from Browns Lane.
- Marie Leduc, Chair asked for clarification regarding the use of Browns Lane. Kristine Mayes, Planner, stated Browns Lane is considered an active transportation route for use by pedestrians and cyclists only.

- Angela Buick asked about addressing as the other multi-family development adjacent to the site are also considered Browns Lane. Kristine Mayes, Planner explained the access configuration of the site.

Panel discussions took place regarding:

- The proposed colour scheme
- On site parking
- Building 1 and how it relates to Browns Lane
- Defining unit entrances
- The possible addition of guardrails or landscape features along the drive aisle due to the site topography
- Functionality of the rear yard areas
- The proposed surface treatment of the drive aisle
- The possibility of adding drought resistant landscape material to the pedestrian connections between the buildings
- The possible addition of a community garden space
- Giving consideration to allowing live/work space(s) with strata approval
- The possible addition of lighting along the back laneway for security
- The possibility of adding individual pedestrian connections to the units from rear of the units along Browns Lane
- The possible relocation of the proposed bike racks for security purposes
- Utilizing the lane to integrate the property for an improved connection
- The possibility of working with the City to improve the access to the property from the boulevard along Labieux Road
- A suggestion was made to find ways to strengthen the front entrance
- The possibility of including an indoor communal amenity space on the ground level of the development

It was moved and seconded that Development Permit Application DP001263 be accepted as presented with support for the variances. The following recommendations were provided:

- Look at ways to enhance the north face of Building 1 through materials and landscaping to improve the view along Labieux Road, and make the entry into the property more inviting;
- Consider ways to individualize the front facades of the units;
- Consider enhancing the entry gates from Browns Lane with some landscaping or trellises; and
- Consider a low level lighting plan along Browns Lane

The motion carried unanimously.

(b) Development Permit Application No. DP001285 – 200 Hansen Road

Introduced by Sadie Robinson, Planner, Current Planning.

Presentations:

1. Joyce Reid-Troost, Architect of Joyce Reid Troost Architect Inc., introduced project team members in attendance: Carole Rossell, Landscape Architect of Small & Rossell Landscape Architects Inc., and Scott Stevenson, Civil Engineer of J. E. Anderson & Associates. It was noted that Joyce-Reid Troost Architecture is not associated to Phase 1 of the development.
2. Joyce Reid-Troost presented the project and spoke regarding site and neighbourhood context, site and building accesses, and architectural features.
 - The main entranceway is located mid-site off the north side parking area, with pedestrian access provided from Bowen Road
 - The main entrances for each building are centralized to the main loading area off the parking lot
 - Trellises and secondary stairs along the south side of the buildings provide semi-private resident connections from the sidewalk at the ground level
 - Many form and character elements from Phase 1 of the development have been incorporated into Phase 2 to create a cohesive look (ie. roof forms)
3. Carole Rossell, Landscape Architect of Small & Rossell Landscape Architects Inc., spoke regarding site access, landscape materials, amenity spaces and the challenges faced regarding pedestrian connectivity.
 - The plaza space includes trees, plant stands and park benches.
 - A large communal amenity space is proposed for the northeast corner of the site which includes seating areas, and a ball court
 - A six foot solid wood fence is proposed along the north edge of property
 - The plant palette is similar to Phase 1 and includes native and drought tolerant species, ornamentals and flowering shrubs
 - Cascading plant material will be used to soften retaining walls
 - Expansive lawn areas are located along the south and west edges of the buildings
 - Three surplus parking stalls may be converted to soft landscape areas per the Staff comment received
 - A lighting plan is yet to be determined, however, wall-packs and dark sky fixtures will be incorporated to illuminate sidewalks and amenity spaces

Panel discussions took place regarding:

- Building massing and considerations to strengthen and enhance the building entrances
- The relationships between Building 1 of Phase 1 and Building 1 of Phase 2, and possible enhancements to the plaza area

- Finding ways to alleviate the expanse of the parking area with landscaping and/or alternating surface materials (ie. by adding permeable pavers)
- The possibility of adding landscaping elements (ie. raingarden) to the stormwater management area near the main entry
- Bike parking and the possible inclusion of electric bike charging stations
- The proposed detention ponds and safety considerations
- Solar energy considerations
- The possibility of incorporating an outdoor rooftop amenity space
- The possibility of allocating a community garden area for residents
- The overall site layout and location of the large communal amenity area which is proposed to be shared among residents of Phases 1 and 2
- Exterior materials coordinating with those of the Phase 1 buildings
- The long wall expanses and the use of vinyl siding
- The possibility of adding trees to either side of the steps from the main road
- The possibility of adding more conifers to the landscape plan
- The need to provide refuse enclosure details
- The lack of pedestrian links from the refuse enclosure to the buildings and to Hansen Road
- Concerns were raised regarding:
 - Whether the overall site design should be reconsidered
 - the location of the ball court pertaining to how sound may affect the adjacent residential property
 - finding ways to increase tree canopy coverage and greenspace in relation to the City's new Official Community Plan (City Plan)
 - increasing the biodiversity of the storm water detention area

Scott Stevenson, Civil Engineer of J. E. Anderson & Associates spoke regarding site constraints pertaining to the proposed site layout referencing two City-owned utility mains along the north property right-of-way and the Hansen Road cul-de-sac loop needs to be maintained for emergency vehicle access.

It was moved and seconded that Development Permit Application DP001285 be accepted as presented with support for the proposed building height variance. The following recommendations were provided:

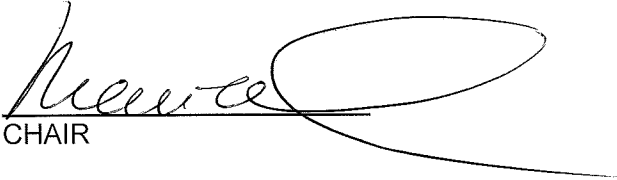
- Consider ways to enhance the architectural form of the building to emphasize building entries;
- Consider increasing the tree canopy coverage throughout the site;
- Consider adding more landscaping features to the stormwater collection area to make it a more usable space;
- Consider adding landscape features such as islands and permeable paving to break up the surface of the parking lot. The Panel would support a parking variance in favour of accommodating more green space;
- Consider green features such as a community garden, solar panels, and green roofs;

- Look at ways to enhance the main entrance from the main road to give it more prominence and to improve its accessibility;
- Consider including more conifers on the site;
- Add pedestrian links to the refuse enclosure and to Hansen Road;
- Reconfigure the amenity space so the ball court is not adjacent to the neighbouring residential properties;
- Provide enclosure details for the refuse collection area; and
- Provide a site lighting plan.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:32 p.m. that the meeting terminate. The motion carried unanimously.


CHAIR

CERTIFIED CORRECT:


RECORDING SECRETARY

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2022-DEC-08, AT 5:05 P.M.

PRESENT: Members: Marie Leduc, At Large (Chair) (joined electronically)
 Councillor Brown (joined electronically)
 Angela Buick, At Large (joined electronically)
 Tony James, AIBC (in-person)
 Kevin Krastel, At Large (joined electronically)
 Jason Santeford, AIBC (joined electronically)
 Kaie Shimizu, At Large (in-person)
 Kate Stefiuk, BCSLA (joined electronically)

 Staff: S. Robinson, Planner, Current Planning
 J. Holm, Director, Development Approvals
 L. Rowett, Manager, Current Planning Section
 L. Nielsen, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:05 p.m.

2. ADOPTION OF AGENDA:

 It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES

 It was moved and seconded the Minutes of the Design Advisory Panel meeting held electronically on Thursday 2022-NOV-24 at 5:01 p.m. as amended, be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP001287 – 1880 Dufferin Crescent

 Introduced by Sadie Robinson, Planner, Current Planning Section

Presentations:

1. Brian Kapuscinski, Architect, BJK Architecture Inc., introduced project team members: Gur Minhas, Developer/Owner of Satgur Development Inc., Victoria Drakeford, Landscape Architect of Victoria Drakeford Landscape Architect, and Will Melville, Building Designer of Delinea Design Consultants Ltd.

2. Will Melville, Building Designer of Delinea Design Consultants Ltd, presented the project and spoke regarding site context, site access and features and the proposed architectural features and floor plans.
 - Site access is tight to the northern boundary, the furthest point away from the Dufferin Crescent / Boxwood Road traffic circle
 - The building design follows the contemporary scheme found within the Green Rock industrial park
 - Approximately eighty percent of the site is utilized to satisfy the parking requirement
 - A bioswale straddles the property frontage at approximately 2.5m on either side of the property line
 - A concrete pedestrian path from the front of the building will connect to the sidewalk and crosswalk on Boxwood Road
 - A 0.7m encroachment of the building into the required yard setback along Dufferin Crescent is at the parking level only
 - Fifty percent of parking is provided under the building
 - An amenity space is included on the third level deck
 - Rooftop mechanical equipment will be screened from view
 - Exterior materials include glazing, metal panelling, tilt up architectural concrete, and timber accents
 - Colours used on the building exterior complement the proposed plant palette
3. Victoria Drakeford, Landscape Architect of Victoria Drakeford Landscape Architect presented the landscape plan and spoke regarding site restrictions and the proposed plant palette.
 - Due to the size of the site, there is little room for plants and no room for evergreens/conifer trees, or benches and bike racks at the front of the building
 - The proposed plant palette is drought tolerant, and as low maintenance as possible, and fits into the Green Rock Industrial Park, with plantings that are attractive to bees and birds
 - It is necessary to use more exotic non-native plants on a site such as this due to exposure and drought conditions, as native plants tend to expire through the summer if not irrigated and mulched
 - Cascading plants will screen the under building parking area from the street
 - The existing large bioswale fronting the will be re-planted
 - Site lighting will be provided from the building itself, with a lamp standard in the parking area
4. Nathan Trobridge, Civil Engineer of Newcastle Engineering Ltd., provided a brief overview of the civil works for this fully serviced site.

Marie Leduc, Chair, opened the floor for questions to Staff.

- No questions were asked

Panel discussions took place regarding:

- The building use and siting, and its orientation to the street corner
- The proposed exterior materials
- Building massing
- The nature of the proposed screening around the parking area
- The surface material proposed for the front pedestrian path
- Bike parking/storage considerations
- The potential for including green technology/solar in the development
- The proposed plant palette and conflict with parking requirements
- The possibility of linking the pedestrian connection with the parking area
- Staff's suggestion to include weather protection on the third storey patio and how doing so may affect the strong lines and symmetry of the building

It was moved and seconded that Development Permit application No. DP001287 be accepted as presented with support for the proposed variances.

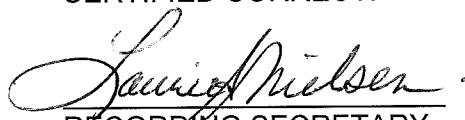
The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 5:53 p.m. that the meeting terminate. The motion carried unanimously.


CHAIR

CERTIFIED CORRECT:


RECORDING SECRETARY

MINUTES
DESIGN ADVISORY PANEL MEETING
ELECTRONIC MEETING
THURSDAY, 2023-JAN-26, AT 5:03 P.M.

PRESENT: Members: Marie Leduc, At Large (Chair)
 Councillor Eastmure
 Angela Buick, At Large
 Kate Stefiuk, BCSLA
 Tony James, AIBC
 Kevin Krastel, At Large
 Kaein Shimuzu, At Large (Joined the meeting electronically at 5:06 p.m.)
 Jason Santeford, AIBC (Joined the meeting electronically at 5:16 p.m.)

 Staff: L. Rowett, Manager, Current Planning Section
 G. Fujii, Planner, Current Planning Section
 B. Binnersley, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:03 p.m.

(a) Introduction of Council representatives

It was announced that at the in camera Council Meeting held on Monday, 2022-DEC-19 Councillor Eastmure was appointed as Council Representative to the Design Advisory Panel, with Councillor Armstrong as the alternate to replace Councillors Brown and Hemmens.

2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the regular Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday, 2022-DEC-08 be adopted

4. PRESENTATIONS :

(a) Development Permit Application No. DP001290 – 1861 East Wellington Road

Introduced by George Fujii, Planner, Current Planning Section.

Kaiein Shimizu joined the meeting electronically at 5:06 p.m.

Presentations:

1. Peter Sinclair, Executive Director of Loaves and Fishes Food Bank, provided a brief overview of the project and spoke regarding the services that Loaves and Fishes provides to the community. Highlights included:
 - Reduction of food waste associated with the food recovery program
 - Required infrastructure to support such a large scale program
 - The demand for food bank services
 - Support that Loaves and Fishes provide to the vulnerable community
2. Alvin Fritz, Architect, introduced the project team in attendance: Karl Binder, Cara MacDonald, Kyle Riley, Scott Jensen and Louise Turch, and, presented an animation of the proposed development, discussed the site characteristics, site plan, truck turning radius, and architectural features. Highlights included:
 - Site layout based on the nature of the warehouse operation
 - Providing the highest building profile to the rear of the site
 - Building largely consisting of warehouse space
 - Loaves and Fishes ability to accept large volumes of donations
 - Required turning radius' necessary for large loading trucks
 - Attention to cost effectiveness
 - Achievement of architectural form and character

Jason Santeford joined the meeting electronically at 5:16 p.m.

3. Kyle Riley, Herold Engineering, spoke in regards to the site plans, floor plans, neighbourhood context, future site access, parking areas, architectural features, building materials, elevations, and the proposed variances. Highlights included:
 - The different components of the warehouse
 - Level entry requirement and incorporation of loading bays
 - Siting of the industrial portion of the warehouse to be located facing East Wellington Road
 - Office areas to be fronting the future Multi use family development
 - Measures taken to provide pedestrian safety
 - Separation between the short term partner pick up area and the industrial area
 - Incorporation of the future plans for Hansen Road
 - Industrial sized freight elevator to service all three floors
 - Partner pickup area geared to be a retail type experience for the clients
 - Rooftop amenity space incorporated for volunteers and employees
 - Windows to be utilized where possible to allow natural light
 - Attention given to limit UV light from reaching the product
 - Color scheme to be consistent throughout the building design

- The tightness of the site when incorporating truck turning radiuses
4. Scott Jensen, spoke regarding site servicing, civic plans, future site access, the parking area, truck turning, and lot grading. Highlights included:
 - Working in correlation with the development to the south at 200 Hansen Road
 - Turning radius for large vehicle access
 - Installation of new watermain and storm sewer
 - New sanitary service to be added to an existing system
 - Infiltration of as much water back into the ground as possible
 5. Kyle Riley, Herold Engineering, provided a brief summary regarding an existing service right of way and the plans to install retaining walls on site.
 6. Cara MacDonald, presented the landscape plans and spoke regarding the proposed plantings, streetscape, and materials. Highlights included:
 - Bike parking area located at rear of property, near offices

Alvin Fritz replayed the animation of the proposed development to reiterate the items that had been discussed.

Marie Leduc, Chair, opened the floor for questions to Staff. No questions were asked.

Panel discussions took place regarding:

- The site specific challenges
- The requirements for a second set of exit stairs from the roof top deck
- The parking plans, and multitude of parking
- Possible improvements to the loading bays, including coverage by means of canopies
- Ways to enhance the multiple elevations
- Retaining wall heights and the opportunity for plantings
- Utilization of materials that will be complementary when screening the roof top equipment
- The possibility of a tree to be planted at the south west corner of the lot
- Location of the office areas
- The Inclusion of a roof top deck
- Appreciation for the color details at the loading bay
- The Gary Oak tree which may require removal from the site
- Reiteration given to preservation of the Gary Oak tree
- Possibility of additional tree plantings along Hansen Road to enhance public experience, and create additional greenery within the City
- Additional bicycle parking, if possible
- Ability to include showers for volunteers and employees

- Appropriate design and character complementing nearby neighbourhood
- Possible incorporation of Cherry blossom trees to the landscaping plans
- Incorporation of solar panels on the roof
- Rain water capture to be reabsorbed back into the ground
- A wonderful addition to Nanaimo
- Anticipated client pick up hours
- Possible traffic challenges due to high volume of clients
- Glazing facing the residential area

It was moved and seconded that Development Permit Application DP001290 be accepted as presented with support for the requested variances. The following recommendations were provided:

- Consider adding weather protection over the loading bay doors;
- Use complementary materials for the roof top equipment;
- Consider adding trees along Hansen Road and wherever possible, along the entire site; and
- Consider increasing bike parking and adding a shower facility.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:38 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY

MINUTES
DESIGN ADVISORY PANEL MEETING
ELECTRONIC MEETING
THURSDAY, 2023-FEB-09, AT 5:01 P.M.

PRESENT: Members: Marie Leduc, At Large (Chair)
 Councillor Eastmure
 Kate Stefiuk, BCSLA
 Tony James, AIBC
 Kevin Krastel, At Large
 Kaein Shimuzu, At Large

 Absent Jason Santeford, AIBC
 Angela Buick, At Large

 Staff: L. Rowett, Manager, Current Planning Section
 S. Robinson, Planner, Current Planning Section
 K. Mayes, Planner, Current Planning Section
 B. Binnersley, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:01 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES:

It was moved and seconded that the following Minutes be adopted:

- Minutes of the regular Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday, 2022-OCT-27.
- Minutes of the regular Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday, 2023-JAN-26.

The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP001293 – 582 Bradley Street

Introduced by Kristine Mayes, Planner, Current Planning Section.

Marie Leduc, Chair, opened the floor for questions to Staff.

No questions were asked.

Presentations:

1. Raymond De Beeld, introduced the project team: Aziz Jariry, Clarissa-Mari Rabie-Venter, Ruben Vilas Boas, Ruchir Dhall, and Brayden Hughes, and discussed the site characteristics, neighbourhood context, site plans, parking plans, and architectural features. Highlights included:
 - Context between previously issued Development Permit and the current plans
 - Benefits of a three story building
 - Responses to the staff design comments provided to City Staff
 - Privacy elements
 - Solar elements to be incorporated in the project
 - The uses of textured materials and intent of the landscaping
2. Ruchir Dhall, spoke in regards to the landscaping plans and details, architectural features, and building materials. Highlights included:
 - The tree retention plans and required tree removal
 - Weather protection for amenity area
 - Change of colours within the landscaping for wayfinding
 - Usage of shade tolerant plants
 - Installation of additional lighting where building lighting will not reach

R. De Beeld commented on water storage plans for the site.

Panel discussions took place regarding:

- The location of the parking lot on the site
- A sense of enclosure via the landscape design and planting choices
- Fencing materials and the height of the proposed fencing and retaining wall
- Intent to have a gate enclosing the three stream waste management containers
- Variation of paving materials to assist wayfinding and pedestrian safety

Kevin Krastel disconnected from the meeting at 5:11 p.m.

- Difficulty of retaining trees on such a narrow lot
- Spacing between the proposed building and existing building to the north
- The location and nature of the amenity space
- Difficulty securing waste pick up due to site constraints
- Opportunities for landscaping and greenery

- South and west facing units retaining excess heat during warm months

Kevin Krastel reconnected to the meeting at 5:44 p.m.

- The tightness of the parking spots for midsize vehicles and turning ratios
- The lack of street parking in the neighbouring area
- Consideration given to bird friendly design
- Electric vehicle charging options
- Design respective of neighbourhood context and surrounding dated buildings
- Pedestrian safety of entrance to the building adjacent to driveway

It was moved and seconded that Development Permit Application DP001293 be accepted as presented with support for the requested variances. The following recommendations were provided:

- Consider shortening the height of the fence as it approaches the front of the property; and
- Consider changing the paving pattern to indicate pedestrian route to the front entrance

The motion carried unanimously

(b) Development Permit Application No. DP001294 – 6004 Nelson Street

Introduced by Sadie Robinson, Planner, Current Planning Section.

Presentations:

3. William Melville, introduced the team in attendance Chris Windjack, and Scott Jensen, and discussed the neighbourhood context, site plan, parking/vehicle movement plan, building façade, building materials, and architectural features. Highlights included:
 - A long and narrow site
 - An aquatic setback is located to the back corner of the site
 - Mature landscaping surrounding the street frontage
 - Locations of the proposed street lighting
 - Four buildings, four units per building
 - Main drive isle with a secondary lane to double as an emergency vehicle turn around
 - Single car garages included in the floor plan for each unit
 - Attention to keep driveways level
 - Utilization of colour and materials aid in wayfinding of entrances
 - Colour usage to highlight entrance from the street
4. Chris Windjack, presented the landscape plans and spoke regarding the proposed plantings, storm water management, streetscape, and materials. Highlights included:

- Usage of landscape buffers to provide a pedestrian buffer without hard screening
 - Two ways to infiltrate surface run off
 - Maximization of rear patio areas for units
 - Replanting and retaining as many trees as possible
 - West side of the site houses two amenity spaces
 - Amenity spaces located across the drive isle away from the proposed units
 - A children's play area and outdoor propane fire pit incorporated into the landscape design as shared space for gatherings
 - Shared maintenance access routes incorporated in the design for property maintenance and easy access
5. Scott Jensen, presented the civil plans and spoke regarding site servicing and stormwater management, property access, sanitary sewer and materials.

Marie Leduc, Chair, opened the floor for discussion.

Panel discussions took place regarding:

- The potential for basement space
- Form and character in relation to the neighbourhood
- Great incorporation of the watercourse setback to the design
- Appreciation given to the form and character
- Individualization to the units by way of materials and colours
- Accesses to the amenity spaces across the drive isle
- Definition to the walk ways for pedestrian safety
- Location of bike racks and parking stalls in relation to the play feature
- Appreciation for three bedroom units, and townhomes being built
- Scaling of the units complements the streetscape
- Placement of the amenity spaces
- Accessibility to the amenity spaces for children
- The potential of a path addition to the lower rain garden area
- Accessibility between all amenity spaces

It was moved and seconded that Development Permit Application DP001293 be accepted as presented with support for the requested variances. The following recommendations were provided:

- Move the bike rack closer to the playground

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:45 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY

MINUTES
DESIGN ADVISORY PANEL MEETING
ELECTRONIC MEETING
THURSDAY, 2023-MAR-09, AT 5:01P.M.

PRESENT: Members: Marie Leduc, At Large (Chair)
 Councillor Eastmure
 Angela Buick, At Large
 Kevin Krastel, At Large
 Kaein Shimuzu, At Large
 Jason Santeford, AIBC

 Absent Tony James, AIBC

 Staff: L. Rowett, Manager, Current Planning Section
 G. Fujii, Planner, Current Planning Section
 B. Binnersley, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:01 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the regular Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday, 2023-FEB-09 be adopted. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP001254 – 1641 Bowen Street

Introduced by George Fujii, Planner, Current Planning Section.

Presentations:

1. Chris Chung, spoke in regards to the site characteristics, site plans, elevations, parking plans, and architectural features. Highlights included:
 - Context of previously proposed plans compared to the revised proposal
 - Relocation of the transformer from the original plans
 - The change in elevation to accommodate the accessibility ramp
 - Adjustments to the proposed materials

2. Eason Li, spoke in regards to the landscaping plans and details, and proposed plantings. Highlights included:

- Removal of the roof top amenity space
- Site located within close proximity of outdoor amenities spaces
- Context of previously proposed landscape plans compared to the revised proposal
- Building colours to correlate with landscaping
- Additional tree foliage to act as landscape buffers
- Building entrance is wheelchair accessible
- Privacy aspects considered within the design

Marie Leduc, Chair, opened the floor for questions to Staff.

No questions were asked

Panel discussion took place regarding:

- Ways to provide an outdoor amenity space
- Locations for the designated electrical car charging stations
- Tightness of the rear parking area
- Drive aisle width between rear parking areas
- Turning radius of the parallel parking
- Entrances to the parking garage area from the dwelling units
- Consideration of an indoor amenity space
- Appreciation given to the lighting plan
- Form and character of the roof
- Screening to add some privacy elements
- Finding ways to soften the character of the building
- Challenges revolving navigating the parking
- Possibility of an amenity space to be built above the rear parking
- Challenges with Schedule D
- Community outdoor amenity spaces available within close proximity to the proposed site
- An outdoor meeting place for neighbours
- Accessibility for the live/work space
- Wall mounted bench at the entry way
- Location of the bicycle parking

It was moved and seconded that Development Permit Application DP001254 be accepted as presented. The following recommendations were provided:

- Consider adding as many electric vehicle chargers as possible;
- Consider adding a screen on the walkways along the south wall;
- Consider ways to soften the concrete wall.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 5:45 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY

Please click the link below to access the 2023-MAR-27 Governance and Priorities Committee Meeting agenda:

<https://pub-nanaimo.escribemeetings.com/Meeting.aspx?Id=abe6b451-a999-45fb-b1e7-09b4c74f9ef2&Agenda=Agenda&lang=English>

DATE OF MEETING April 3, 2023

AUTHORED BY AMRIT MANHAS, ECONOMIC DEVELOPMENT OFFICER

SUBJECT STATE OF THE NANAIMO ECONOMY

OVERVIEW

Purpose of Report:

To provide Council with the State of the Nanaimo Economy annual report.

BACKGROUND

One of the core services provided by the City's internal Economic Development Section is provision of timely and relevant information on the state of the local economy. A variety of research publications and custom data products provide insights into Nanaimo's economic and business conditions. These products are helpful in assisting new investors and existing businesses to make informed investment decisions. Data, information, and research is an essential economic development tool because it provides intelligence for strategic planning, communications, partnership development, marketing, attraction, and business development.

This report reviews near thirty indicators including Gross Domestic Product (GDP), demographics, business, development activity, housing and real estate, labour force, income, and tourism. Where possible, the data provide comparison to the previous year, five to 10 years back, and five to 10 years forward, to analyse structural changes in economic and business conditions.

DISCUSSION

The key findings contained in the 2023 State of the Nanaimo Economy include the following:

- *Strong rebound:* Last year saw a strong rebound in the Nanaimo economy. Slower growth is expected in 2023 due to higher interest rates driving down housing, construction, and consumer demand.
- *Population growth:* Over the past five years, an average of 3,400 new residents located in the Regional District of Nanaimo annually. Half of all newcomers moved from other parts of BC; 34 per cent from other provinces and 17 per cent from other countries.

- *Younger demographics:* Nanaimo's average and median age was younger in the 2021 Census compared to 2016 Census. The largest growth over the next decade is projected in the 25 to 44 age category, an increase of 6,041 people.
- *Recovery in sectors hit hard by COVID:* In 2022, the number of total business licences increased by 178, representing a 2.8 per cent increase over 2021. Business Licenses show a strong recovery in sectors such as accommodation and food services which were decimated by the pandemic.
- *Significant increase in building permit values:* At \$410.3 million, total building permit values increased by 51 per cent in 2022 compared to 2021, making it the second highest year on record. Total non-residential building permits increased by 28.7 per cent in 2022 largely due to public project investments.
- *Housing starts increased despite interest rate hikes:* In 2022, new housing starts increased by nine per cent (1184) over 2021. By comparison, housing starts in comparable regions declined: Prince George saw a drop of 32 per cent and Kamloops housing starts dropped by 24 per cent.
- *Higher Density and varied housing forms:* Apartment-type and row dwellings made up 77 per cent of new housing starts, continuing the trend toward more affordable homes and a denser urban form.
- *Increase in home ownership:* Home ownership in the City of Nanaimo was at 66.7 per cent (2021 Census), an increase of 0.8 per cent since 2016.
- *Improvement in housing affordability:* The 2021 Census data reveals 24.2 per cent of households in the city spend 30 per cent or more of their income (before tax) on shelter costs. This is a three per cent reduction from the 2016 Census.
- The housing market was strong until the late spring/summer of 2022 after which it started to level off due to successive interest rate hikes. The benchmark price and sales of an average single-family detached home dropped by 10 per cent in December 2022 compared to December 2021. In 2022, overall single-family detached housing prices increased by 14 per cent and sales decreased by 30 per cent.
- The cost of borrowing money will continue to undermine home ownership demand into 2023.
- The number of total jobs in Nanaimo grew by 10.8 per cent between the 2021 and 2016 Census. Most job growth was driven by the service-producing industries. Healthcare and social assistance led the charge with near 1,500 new jobs added, followed by educational services (+685). In the goods producing industries, the highest growth was posted by the construction sector (+740 new jobs).

- New job-postings in Nanaimo were 38.7 per cent higher in 2022 compared to 2021. During the same period, BC job postings increased by 20.4 per cent. Most job openings in Nanaimo were full time positions.
- In 2021, 28.6 per cent of people aged 25 to 64 in Nanaimo had a bachelor's degree or higher, compared to 35 per cent in British Columbia and 32.9 per cent in Canada. The number of persons holding a bachelor's degree or higher in Nanaimo improved by seven per cent since 2016.
- For 2022, the median household income in the City of Nanaimo is estimated at \$76,889; average at \$97,055 and per capita at \$40,598. Income levels in Nanaimo continue to grow but still lag BC averages.
- Statistics show a strong rebound in the Tourism sector in 2022. Visitor numbers are inching closer to pre-pandemic levels.
- BC's economy has outperformed its fellow provinces for the past eight years but starting in 2023 this is expected to change due to higher interest rates. The economy is set to slow down in 2023 across BC and Canada. Economies dependent on interest rate sensitive industries such as residential real estate, construction, and the sale of durable goods such as BC and Ontario will feel the impact more acutely. Provinces that produce commodities will have a better year; for example, Saskatchewan will benefit from agriculture products and fertilizer and Alberta and Newfoundland will continue to reap the rewards of high oil prices.
- BC's economy had real GDP growth of 6.2 per cent in 2021. BC's GDP is forecast to close out at 3.1 per cent in 2022, 0.5 per cent in 2023, and 0.3 per cent in 2024. |

SUMMARY POINTS

- Last year saw a strong rebound in the Nanaimo Economy.
- Nanaimo's average and median age was younger in the 2021 Census compared to 2016 Census. The largest growth over the next decade is projected in the 25 to 44 age group.
- In 2022, new housing starts increased by nine per cent over 2021. By comparison, housing starts in comparable regions declined: Prince George saw a drop of 32 per cent and Kamloops housing starts dropped by 24 per cent.
- Tourism is recovering with visitor numbers are inching closer to pre-pandemic levels.

ATTACHMENTS

ATTACHMENT A: State of the Nanaimo Economy Report |

Submitted by:

Bill Corsan
Director, Corporate and Business
Development |

Concurrence by:

Trish Webb
Manager, Communications |

2023 State of the Nanaimo Economy



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Executive Summary

Last year saw a strong rebound in the local Nanaimo economy. Slower growth is expected in **2023** due to higher interest rates dampening housing, construction and consumer demand.

Population

- The City of Nanaimo's population for **2022** is projected at **102,531** and the Regional District of Nanaimo (RDN) at **175,999** (BC Stats). Nanaimo's population growth rate over the last Census was **10.3 per cent**, significantly higher than BC at **7.6 per cent**, and Canada at **5.2 per cent**. Population projections indicate strong growth will continue in the region. The City's population is projected to near **140,000** by **2046**.
- Over the past five years, on average over **3,400** new residents relocated to the RDN annually. Half the newcomers come from other parts of BC; **34 per cent** from other provinces, and **17 per cent** from other countries.
- There was a huge uptick in migration to British Columbia in **2021** after slower growth during the start of the pandemic in **2020**. Most of the population growth in BC over the past five years has been the result of international migration.
- Nanaimo's average and median age was younger in the **2021** Census compared to the **2016** Census. The largest growth over the next decade in Nanaimo is projected in the **25-44** (early working years) age category, an increase of **6,041** persons.
- Due to projected population growth, infrastructure investments and housing will remain a priority for local governments.

Business

- In **2022**, the number of total business licenses increased by **178**, representing a **2.8 per cent** increase over **2021**. Business Licenses show a strong recovery in sectors such as accommodation and food services which were decimated by the pandemic.
- Home-based businesses currently account for **41 per cent** of total business licenses issued in the City of Nanaimo, an increase of **four per cent** since the start of the pandemic.
- In **2021**, the City of Nanaimo had **3,434** businesses with one or more employees. The overall number of businesses with employees is growing over time, but the rate of growth is slowing. This is due to greater technology adaptation, higher land costs, and labour shortages due to aging demographics. Over the past five years sole proprietorships has increased by **8.1 per cent**, indicating growth in entrepreneurship.

Building Activity

- At **\$410.3** million, total building permit values increased by **51 per cent** in **2022** compared to **2021**, making it the second highest year on record. Total non-residential building permits increased by a whopping **28.7 per cent** in **2022** largely due to public project investments.
- Housing starts, like building permits, are a leading indicator of economic activity. In **2022**, new housing starts increased by **nine per cent** to **1,184**, compared with **1,084** starts in **2021**. By comparison, housing starts in comparable regions declined: Prince George saw a drop of **32 per cent** and Kamloops

housing starts dropped by **24 per cent**.

- Apartment-type and row dwellings made up **77 per cent** of new housing starts, continuing the trend toward more affordable homes and a denser urban form

Real Estate

- Housing ownership in the City of Nanaimo was at **66.7 per cent (2021 Census)**, an increase of **0.8 per cent** since **2016**.
- The **2021** Census data reveals **24.2 per cent** of households in the City spend **30 per cent** or more of income (before tax income) on shelter costs. This is a significant reduction from **27.2 per cent** of households in **2016**.
- After seeing record sales and price escalation during the pandemic, the housing market experienced a year of caution in **2022** due to successive interest rate hikes. The housing market was strong until the late spring/summer of **2022**, then it started to level off. Cost of borrowing money will continue to undermine demand into **2023**.
- The benchmark price and sales of an average single-family detached home in Nanaimo decreased by **10 per cent** year-over-year in December **2022**. The benchmark price of a similar house in Vancouver decreased by **5.1 per cent** but increased by **0.7 per cent** in Victoria.
- In third quarter price comparisons between **2022** and **2021** Nanaimo prices for a single family detached New home increased by **30 per cent**, Victoria by **23 per cent** and Vancouver & BC tied at a **seven per cent** increase.
- The average vacancy rate for rental apartments in Nanaimo

increased from **1.6 per cent** to **2.2 per cent**. Despite rental supply increasing by **403** units, strong demand led to overall average rent increasing by **13.2 per cent**.

- Average rent for a two-bedroom apartment in Nanaimo increased by **13.4 per cent**, in Greater Victoria by **8.1 per cent**, and in Greater Vancouver by **9.8 per cent**.

Labour Market

- The labour force grew by **6.9 per cent** in Nanaimo, **1.2 per cent** in BC, and **3.1 per cent** on Vancouver Island in **2022** compared to **2021**.
- In **2022**, labour force participation rates improved in Nanaimo and the Vancouver Island Coast region but dipped slightly in BC and Canada. Nanaimo's labour force participation rate tends to be lower than BC and Canada, but higher than Vancouver Island Coast Region.
- Unemployment rates improved significantly across all geographies in **2022**. Nanaimo's unemployment rate was **3.6 per cent**, lower than Vancouver Island Coast (**four per cent**), BC (**4.7 per cent**) and Canada (**5.3 per cent**).
- The number of jobs in Nanaimo grew by **10.8 per cent** between the **2021** and **2016** Census. Majority of the job growth was driven by the service-producing industries. Healthcare and social assistance led the charge with near **1,500** new jobs added, followed by Educational services (**+685**), Transportation and warehousing (**+490**), and Professional scientific and technical services (**+440**). In the goods producing industries, the highest growth was posted by the Construction sector (**+740** new jobs), followed by

“agriculture, forestry, fishing and hunting” (+50).

- New job postings in Nanaimo were **38.7 per cent** higher in **2022** compared to **2021**. During the same time period, BC postings increased by **20.4 per cent**. Job openings were highest in the months of April and May and started trending lower as the year progressed.
- After the Capital Region, Nanaimo Regional District had the highest number of job openings on Vancouver Island. Nanaimo’s postings growth rate was **40.5 per cent** compared to Victoria at **41.4 per cent** over one year.
- Majority of the job openings were full-time positions (**60 per cent**). There was also significant growth (**52 per cent**) in full-time or part-time job options for employees.
- Vancouver Island Health Authority was the top employer by number of job postings, followed by Vancouver Island University and Lowe’s Canada.
- BC’s labour market outlook estimates **861,000** job openings between **2019** and **2029**. Over three-quarters of these job openings will require some form of post-secondary education and training.

University Enrollment

- Overall student enrollment at Vancouver Island University (VIU) in **2021** was nearly the same as **2020**. Domestic student enrollment increased by **1.2 per cent** and International student enrollment dropped by **nine per cent** amidst COVID impacts around the globe and related travel restrictions.

- **2022** data was unavailable at the time of this publication, however, the easing of travel restrictions and move to in-person classes will continue to result in positive gains for overall student enrollment.

Education and Income

- Although the education levels of Nanaimo’s population are improving over time, the City lags behind the provincial and national average. **28.6 per cent** of people aged **25 to 64** in Nanaimo hold a bachelor’s degree or higher, an improvement of **seven per cent** since **2016**. Comparatively, **35 per cent** of BC’s and **32.9 per cent** in Canada’s population aged **25 to 64** holds a bachelor’s degree or higher. Nanaimo tends to have a larger percentage of population with education levels below bachelor’s degree compared to BC.
- The City of Nanaimo population has a slightly smaller percentage of population with STEM (Science, Technology, Engineering & Mathematics) field of study accreditation compared to BC and Canada.
- For **2022**, the median household income in the City of Nanaimo is estimated at **\$76,889**; average at **\$97,055** and per capita at **\$40,598**. Nanaimo’s median, average and per capita income is below BC’s

Household Spending

- The household expenditures in the City of Nanaimo are estimated at **\$4.1** billion in **2022**. The average household in Nanaimo spent **15 per cent** more on Household Furnishings and Equipment, **nine per cent** more on Food,

seven per cent more on shelter costs and recreation compared to the national average.

Tourism

- Statistics show a strong rebound in the Tourism sector in **2022**. Visitor numbers are inching closer to pre-pandemic levels, however tourism industry's labour force isn't recovering at quite the same rate. Recent Federal policy changes to address the labour shortages are helping.

Economic Outlook

- BC's economic recovery strengthened in **2021** resulting in real GDP growth of **6.2 per cent**, second highest among provinces (behind Prince Edward Island), following a contraction of **3.4 per cent** in **2020**.
- BC's GDP is forecast to close out at **3.1 per cent** in **2022**, **0.5 per cent** in **2023**, and **0.3 per cent** in **2024**. The economy is set to slowdown in **2023** across BC and Canada. This slowdown is caused by the Bank of Canada's fight against inflation to bring an overheating economy under control.
- BC's economy has outperformed its fellow provinces for the past eight years, but starting in **2023** this is expected to change.
- Households in BC are among the most highly indebted in the country. The housing market is very sensitive to higher interest rates, home sales in BC are expected to drop **22.8 per cent** in **2023**.
- Overall slower construction and renovation activity is also

expected in **2023**. The slowdown will be more pronounced in residential investment and goods consumption. A large share of the household budget will continue to be eaten up by energy and food prices, and demand for services will drop as the year goes on.

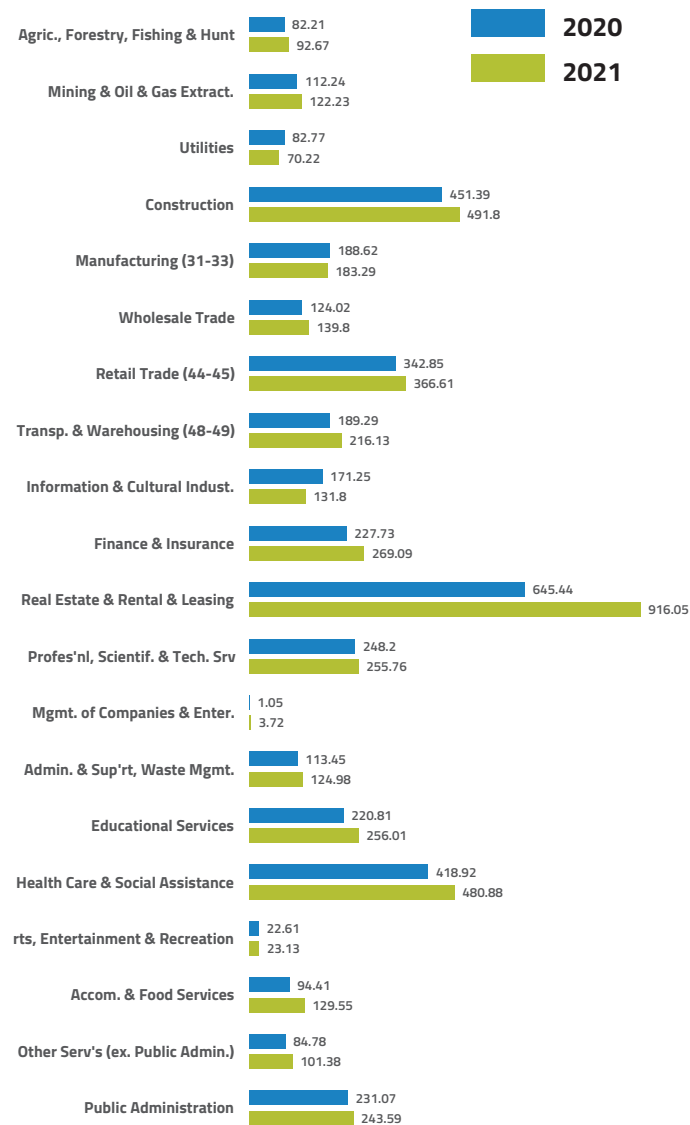
- The latest Bank of Canada Business Outlook Survey has already shown signs of a deterioration in consumer demand. The survey shows businesses expecting declines in future sales, which may cause businesses' to delay their investment plans.
- On the positive side, the Canadian dollar will remain relatively weak against the US dollar, which will favour exporters.
- Unemployment is also expected to rise from **4.7 per cent** to **5.1 per cent** year over year, which will help improve a very tight labour market.

The **2023** State of the Nanaimo Economy report provides data, analysis and insights on Nanaimo's current economic and business climate. Produced annually by the City's internal economic development section, the report uses data from official government sources, secondary data aggregators, local operators and service providers. This report reviews indicators such as Gross Domestic Product (GDP), demographics, business, development activity, housing and real estate, labour force, income and tourism.

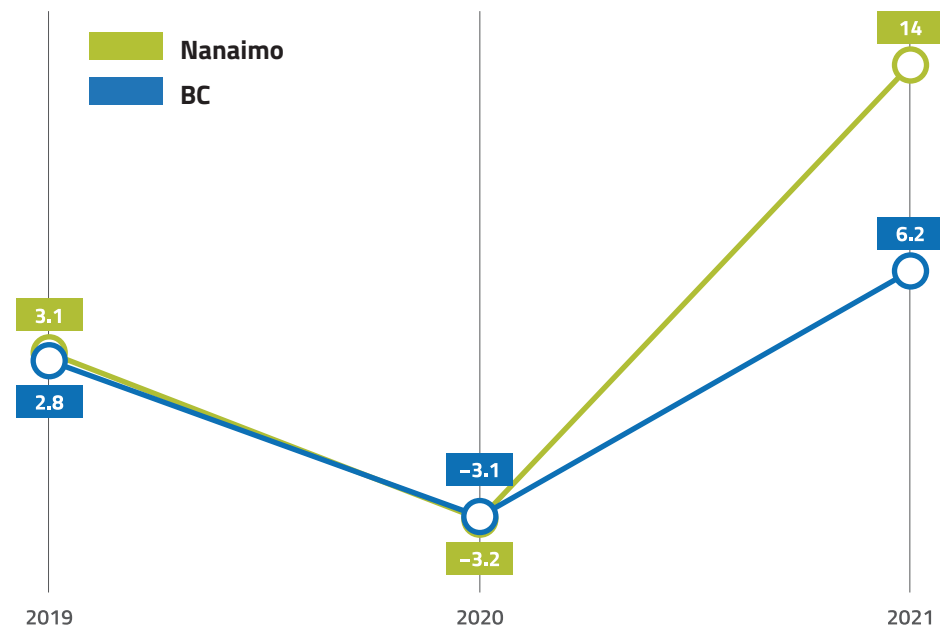


City of Nanaimo GDP

(MILLIONS OF DOLLARS)



GDP Growth Rates Index of GDP Growth (2016=100) Year-over-Year



	2019	2020	2021	Average
Growth Rate BC GDP	↑ 2.8%	↓ 3.1%	↑ 6.2%	↑ 2.0%
Growth Rate Nanaimo GDP	↑ 3.1%	↓ 3.2%	↑ 14.0%	↑ 4.6%
Nanaimo GDP (millions chained 2012\$)	\$4,188	\$4,053	\$4,619	\$4,287
Nanaimo GDP (as Share of BC)	1.6%	1.6%	1.8%	1.7%
BC GDP (millions chained 2012\$)	\$255,172	\$247,185	\$262,593	\$254,983

Gross Domestic Product

The Gross Domestic Product (GDP)¹ measures the value of final goods and services produced in the economy. Changes in GDP are the standard measure of economic growth. Nanaimo estimates are derived from provincial measures of GDP using the share of employment by industry (**2021** Census). GDP is useful in providing overall economic trends in conjunction with other indicators.

BC's economic recovery strengthened in **2021** resulting in real GDP growth of **6.2 per cent**. Growth in BC's GDP was driven by household spending (+**7.3**) and housing investment (+**14.6 per cent**). Interest rates were still record low in **2021**. Working from home, lower borrowing costs, higher savings rate all boosted new home construction, renovations and resales in **2021**. Investment in housing rose by double digits, owing to record-high spending on new construction, renovations and ownership transfer costs.

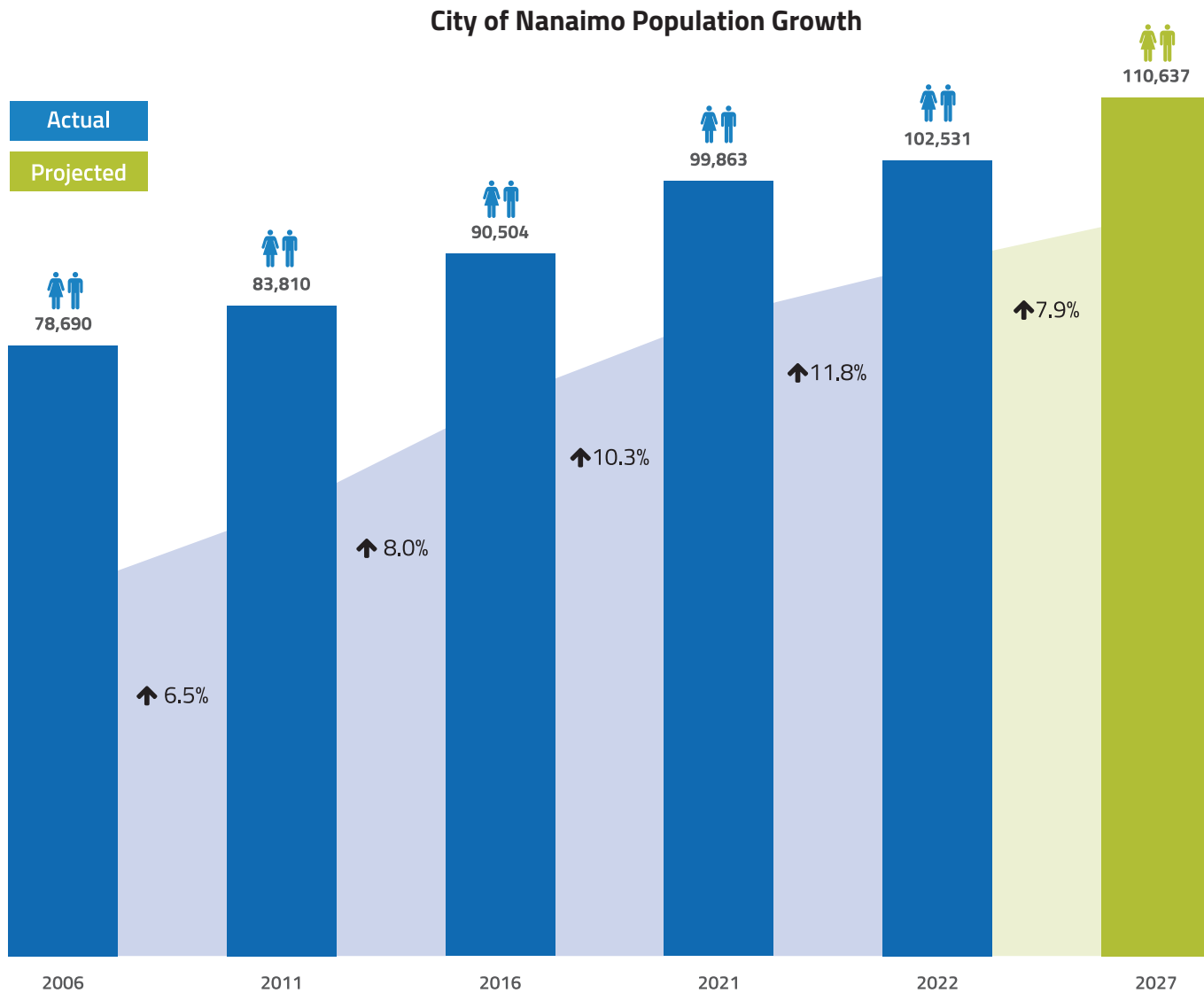
Growth in BC's GDP was mostly driven by service-producing industries such as real estate, rental and leasing, healthcare and social assistance, and professional, scientific and technical services. Goods-producing industries also experienced growth with gains in most sectors, led by mining, quarrying and oil and gas extraction.

SOURCE: BC STATS, NANAIMO ECONOMIC DEVELOPMENT CALCULATIONS

The City of Nanaimo accounted for approximately **1.8 per cent** of BC's GDP in **2021**. In the primary industries; Construction, Agriculture, forestry, fishing and Mining, oil, & gas extraction performed better in **2021** in comparison to **2020**, while Utilities and Manufacturing sectors underperformed. In the service sector the largest increases were in the Real estate, rental & leasing and Accommodation and food services sectors. All service sectors performed better in **2021** compared to **2020** with the exception of Information and cultural industries which contracted by **23 per cent**.

*The City of Nanaimo
accounts for approximately
1.8 per cent of BC's GDP*

¹GDP is a measure of the value-added associated with market-based production. It does not capture non-market production or any activity that takes place in the underground economy. GDP estimates have a number of weaknesses as a measure of economic welfare and are best used in conjunction with other indicators such as income and employment. Chained dollars is a method of adjusting real dollar amounts for inflation over time, to allow the comparison of figures from different years.



Population

The City of Nanaimo’s population for **2022** is projected at **102,531**. Nanaimo’s population growth rate over the last Census was **10.3 per cent**, significantly higher than BC at **7.6 per cent** and Canada at **5.2 per cent**. The City’s population is projected to near **140,000** by **2046**.

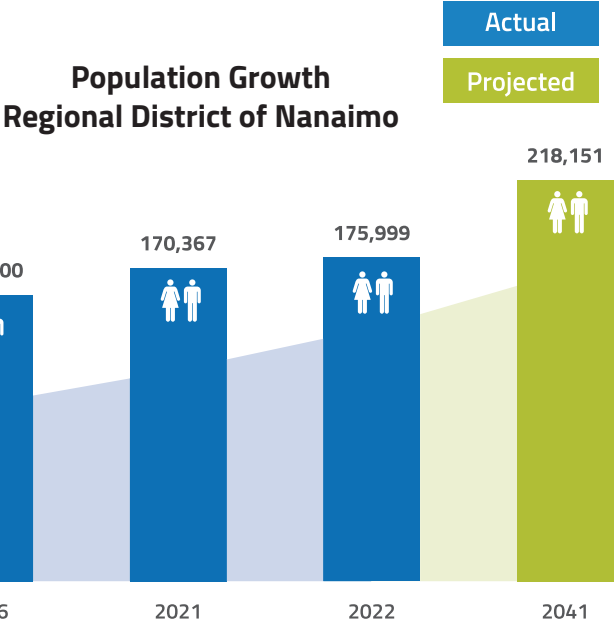
The Regional District of Nanaimo’s (RDN) population for **2022** is projected at **175,999** (BC Stats). The RDN’s population is expected to increase by **12,029** persons by **2027**, equating to an annual average growth rate of **1.4 per cent**. The Vancouver Island region and BC is projected to grow at **1.4 per cent** annually over the next five years. Over the next five years, the City of Nanaimo’s population growth rate is projected to be **1.6 per cent** annually.

INDIGENOUS PEOPLE

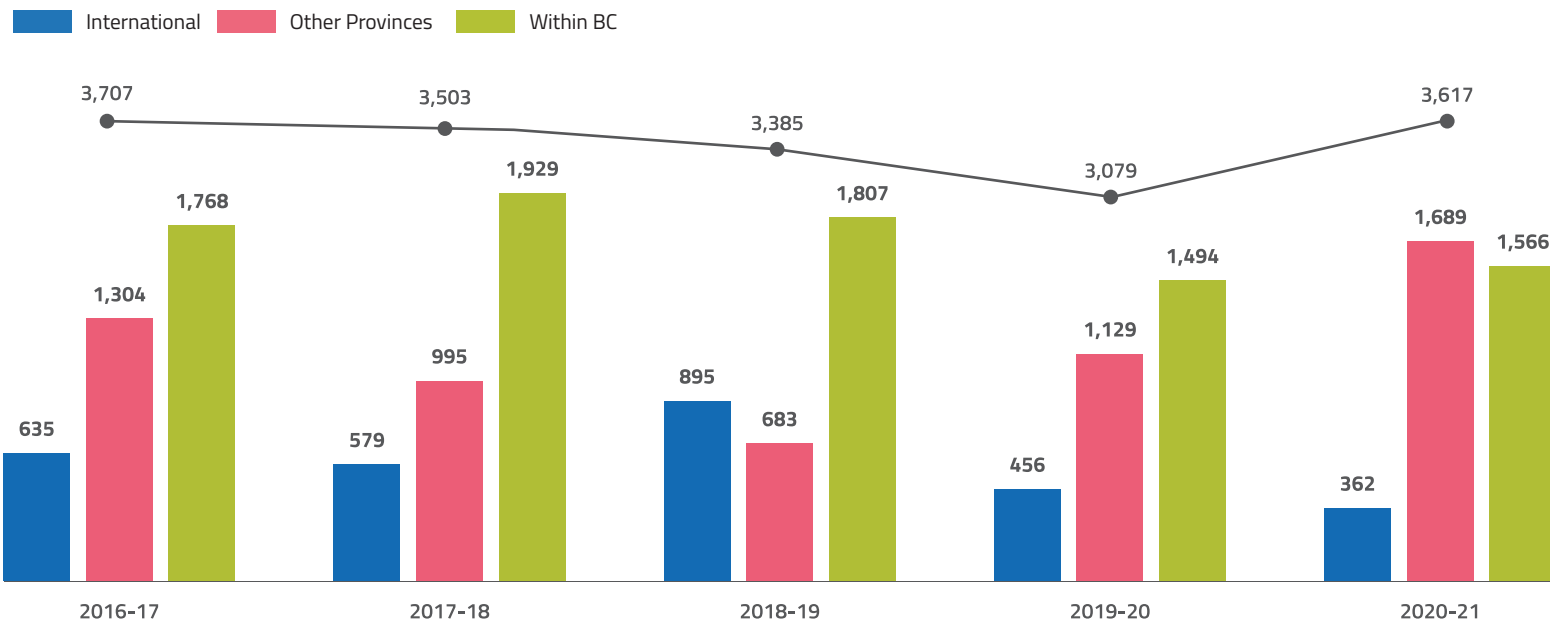
In **2021**, there were **7,910** Indigenous people living in Nanaimo, making up **8.2 per cent** of the population. In comparison BC’s Indigenous population represented **5.9 per cent** and Canada **5.0 per cent** of total population. The majority of the Indigenous population reported a single Indigenous identity, either First Nations, Métis or Inuk (Inuit). Of the Indigenous population in Nanaimo, **54.9 per cent** (or **4,345**) were First Nations people, **39.4 per cent** (or **3,120**) were Métis, and **0.8 per cent** (or **65**) were Inuit.

SOURCE: BC STATS (PEOPLE MODEL 2021), CENSUS CANADA, ESRI CANADA

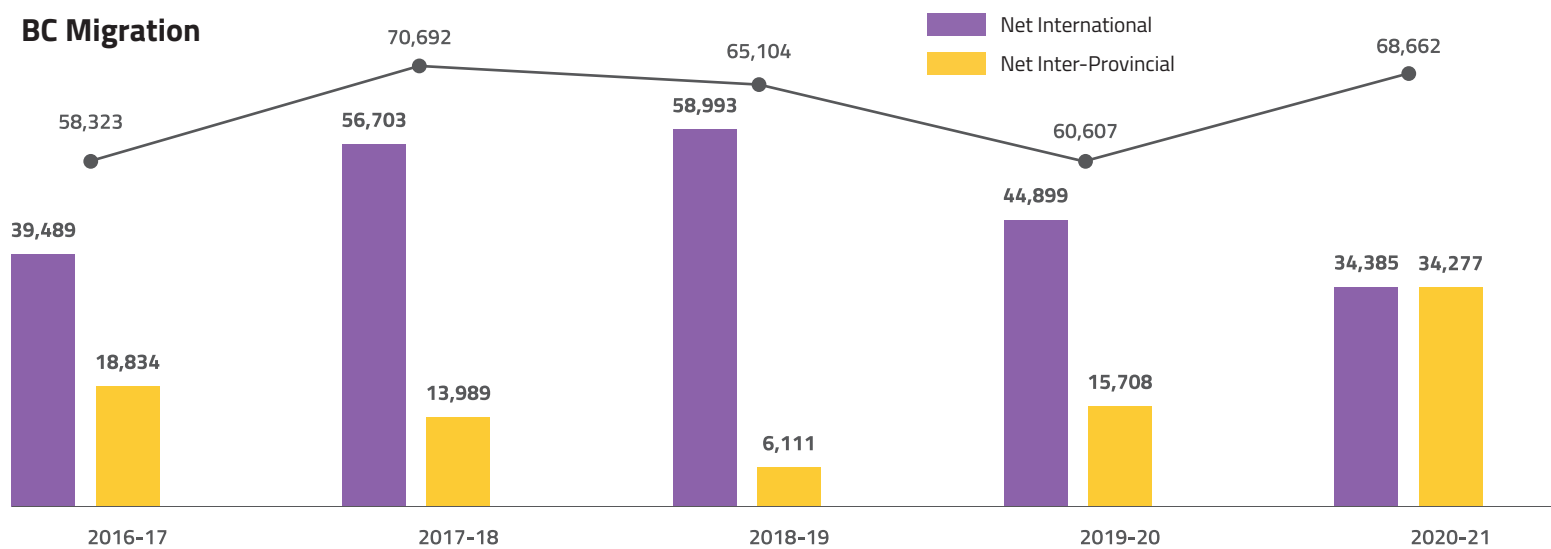
The Indigenous population in Nanaimo is younger than the non-Indigenous population. Indigenous children aged **14** and under represented **25.3** per cent of the total Indigenous population, while non-Indigenous children accounted for **13.6** per cent of the non-Indigenous population. The average age of the Indigenous population in Nanaimo was **32.8** years, compared with **45** years for the non-Indigenous population.



Origin of New Residents (RDN)



BC Migration



Migration

Population growth rate is driven by two factors: natural increase and migration. In **2020-21** there were **1,027** births in the regional district of Nanaimo and **2,082** deaths. Nanaimo's population growth has mainly 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 **3,400** net new residents relocated to the RDN annually. Furthermore **50 per cent** of new migrants have moved here from other parts of British Columbia, **34 per cent** moved here from other provinces, and **17 per cent** from other countries.

Total migration dipped during the COVID shutdowns but picked up significantly as travel restrictions were lifted. Preliminary data for **2021** reveals nearly **2,200** persons moved to the City of Nanaimo and **71 per cent** were in the "working age" category of **15 to 65** years of age. There were **802** births and **1,263** deaths equating to net natural growth of **-461**.

After a few years of slower migration between **2019** and **2020**, BC migration picked up substantially in **2021**. Most of the population growth in the past five years in BC has occurred due to international migration. Nanaimo captured **5.3 per cent** of total migrants to BC in **2020-21**, and the five-year average is **5.4 per cent**.

SOURCE: BC STATS

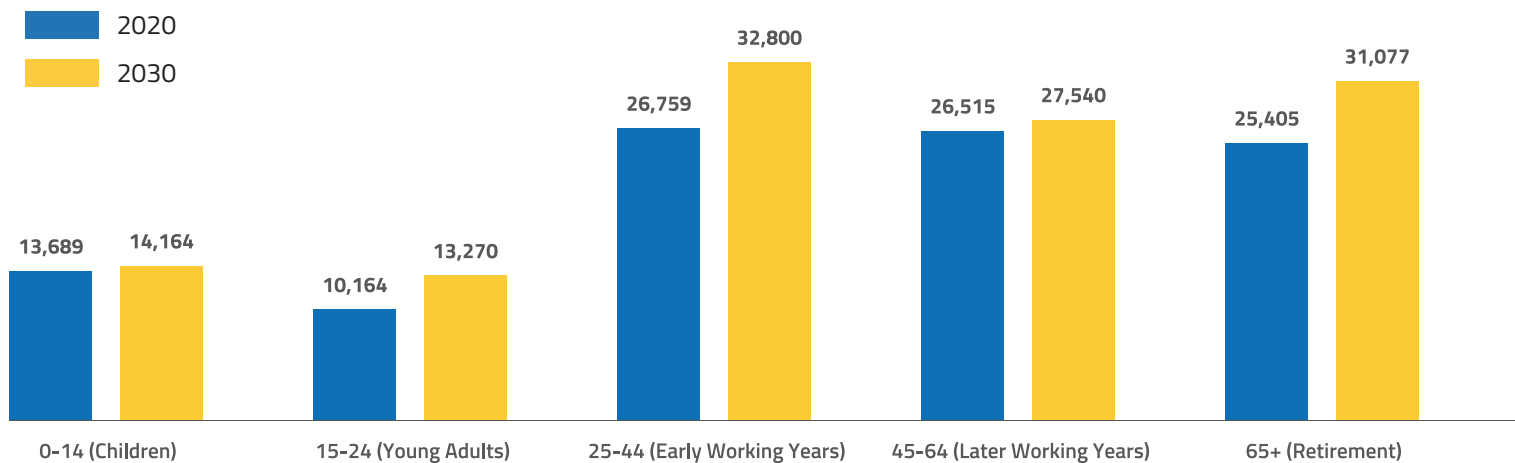
*In the past five years, on average over **3,400** net new residents relocated to the RDN annually.*

Migration by Age Breakdown 2020-21

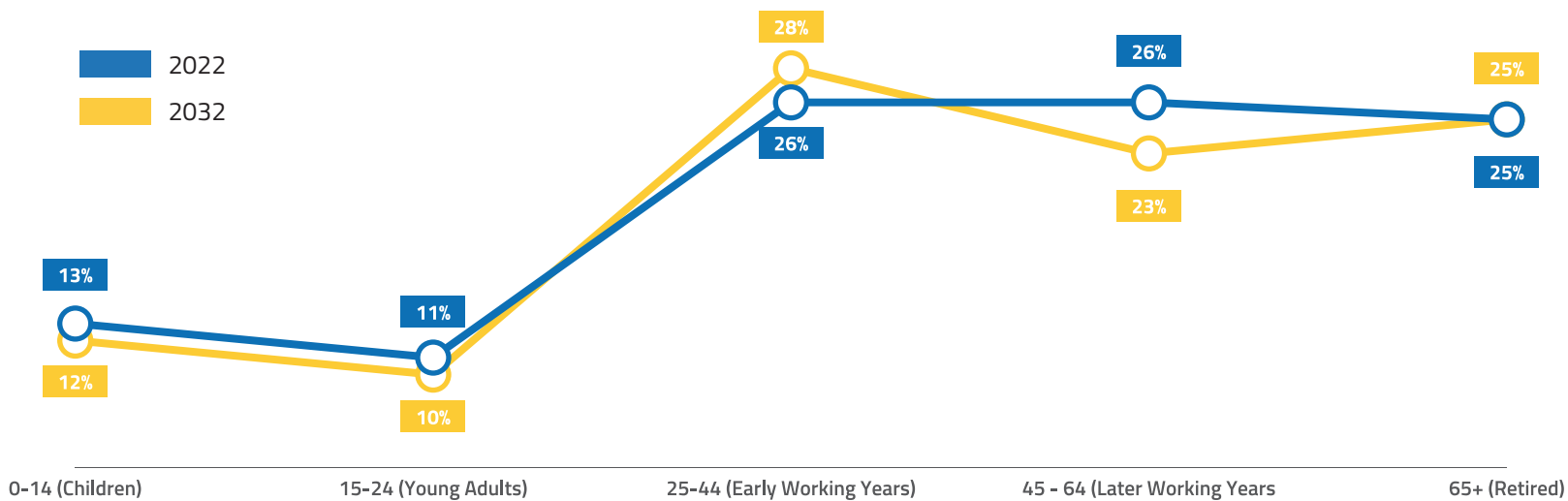
	0-14	15-65	65+	Total
International	29	275	16	320
Other Provinces	119	890	101	1,110
Within BC	762	143	388	762
Net Migration	291	1,553	348	2,192
Births				802
Deaths		191	1,070	1,263
Net Natural				-461
Population Change				1,731

NANAIMO AND LANTZVILLE

Population by Age Breakdown (City of Nanaimo)



Age Breakdown by Percentage of Total Population (City of Nanaimo)



Age Breakdown

Children (**0-14**) represented **13 per cent** of Nanaimo's total population in **2022**. This segment of population will increase by **3.5 per cent (+475)** children by **2032**. As a proportion of the total population the children category will decline by **one per cent** over the next ten years.

In **2022**, **62 per cent (63,438)** of Nanaimo's population was working age (**15-64**). Working age population is projected to increase by **16 per cent (+10,172)** by **2032** representing **62 per cent** of total population.

The **65+** category represented **25 per cent** of total population in **2022** and is expected to grow by another **5,673** persons and represent **26 per cent** of total population by **2032**.

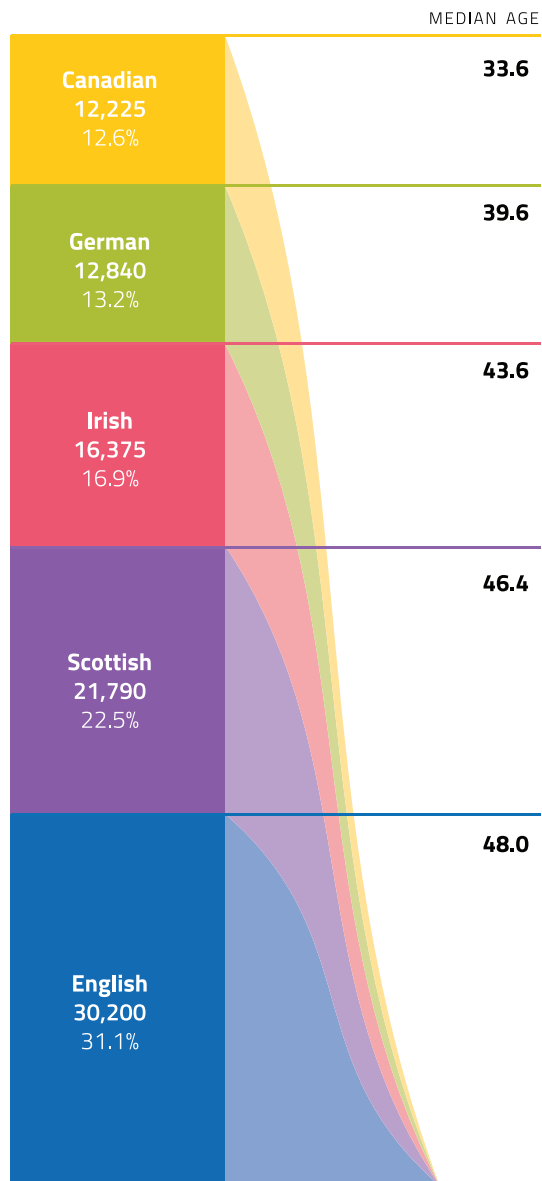
The largest growth over the next decade is projected in the **25-44** (early working years) age category, an increase of **6,041** persons. The second largest growth category is the **65+** category at **5,673** persons. This demographic shift will lead to structural changes in the economy. A younger population demands different products and services as well as amenities such as nightlife opportunities. Nanaimo's average and median age was younger in the **2021** Census compared to the **2016** Census.

*The largest growth over the next decade is projected in the **25-44** (early working years) age category,*

Nanaimo's average and median age was younger in the 2021 Census compared to the 2016 Census.

SOURCE: BC STATS

City of Nanaimo Five Highest Reported Ethnic Origins (2021)



City of Nanaimo Visible Minorities

	2022	2027	% Change
Chinese	2,933	3,269	↑ 11%
South Asian	2,308	2,425	↑ 5%
Black	808	863	↑ 7%
Filipino	945	1,005	↑ 6%
Latin American	582	637	↑ 9%
Arab	293	315	↑ 8%
Southeast Asian	857	896	↑ 5%
West Asian	190	186	↓ -2%
Korean	375	355	↓ -5%
Japanese	491	510	↑ 4%
Visible Minority (not inc. elsewhere)	76	73	↓ -4%
Multiple	240	227	↓ -5%
Total	10,098	10,761	↑ 7%

PROJECTED

Ethnic Diversity

The most frequently reported ethnic or cultural origin of Nanaimo residents is English, with about **30,200** persons representing **31.1 per cent** of the total population (2021 Census). The second largest origin is Scottish, with about **21,790** persons representing **22.5 per cent** of the total population. The third origin was Irish, with about **16,375** persons representing **16.9 per cent** of the total population.
















Visible minorities represent **10 per cent** of Nanaimo's total population. As the overall population grows, Nanaimo is seeing greater diversity in its population. In **2022**, Nanaimo's visible minority population is estimated at **10,098**. The three largest minorities in Nanaimo are Chinese, South Asian, and Filipino, representing **2.9 per cent**, **2.3 per cent** and **0.9 per cent** of total population respectively. The total visible minority population is expected to increase by **seven per cent** by **2027**. The largest growth is expected to come from Chinese migrants (**336**), followed by South Asian (**117**) and Filipino (**60**).

BC's visible minority population is at **34.4 per cent**. The three largest minorities in BC are Chinese (**11.2 per cent**), South Asian (**9.6 per cent**), and Filipino (**3.5 per cent**). Vancouver has the most diverse population in BC with visible minorities representing **48.9 per cent** of the total population, with Chinese at **19.6 per cent**, South Asian **12 per cent** and Filipino at **5.1 per cent**.

SOURCE: 2016 CENSUS, ESRI

*Visible minorities represent
10 per cent of Nanaimo's
total population.*

Business Licenses by Industry Sector (City of Nanaimo 2022)

	Professional, Scientific, Technical	766	11.9%
	Retail Trade	768	11.9%
	Other Services (except Public Admin.)	679	10.5%
	Health Care and Social Assistance	640	9.9%
	Admin/Support, Waste Mgmt/Remed.	523	8.1%
	Real Estate, Rental and Leasing	467	7.2%
	Accommodation and Food Services	506	7.8%
	Arts, Entertainment and Recreation	190	2.9%
	Transportation and Warehousing	181	2.8%
	Finance and Insurance	121	1.9%
	Wholesale Trade	125	1.9%
	Education and Training	79	1.2%
	Information and Cultural	42	0.7%
	Mgmt. of Companies/Enterprises	2	0.0%
	Construction	1,210	18.7%
	Manufacturing	145	2.2%
	Agr., Forestry, Fishing and Hunting	12	0.2%
	Utilities	3	0.0%

 **Goods Producing Sector**

 **Service Producing Sector**

Business Licenses

In **2022**, the City of Nanaimo had **6,459** licensed businesses. The largest number of business licenses are held by the “Construction” sector, followed by the “Professional, Scientific and Technical services” and “Retail” sectors. The number of total business licenses increased by **nine per cent** over the last decade.

In **2022**, the number of total business licenses increased by **178**, representing a **2.8 per cent** increase over **2021**. The largest growth in business licenses was in the Accommodation and Food Services sector (+**198**) and Real Estate & Leasing (+**37**). The largest decline was in the Professional, Scientific and Technical sector (-**20**).

Home-based businesses account for **41 per cent** of total business licenses issued in the City of Nanaimo. **67 per cent** of Nanaimo’s businesses are locally owned and operated. **Three per cent** of Nanaimo businesses are franchise operations and **9.49 per cent** are branch offices of larger companies headquartered elsewhere.

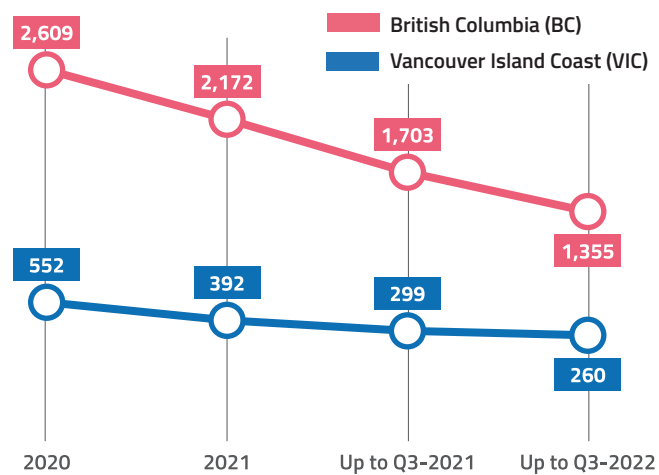
Note: business licenses represent all types of private businesses, sole proprietorships, partnerships and incorporated businesses.

SOURCE: CITY OF NANAIMO ECONOMIC DEVELOPMENT

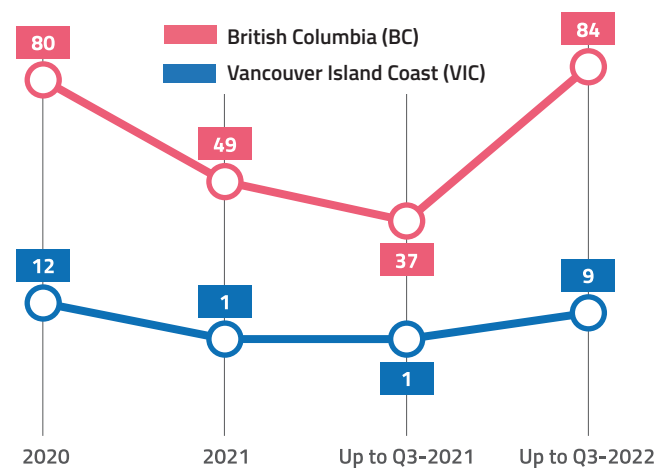
Business Incorporations

	2017	2018	2019	2020	2021	Average 2019-21
City of Nanaimo	576	566	606	615	860	694
Reg. District of Nanaimo (RDN)	800	785	817	823	1,136	925
Vancouver Island Coast (VIC)	4,410	4,313	4,330	4,372	5,880	4,861
Nanaimo as Share of VIC	13%	13%	14%	14%	15%	14%
Nanaimo as Share of RDN	72%	72%	74%	75%	76%	75%

Consumer Bankruptcies



Business Bankruptcies



Business Incorporations

Incorporations are the number of new limited companies registered under the Business Corporations Act. Sole proprietorships or partnerships are not included. In **2021**, the City of Nanaimo had **860** new business incorporations, an increase of **39.8 per cent** from **2020**. During the same time period, Vancouver Island growth was **34.5 per cent**. Nanaimo accounted for **76 per cent** of new incorporations in the RDN and **15 per cent** of the Vancouver Island Coast region. In **2021**, the City of Nanaimo, the Regional District of Nanaimo and Vancouver Island Coast all surpassed their three year average for business incorporations.

In **2021**, business and consumer bankruptcies on Vancouver Island declined by **92 per cent** and **29 per cent** respectively compared to **2020**. Consumer bankruptcies declined by **13 per cent** in third quarter year-to-date comparisons between **2021** and **2022**. On Vancouver Island only one business declared bankruptcy in **2021**. By the third quarter in **2022**, nine businesses had declared bankruptcy. This data likely reflects some of the impacts of COVID on businesses. Not all business closures are reflected in the business bankruptcy numbers as many businesses may close, but not declare bankruptcy.

SOURCE: BC STATS, OFFICE OF THE SUPERINTENDENT OF BANKRUPTCY OF CANADA

Businesses by Employee Size (City of Nanaimo)

	2011	2016	2021	10 Year Growth Rate (2011-21)
1-4	1,587	1,705	1,797	↑ 13.2%
5-9	695	715	699	↑ 0.6%
10-19	418	495	497	↑ 18.9%
20-49	270	302	288	↑ 6.7%
50-99	68	86	94	↑ 38.2%
100-199	33	35	41	↑ 24.2%
200-499	9	10	14	↑ 55.6%
500+	4	5	4	↑ 0%
Total:	3,084	3,353	3,434	Average: ↑ 11.3%

Size of Business

In **2021**, the City of Nanaimo had **3,434** businesses with one or more employees. The overall number of businesses with employees is growing over time, but the rate of growth is slowing, i.e. **2.4 per cent** in the last five years (**2016-21**) compared to **8.7 per cent** in the five years prior. Over the past five years, sole proprietorships have increased by **8.1 per cent** in the City of Nanaimo.

Increasing real estate costs and advances in technology are curving some the long-term demand for labour. More and more switchboard operators are being replaced by phone and interactive voice response menus, while many grocery stores now have self-checkout machines. On the supply side, the labour market is getting tighter due to the aging demographics.

In the City of Nanaimo a vast majority of the businesses are small to medium enterprises. **87 per cent** of the businesses have between **one** and **19** employees, and **12 per cent** have between **20** and **199** employees. Less than **one per cent (0.6)** of the businesses have over **200** employees.

SOURCE: BC STATS

City of Nanaimo Building Permit Value 2017-2022



Building Permits

At **\$410.3** million, total building permit values increased by **51 per cent** in **2022** compared to **2021**, making it the second highest year on record. Residential permits accounted for **73.3 per cent** of the total value of building permits in **2022** compared with **67.9 per cent** in **2021**. All other permits accounted for **26.7 per cent** of the total building permit value in **2022**, compared to **32.1 per cent** in **2021**.

Non-residential building permits (commercial, industrial and public) increased by a whopping **28.7 per cent** in **2022** compared to **2021**. Most of this growth is due to public project investments.

*At **\$410.3 million**, total building permit values increased by **51 per cent** in 2022 compared to 2021, making it the second highest year on record.*

SOURCE: CITY OF NANAIMO ECONOMIC DEVELOPMENT

2022 Major Projects over \$2 Million

Address	Description	Value
3945 Biggs Road - Bldg AE	New Correctional Facility, 5 storeys	\$53,800,000
6030 Linley Valley Drive	1) New Apartment Building, 57 units, 4 storeys 2) New Apartment Building, 60 units, 5 storeys 3) New Apartment Building, 35 units, 5 storeys	\$29,052,879
4979 Wills Road	New Seniors Facility, 160 units, 7 storeys	\$29,023,178
4961 Songbird Place	New Apartment Building, 98 units, 6 storeys	\$22,644,990
4831 Cedar Ridge Crescent	New Apartment Building, 98 units, 6 storeys	\$21,525,720
550 Brechin Road	New Apartment Building, 87 units, 5 storeys	\$16,932,692
285 Prideaux Street	New Apartment Building, 51 units, 4 storeys	\$12,000,000
3945 Biggs Road - Bldg F-S1, F2, F3	1) New Correctional Facility, 2 storeys 2) New Correctional Facility, 2 storeys 3) New Correctional Facility, 2 storeys	\$11,500,000
6010 Hammond Bay Road	New Apartment Building, 53 units, 4 storeys	\$11,341,769
1300 Junction Avenue - Bldg A	New Apartment Building, 71 units, 4 storeys	\$10,528,165
1300 Junction Avenue - Bldg B	New Apartment Building, 71 units, 4 storeys	\$10,528,165
1300 Junction Avenue - Bldg C	New Apartment Building, 71 units, 4 storeys	\$10,528,165
1135 Seafield Crescent	New Seniors Apartment, 62 units, 5 storeys	\$10,000,000
3945 Biggs Road - Bldg D1	New Correctional Facility, 2 storeys	\$8,900,000
2535 Bowen Road	New Automotive Dealership, 2 storeys	\$6,896,036
3945 Biggs Road - Bldg H1, H2, H3, H4	1) New Correctional Facility, 2 storeys 2) New Correctional Facility, 2 storeys 3) New Correctional Facility, 2 storeys 4) New Correctional Facility, 2 storeys	\$6,096,630

Major Projects

In **2022** and **2021**, there were **32** projects with a minimum value of **\$2** million or more. In **2022** one of the largest value project is the construction of the new correctional facility on Biggs Road. The majority of the other larger projects were apartment buildings including a seniors facility. In **2021**, many of the larger projects included public sector developments such as the addition of an Acute Care ICU at NRGH, elementary school additions and upgrades, new provincial rental housing and Fortis BC office upgrades.

Nanaimo Hospital ICU Replacement

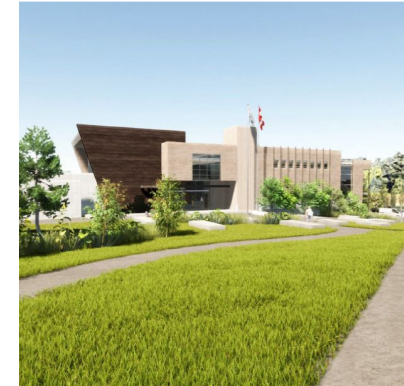
In February **2021**, construction began on a new intensive care unit (ICU) at the Nanaimo Regional General Hospital. The new ICU will be three times the size of the current unit and include **12** single-patient rooms, service booms, overhead lifts, a medication room, family consult room and staff room. The **\$41** million project is estimated to create **200** direct jobs and will open in early **2023**.

SOURCE: CITY OF NANAIMO



4979 WILLS ROAD

SENIORS FACILITY, 160 UNITS, 7
STOREYS – \$29 MILLION



3945 BIGGS ROAD

BUILDING AE, NEW CORRECTIONAL
FACILITY, 5 STOREYS – \$53.8 MILLION



6030 LINLEY VALLEY DRIVE

3 APARTMENT BUILDINGS, 152 TOTAL
UNITS – \$29 MILLION

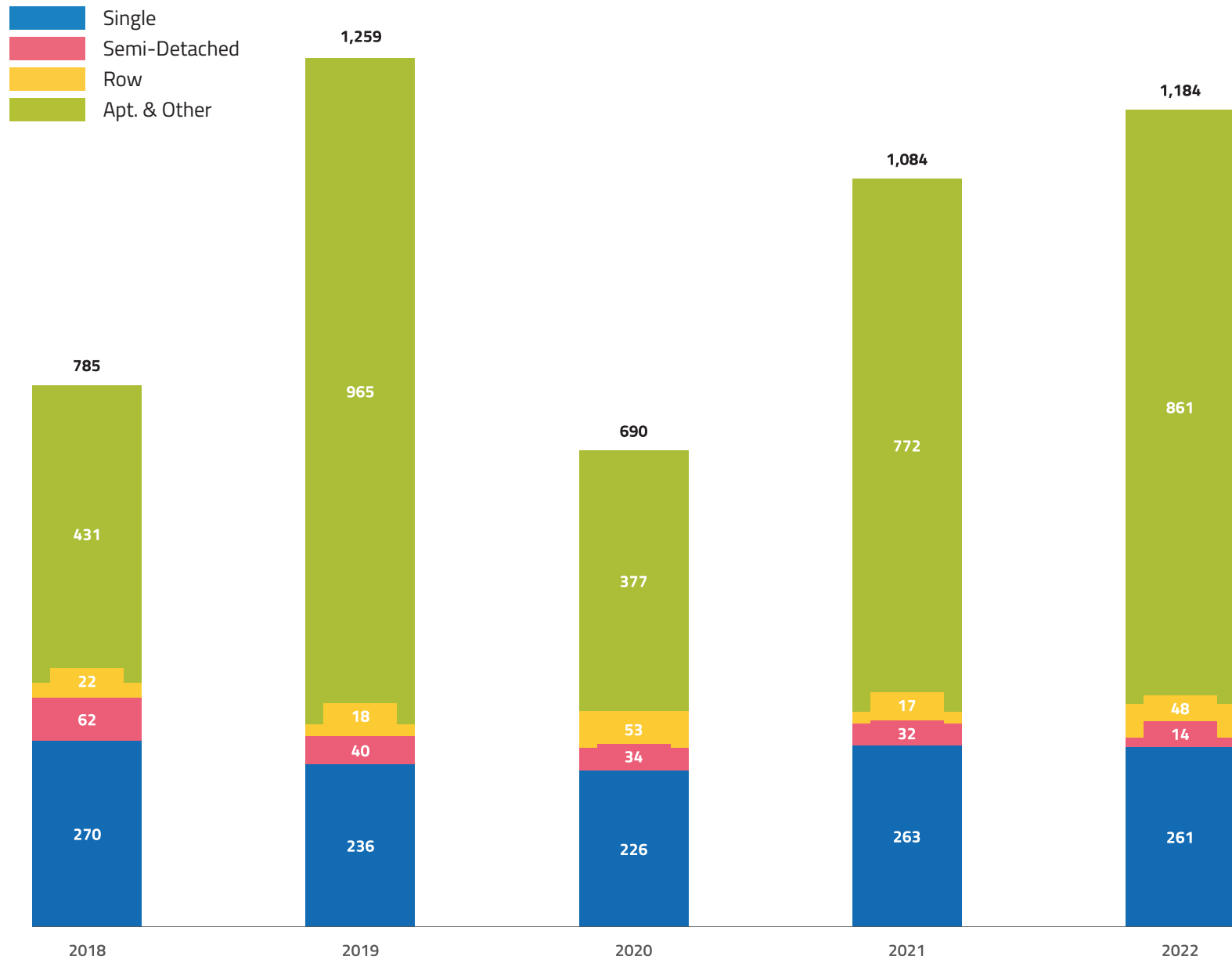


4831 CEDAR RIDGE PLACE

APARTMENT BUILDING, 98 UNITS, 6
STOREYS – \$21.5 MILLION

City of Nanaimo Housing Starts by Type

(2018-2022)



New Housing and Housing Stock

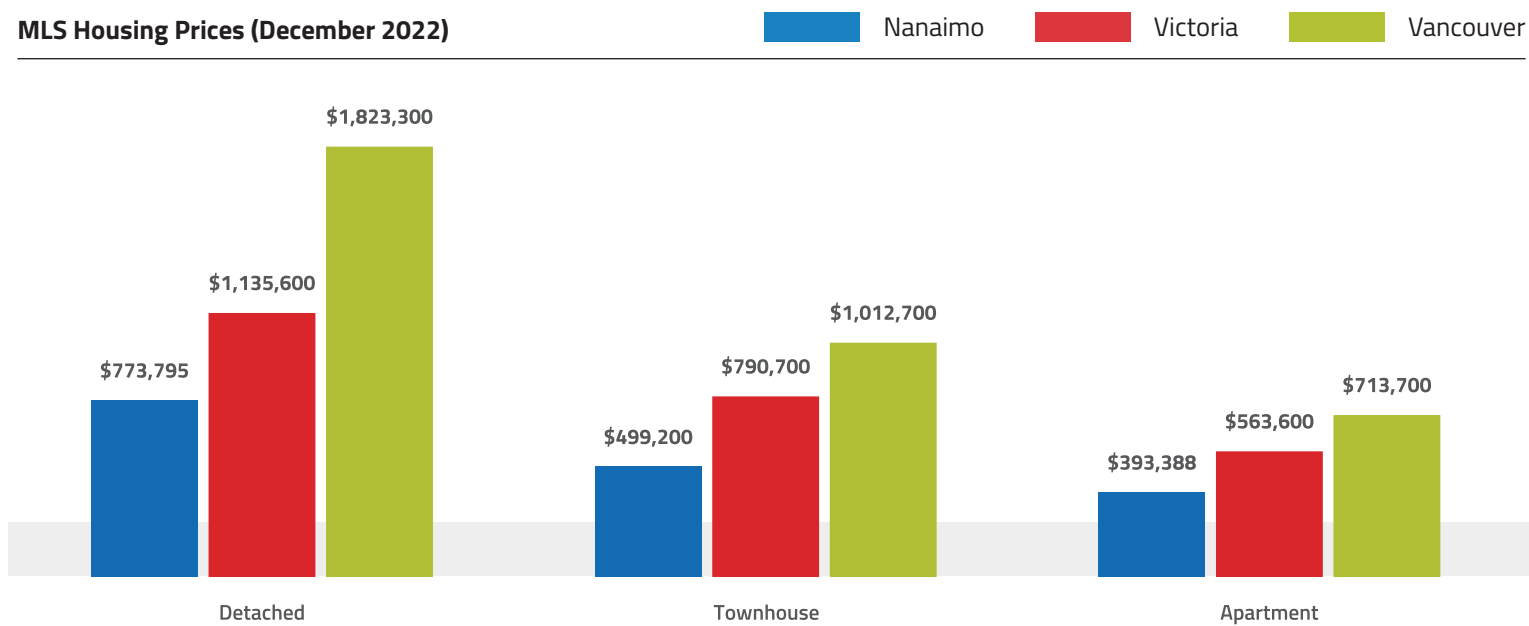
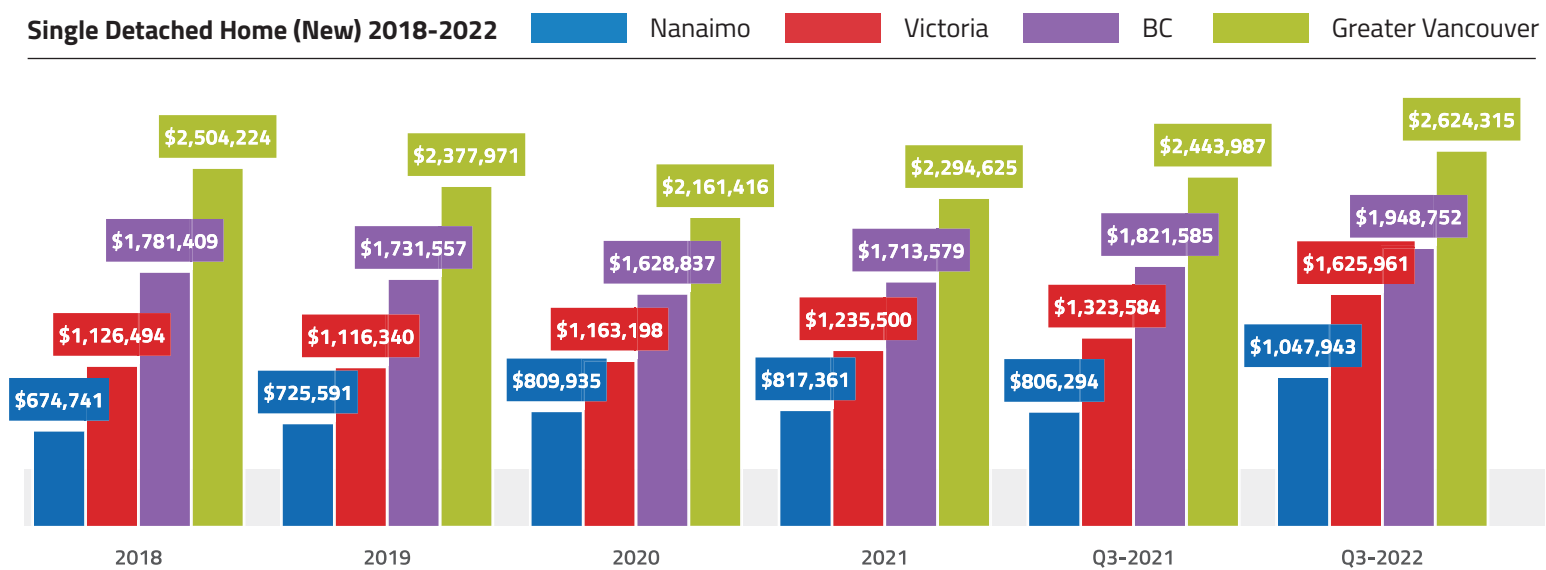
Housing starts, like building permits, are a leading indicator of economic activity. In **2022**, new housing starts increased by **nine per cent** to **1,184**, compared with **1,084** starts in **2021**. The trend towards denser forms of housing intensified as **77 per cent** of new housing starts were apartment-type dwellings or row housing, and single and semi-detached accounted for **23 per cent** of new builds.

Overall single or semi-detached homes still make up the majority of the housing stock, representing **62 per cent** of all built housing. As the city grows, the mix of housing has been changing, with apartments and low/high rise buildings making up **36 per cent** of all housing and other dwelling types making up **two per cent**.

Housing ownership in the City of Nanaimo was at **66.7 per cent** (**2021** Census), an increase of **0.8 per cent** since **2016**. As well, the **2021** Census data reveals **24.2 per cent** of households in the City spend **30 per cent** or more of income (before tax income) on shelter costs. This is a significant reduction from **27.2 per cent** in **2016**.

SOURCE: CMHC, CITY OF NANAIMO, ESRI CANADA

Housing Stock 2022	
Houses	26,482
Single-Detached House	22,227
Semi-Detached House	2,108
Row House	2,147
Apt. Building Low/High Rise	15,478
Apt. Building, 5+ Storeys	1,370
Apt. Building, < 5 Storeys	7,885
Detached Duplex	6,223
Other Dwelling Types	929
Other Single-Att, House	89
Movable Dwelling	840
Total Households	42,889

MLS Housing Prices (December 2022)

Single Detached Home (New) 2018-2022


Housing Prices

After seeing record sales and prices during the pandemic, the housing market experienced a year of caution in **2022** (from the spring/summer of **2022** onwards) due to rising borrowing costs fueled by Bank of Canada's ongoing battle with inflation. Each time market interest rates went up, market activity slowed. Slower sale activity has resulted in inventory levels rebounding from historic lows. Cost of borrowing money will continue to undermine demand into early **2023**. For a period of two years starting January **1, 2023**, non-Canadians are banned from purchasing homes in Canada under the definition of "residential property", this will also slow housing demand.

The benchmark price of an average single-family detached home in Nanaimo decreased by **10 per cent** year-over-year in December **2022**. The benchmark price of a similar house in Vancouver decreased by **5.1 per cent** but increased by **0.7 per cent** in Victoria. Benchmark prices for townhouses decreased by **17.9 per cent** in Nanaimo, decreased by **0.2 per cent** in Vancouver and increased by **6.1 per cent** in Victoria. Apartment prices increased by **1.4 per cent** in Nanaimo, **5.2 per cent** in Victoria and **1.7 per cent** in Vancouver.

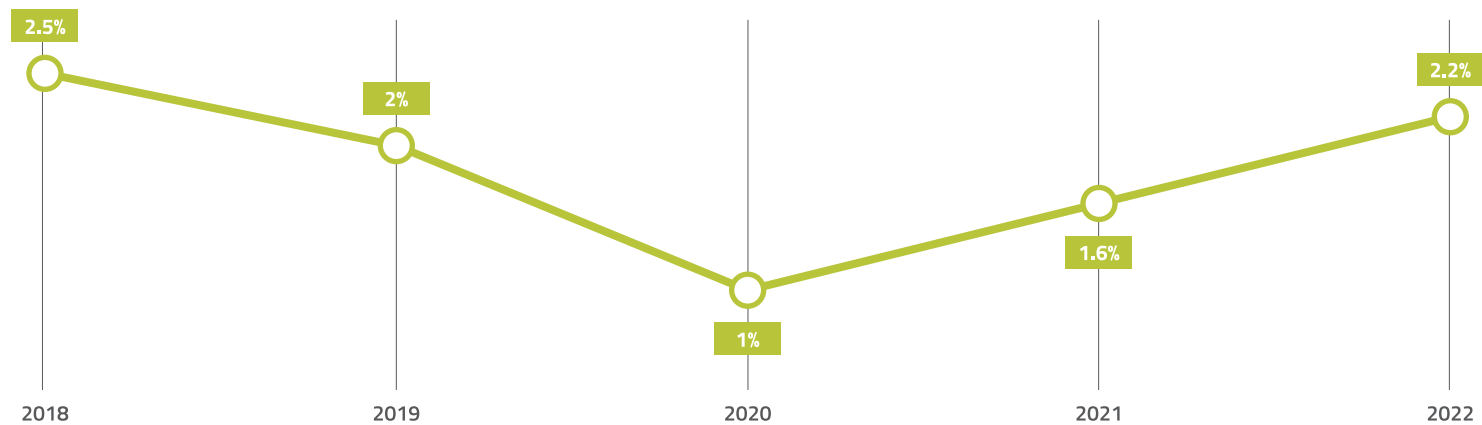
The average price of a single-family new house increased by **one per cent** in Nanaimo in **2021** compared to **2020**. The price increase in Vancouver and Victoria for a similar home was **six per cent**, in BC it was **five per cent** during this period. In third quarter price comparisons between **2022** and **2021** Nanaimo prices increased by **30 per cent**, Victoria by **23 per cent** and Vancouver & BC tied at a **seven per cent** increase.

SOURCE: CMHC, VIREB, REBGV, VREB (NOTE: THE HOUSING PRICE INDEX DETERMINES THE BENCHMARK PRICE AND IT IS GIVEN BASED ON CRITERIA THAT IS COMMONLY FOUND IN OTHER PROPERTIES IN THE SAME AREA. BENCHMARK PRICE IS CONSIDERED A TYPICAL SALE PRICE)

Nanaimo Average Rents, Vacancy & Units (October 2022)

	Rent		Vacancy Rate		Total Units	
Private Apartments	2022	2021	2022	2021	2022	2021
Bachelor/Studio	\$1,078	\$976	1.4%	1.3%	394	373
1 Bedroom	\$1,230	\$1,092	2.4%	1.2%	2,280	2,140
2 Bedroom	\$1,542	\$1,360	1.8%	2.0%	1,926	1,704
3+ Bedroom	\$1,619	\$1,542	5.5%	3.0%	147	127
Average/Total	\$1,356	\$1,198	2.2%	1.6%	4,747	4,344

Rental Market Vacancy Rate (City of Nanaimo)



Rental Market

In **2022, 67 per cent** of Nanaimo residents lived in owned housing, while **33 per cent** occupied rental accommodations (Esri Canada). The rental apartment average vacancy rate in Nanaimo increased from **1.6 per cent** to **2.2 per cent**. The vacancy rate is still low as a balanced market rate is **five per cent**. With increasing interest rates and higher inflation many first time buyers are delaying home ownership and renting instead. The return of students and increased migration grew rental demand faster than supply leading to overall average rent increase of **13.2 per cent**. The number of units in supply increased by **403**, representing a **5.3 per cent** year-over-year increase.

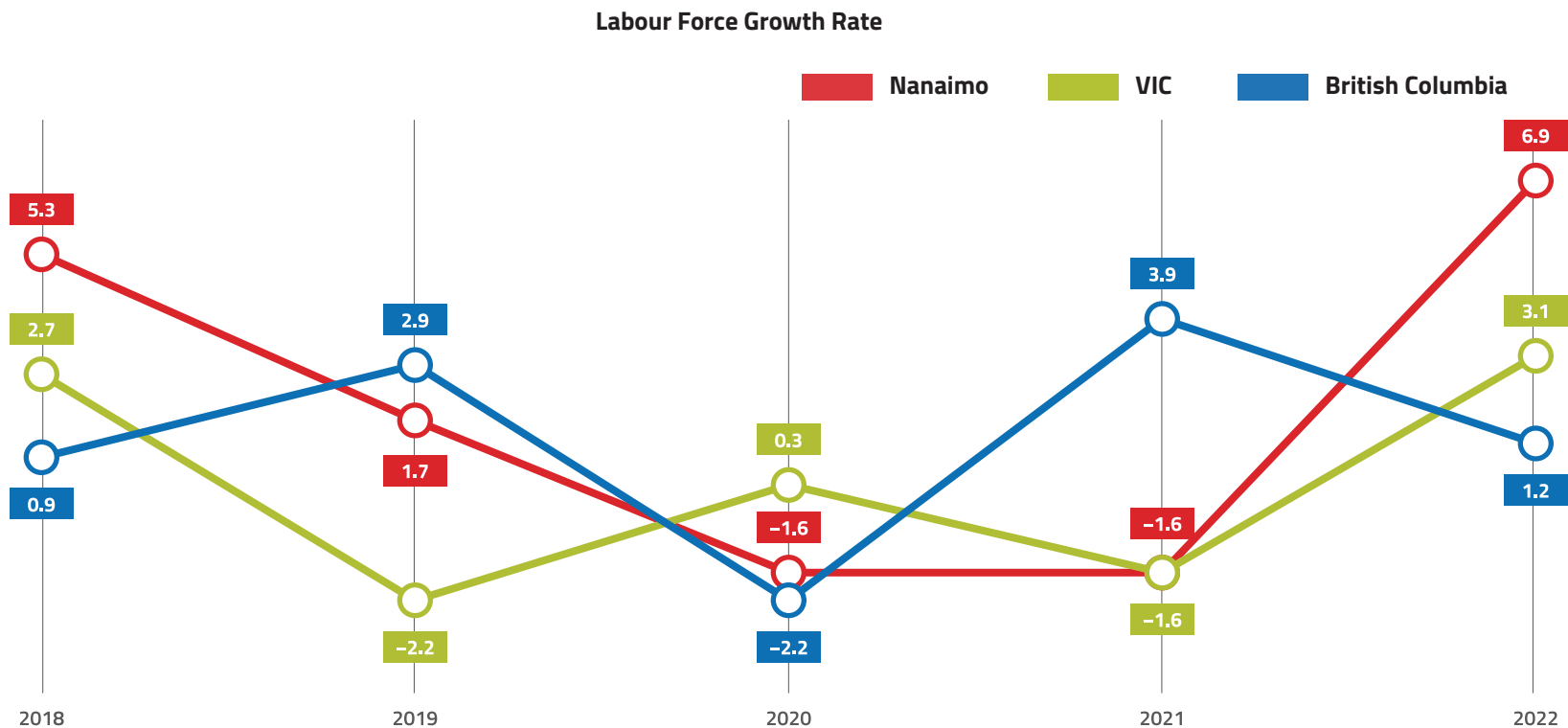
The vacancy rate in Vancouver CMA decreased from **1.2 per cent** to **0.9 per cent** year-over-year. Vacancy rate in Victoria CMA increased from **one per cent** to **1.5 per cent**. In these markets record migration, along with a recovering job market, led to greater demand for rental housing, particularly for newer units, despite the rising premium compared to older rentals. Rental supply increased by **five per cent** in the Victoria CMA and **3.3 per cent** in Vancouver CMA in **2022**.

Overall average rent for a two-bedroom apartment in Nanaimo increased by **13.2 per cent**, in Greater Victoria by **8.1 per cent**, and Greater Vancouver by **9.8 per cent**.

SOURCE: CMHC

Comparison of Average Monthly Rent (2 Bedroom Apt.)

	Vancouver	Victoria	Nanaimo
2021	\$1,824	\$1,571	\$1,360
2022	\$2,002	\$1,699	\$1,542
	↑ 9.8%	↑ 8.1%	↑ 13.4%



	2018	2019	2020	2021	2022	Average
Nanaimo	5.3%	1.7%	-1.6%	-1.6%	6.9%	2.2%
Vancouver Island Coast (VIC)	2.7%	-2.2%	0.3%	1.3%	3.1%	1.1%
British Columbia (BC)	0.9%	2.9%	-2.2%	3.9%	1.2%	1.3%
Nanaimo Labour Force	63,100	64,200	63,200	62,200	66,500	63,840

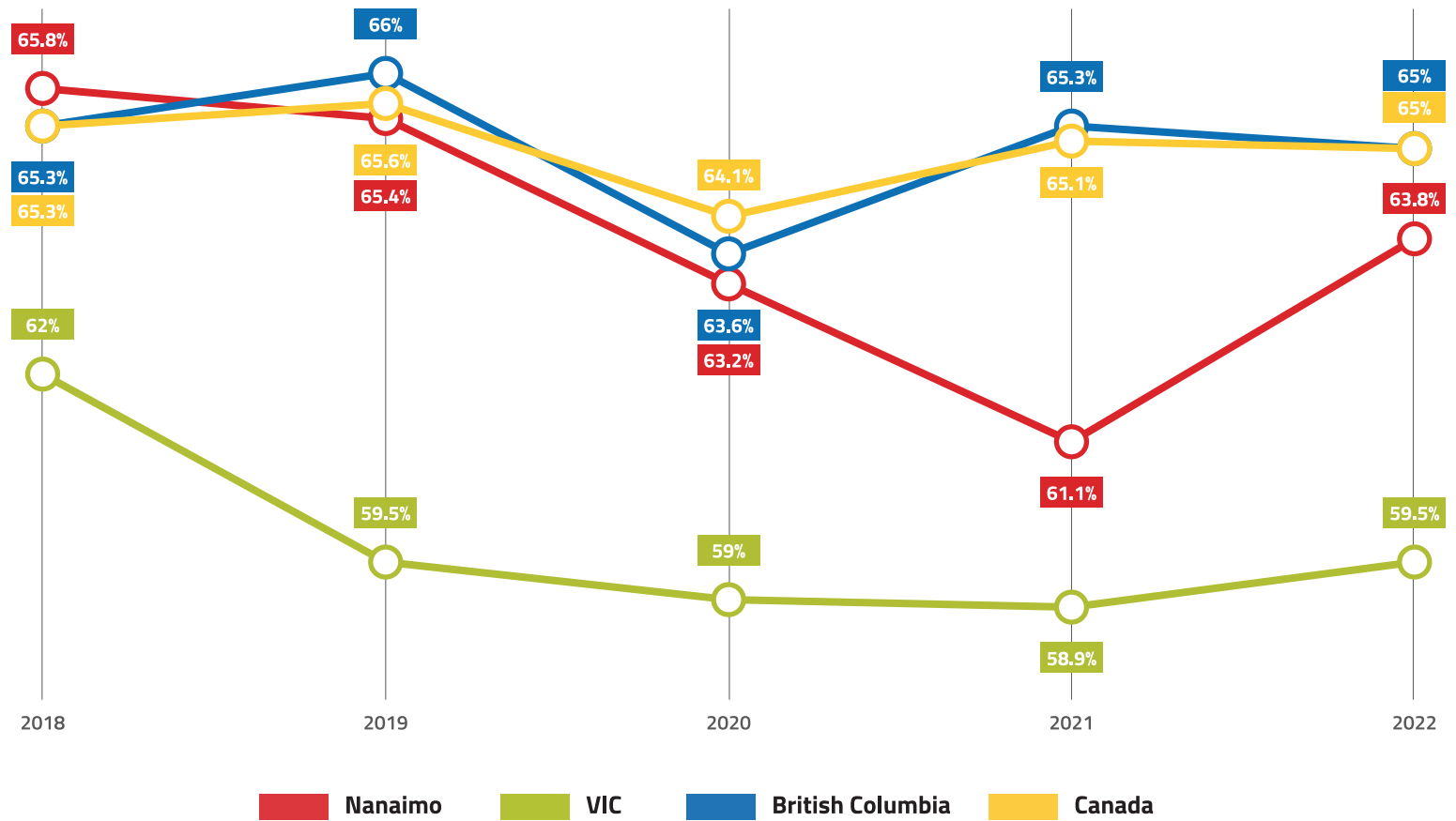
Labour Force

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.

On average, Nanaimo's labour force grew by **2.2 per cent** annually between **2018** and **2022**, while the province grew by **1.3 per cent** and Vancouver Island Coast region by **1.1 per cent**. Labour force growth rates in Nanaimo generally follow a similar pattern to that in the province as a whole; however, they tend to have greater variance. This variability likely stems in part from measurement error in the labour force survey due to small sample sizes. Generally, the five-year average growth rate is a more accurate measure of labour force activity in Nanaimo due to the variability in the labour force survey. In **2022**, **66,500** people were in the labour force. The labour force growth rate increased by **6.9 per cent** in Nanaimo, **1.2 per cent** in BC, and **3.1 per cent** on Vancouver Island in **2022**.

SOURCE: STATS CANADA

Labour Force Participation Rate



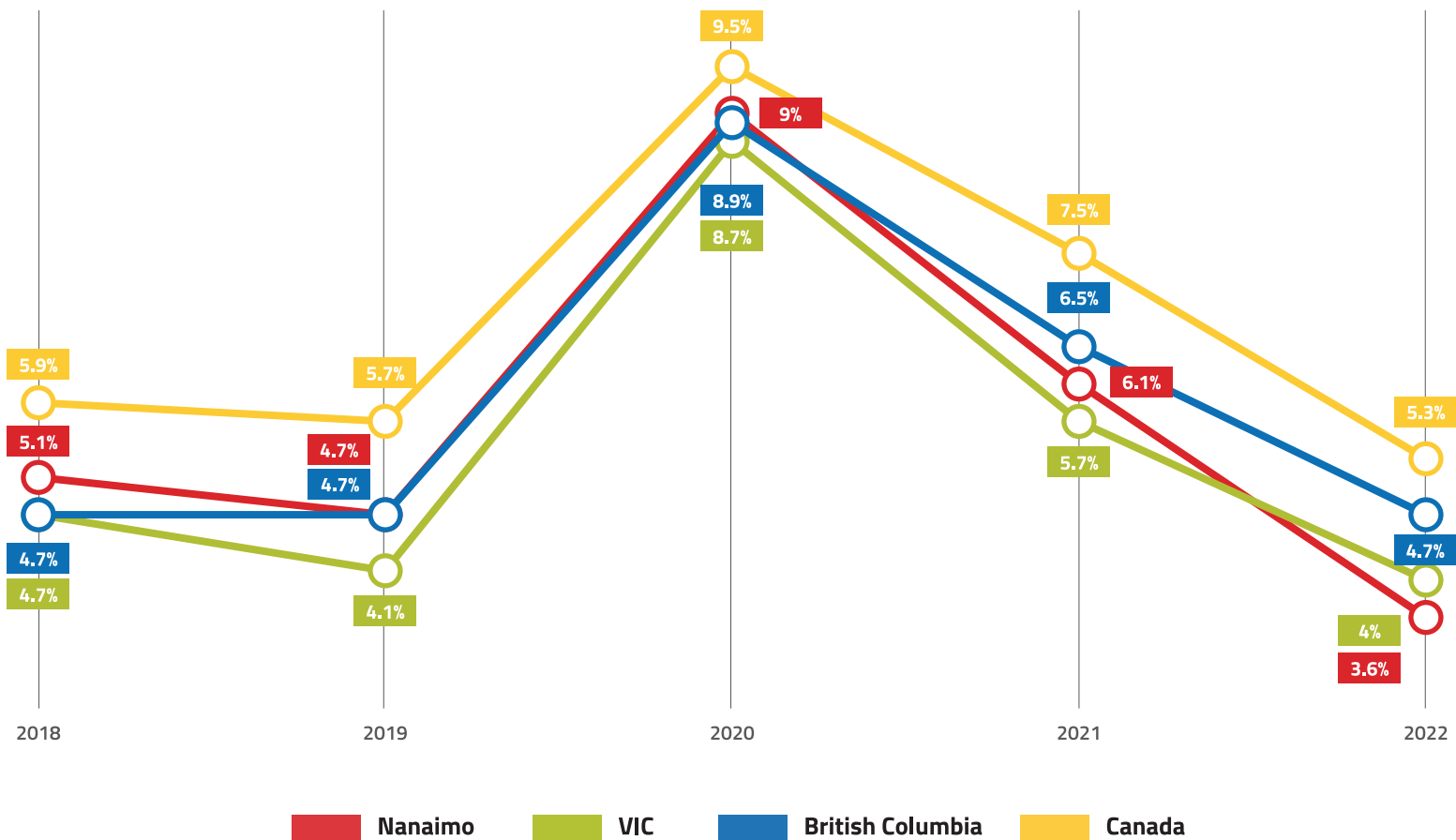
Labour Force Participation Rate

In **2022**, labour force participation rates improved in Nanaimo and the Vancouver Island Coast region but dipped slightly in BC and Canada. Nanaimo's labour force participation rate tends to be lower than BC and Canada, but higher than Vancouver Island Coast Region. This is a reflection of the older age structure of Nanaimo and the Island's population in relation to BC and Canada.

The labour force participation rate measures the labour force (employed & unemployed) relative to the size of the working age population. In other words, it is the share of the working age population that is working or looking for work. Regions with younger populations tend to have higher labour force participation rates, while those with older populations have lower rates. Participation rates also tend to fall during recessions due to discouraged workers, and rise during expansions. The greater variability in Nanaimo's participation rate is likely due to the smaller sample size of the labour force survey.

SOURCE: STATS CANADA

Unemployment Rate Comparisons (Annual Averages)



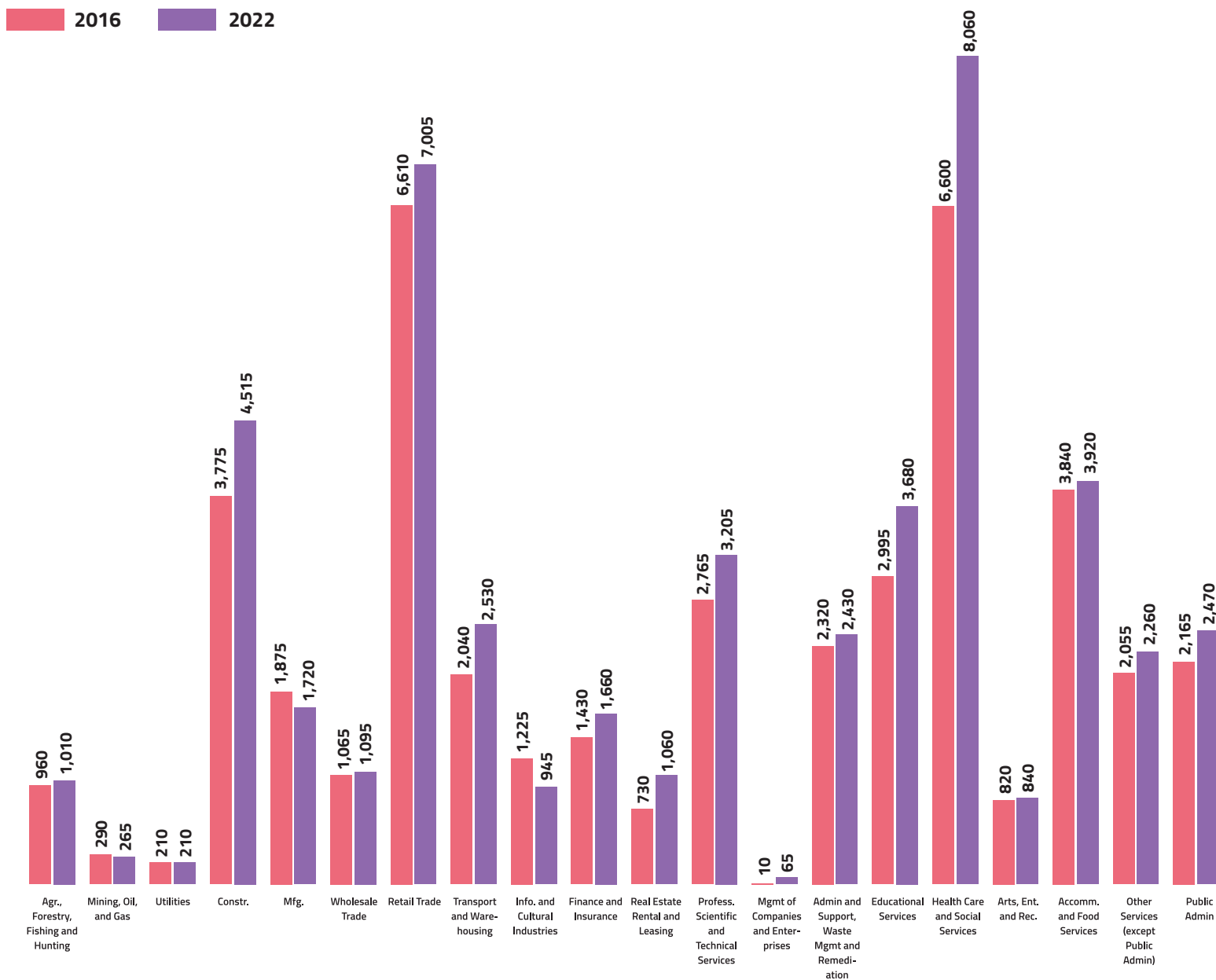
Unemployment Rate

Pandemic-related restrictions and health impacts led to unusually high unemployment rates throughout **2020** and **2021**. As pandemic related restrictions were lifting towards the second half of **2021**, many sectors of the economy were reporting labour shortages.

Unemployment rates improved significantly across all geographies in **2022**. Nanaimo's unemployment rate was **3.6 per cent**, lower than Vancouver Island Coast (VIC), BC and Canada. An ideal unemployment rate for a healthy economy is between **4.5 to five per cent**. Nanaimo's unemployment rate indicated an unusually tight labour market for **2022**.

SOURCE: STATS CANADA

Employed Labour Force (15+) By Industry Sectors (City of Nanaimo)



Employment by Industry Sector

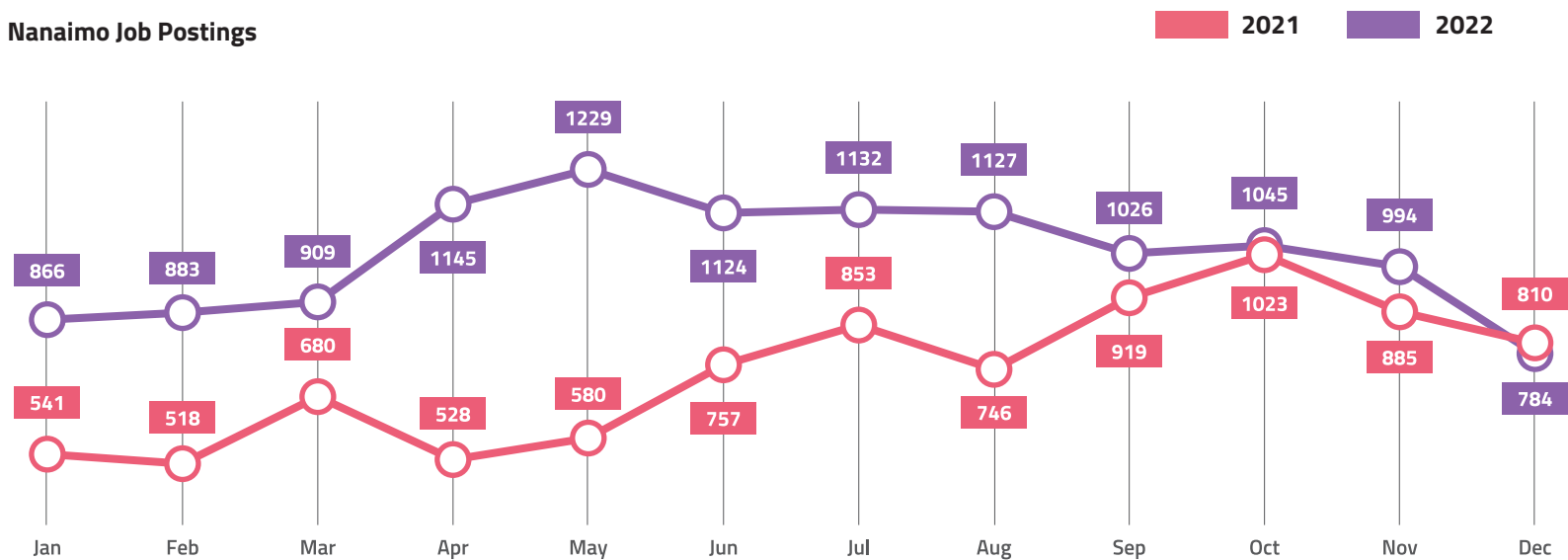
The number of jobs in Nanaimo grew by **10.8 per cent** between the **2021** and **2016** Census. During this period, shifts in the economy led to the goods producing sector representing **15 per cent** (**16 per cent** previously) and service sector representing **85 per cent** (**84 per cent** previously) of total jobs in the City of Nanaimo.

Majority of the job growth was driven by the service-producing industries. Healthcare and social assistance led the charge with near **1,500** new jobs added, followed by Educational services (**+685**), Transportation and warehousing (**+490**), and Professional scientific and technical services (**+440**). All service sectors reported positive job gains with the exception of Information and cultural industries reporting loss of **280** jobs. In the goods producing industries, the highest growth was posted by the Construction sector (**+740** new jobs), followed by “agriculture, forestry, fishing and hunting” (**+50**). The goods producing sectors that experienced jobs losses were “Manufacturing” (**-155**) and Mining, quarrying, oil & gas extraction (**-25**).

In **2022**, the greatest number of jobs are provided by healthcare/social assistance, followed by retail, construction, accommodation and food services and educational services.

SOURCE: STATS CANADA, ESRI CANADA

Nanaimo Job Postings



Nanaimo Job Postings

	2022 Postings	Percent of Subtotal	Percent of Grand Total	Change vs 2021 Postings
Full-Time	5,720	60%		↑ 58.9%
Full-Time or Part-Time	1,936	20%		↑ 52.0%
Part-Time	1,939	20%		↑ 39.3%
Full-Time/Part-Time Subtotal	9,595	100%	78%	
Unknown/Not Identified	2,669		22%	↑ 3.7%
Grand Total	12,264		100%	↑ 38.7%

Note: Full-time or part/time refers to all postings mentioning both a full-time and a part-time option, including jobs that are part-time leading to full-time

Top 6 Employers by Job Postings

	2022 Postings
Vancouver Island Health Authority	775
Vancouver Island University	369
Lowe's Canada	284
1-800-GOT-JUNK	154
BC Public Service	117
The Home Depot Canada	117

*Includes postings from identified known employers only

Job Postings

New job postings in Nanaimo were **38.7 per cent** higher in **2022** compared to **2021**. During the same time period, BC postings increased by **20.4 per cent**. Job openings were highest in the months of April and May and started trending lower as the year progressed. BC Job postings showed similar monthly trends.

After the Capital Region, Nanaimo Regional District had the highest number of job openings. Nanaimo's postings growth rate was **40.5 per cent** compared to Victoria at **41.4 per cent** over one year.

The majority of the openings were full-time positions (**60 per cent**). There was also significant growth (**52 per cent**) in full-time or part-time job options for employees.

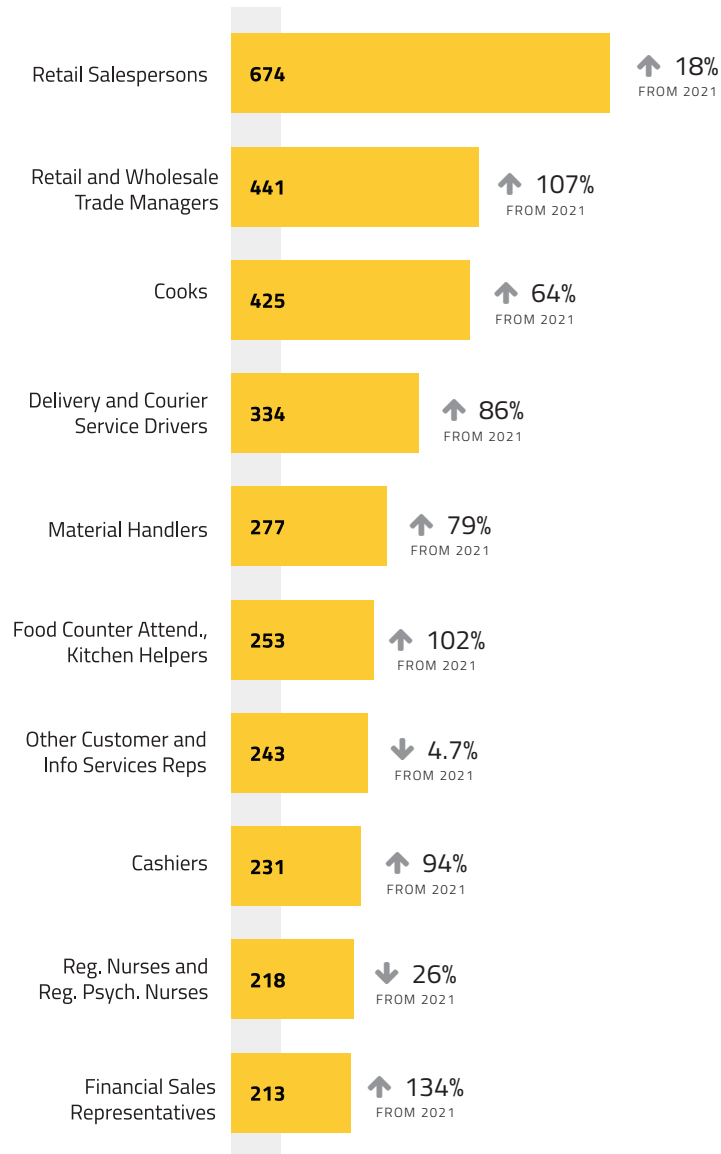
Vancouver Island Health Authority was the top employer by number of job postings, followed by Vancouver Island University and Lowe's Canada.

Postings by Vancouver Island Regional District

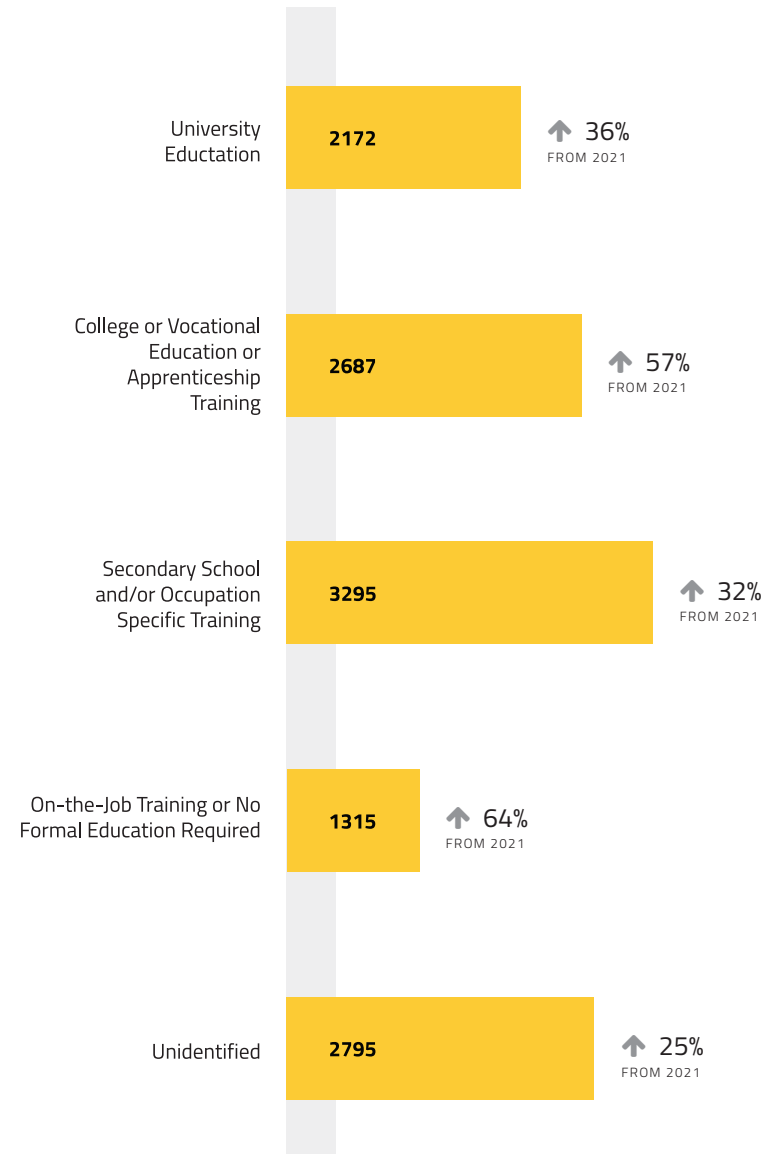
	2022 Postings	Change vs 2021 Postings
Mt. Waddington	893	↑ 72.1%
Strathcona	4,849	↑ 43.8%
Comox Valley	5,668	↑ 48.4%
Alberni Clayoquot	2,912	↑ 48.0%
Nanaimo	15,061	↑ 40.5%
Cowichan Valley	7,149	↑ 39.5%
Capital	44,337	↑ 41.4%
Subtotal	80,869	

SOURCE: VICINITY JOBS DATABASE

Top 10 Occupations by Number of Job Postings (2022)



Job Postings by Skill Level (2022)

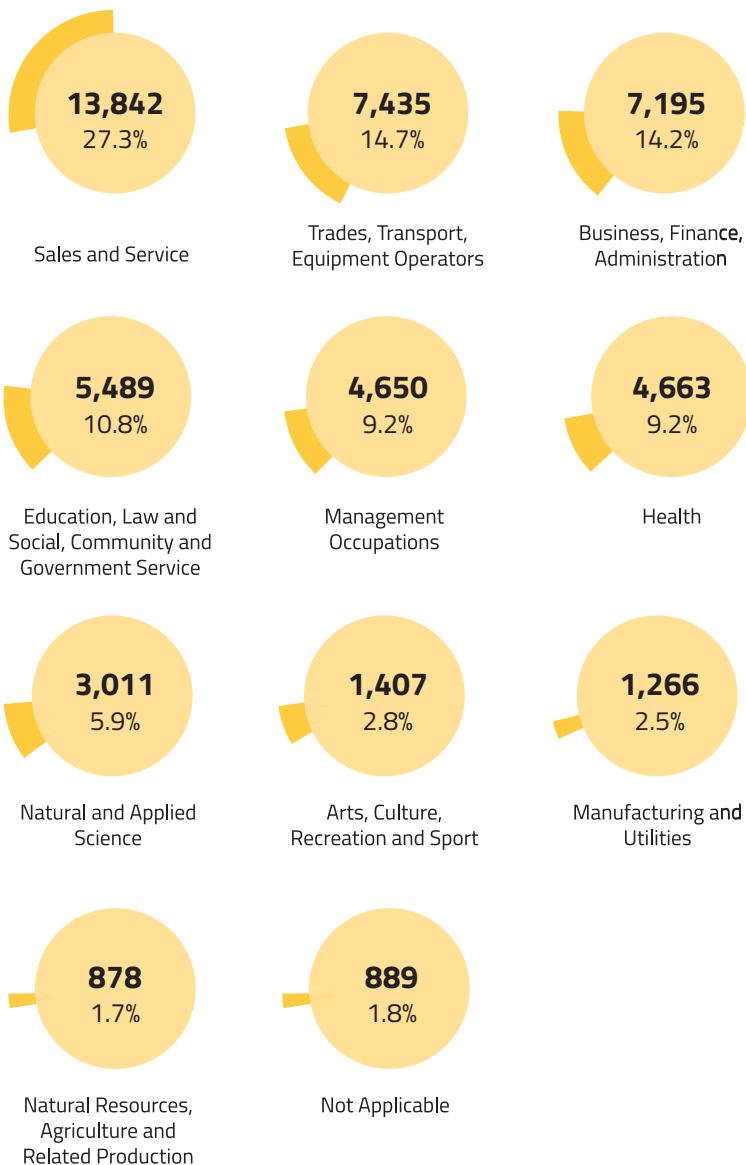


Job Postings

The highest postings by occupation were retail salespersons, followed by “retail and wholesale trade managers” and cooks.

In **2022** the highest number of job openings (**27 per cent**) required “secondary school and/or occupation-specific training”, followed by “college or vocational or apprenticeship training”. **18 per cent** of job openings required a university education in **2022**, a growth of **36 per cent** compared to **2021**. Of the unidentified category, the majority of the job openings are likely to be lower skilled jobs.

SOURCE: VICINITY JOBS DATABASE



Workplace		
	Fixed Workplace	70.4%
	No Fixed Workplace	15.1%
	Work at Home	14.0%
	Work Outside of Canada	0.5%

Mode of Transportation		
	Drive to Work	78.4%
	Car Passenger	6.1%
	Public Transit	4.6%
	Walk	6.9%
	Cycle	1.7%
	Other Method	2.3%

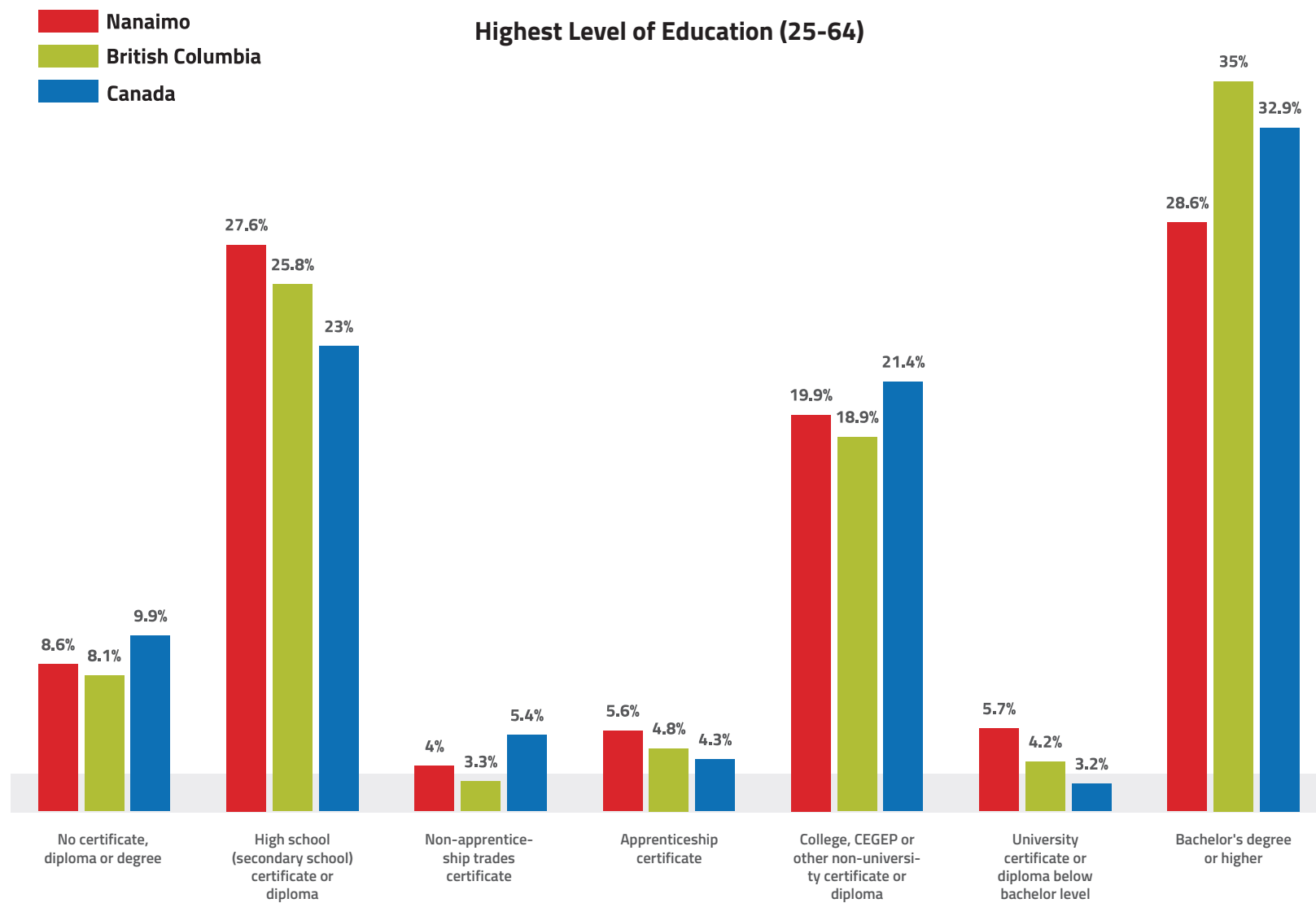
Labour Force: Occupation, Workplace, Transportation

Sales and service occupations made up **27 per cent** of all jobs in Nanaimo in **2022**. Trades/transport/equipment operators is the next largest occupational category followed by business, finance, and administration. Labour force breakdown by occupation is useful in looking at the skills and talent of the labour pool and can be a beneficial indicator of employability in other sectors of the economy.

70 per cent of the workforce worked from their usual place of work, and **14 per cent** worked from home. Just over **15 per cent** of the workforce have no fixed place of work.

The vast majority (**78.4 per cent**) of the workforce drive to work and **6.1 per cent** are a car passenger. **4.6 per cent** use public transit, **6.9 per cent** walk to work and **1.7 per cent** cycle to work.

SOURCE: ESRI CANADA



Labour Force by Education

28.6 per cent of people aged **25 to 64** in Nanaimo had a bachelor's degree or higher, compared to **35.0 per cent** in British Columbia and **32.9 per cent** in Canada. Nanaimo tends to have a larger percentage of population with education levels below bachelor's degree compared to BC.

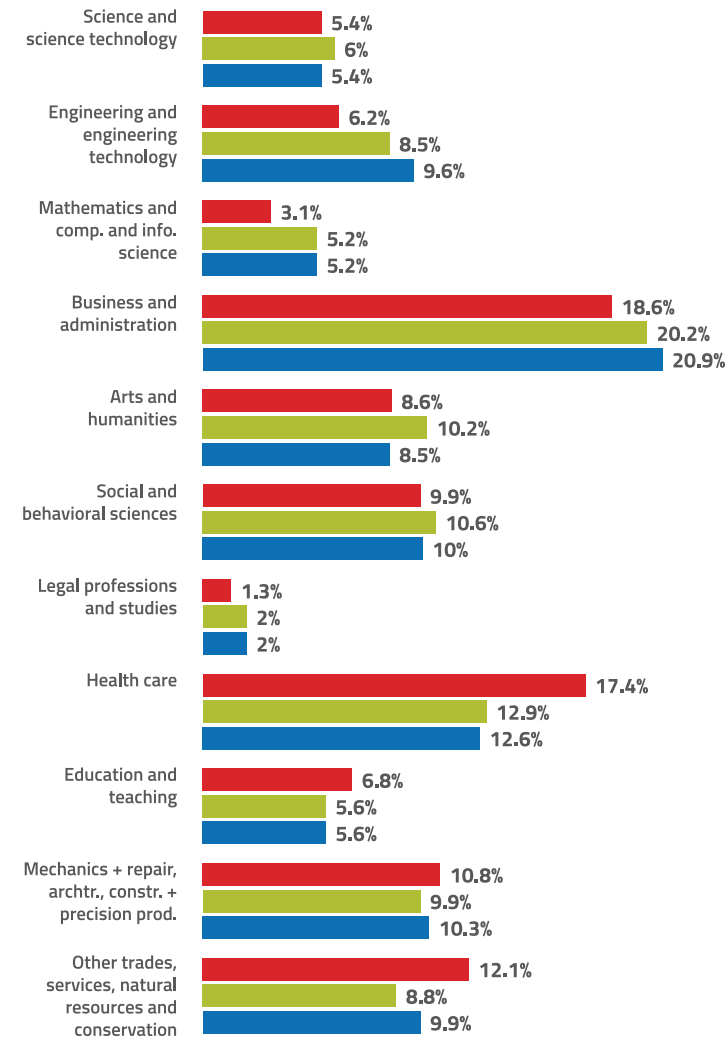
12.9 per cent of people in Nanaimo had a location of study outside Canada, out of those aged **25 to 64** with a postsecondary certificate, diploma or degree. This compares to **26.1 per cent** in British Columbia and **20.1 per cent** in Canada overall. The most common location of study outside Canada for Nanaimo was the United States of America.

Among youth aged **18 to 24** in Nanaimo, **42.5 per cent** were attending postsecondary school, compared to **49.2 per cent** in British Columbia and **50.2 per cent** in Canada overall. The City of Nanaimo tends to have a slightly smaller percentage of population with STEM (Science, Technology, Engineering and Mathematics) field of study accreditation compared to BC and Canada.

SOURCE: 2021 CENSUS

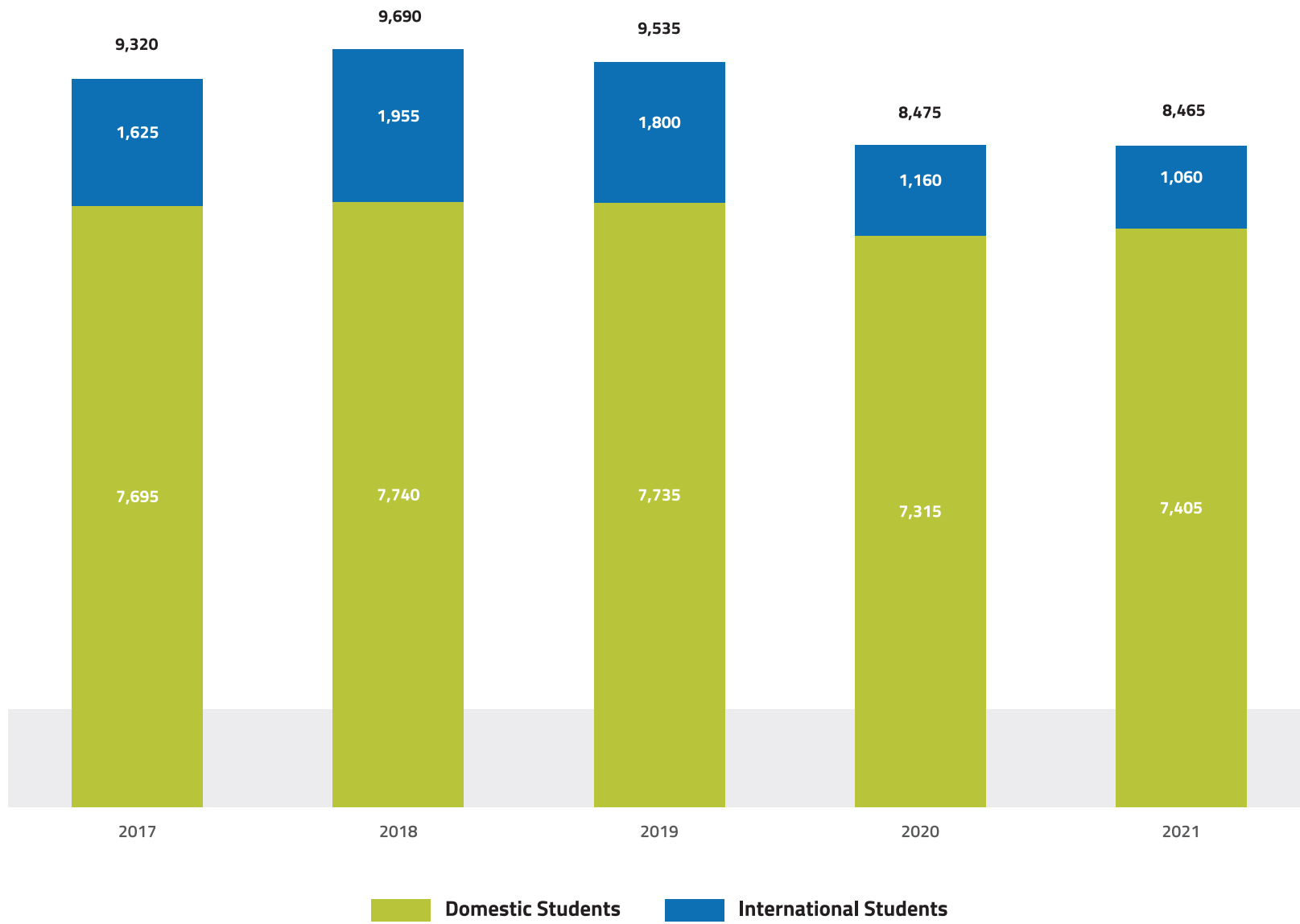


Population Distribution (25-64) with a Post-Secondary Certificate, Diploma or Degree by Fields of Study



'Other Trades, services, natural resources and conservation' includes 'Agriculture, veterinary medicine, and natural resources operations and management'; 'Personal, security and transport services'; 'Social work and related programs' and 'BHASe programs

VIU Student Enrollment by Academic Year



Vancouver Island University Enrollment

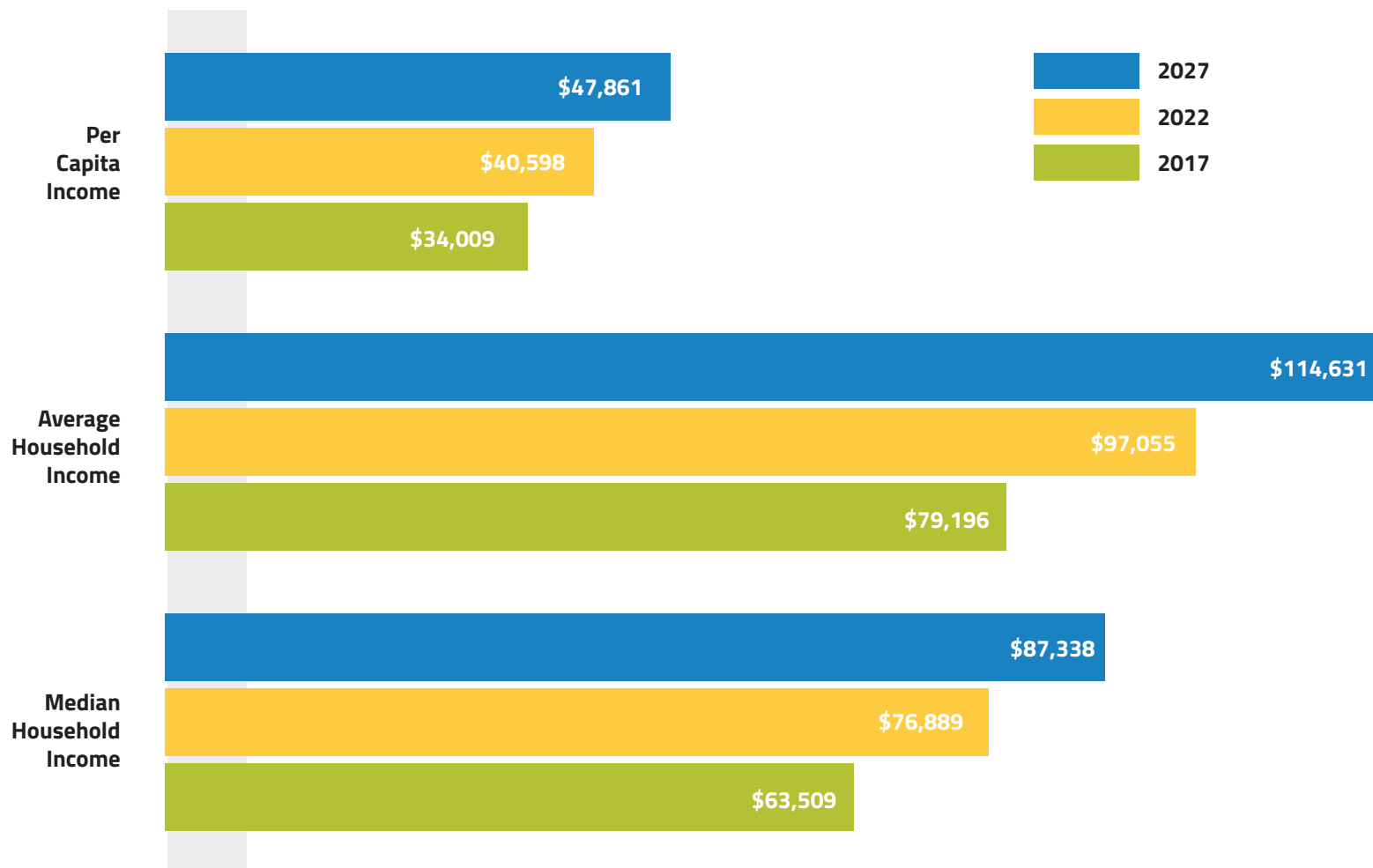
Overall student enrollment at Vancouver Island University (VIU) in **2021** was nearly the same as **2020**. Domestic student enrollment increased by **1.2 per cent** and International student enrollment dropped by **nine per cent** amidst Covid impacts around the globe and related travel restrictions.

2022 data was unavailable at the time of this publication, however, the easing of travel restrictions and move to in-person classes will continue to result in positive gains for overall student enrollment. More students in the community results in greater demand for rental accommodation, tutoring services, an increase in the workforce and spending.

International students pay considerably higher fees compared to domestic students, which leads to positive impacts on post-secondary budgets.

SOURCE: MINISTRY OF ADVANCED EDUCATION AND TRAINING, ACADEMIC YEAR SEP 1-AUG 31ST. DATA RELEASE: JULY 2022

City of Nanaimo Median, Average, and Per Capita Income



Median, Average and Per Capita Income

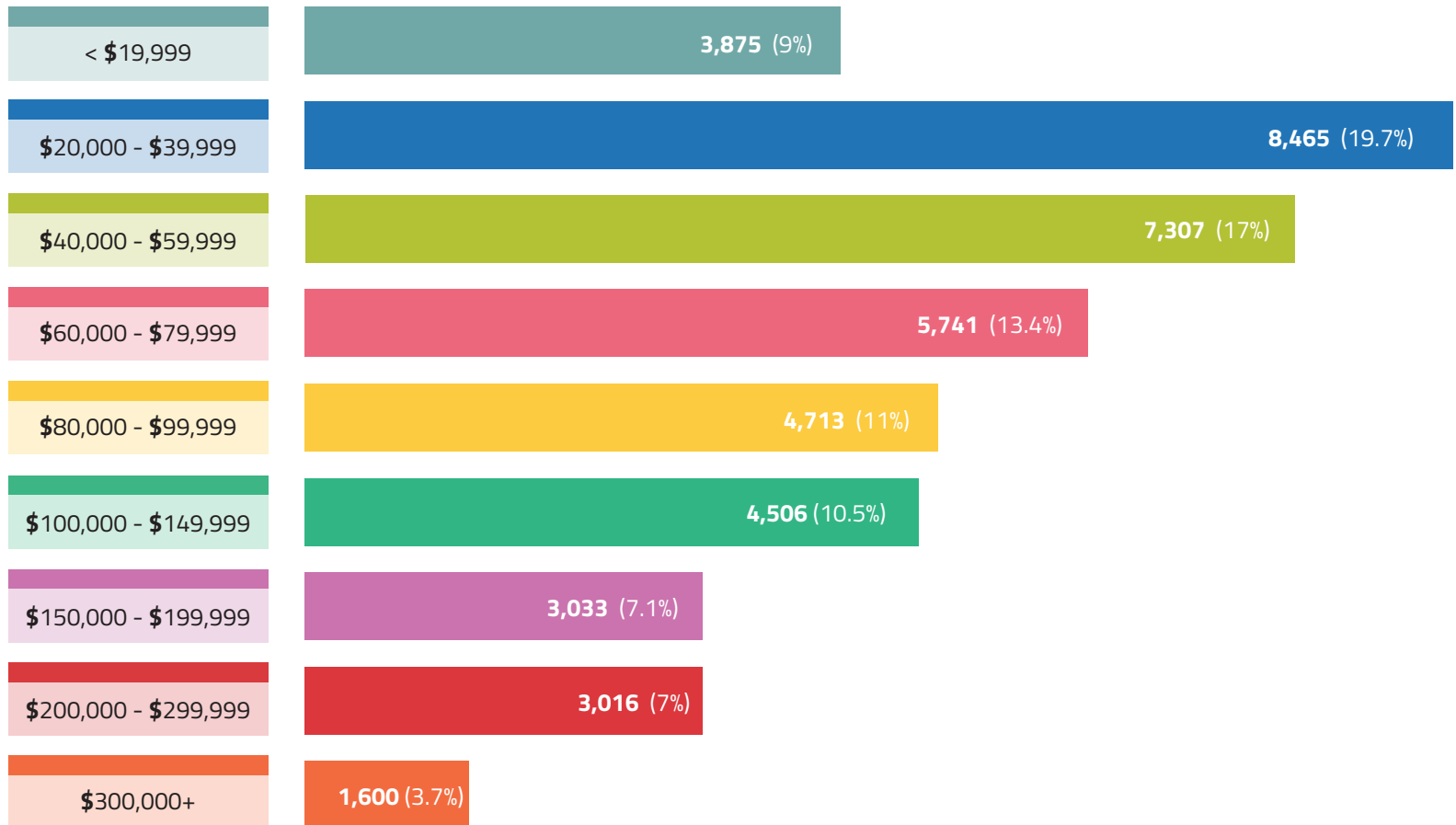
For **2022**, the **median household income** in the City of Nanaimo is estimated at **\$76,889**. This is a **21.1 per cent** increase in the last five years. By **2027**, Nanaimo's median household income is projected at **\$87,338** growth of **13.6 per cent**. BC's median household income was **\$89,303** in **2022** and is projected to grow by **10.4 per cent** over the next five years.

In **2022**, the **average household income** in the City of Nanaimo was **\$97,055**, an increase of **22.6 per cent** in the past five years. The average household income is projected to reach **\$114,631** by **2027**, growth of **18.1 per cent**. BC's average income for **2022** was **\$118,490** and is projected to grow another **16.1 per cent** to **\$137,550** by **2027**.

Nanaimo's **per capita income** in **2022** was **\$40,598**; this is an increase of **19.4 per cent** in the past five years. Projected per capita income for **2027** is **\$47,861**, an increase of **17.9 per cent**. BC's per capita income was **\$46,137** in **2022** and will grow by another **15.5 per cent** to reach **\$53,276** by **2027**. Nanaimo's projected annual rate of growth in median (**2.7 per cent**), average (**3.6 per cent**) and per capita income (**3.6 per cent**) over the next five years is slightly higher than BC, however, Nanaimo will still be below BC in all three income categories.

SOURCE: ESRI CANADA

City of Nanaimo Household Income Distribution (2022)



NOTE: INCOME AXIS VALUES INTERVALS CHANGE AFTER \$100K

Income Distribution

The largest number of households in Nanaimo (**20 per cent**) report household income between **\$20,000** and **\$40,000** per annum. The second largest number of households (**17 per cent**) report household income of **\$40,000** to **\$60,000** per annum.

1,600 households (**3.7 per cent**) report annual income between **\$200,000** to **\$300,000** per annum. **633** households (**1.5 per cent**) earned over **\$300,000** per annum.

SOURCE: ESRI CANADA, NOTE: INCOME AXIS VALUES INTERVALS CHANGE AFTER \$100K

2022 Nanaimo Consumer Expenditures

	Average Household Spend	Total Spend	Spending Potential Index
Food	\$13,499	\$578,953,248	109
Shelter	\$20,679	\$886,916,807	107
Household Operation	\$5,082	\$217,953,241	96
Household Furnishings and Equipment	\$4,404	\$188,874,155	115
Clothing	\$2,984	\$124,126,170	90
Transportation	\$10,037	\$430,490,167	85
Healthcare	\$5,094	\$218,472,253	101
Personal Care	\$1,824	\$78,246,318	93
Recreation	\$4,848	\$207,941,095	107

	Average Household Spend	Total Spend	Spending Potential Index
Reading and other Printed Materials	\$213	\$9,136,081	105
Education	\$1,811	\$77,652,501	106
Tobacco/Alcohol	\$4,033	\$172,969,435	108
Games of Chance	\$768	\$32,917,456	86
Misc. Expenses	\$1,980	\$84,917,937	106
Personal Taxes	\$12,947	\$555,265,204	67
Personal Insurance Payments and Pension	\$4,696	\$201,417,438	84
Gifts of Money and Contributions	\$2,617	\$112,221,410	99
Total	\$97,425	\$4,178,470,916	

Household Spending

Total household expenditures in the City of Nanaimo are estimated at **\$4.1** billion in **2022**. Average household and total spending by category are detailed in the table below. The spending potential index represents the amount spent in the area relative to the national average of **100**. An index of **117** means that the area spends **17 per cent** more than the national average on that good or service.

In **2022** the average household in Nanaimo spent **15 per cent** more on Household Furnishings and Equipment, **nine per cent** more on Food, **seven per cent** more on shelter costs and recreation compared to the national average. Nanaimo households spent **33 per cent** less in personal taxes, **15 per cent** less in transportation costs, and **14 per cent** less on games of chance compared to the national average. In **2022** household spending in the “gifts of money & contributions” category dropped by **eight per cent** in Nanaimo, likely due to high inflation contracting household budgets. This will in turn impact various charities abilities to provide services.

SOURCE: ESRI CANADA

Tourism Statistics	2021	2022	Variance
Hotels/Motels			
Average Occupancy	56.8%	68.3%	↑ 20.5%
Average Daily Room Rate	\$154.28	\$176.25	↑ 13.7%
Revenue Per Available Room (RevPAR)	\$87.61	\$120.36	↑ 36.9%
Airbnb/VRBO*			
Average Occupancy	67%	63%	↓ 6%
Average Daily Room Rate	\$129.49	\$144.00	↑ 11%
Revenue Per Available Room (RevPAR)	\$86.53	\$91.00	↑ 5%
BC Ferries**			
Passengers	3,291,311	4,148,828	↑ 26%
Vehicles	1,461,581	1,696,881	↑ 16%
Nanaimo Airport			
Passengers	193,425	338,016	↑ 75%
Vancouver Island Conference Centre			
Delegate Days	6,571	17,488	↑ 166%

*Data for entire place: Excludes private room rental or shared room rental

**Duke Point–Tsawwassen and Departure Bay–Horseshoe Bay

Tourism

Statistics show strong rebound in Tourism in **2022** both in Nanaimo and across BC. Visitor numbers are inching ever closer to pre-pandemic levels, however tourism industry's labour force isn't recovering at quite the same rate. Domestic travel has been very strong, international travel has also picked up since many of the last travel restrictions were lifted in the spring of **2022**.

Employment is still below pre-pandemic levels. Challenges for recruiting and retaining staff in the tourism sector are similar to other sectors, brought on by a high volume of retirements and lack of secure affordable housing in some regions. Recent Federal policies to address the labour shortage are helping, i.e. removal of the cap on the number of positions seasonal employers can fill through Canada's Temporary Foreign Worker (TFW) program, increasing the number of days TFWs are permitted to work in Canada and ditching the **20-hour-per-week** working limit for international students.

The average occupancy rate in Nanaimo for hotel/motels was **68.3 per cent** in **2022**, up **20.5 per cent** from **2021**. Average daily room rates also lifted by **13.7 per cent** leading to **36.9 per cent** growth in revenue per available room. Both average occupancy and revenue per available room are below pre-pandemic levels. The Average daily room rate was above pre-pandemic levels in **2022**.

Airbnb and VRBO occupancy rate decreased by **six per cent** overall. This is due to an additional **192** properties being added to the Airbnb and VRBO inventory in **2022**. Average daily room rates for Airbnb increased by **11 per cent** leading to **five per cent** growth in revenue per available room.

Vehicle volumes on BC Ferries' two routes to the lower mainland (Duke Point to Tsawwassen and Departure Bay to Horseshoe Bay) increased by **16 per cent** and passenger volumes increased by **26 per cent**.

In **2022**, Nanaimo Airport passenger volumes were **75 per cent** above **2021**. The Vancouver Island Conference Centre (VICC) also reported a strong rebound with delegate days increasing by **166 per cent** in **2022** compared to **2021**.

SOURCE: NANAIMO AIRPORT, BC FERRIES, VICC, NANAIMO HOTEL ASSOCIATION

Prepared for City of Nanaimo Economic Development

Amrit Manhas, Economic Development Officer

411 Dunsmuir Street, Nanaimo, BC V9R 5J6

250-755-4465 | www.investnanaimo.com

Design and Layout: Common Foundry

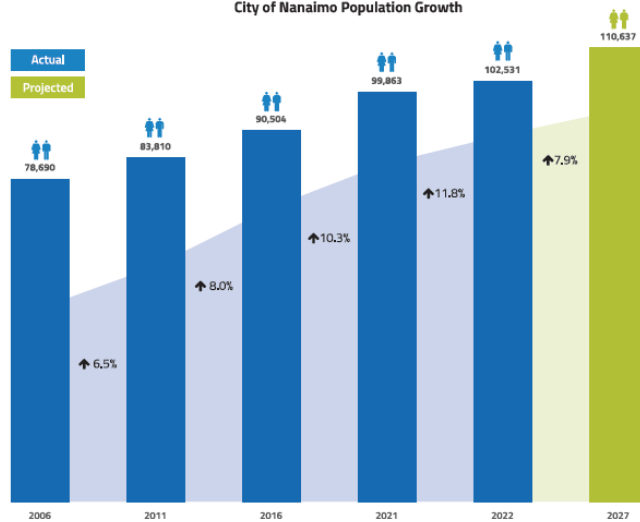


2023

State of the Nanaimo Economy

Population

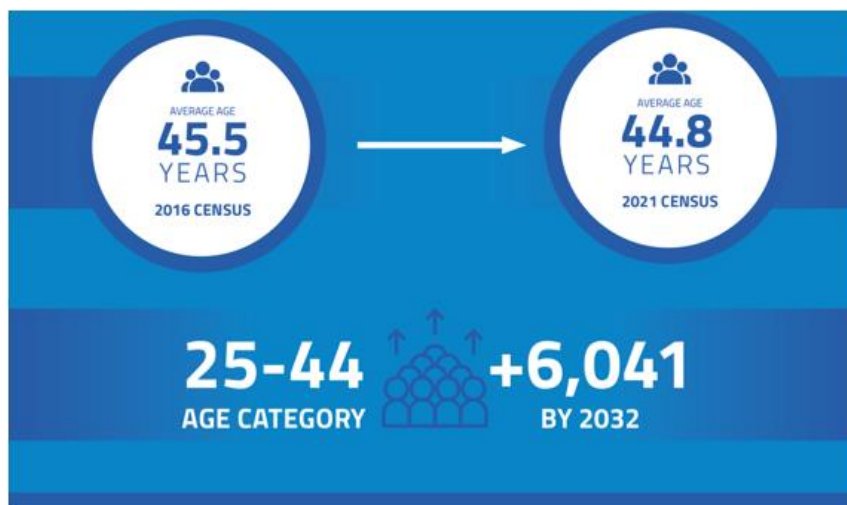
City of Nanaimo Population Growth



Migration RDN



Migration City of Nanaimo



Business Licenses

Business Licenses by Industry Sector (City of Nanaimo 2022)

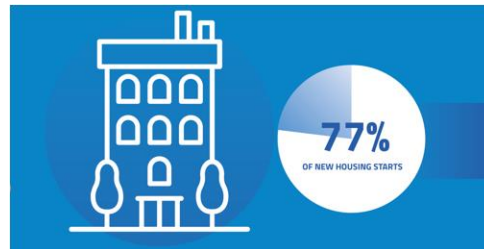
 Professional, Scientific, Technical	766	11.9%	 Finance and Insurance	121	1.9%
 Retail Trade	768	11.9%	 Wholesale Trade	125	1.9%
 Other Services (except Public Admin.)	679	10.5%	 Education and Training	79	1.2%
 Health Care and Social Assistance	640	9.9%	 Information and Cultural	42	0.7%
 Admin/Support, Waste Mgmt/Remed.	523	8.1%	 Mgmt. of Companies/Enterprises	2	0.0%
 Real Estate, Rental and Leasing	467	7.2%	 Construction	1,210	18.7%
 Accommodation and Food Services	506	7.8%	 Manufacturing	145	2.2%
 Arts, Entertainment and Recreation	190	2.9%	 Agr., Forestry, Fishing and Hunting	12	0.2%
 Transportation and Warehousing	181	2.8%	 Utilities	3	0.0%

Goods Producing Sector
 Service Producing Sector

Building Permits



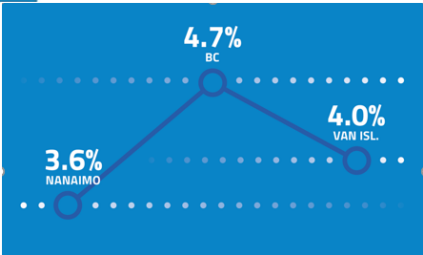
Housing Starts



Employment by Industry



Labour force & Unemployment



Job Postings



Income & Education



Tourism



Hotels/Motels	
Average Occupancy	↑ 20.5%
Average Daily Room Rate	↑ 13.7%
Revenue Per Available Room (RevPAR)	↑ 36.9%

BC Ferries**	
Passengers	↑ 26%
Vehicles	↑ 16%

Nanaimo Airport	
Passengers	↑ 75%

Vancouver Island Conference Centre	
Delegate Days	↑ 166%

DATE OF MEETING APRIL 3, 2023

AUTHORED BY JAMIE SLATER, MANAGER, FINANCIAL SERVICES & SPECIAL PROJECTS

SUBJECT **Council Appointments to Parcel Tax Roll Review Panel**

OVERVIEW

Purpose of Report

To request that Council appoint no less than three Council members to the Parcel Tax Roll Review Panel as required under the Community Charter.

Recommendation

That Council appoint at least three Council members and one alternate to the Parcel Tax Roll Review Panel for a term ending 2023-DEC-31.

BACKGROUND

Section 204 of the *Community Charter* requires that a Parcel Tax Roll Review Panel must be established in order to hear any complaints respecting the Parcel Tax Roll and to authenticate the Roll. An excerpt from the *Charter* is included below:

- 204 (1) Before a parcel tax is imposed for the first time, a parcel tax roll review panel must consider any complaints respecting the parcel tax roll and must authenticate the roll in accordance with this Division.
- (2) For the purposes of this Division, the council must
- (a) appoint at least 3 persons as the members of the parcel tax roll review panel,
- (b) establish the time and, if applicable, place for the sitting of the panel,
- (c) determine whether the sitting will be conducted by means of electronic or other communication facilities, and
- (d) publish notice of the sitting in accordance with section 94 [*public notice*].
- (3) At least 14 days before the date set for the sitting of the parcel tax roll review panel, the collector must mail to the owner of every parcel of land that is to be taxed a notice stating
- (a) the service in relation to which the parcel tax is to be imposed,

- (b) the taxable area or the taxable frontage, if applicable,
- (c) the time and, if applicable, place of the first sitting of the review panel,
 - (c.1) if the first sitting of the review panel is conducted by means of electronic or other communication facilities, the way in which the first sitting is to be conducted by those means, and
- (d) that the parcel tax roll is available for inspection at the municipal hall during its regular office hours

The panel meets once a year, and the next meeting is scheduled to be held Wednesday, 2023-APR-19 at 2:00 pm in the Board Room, City of Nanaimo Service and Resource Centre, 411 Dunsmuir Street, Nanaimo.

DISCUSSION

The City of Nanaimo is required by legislation to appoint at least three Council members to the Parcel Tax Roll Review Panel.

In 2023, the Morningside Drive Local Area Service Parcel Tax is scheduled to commence, and there will be parcel taxes that are imposed for the first time in 2023. This requires a sitting of the Parcel Tax Roll Review Panel to authenticate the roll.

Of the five properties in the Morningside Drive Local Area Service, two properties have elected to choose the Parcel Tax option, so the Parcel Tax Roll will include two properties.

OPTIONS

1. That Council appoint at least three Council members and one alternate to the Parcel Tax Roll Review Panel for a term ending 2023-DEC-31.

SUMMARY POINTS

- The Community Charter requires that a Parcel Tax Roll Review Panel must be established and that at least three Council members be appointed to the panel.
- The next Parcel Tax Roll Review panel meeting is scheduled for Wednesday, 2023-APR-19 at 2:00 pm in the Board Room, City of Nanaimo Service and Resource Centre, 411 Dunsmuir Street, Nanaimo.

Submitted by:

Jamie Slater
Manager, Financial Services & Special
Projects

Concurrence by:

Laura Mercer
Director, Finance

DATE OF MEETING APRIL 3, 2023

AUTHORED BY Wendy Fulla, Deputy Director, Finance

SUBJECT GROWING COMMUNITIES FUND RESERVE FUND BYLAW

OVERVIEW

Purpose of Report

To introduce “Growing Communities Fund Reserve Fund Bylaw 2023 No. 7361” for first, second and third readings.

Recommendation

1. That “Growing Communities Fund Reserve Fund Bylaw 2023 No. 7361” (To establish a Growing Communities Fund Reserve Fund) pass first reading;
2. That “Growing Communities Fund Reserve Fund Bylaw 2023 No. 7361” pass second reading; and
3. That “Growing Communities Fund Reserve Fund Bylaw 2023 No. 7361” pass third reading.

BACKGROUND

On 2023-FEB-10, the Province announced the BC building stronger communities with \$1 billion Growing Communities Fund (GCF). This fund was created to provide a one-time total of \$1 billion in direct grants to all 188 municipalities and regional districts in BC. The GCF will help local governments to prioritize local infrastructure and amenity projects to enable community growth. Some of the eligible infrastructure project categories include:

- Public drinking water supply, treatment facilities and water distribution;
- Storm water management;
- Development finance portions of infrastructure costs that support affordable/attainable housing. These may include DCC’s or subdivision servicing charges payable or similar costs;
- Public safety/emergency management equipment and facilities not funded by senior level government;
- Local road improvements and upgrades;
- Sidewalks, curbing and lighting;
- Park additions/maintenance/upgrades including washrooms/meeting space and other amenities; and
- Recreation related amenities.

In March 2023 the City received \$16,088,000 under the GCF. |

DISCUSSION

|As a requirement of the funding the municipality must place the GCF grant in a separate dedicated reserve fund. This fund must be separate from other existing reserve funds. Interest earned on the GCF fund must be tracked and allocated back to the fund and may only be used for eligible purposes related to the GCF program.

The creation of the Growing Communities Fund Reserve Fund will meet the Province's requirements for the grant. |

OPTIONS

1. |That "Growing Communities Fund Reserve Fund Bylaw 2023 No. 7361" (To establish a Growing Communities Fund Reserve Fund) pass first reading:

That "Growing Communities Fund Reserve Fund Bylaw 2023 No. 7361" pass second reading; and

That "Growing Communities Fund Reserve Fund Bylaw 2023 No. 7361" pass third reading.

- The advantages of this option: Creation of the reserve ensures the City's meets program requires that are a condition of the grant.
- Financial Implications: The new Growing Communities Fund Reserve Fund will have an opening balance of \$16,088,00

2. That Council table the report and request more information from Staff.

.|

SUMMARY POINTS

- In March 2023 the City received \$16,088,000 from the Province of British Columbia's Growing Communities Fund.
- The grant funding will be held in a dedicated reserve fund until funds are expended.
- Expenditures from the reserve fund will be in compliance with Growing Communities Fund program.

ATTACHMENTS:

"Growing Communities Fund Reserve Fund Bylaw 2023 No. 7361" |

Submitted by:

Wendy Fulla
Deputy Director, Finance

Concurrence by:

Laura Mercer
Director, Finance

CITY OF NANAIMO

BYLAW NO. 7361

A BYLAW AUTHORIZING THE CITY OF NANAIMO TO ESTABLISH THE GROWING
COMMUNITIES FUND RESERVE FUND

WHEREAS the Province of British Columbia has provided one-time provincial funding from the Growing Communities Fund to address the increasing need for infrastructure and amenities to serve population growth in a way that reflects each unique community;

AND WHEREAS Section 188 of the *Community Charter* authorizes Council to establish a reserve fund for a specified purpose and direct that money be placed to the credit of the reserve fund;

AND WHEREAS all funds distributed to the City of Nanaimo under the terms of the funding agreement and interest earnings on those funds must be segregated;

AND WHEREAS money in this reserve fund, and interest earned on it, must be used only for eligible capital and planning purposes expenditures as defined by the Province of British Columbia's Growing Communities Fund program;

THEREFORE BE IT RESOLVED that the Council of the City of Nanaimo in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. This Bylaw may be cited as "Growing Communities Fund Reserve Fund Bylaw 2023 No. 7361".
2. Funds received from the Province of British Columbia's Growing Communities Fund shall be placed in this Reserve Fund.
3. Money in this Reserve Fund, and the interest earned on it, will be used only for the purpose for which the fund was established.

PASSED FIRST READING: _____
PASSED SECOND READING: _____
PASSED THIRD READING: _____
ADOPTED: _____

MAYOR

CORPORATE OFFICER

DATE OF MEETING April 3, 2023

AUTHORED BY CHRIS SHOLBERG, COMMUNITY/HERITAGE PLANNER

**SUBJECT NEIGHBOURHOOD ASSOCIATION ANNUAL ENGAGEMENT
EVENT**

OVERVIEW

Purpose of Report

To outline a proposed neighbourhood association annual engagement event for Council's consideration in accordance with the Neighbourhood Association Supports Policy and City Plan.

Recommendation

That Council direct Staff to proceed with organizing the proposed neighbourhood association annual engagement event on 2023-APR-26.

BACKGROUND

City Plan encourages engagement with neighbourhood associations, and specifically Council hosting an annual engagement opportunity to hear the collective priorities of neighbourhoods and to share updates on City of Nanaimo initiatives. Adopted by Council on 2022-APR-25, the City's Neighbourhood Associations Supports Policy also notes that Council will host an annual engagement opportunity with recognized neighbourhood associations (Attachment A).

This neighbourhood engagement opportunity will build on input received from neighbourhood associations over the past two years as part of the City Plan engagement process, which included a comprehensive survey of neighbourhood association issues and priorities, and a detailed review of existing neighbourhood plan actions for incorporation into City Plan's draft Integrated Action Plan document.

Within the draft Integrated Action Plan, a section is devoted to neighbourhood planning which includes key programs and project actions prioritized as ongoing, immediate (0-4 years), and future (beyond 4 years). The purpose of this section is to:

- Focus community investment and support in areas where population increase and development are likely to create the need for these investments and supports;
- Ensure that community investment is spread throughout the city based on identified need on an annual basis; and,
- Ensure that evolving neighbourhood priorities are reflected in the Integrated Action Plan so they may be considered as the City identifies community investment opportunities through its annual and long-term budget processes.

DISCUSSION

To achieve the engagement objectives outlined in City Plan and the Neighbourhood Associations Support Policy, Staff are recommending that an engagement event take place on the evening of 2023-APR-26 from 6:00 p.m. to 9:00 p.m. as outlined in the proposed event agenda (Attachment B). All members of Council are encouraged to attend. Key elements of the event will include the following:

Before Event:

1. Invitations will be extended to each recognized neighbourhood association (Attachment C) that meets and maintains the organizational criteria outlined in the Neighbourhood Association Supports Policy for up to three representatives to attend.
2. Each neighbourhood association invited will be asked to submit their top three priorities prior to the event, which will allow Staff time to prepare accurate information specific to relevant City initiatives.
3. The neighbourhood associations will have a chance to review the draft Integrated Action Plan on the City website prior to the event.

During Event:

4. A brief overview of the draft Integrated Action Plan and key City initiatives related to Infrastructure, Transportation, and Parks, Recreation and Culture will be provided by Staff. This will include an overview of the priorities heard from neighbourhood associations during the City Plan process.
5. A key part of the event will include an opportunity to review each neighbourhood association's top three priorities at five breakout tables (grouped by Neighbourhood District – Attachment D) with individual Councillors and Staff. This will allow neighbourhood associations to confirm their top priorities and identify any we have missed or new priorities. Given time constraints, grouping associations by Planning District is recommended as an efficient way to observe and participate in the discussions at each table.
6. Another key element of the event will be a neighbourhood priorities and solutions roundtable discussion where each of the breakout tables share their top three identified priorities with the larger group, as well as possible solutions for addressing these priorities.

After Event:

7. Staff will summarize the information heard and provide the draft notes to the associations for review and confirmation of accuracy. The finalized summary will then be presented to Council for consideration along with any relevant recommendations from Staff.
8. To ensure broader city representation in future annual engagement events, Staff will continue to support the establishment of new neighbourhood associations. To assist in

this regard, guidelines for establishing new associations have been added to the Neighbourhood Association page on the City website. |

OPTIONS

1. | That Council direct Staff to proceed with the proposed neighbourhood association annual engagement event on 2023-APR-26.
 - The advantages of this option: The proposed engagement event will address the annual engagement opportunity actions identified in both City Plan and the Neighbourhood Association Supports Policy.
 - The disadvantages of this option: None identified.
 - Financial Implications: This event can be held using existing City resources and administrative budgets.
2. That Council direct Staff to proceed with the proposed neighbourhood association annual engagement event on 2023-APR-26 but utilize an alternate engagement approach, which focuses on direct roundtable discussion with the neighbourhood associations in attendance (agenda in Attachment E).
 - The advantages of this option: The proposed engagement event will address the annual engagement opportunity actions identified in both City Plan and the Neighbourhood Association Supports Policy.
 - The disadvantages of this option: None identified.
 - Financial Implications: This event can be held using existing City resources and administrative budgets.
3. That Council provide alternative direction. |

SUMMARY POINTS

- City Plan encourages engagement with neighbourhood associations, and specifically Council hosting an annual engagement opportunity to hear the collective concerns and priorities of neighbourhoods and to share updates on City initiatives.
- Adopted by Council on 2022-APR-25, the City's Neighbourhood Associations Supports Policy also notes that Council will host an annual engagement opportunity with recognized neighbourhood associations.
- In order to achieve the engagement objective outlined in City Plan and the Neighbourhood Associations Support Policy, Staff are recommending that the event take place on the evening of 2023-APR-26 from 6:00 p.m. to 9:00 p.m.
- The results of the engagement event will be summarized, reviewed by the neighbourhood associations, and presented to Council along with any relevant recommendations from Staff.

ATTACHMENTS:

Attachment A: Neighbourhood Association Supports Policy
Attachment B: Neighbourhood Association Annual Engagement Event Draft Agenda
Attachment C: Neighbourhood Association Recognition Status Map
Attachment D: Map of Five Neighbourhood Districts
Attachment E: Neighbourhood Association Annual Engagement Event Draft Agenda (Option 2) |

Submitted by:

Lisa Brinkman
Manager, Community Planning |

Concurrence by:

Lisa Bhopalsingh
Director, Community Development

Dale Lindsay
General Manager, Development Services /
Deputy CAO |

ATTACHMENT A



RCRS Secondary:	GOV-02	Effective Date:	2022-APR-25
Policy Number:	COU-230	Amendment Date/s:	
Title:	Neighbourhood Association Supports Policy	Repeal Date:	N/A
Department:	Community Development	Approval Date:	2022-APR-25

PURPOSE:

To establish criteria for the recognition of neighbourhood associations and the support that will be provided to neighbourhood associations.

DEFINITIONS:

NA

SCOPE:

This policy establishes the City's relationship to neighbourhood associations within the City of Nanaimo.

POLICY:

The City of Nanaimo will support neighbourhood associations that meet and maintain the following organizational criteria.

The neighbourhood association must:

- Have an elected executive that meets on a regular basis (at least once a year);
- Have a membership structure (not necessarily fee paying);
- Hold an annual general meeting, and provide a copy of the minutes to the City with updated membership numbers;
- Keep minutes for executive and general membership meetings;
- Engage with its membership for input prior to responding to City development referrals, such as Official Community Plan (OCP) and rezoning applications; and
- Provide periodic updates to members related to the activities of the group.

Neighbourhood associations that demonstrate compliance with the above organizational criteria will be supported by the City of Nanaimo as summarized below.

Communication and Engagement:

1. Council will host an annual engagement opportunity to hear the concerns and priorities of neighbourhoods, and to share updates on City initiatives.
2. Staff to provide communication and information support to neighbourhood associations.
3. Staff to attend Nanaimo Neighbourhood Network meetings (up to three times a year) as a resource person for communication and information.
4. Staff may attend neighbourhood association meetings and annual general meetings upon request by the association.
5. An annual review of Neighbourhood Plan implementation progress will be completed with neighbourhood associations (where a plan exists).
6. Standard communication and engagement to be applied consistently by the City to all active neighbourhood associations.

7. Staff to encourage developers requesting an OCP amendment or rezoning to establish early contact (ideally at pre-application stage) with a neighbourhood association where a development is located within the association's boundaries to build awareness and open dialogue with the community.
8. Staff to encourage OCP amendment and rezoning applicants to submit to the City a summary of community engagement undertaken by the developer with the application.
9. Official Community Plan (OCP) amendment and rezoning development applications will be referred to relevant neighbourhood associations for input purposes and a summary of community input received will be included in related staff reports.
10. Adequate time to be given to neighbourhood associations to respond to OCP and rezoning amendment application referrals.
11. When a development referral response is provided to the City, staff to confirm in writing that the response has been received.
12. Development Permit applications to be referred to neighbourhood associations for information purposes.
13. Neighbourhood associations may be included in stakeholder engagement for City capital projects within their boundaries.

Administrative:

14. Printing support to be available upon request (to print neighbourhood mail outs or handouts produced by the association). Priority will be given to neighbourhood associations that do not receive grant funding.
15. Provide a meeting space for Nanaimo Neighbourhood Network meetings (e.g. SARC Boardroom).
16. A neighbourhood association information webpage to be maintained on the City of Nanaimo website (providing neighbourhood associations contact list and boundary map, as well as Nanaimo Neighbourhood Network mandate and contact person).

Educational:

17. An annual "Planning and Development 101 Session" may be provided to the Nanaimo Neighbourhood Network upon request.
18. A Development Tool Kit for citizens may be provided that presents a user-friendly understanding of the City's development approval process.
19. Information (and a tool kit) regarding how to start up and maintain a neighbourhood association may be provided.

Funding:

20. Provide project and/or event based funding support through existing programs such as Social Planning and Culture/Heritage grants.
21. A Neighbourhood Grant Program may be established for neighbourhood associations with registered society status (or directed through the Nanaimo Neighbourhood Network) to offset costs for operational needs such as liability insurance, printing, online meeting platforms, organizational software, website development, and community events.

The City of Nanaimo will provide support to neighbourhood associations that do not meet the above organizational criteria as follows:

1. Staff to provide communication and information support regarding planning matters.
2. Provide project and/or event based funding support through programs such as Social Planning and Culture/Heritage grants that do not otherwise require meeting the above organizational criteria for eligibility.

PROCESS:

NA

RELATED DOCUMENTS:

NA

REPEAL or AMENDMENT:

NA

ATTACHMENT B

Neighbourhood Association Annual Engagement Event Agenda

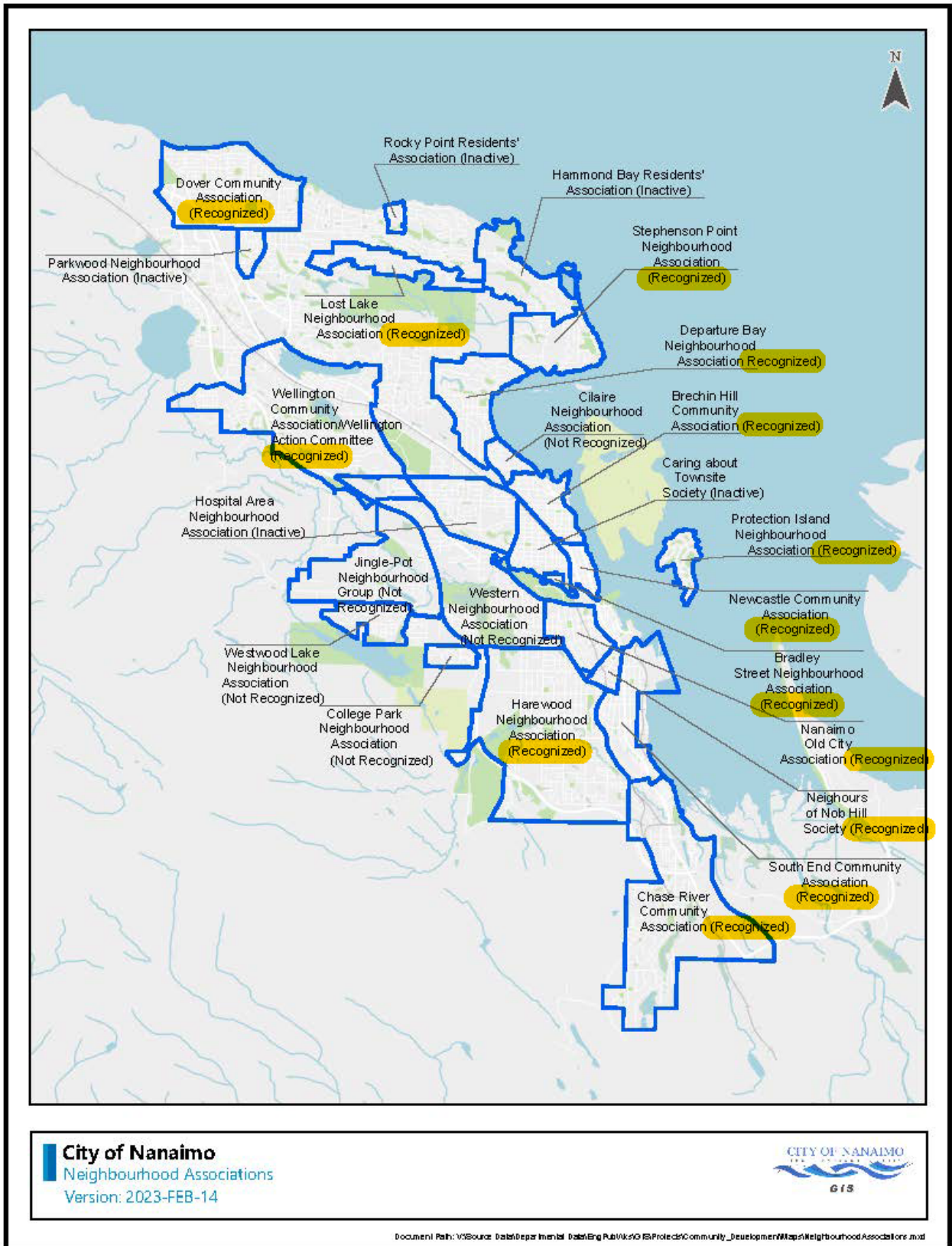
2023-APR-26

Beban Lounge (2300 Bowen Road)

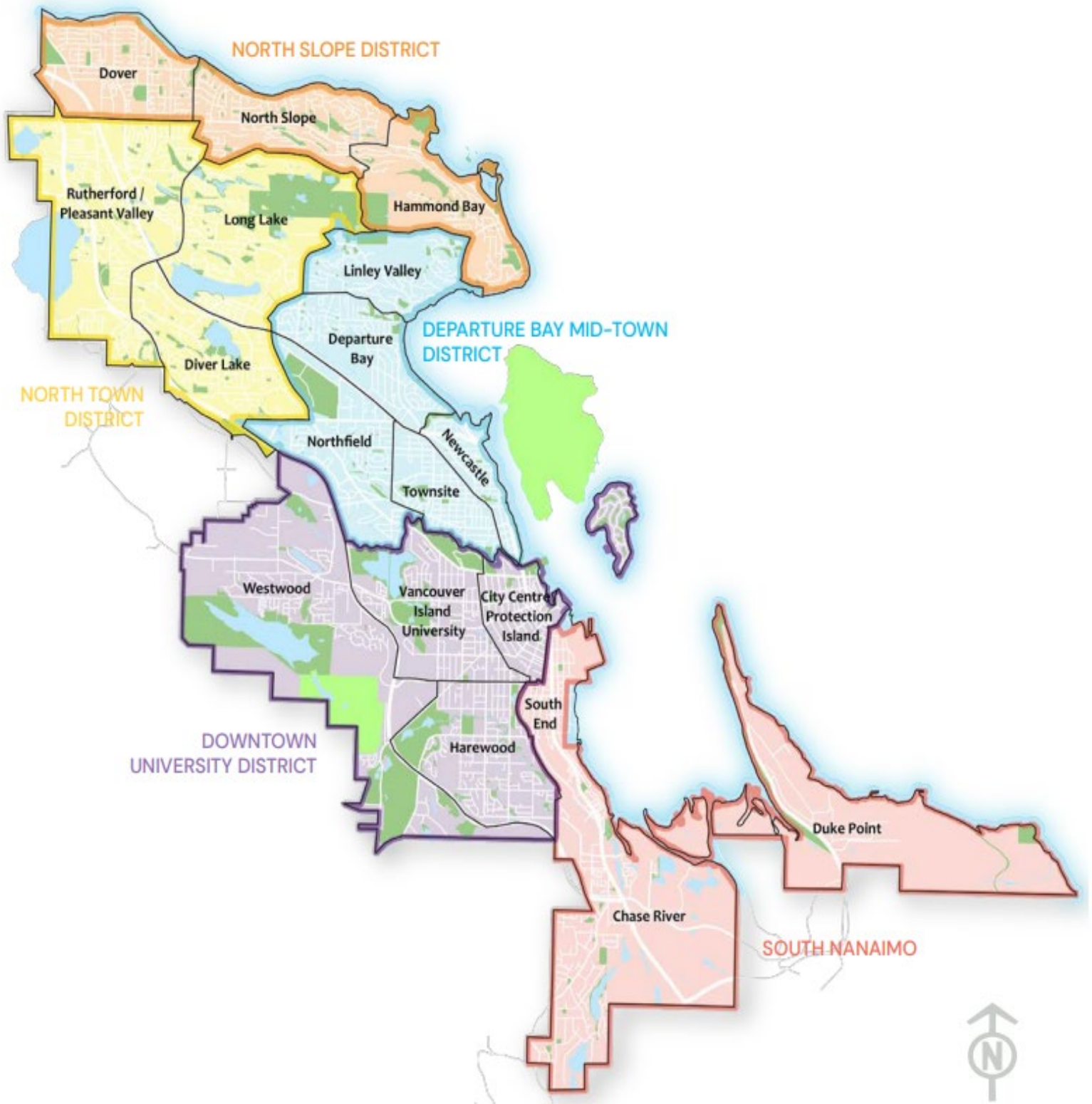
6:00 p.m. – 9:00 p.m.

-
- | | |
|---|-----------------------|
| 1. Welcome and Introduction | 6:00 p.m. – 6:15 p.m. |
| 2. What We Heard: | 6:15 p.m. – 6:45 p.m. |
| Key City Initiatives Update (Integrated Action Plan/
Infrastructure, Transportation, Parks, Recreation
and Culture) | |
| 3. What Did We Miss?: | 6:45 p.m. – 7:30 p.m. |
| Neighbourhood Association Top Three Priorities Discussion
(neighbourhood break-out tables with individual
Councillors and staff) – grouped by Five
Neighbourhood Districts | |
| 4. Break | 7:30 p.m. – 7:45 p.m. |
| 5. Solutions For Top Priorities: | 7:45 p.m. – 8:45 p.m. |
| Neighbourhood Association Top Three Priorities Report Out
and Solutions Discussion (Roundtable) | |
| 6. Wrap-Up | 8:45 p.m. – 9:00 p.m. |

ATTACHMENT C



ATTACHMENT D



ATTACHMENT E

Neighbourhood Association Annual Engagement Event Agenda (Option 2)

2023-Apr-26

Beban Lounge (2300 Bowen Road)

6:00 p.m. – 9:00 p.m.

-
- | | |
|--|-----------------------|
| 1. Welcome and Introduction | 6:00 p.m. – 6:15 p.m. |
| 2. What We Heard: | 6:15 p.m. – 6:45 p.m. |
| Key City Initiatives Update (Integrated Actin Plan/
Infrastructure, Transportation, Parks, Recreation and
Culture) | |
| 3. What Did We Miss?: | 6:45 p.m. – 7:30 p.m. |
| Neighbourhood Association Top Three Priorities
and Solutions Discussion (Roundtable) | |
| 4. Break | 7:30 p.m. – 7:45 p.m. |
| 5. Solutions For Top Priorities: | 7:45 p.m. – 8:45 p.m. |
| Neighbourhood Association Top Three Priorities
and Solutions Discussion (Roundtable) continued | |
| 6. Wrap-Up | 8:45 p.m. – 9:00 p.m. |

DATE OF MEETING 2023-APR-03

AUTHORED BY DEBORAH BECK, PARKS AND OPEN SPACE PLANNER

SUBJECT EAST WELLINGTON PARK PLAN

OVERVIEW

Purpose of Report

To present the East Wellington Park Plan to Council for consideration of adoption. |

Recommendation

That Council adopt the East Wellington Park Plan as presented in the Staff Report dated 2023-APR-03.

BACKGROUND

The property is located at 2191 East Wellington Road and is 12.7 hectares (29.7 acres) in size. The property was acquired by City of Nanaimo for expansion of Millstone Greenway in 2014. The property is within the Agricultural Land Reserve (ALR) and is designated as Parks & Open Spaces in City Plan. The property has long been enjoyed as an informal place for nature appreciation, night sky viewing, dog walking, and other outdoor recreation.

The East Wellington Park Plan process began in the summer of 2018. The planning process included community engagement and environmental analysis of the site as detailed on Page 5 of the Park Plan (Section 1.4). The Park Plan was drafted based on input from the public, interested parties, and professional reports identifying site opportunities and constraints. The first draft of the Park Plan was presented to the Committee of the Whole on 2019-OCT-28. Council subsequently passed the following motion at their meeting on 2019-NOV-04:

“That Council direct Staff to:

- hold an open house at the park and post the draft East Wellington Park Management and Action Plan to the City of Nanaimo’s website to gather public input;*
- submit a non-farm use application to the Agricultural Land Reserve for park development; and,*
- report back to Council with the final draft plan.” |*

DISCUSSION

Since 2019-NOV-04, Staff have presented the draft park plan to the public and stakeholder groups for review and input, completed both an Environmental and a Agricultural Assessment.

A draft plan was provided to the Agricultural Land Commission (ALC) and then revised following their comments. A link to community engagement findings can be found in Attachment A.

Engagement Activities included:

- An open house held at the Cavallotti Lodge on 2020-JAN-18
- Posting information on the City website
- Advertising the open house and other engagement opportunities on the City website, on Social Media, and in the Newspaper
- Meetings with key interested parties and potential future park partners to provide input

The Millstone River East Wellington Park Side Channel Conceptual Design (NHC) report was completed 2021-APR-13, to determine the feasibility of creating aquatic habitat restoration areas adjacent to the Millstone River and recommended designs. It also provided insight into the hydrology of the park and the role it plays in flood management of the Millstone River system. *An Agricultural Assessment Report (Haddow)* was completed 2021-MAY-10 to guide future agriculture and horticulture uses at the park.

The East Wellington Park Plan (Attachment B) was updated to include relevant information from these reports and input from the public and interested parties. Revisions to the Concept Plan include a simplified field and trail concept design removing features that would be impacted by flooding and by concentrating site amenities (such as benches and view areas) to the multi-use trail area. The fenced off-leash dog feature was removed and the *environmentally sensitive field* and *agriculture zones* were replaced with a blanket *regenerative agriculture & environmental conservation zone*.

The draft Park Plan was first sent to the Agriculture Land Commission (ALC) in Sept 2019 for review and comments. The ALC responded with recommendations, and the Park Plan was updated based on these recommendations. The Park Plan was further updated based on the environmental and agricultural studies completed in 2021. This updated draft was sent to the ALC in December 2022 for review. In February 2023 the ALC provided a letter advising that they support the East Wellington Park Plan, and provided a last round of suggested edits which have been incorporated into the plan. Also, the ALC has advised that there are proposed features in the Park Plan that may need an ALC non-farm use application prior to construction, such as the viewing platform, signage, and parking improvements.

If Council moves forward with adoption of the East Wellington Park Plan, implementation in 2023 may include bringing the park into agricultural production; working with community partners to co-manage agricultural activities on the property; and, partnering with Nanaimo Astronomy Society to pursue an 'Urban Star Park' (USP) designation by the Royal Astronomical Society for this location. |

OPTIONS

1. [That Council adopt the East Wellington Park Plan as presented in the Staff Report dated 2023-APR-03.
 - a) The advantages of this option:
 - It allows for the opportunity to bring East Wellington Park into agricultural production for summer 2023 with community partners.
 - It allows the park to potentially become an 'Urban Star Park' in 2023

- b) The disadvantages of this option:
 - There are financial costs associated with implementing the plan.
- 2. That Council provides alternative direction regarding the East Wellington Park Plan.
 - a) The advantages of this option:
 - City Funds that would be allocated to park improvements and amenities could be re-allocated to other projects
 - User groups will continue to unofficially use property as is
 - b) The disadvantages of this option:
 - Without a proper park plan, there is a greater potential for user group conflict,
 - Potential user groups and community partners will look elsewhere for locations to provide community education and research in their specific fields or expertise

SUMMARY POINTS

- Staff carried out community engagement on a draft plan for East Wellington Park in 2018 and in 2020.
- Staff completed a number of environmental and agricultural assessment reports to inform the Park Plan.
- A draft of the Park Plan was sent to the Agriculture Land Commission (ALC) in 2019 and 2022 and the plan has been revised based on ALC comments. The ALC supports the Park Plan.
- Based on these reports and the community feedback received, Staff made relevant revisions and additions to the East Wellington Park Plan

ATTACHMENTS:

ATTACHMENT A: Links to East Wellington Project Page and Supporting Documents
ATTACHMENT B: East Wellington Park Plan

Submitted by:

Deborah Beck
Parks and Open Space Planner |

Concurrence by:

Art Groot
Director Facility and Parks Operations

Richard Harding
General Manager, Parks, Recreation and Culture |

ATTACHMENT A

Link to East Wellington Project Page and Supporting Documents



Link: [East Wellington Park Planning \(nanaimo.ca\)](http://nanaimo.ca/eastwellington)

EAST WELLINGTON PARK PLAN

February, 2023 - Draft

Photo credit: James Knight





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1.0 INTRODUCTION

East Wellington Park is a 12.7-hectare (29.7 acre) parcel, located at 2191 East Wellington Road. The property was acquired by the City of Nanaimo in 2014 to facilitate expansion of the Millstone Greenway, a continuous city-owned nature corridor leading from Maffeo Sutton Park to East Wellington Road. The East Wellington Park property has long been enjoyed as an informal place for nature appreciation, night sky viewing, dog walking, and other outdoor recreation. The purpose of the East Wellington Park Plan is to create a guide for future improvements and use of the park.



Figure 1: Park Location

1.1 Nanaimo City Plan

Under City Plan, strategic goals have been identified by the community to help focus community balance and transformational change. Together, they are intended to represent what is important for the City of Nanaimo. East Wellington Park Plan contributes to a number of these goals.

“Parks, open spaces, and park amenities are essential to a high quality of life for local residents. Strategic expansion of park spaces, alongside development and management of existing assets and park infrastructure, will support continued opportunities for people to connect with nature, with the community, and with one another.” (City Plan 2022)



1.2 Park Vision

East Wellington Park offers a location for a variety of users to enjoy the natural surroundings, while recognizing the environmental sensitivity and agricultural significance of the land. The protection and conservation of this natural environment will be balanced with appropriate agricultural, recreational and educational opportunities for the community.

1.3 Park Goals

The East Wellington Park Plan includes:

1. Supporting Reconciliation with Snuneymuxw First Nation
2. Environmental Conservation and Restoration
3. Supporting Agricultural Production
4. Integrating Education and Research
5. Accommodating other Recognized Uses
6. Improving Park Access and Amenities

1: Support Reconciliation

Reconciliation involves the building of government-to-government relationships with indigenous peoples, based on recognition of rights, respect, co-operation and partnership. In coordination with Snuneymuxw First Nation, the City will seek opportunities to collaborate on environmental restoration in this park and other opportunities for shared use of the space.

2: Support Environmental Conservation and Restoration

East Wellington Park has substantial environmental value as a location that supports a wide variety of flora and fauna, including some species listed under the federal *Species at Risk Act*. It also provides an important regional habitat corridor for both fish and wildlife. Protecting and enhancing this property's natural environment is a community priority for the park.

3: Support a Return to Agricultural Production

East Wellington Park is located within the Agricultural Land Reserve (ALR), a provincial land use designation intended to preserve agricultural land and encourage farming. The park presents special opportunities to develop community partnerships and reintroduce agricultural production in this area.

4: Integrate Education and Research

East Wellington Park can support both formal and informal education, and academic research. There are also opportunities to share interpretive information throughout the site for park users.

5: Accommodate Other Recognized Uses

East Wellington Park has long been enjoyed as an informal place for nature appreciation, night sky viewing, dog walking and other outdoor recreation. There are opportunities to work with community groups to create park improvements that support a variety of park user groups.

6: Improve Park Access and Amenities

East Wellington Park experiences seasonal flooding conditions. The development of a raised trail system, improved accessible parking, and viewing platforms will allow park users, including those with mobility limitations, to access and enjoy the park on a year-round basis.



Photo credits: Aquaparian Environmental Consulting Ltd.

1.4 Plan Development Process

This plan was developed through a planning process involving substantial community and stakeholder consultation, as well as environmental studies and assessment reviews.

Key groups involved in developing this plan included:

- Current Park Users & Park Neighbours
- Nanaimo Astronomy Society
- Nanaimo Fly Fishers Association
- Nanaimo Model Airs Club
- Dog Walkers
- Nanaimo Community Gardens Society
- Nanaimo Foodshare Society
- Vancouver Island University

Following is a summary of the park planning process that was followed:

Stage 1 – Review Existing Conditions

- Developed base maps and surveys of the site.
- Reviewed [Biophysical Assessment Report](#) (2011) and other background material.
- Posted information signs at the park about the planning process.



Stage 2 – Community Engagement

- Met with park users and stakeholder groups to discuss park improvement ideas.
- Hired a Qualified Environmental Professional to complete an update of the biophysical inventory ([Biophysical Assessment & User Group Land Review](#), 2018).
- [Held public input session #1](#) on site (2018).
- An online survey conducted and ongoing communication provided to the public about the planning process.



Stage 3 – Analysis and Plan Preparation

- Assessed survey results, stakeholder input, and professional reports.
- Drafted park goals, objectives, and improvement actions based on input, site opportunities, and site constraints.
- Presented draft plan to Council for review and approval to proceed with next steps (Oct 28, 2019).



Stage 4 – Community Engagement, Further Study and ALC Application

- A draft park plan was presented to the public and stakeholders for review and input, ([Jan 18, 2020 open house](#), online, and stakeholder meetings).
- [Millstone River East Wellington Park Side Channel Conceptual Design](#) completed (April 13, 2021).
- [Agricultural Assessment completed](#) (May 10, 2021).
- A Non-Farm Use application submitted to the Agricultural Land Commission (ALC).

2.0 PARK FEATURES

Historical and agricultural uses of this 12.7-hectare (29.7 acre) parcel of land and its unique topographical, environmental and biological features have guided the development of this park plan.

2.1 Site Context and Topography

The park is surrounded by rural residential and agricultural properties. The property lies within the Moist Maritime Douglas Fir Subzone (CDFmm) which is restricted to low elevations along southeast Vancouver Island. This property lies in an area that is in the rain shadow of the Vancouver Island and Olympic Mountains resulting in warm, dry summers and mild, wet winters. Growing seasons are very long and feature pronounced water deficits on zonal and drier sites in the summer and flooding during the winter months (Aquaparian Environmental Consulting Ltd. 2018).

The property is characterized as an agricultural field consisting of alluvial soils deposited by the Millstone River. It has been used to grow hay for a number of years. This grass field covers the majority of this parcel of land, bordered by stands of deciduous and coniferous trees with a dense shrub understory. The park has an irregular shape averaging approximately 250m wide by 580m in length, oriented northwest to southeast. A rocky escarpment runs along the northeast property boundary and the Millstone River forms the southwest border of the property, providing important regional habitat for both fish and wildlife use. The Millstone River forms the main influencing resource feature within the property (Aquaparian Environmental Consulting Ltd. 2018).

There are existing sanitary sewer lines running parallel with the northeast property line, which are scheduled to be upgraded in 2024 as part of the Millstone Sewer Trunk upgrade project. In addition, Right-of-ways exist to allow for trail construction between Westwood Road and East Wellington Road as part of the sewer upgrade project.

2.2 Historical Background

East Wellington Park is located on the Traditional Territory of the Snuneymuxw First Nation (SFN), who have many significant ancestral village sites throughout the city and cultural ties to the rivers and waterways of this territory, including the Millstone River. While there are no known archaeological sites on the property, the property is identified as having high archaeological potential and has similar characteristics to areas in which archaeological artifacts have previously been recorded. (Archaeological Branch of the Ministry of Forests, Lands and Natural Resource Operations)

In 1864, the Westwood family arrived in Nanaimo and developed 650 acres between Nanaimo and Wellington in the Mountain District, which included the property, now known as East Wellington Park, and the location of the East Wellington Colliery. This mine site was located near the intersection of East Wellington Road and Maxey Road. William Westwood died in 1872, and the family eventually sold the coal rights for the property in 1883 to Richard D. Chandler who outbid Robert Dunsmuir and purchased the coal rights for \$100,000 to Dunsmuir's offer for \$25,000. Chandler was a San Francisco entrepreneur who formed the East Wellington Coal Company and owned the South Wellington Collieries (<https://www.nanaimoarchives.ca>).

Mining operations at the East Wellington Colliery commenced in 1882, and despite limited success, the site was continually developed in the hopes of finding good coal. In 1893, the East Wellington Mines were closed and flooded, and in 1894, in what must have felt like a repeat of the past, Chandler's mines were taken over by Robert Dunsmuir and became part of the Wellington Colliery.

Today, located between the City of Nanaimo and part of the Regional District of Nanaimo's Area C, the land around the former colliery is now primarily residential, with a definite rural feel. Although the coal days are long over, small reminders of Vancouver Island's mining history can still be found in the street names in the area (<https://vanislehistoryexplorer.ca>).

2.3 Site Hydrology

The property is located within the floodplain of the Millstone River. A drainage ditch, likely influenced by groundwater seepage near the toe of the escarpment, is located along the northeastern edge of the field, flowing southeast and forming ponded areas in the field during the rainy season. A ponded area in the centre of the field appears to be wetted during seasonal periods of high precipitation and related to seasonal water levels in the Millstone River and from underlying groundwater levels. (Aquaparian Environmental Consulting Ltd. 2018)

Groundwater levels within the site are expected to be high throughout the year due to the topography of the area and the proximity of the Millstone River. Seasonal perched groundwater during wet winter months form a series of shallow wetlands within the northern half of the field. The shallow wetlands can be dry but still support an abundance of tall grasses and sedges. (Aquaparian Environmental Consulting Ltd. 2018) The property is also identified as an Environmentally Sensitive Area (ESA) - seasonally flooded agricultural field. During the rainy season, the park floods, which limits park access but provides an important ecological function. (Haddow, 2021)



Figure 2: Seasonal Flooded Area

2.4 Flora and Fauna

Fieldwork completed by Chatwin Engineering Ltd. (April 2011) along with additional surveys within the spring and summer growing season by Aquaparian Environmental Consulting Ltd (Sept 2018), provided information on the natural features of this property and restoration opportunities.

Flora (Vegetation)

A total of 57 plant species were identified, six being types of trees, 17 shrub species, and 34 non-woody plant species. None of the plants identified on the site appear on regional lists of rare or endangered plants. The majority of the property is a grass field used to grow hay for many years. The northeast side of the property between the field and the base of the rock bluffs is vegetated with a mixed canopy of deciduous and coniferous trees and dense shrub cover. A drainage ditch is located within the vegetated buffer and runs parallel to a City sanitary sewer line.



Fawn lilies on rocky bluffs

Fauna (Wildlife)

The Millstone River watershed supports a diversity of wildlife including large and small mammals, bats, songbirds, and amphibians. The interspersed of open field, seasonal wetland, mixed riparian, and hedgerow habitats has resulted in a relatively diverse bird assemblage for this site. Seasonal inundated wetlands may also support the breeding of several native amphibians.

Fish and other Aquatic Life

The provincial Fisheries Inventory – FISS Fish Distributions Report identified the following species in the Millstone River: cutthroat trout (*Oncorhynchus clarkii*), sculpin, chum salmon (*Oncorhynchus keta*), coho salmon (*Oncorhynchus kisutch*), pumpkinseed (*Lepomis gibbosus*), steelhead salmon (*Oncorhynchus mykiss*) and threespine stickleback (*Gasterosteus aculeatus*).



Northern Red Legged Frog, a Species-At-Risk found at East Wellington Park

Species-at-Risk

The *Species-at-Risk Act* (SARA) is designed to create species awareness and prevent or reduce the likelihood of wildlife species from becoming extinct or extirpated due to habitat disturbance or destruction. A search of the BC CDC database for species occurrence records for the subject property was completed and no known rare element occurrences were identified within the property, however, 31 species were identified as red-listed species and 54 identified as blue-listed species. Red-listed species are deemed extirpated, endangered or threatened, while Blue-listed species are deemed to be of special concern (Aquaparian Environmental Consulting Ltd. 2018).

2.5 Agriculture

The entire East Wellington Park property falls within the boundaries of the Agriculture Land Reserve (ALR), a Provincial land use zone administered by the Agricultural Land Commission (ALC), in which agriculture is recognized as the priority land use. The purposes of the Agriculture Land Commission (ALC), as set out in Section 6 of the *Agricultural Land Commission Act* are:

- to preserve agricultural land;
- to encourage farming in collaboration with other communities of interest; and
- to encourage local governments, First Nations, the government, and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws, and policies (*Agriculture Land Commission Act, Chapter 36, March 24, 2021*).

The dominant soils in the East Wellington fields are of the Chemainus¹ soil series, which are loam to silt loam and are moderately well to imperfectly drained. The internal soil drainage and excellent nutrient and moisture storage capabilities of the Chemainus soils make them some of the most productive agricultural soils on Vancouver Island. They can support a wide diversity of crops and with water for irrigation are very productive. However, at East Wellington Park, the lowest laying soils are subject to periodic flooding in the late fall and winter season, while the mid elevation soils (in relation to the Millstone river elevation) are subject to flooding during and following major storm events. The highest elevation field areas are subject to flooding during periods of 1 in 20 storm events or larger.

The single early summer forage crop harvest optimizes soil organic matter, minimizes soil compaction and is ecologically friendly. The perennial crop cover provides nesting and foraging habitat for ground nesting bird species such as the Savannah Sparrows and Killdeer. It also provides habitat for reptiles, voles, and mice. Small mammals are a food source

for birds of prey. Fall regrowth of the forage crop helps protect the soil from erosion during winter and early spring flood events. The hay field is generally hayed in mid to late July. Pasture productivity of up to 3.5 tons of dry matter per acre (7-8 tonne/ha) is possible (Gunner A, 1994). With fertilization, drainage, and irrigation this number can be increased to 10-14 tonnes/ha (S Bittman et al, 1999). These quantities represent fair to good productivity for single cut, dryland hay farming on Vancouver Island (Haddow, 2021).



Photo credit: Haddow 2021

Forage Crop at East Wellington Park

3.0 THE PARK PLAN

The following section outlines the goals with objectives and actions for East Wellington Park.

3.1 Park Goals, Objectives and Actions

1: Support Reconciliation

Reconciliation involves the building of government-to-government relationships with indigenous peoples, based on recognition of rights, respect, co-operation and partnership.

Objectives:	Actions:
East Wellington Park provides an opportunity to build on this foundation with Snuneymuxw First Nation (SFN) through the restoration and co-management of key environmental features within the Park.	i. In coordination with Snuneymuxw First Nations, the City will seek opportunities to collaborate on environmental restoration opportunities in the Park and work together to design, establish, and manage these features in a sustainable and respectful manner. The City will obtain an archaeology assessment prior to any excavation work.

2: Support Environmental Conservation and Restoration

East Wellington Park has substantial environmental value. Protecting and enhancing this property's natural environment is the community's top priority for the park. The park supports a wide variety of flora and fauna, including some species listed under the federal *Species at Risk Act*. The Millstone River provides an important regional habitat corridor for both fish and wildlife while the hay field provides important habitat for migratory waterfowl, amphibians, and many other species. (Northwest Hydraulic Consultants Ltd. 2021)

Objectives:	Actions:
a. Enhance the Millstone River and its Riparian Area	i. Increase the Millstone River Riparian buffer to 30m where feasible, and delineate with fencing; ii. Remove and manage invasive plants and restore with appropriate plantings; iii. Explore opportunities to partner with Snuneymuxw First Nation, Vancouver Island University, volunteers and community groups to complete invasive species removal and restoration work; iv. Consult with a Qualified Environmental Professional to determine any in-stream work that may improve the health and habitat value of the Millstone River such as constructing riffles and spawning gravel pads and adding instream complexing features such as large woody debris.
b. Create new habitat areas for fish, amphibians, birds, and other wildlife	i. Explore opportunities to develop fish spawning and rearing habitat within and adjacent to the Millstone River; ii. Explore opportunities to develop and enhance amphibian habitat, separated from fish habitat, and designed to prevent American Bullfrog colonization, in consultation with a qualified professional;

	<ul style="list-style-type: none"> iii. If feasible, design enhancements to the existing back channel and wetland system; iv. Plant native trees and shrubs with the goal of out-competing the farm grass and naturalizing specific areas; v. Explore opportunities to partner with Snuneymuxw First Nation, Vancouver Island University, volunteers and community groups, to complete the habitat enhancement works.
--	--

3: Support a Return to Agricultural Production

East Wellington Park is located within the Agricultural Land Reserve (ALR), a provincial land use designation intended to preserve agricultural land and encourage farming. While being in the ALR limits certain park uses, it also presents special opportunities to develop partnerships to support local agricultural production.

Objectives:	Actions:
a. Facilitate ecologically sensitive agriculture and horticulture opportunities within the park	<ul style="list-style-type: none"> i. Focus on agriculture and horticulture practices that respect and enhance the park's biodiversity and wildlife habitat, and enhance rather than reduce the park's ability to store flood water; ii. Utilize the Agricultural Assessment results to guide any agricultural use and management of the property (Agriculture Assessment of East Wellington Park 2021); iii. Restore biodiversity and pollinator populations with careful selection of native flowers and plants; iv. Improve soil biodiversity with the addition of organic matter and building raised beds.
b. Collaborate with other agencies and community groups	<ul style="list-style-type: none"> i. Encourage use and research agreements with Vancouver Island University, Nanaimo Foodshare Society, and/or other community groups focused on agriculture and horticulture; ii. Explore recommendations of the Agricultural Assessment Report of East Wellington Park (2021), to establishing a farm allotment program with community user groups or individuals, looking at local crop development to provide food for local consumption; iii. Maintain ongoing communication with the Agricultural Land Commission (ALC) regarding park uses in relation to their mandate to preserve agricultural land and encourage farming.

4: Integrate Education and Research

There are a number of opportunities for East Wellington Park to support both formal and informal education, and academic research with community partners and academic institutions. With guidance and approval from the ALC, there are also opportunities to share interpretive information throughout the site.

Objectives:	Actions:
a. Celebrate agriculture, horticulture, astronomy, and the environment through appropriately scaled educational and research activities (where approved by the ALC.)	i. Encourage use agreements with VIU, Nanaimo Foodshare Society, Nanaimo Community Gardens Society, School District 68, City of Nanaimo Parks, Recreation and Culture Department, and other community groups focused on agriculture/ horticulture education and programming; ii. Consider interpretive signage related to environmental enhancement, astronomy, agriculture, horticulture, and park history at key locations throughout the park; iii. Explore programming special events open to the general public; iv. Explore innovative research opportunities integrating agricultural practice with environmental restoration techniques and other environmentally sensitive research projects.

5: Accommodate Other Recognized Uses

East Wellington Park is a popular location for a number of informal activities from nature appreciation to dog walking to star gazing. There are opportunities at this location to collaborate with community groups and individuals to make park improvements that will support a variety of uses.

East Wellington Park is a popular astronomy location due to its open views to the south and minimal light pollution in the area. Specific park improvements have been identified to help support astronomy activities.

Objectives:	Actions:
a. Encourage use of the park for astronomy	i. Collaborate with the Nanaimo Astronomy Society on development of the park for astronomy purposes; ii. Develop an accessible viewing area with potential features including: <ul style="list-style-type: none"> • a decorative structure or strategic landscaping to block light intrusion from street lights; • a concrete pad to support telescopes; • seating & interpretive signage; • artistic and landscape features; iii. Encourage astronomy education and research in alignment with ALC regulations.
b. Preserve dark skies in the area	i. Collaborate with the Nanaimo Astronomy Society to apply for an “Urban Star Park” designation for East Wellington Park through the Royal Astronomical Society of Canada; ii. Maintain ongoing communication with BC Hydro, the City of Nanaimo’s Engineering and Public Works Department, and the Regional District of Nanaimo regarding street lights and dark sky goals.

East Wellington Park is also a popular location for dog owners to visit. Dog activity and trail development requires specific approval by the ALC through the non-farm use application process to provide guidelines and maintain agriculture uses.

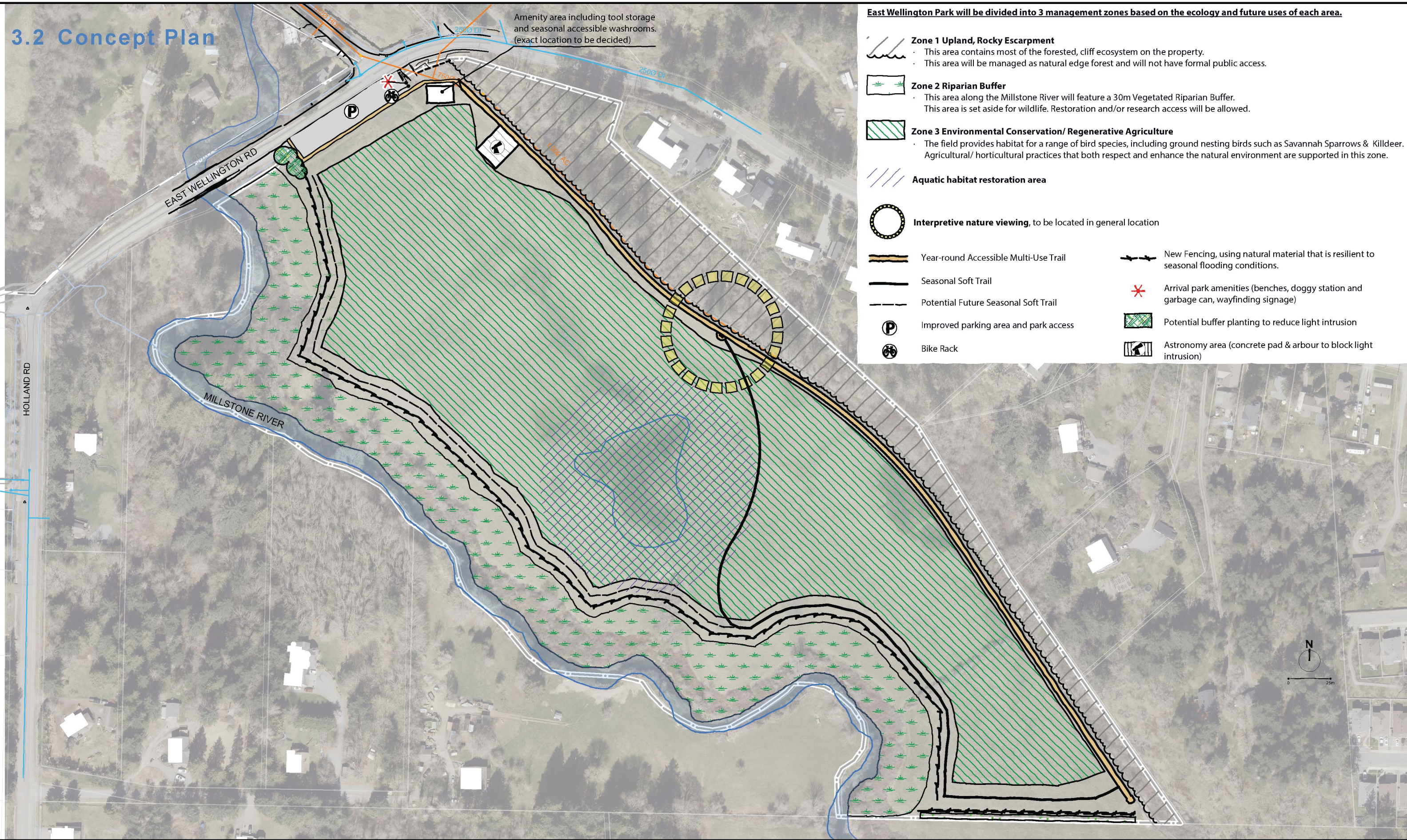
Objectives:	Actions:
a. Support dog activity which does not interfere with the environmental integrity or agricultural potential of the park and surrounding properties and as approved by the ALC non-farm use application decision.	<ul style="list-style-type: none"> i. Clear signage should be used to indicate dog owner responsibilities, and how to prevent conflicts between dogs, other park users and wildlife; ii. Increase education and enforcement as needed to manage dog activity in the park in accordance to the City of Nanaimo's Animal Responsibility Bylaw; iii. Provide pet waste disposal bags and garbage cans at key locations throughout the park; iv. Install fencing where appropriate.

6: Improve Park Access and Amenities

There are opportunities to improve access for park users with mobility limitations, to facilitate year-round park access, and to introduce new park amenities, subject to ALC approval.

Objectives:	Actions:
a. Facilitate year-round park access	<ul style="list-style-type: none"> i. Develop a multi-use trail that is accessible year round where possible, ii. Install Swallow boxes to help control mosquito populations during the summer.
b. Improve accessibility	<ul style="list-style-type: none"> i. Create accessible trailways from the parking lot; ii. Enlarge and improve the parking area and connection to East Wellington Road; ii. Consider accessibility when selecting trail materials; iii. Install rest areas and viewing platforms along the trail and in locations with field and wetland viewing opportunities; iv. Install wayfinding signage.
c. Include amenities for specific park uses	<ul style="list-style-type: none"> i. Construct a storage building for farm tools in a convenient location that will not be impacted by seasonal flooding; ii. Provide a seasonal and accessible washroom facilities during the growing season; iii. Install a City water connection for irrigation and drinking water needs; iv. Install interpretive signage; v. Install a covered picnic shelter; vi. Consider an opportunity for public art installation.

3.2 Concept Plan



East Wellington Park will be divided into 3 management zones based on the ecology and future uses of each area.

Zone 1 Upland, Rocky Escarpment

- This area contains most of the forested, cliff ecosystem on the property.
- This area will be managed as natural edge forest and will not have formal public access.

Zone 2 Riparian Buffer

- This area along the Millstone River will feature a 30m Vegetated Riparian Buffer.
- This area is set aside for wildlife. Restoration and/or research access will be allowed.

Zone 3 Environmental Conservation/ Regenerative Agriculture

- The field provides habitat for a range of bird species, including ground nesting birds such as Savannah Sparrows & Killdeer.
- Agricultural/ horticultural practices that both respect and enhance the natural environment are supported in this zone.

Aquatic habitat restoration area

Interpretive nature viewing, to be located in general location

Year-round Accessible Multi-Use Trail

Seasonal Soft Trail

Potential Future Seasonal Soft Trail

Improved parking area and park access

Bike Rack

New Fencing, using natural material that is resilient to seasonal flooding conditions.

Arrival park amenities (benches, doggy station and garbage can, wayfinding signage)

Potential buffer planting to reduce light intrusion

Astronomy area (concrete pad & arbour to block light intrusion)

4.0 PARK PLAN RECOMMENDATIONS

Park Plan recommendations are provided for visitors and user groups, accessibility, riparian enhancement and restoration, and reintroduction of agriculture activity.

4.1 Visitors and User Groups

East Wellington Park offers many opportunities to accommodate a variety of recreational and agricultural activities for visitors and community user groups. A careful selection and integration of acceptable recreational and agricultural activities is necessary to provide a balance between visitor usage, minimizing potential environmental impact and allowing for agriculture uses.

The following user groups are supported in the park:

- Bird Watchers
- Nanaimo Astronomy Club
- Dog Owners
- Mid Island Fly Fishers
- Vancouver Island University (VIU) Agricultural Group
- Nanaimo Foodshare/Nanaimo Community Gardens Society

Suggestions for accommodating potential users was extracted from supporting documents put together by the Qualified Environmental Professionals and Consultants.

Bird Watchers

- East Wellington Park is an ideal location for bird watchers because of the park's open field, seasonal wetland, mixed riparian and hedgerow habitats including mature and dead standing wildlife trees and dense shrub cover, ideal for nesting habit. Bird species that might be attracted to this area include song birds, hummingbirds, raptors, owls, woodpeckers and waterfowl (Aquaparian Environmental Consulting Ltd. 2018).

Nanaimo Astronomy Club

- This site is considered attractive for stargazing due to the low residential density in the surrounding area and the low levels of light pollution. The City will work with astronomy enthusiasts to set up an appropriate viewing area taking into consideration location and ways to further reduce background lighting and the potential for disturbance of nocturnal wildlife (e.g. bats and owls)



Milky Way Rising over East Wellington Park.
Photo credit: Chris Boar, Nanaimo Astronomy Society

Dog Owners

- A number of local dog owners have expressed interest in using a part of the East Wellington Park for off-leash use. However, the Millstone River riparian area acts as a year-round movement corridor for larger wildlife, ground- nesting birds and wintering waterfowl. With the park vision and the environmental sensitivity of this area, the City will continue to enforce on-leash dog activity in this park.

Mid-Island Fly Fishers

- The Mid-Island fly fishers, a stream stewardship group, have expressed interest in improving the Millstone water flow which has been affected by bank sloughing and accumulation of in-stream coarse woody debris. A plan for potential instream work will be reviewed by a qualified biologist and hydrogeologist first and conducted during the fisheries window. (Aquaparian Environmental Consulting Ltd. 2018)

Vancouver Island University

- Vancouver Island University has indicated an interest in using part of the park to establish a modest research farm at the site. The location of this research farm will be sited near the parking lot, in an area which is already heavily disturbed and somewhat distant from intact riparian habitats. Care will be taken to prevent the unintended spread of trial plants to remnant natural areas within and immediately adjacent to the park boundaries.

Nanaimo Foodshare/Nanaimo Community Gardens Society

- Both community groups expressed interest in agricultural production and potential garden plots at this location which is supported by Agricultural Land Commission. This will foster community engagement and education around local farming and food production.



Example of Community Garden Beds (Park Avenue Park)

4.2 Visitor Accessibility

With a potential for increased recreational and agricultural activity happening at East Wellington Park, there is a need to expand and improve the parking, seasonal and accessible washroom facilities, and user access to the property and trail system. There is an area of approximately 0.38 hectare (.94 acres) at the field entrance in the northeast corner that could be dedicated to expanding the parking lot, providing public washroom facilities, building a covered shelter for a picnic and teaching site, and developing a secure building for storage of equipment associated with farming.

A multi-use and year-round accessible public greenway could be developed after completion of the Millstone Sewer Trunk upgrade planned for 2024. The gravel path will be constructed of permeable surface material and to City standards, and would be a welcome feature for park users especially during flooding season. This trail would connect to proposed future trails in the area.

4.3 Riparian Area Enhancement and Restoration

Land use activities in riparian area are regulated under the *Zoning Bylaw* (Bylaw 4500) and *City Plan* (Bylaw 6600). The Millstone River and its riparian areas, also regulated by the provincial government under the *Riparian Areas Protection Regulation (RAPR)*, is considered an important wildlife corridor, and identified as Environmentally Sensitive Areas. No disturbance or site clearing is permitted within 30 meters from the top of bank.

The current hayfield within the Park is approximately 9.39ha (23.2acres) in size. While a 30 metre buffer could take away potential farmland from production, creative use of the riparian setback could also allow for limited food and natural material harvest that could negate any potential loss and reduce the impact from shadow casting of the typical Coastal Douglas fir trees.

A healthy riparian ecosystem offers many important values, including creating leaf litter habitat for insects and a food source for fish. Overhanging woody debris provides cover for fish from predators. The removal of invasive plants and re-establishing a healthy and ecologically diverse 30m riparian ecosystem along the Millstone River is supported in coordination with SFN Lands and Resources staff including developing a planting list that includes significant trees, shrubs, and plants for the Snuneymuxw people to harvest for food and traditional uses. (Historical Indigenous Land-Use Explains Plant Functional Trait Diversity, 2021).

The City of Nanaimo retained Northwest Hydraulic Consultants Ltd. (NHC) to determine side-channel restoration feasibility on the Millstone River within East Wellington Park, to restore and enhance the Millstone River's salmonid habitat, provide rearing and overwintering habitat and provide enhancement of other native wildlife habitats.

The East Wellington Park preliminary side channels concepts were developed looking at three design options

1. Side Channel – Groundwater Input
2. Side Channel – Surface Flow Intake Pipe
3. Off Channel Pond



After field investigations, the Off-Channel Pond design showed promise as a suitable restoration option to provide important off-winter refuge habitats. This project could include restoration of the off channel pond with native grasses, shrubs and trees and a public education component that could explain fish usage in the area and inform the need for additional restoration enhancement along the River.

Other habitat enhancement of the property could include adding instream complexing features such as large woody debris and construction of riffles and spawning gravel pads. Potentially, any material removed during this project, could also be used for agricultural purposes, including creating elevated farm fields and community garden beds.

Recommended measures for environmental protection during restoration work and trail development can be found in the Millstone Flats Biophysical Assessment Report, 2018.

4.4 Reintroduction of Agricultural Activity

Being located within the Agricultural Land Reserve, it is desirable to reintroduce agricultural activity on the East Wellington Park property, guided by the following recommendations made by the Agriculture Assessment (Haddow, 2021).

Crop Development Areas:

- **Community Garden** - The compact gravelly area in the Northeast corner of the field would be the best location for a community garden with raised garden beds, and potentially a washroom facilities and equipment storage building. This site provides close access to the parking lot and potentially field crops. To optimize yields and make gardening viable, installation of irrigation would be required.
- **Area 1** - is recommended for initial development, as it is the highest, driest portion of the property. It also has some of the best internal soil drainage on the property. This area is well suited for a wide range of perennials as well as annuals early in the spring and late into the fall, taking in to consideration appropriate selection of plants to minimize impact of shade on crop productivity.
- **Area 2** - is suited to late spring and summer annual vegetable production. Installation of sub surface drainage would dramatically improve the range of crops that could be planted in this area such as flood tolerant perennials on raised mounds or earlier spring to later fall crops of annuals. Frost tolerant species like fall rye, winter wheat, vetch or Austrian winter peas could be grown. As there may be some high water, and overland flow in this area, a cover crop must be grown in the late summer or fall to maintain cover during winter months to protect the soil from erosion and to provide organic matter in the spring when tilled.
- **Area 3** - is subject to significant overland flow during high water levels. There is a depression area here that stays wet longer. The current perennial forage crop planted here is well suited to this site and helps reduce erosion risks. Alternatively, if annual crops are grown, manage this site with improved drainage, crop mounding, and plant suitable cover crops in the late summer, but before September.



Figure 3: Crop Development Areas

- **Area 4** - is slightly less at risk of overland flow and prolonged flooding. It can be treated similarly to Area 2 for soil management requirements.
- **Area 5** - has a digressional area in the middle that stays wet longer into the growing season. This area is suited to forage production (e.g. hay).

Potential impacts of other park uses and amenities on agriculture:

- **Proposed multi-use trail** - The multi-use trail will be located along the northeast border of the property and have minimal impact on the farmable areas.
- **Hikers and dogs on trails** – Dogs will continue to be required to be on leash.
- **Proposed riverside walking trail** - The proposed park riverside trail would remove another 3-5m of farmland for the length of the property on the west side. Minimize the width of the walking trail to avoid excess overlap with the crop areas or consider locating the trail within the riparian buffer area where feasible.
- **Proposed fence** - Fencing may be required at different points along the trail and around the agricultural land to limit access, and potential human and wildlife impact to crops depending on the selection of crop.
- **Proposed riparian buffer** - A 30m riparian buffer is recommended for the Millstone River based on the classification of the River. However, buffers can be designed to provide a mix of native riparian species closer to the river and specific perennial crop species further away. In this way, farmable areas can be maintained while still achieving some of the functions of a riparian buffer.
- **Proposed side channel and off channel ponds** - There is the potential for shading from side channel riparian area vegetation to occur and affect crops and use of farm land. It is recommended only one pond be created and that it be located within the wettest portion of the field. Restoration planting will be done, selecting native plants that will have a minimal shading effect of the field crops.

4.5 Community Partners in Agriculture

Community Partner Opportunities:

The City of Nanaimo has identified opportunities to partner with different community groups and academic institutions to support research, education and agriculture production on this property. Benefits of these partnerships could include sharing knowledge, information, equipment, water, field access, farm workers, funding and more.

Potential Community Partners:

- Snuneymuxw First Nation (SFN)
- Vancouver Island University, Horticulture and Environmental Education studies
- School District #68 Outdoor learning classes
- Farm Share
- Nanaimo Foodshare Society
- Nanaimo Community Gardens Society

5.0 PLAN IMPLEMENTATION

The following table includes a timeframe to guide implementation actions which support the goals of this plan. The implementation actions are broken down into the six park goals with reference to ongoing park maintenance implications.

Implementation Action	Timing
1. Support Reconciliation	
Initial archaeological assessment of the site. Use CoN contractor on retainer	Prior to any excavation works/ final design
2. Support Environmental Conservation and Restoration	
Maintain communication with the Agricultural Land Commission regarding park uses	Ongoing
Contract a Qualified Environmental Professional (QEP) to identify areas for invasive plant control, and to supervise invasive plant removal	Prior to restoration work being done
Develop and install interpretive signage regarding restoration works	Prior to restoration work
Assemble volunteers to carry out riparian area restoration works	After consultation with QEP
Within the Millstone River's 30m riparian area: remove invasive plants; Restore the area with appropriate plantings; construct a fence along the outer edge of the riparian area where feasible	After consultation with QEP
Contract a QEP to provide recommendations on fish and amphibian habitat enhancements	2023
File notice of intent to place fill and/or remove soil with Agricultural Land Commission (for habitat enhancement works); make application	Min. 60 days prior to excavation
Construct habitat enhancement areas in accordance with QEP recommendations	2023- 2025
3. Support Return to Agricultural Production	
Develop the site for agricultural production; Designate farm allotments	2024
Install interpretive signage related to the agricultural uses	Following development of agricultural use

4. Integrate Education and Research

Form partnership: reaffirm use and develop research agreement(s) with Vancouver Island University, Nanaimo Food Share, and/or other community groups involved in local agricultural production	Annually
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5. Accommodate Other Recognized Uses

Star Gazers

Provide documentation and information as needed to Support Nanaimo Astronomy Society's efforts to have the park designated as an "Urban Star Park" through the Royal Astronomical Society of Canada	Ongoing
Install viewing platform for astronomy use	2024/25 concurrently with multi-use trail development
Install a decorative light screen and other amenities at astronomy area	Concurrently with viewing platform installation
Install astronomy-related interpretive signage	Following development of astronomy area

Dog Walkers

Install signage regarding dog owner responsibilities, and how to manage conflicts between dogs and wildlife	2023
Provide pet waste disposal bags and garbage cans at key locations	2023
Education and enforcement as needed to manage unauthorized off-leash dog use	Ongoing

6. Improve Park Access and Amenities

File notice of intent to place fill and remove soil with Agricultural Land Commission (for trail development); make application	Min. 60 days prior to trail / sewer line construction
Develop a multi-use trail; ensure wheelchair accessibility; create bump out for astronomy viewing area; create bump out for wetland and field viewing area; assess impacts on site drainage; develop in accordance with the 2018 Aquaparian Environmental Report, (Appendix B)	2024/25-after completion of the Millstone Sewer Trunk upgrade
Install a rest area with bench at scenic locations along the trail	Concurrently with trail development

Install swallow boxes	2023
Contract an engineer to assess options for improving and expanding the parking area, including a wheelchair accessible access to the trail	2023-2024
Install wayfinding signage	Following completion of the trail

Construct a storage building for farm tools	Prior to agricultural development
Install a seasonal, accessible public toilet	Annually, from beginning of restoration project
Secure a water connection to the park	Prior to restoration planting
Install Picnic Shelter and interpretive signage	Following completion of trail
Explore opportunity for Public Art installation	Following completion of trail

6.0 REFERENCES

Aquaparian Environmental Consulting Ltd. 2018, [Biophysical Assessment & User Group Land Review](#)

Chatwin Engineering Ltd, 2011, [Biophysical Assessment Report](#)

[East Wellington Park “Check-In” Survey, 2018](#)

W.Haddow Pag And C.Haddow, 2021, [Report, Agriculture Assessment Of East Wellington Park](#)

Historical Indigenous Land-Use Explains Plant Functional Trait Diversity, 2021, ([Ecology and Society: Historical Indigenous Land-Use Explains Plant Functional Trait Diversity](#))

Nanaimo Archives (<http://www.nanaimoarchives.ca>)

Northwest Hydraulic Consultants Ltd. 2021, [Millstone River East Wellington Park Side Channel Conceptual Design Open House Comments, 2020](#)


Van Isle History Explorer (<https://vanislehistoryexplorer.ca>)



East Wellington Park Plan





April 2023



Planning Process Recap

- 2018 survey and open house
- 2019 Presentation to Council
- 2020 open house and online feedback
- Stakeholder consultation
 - Current Park Users
 - Dog Walkers
 - Nanaimo Astronomy Society
 - Nanaimo Community Gardens Society
 - Nanaimo Fly Fishers Association
 - Nanaimo Food Share
 - Nanaimo Model Airs Club
 - Park Neighbours
 - Regional District of Nanaimo
 - School District 68
 - Snuneymuxw First Nation
 - Vancouver Island University
- Environmental & Agriculture Assessments completed

Environmental & Agriculture Reports

- Biophysical Assessment & User Group Land Review, (*Aquaparian Environmental Consulting Ltd. 2018*)
- Millstone River East Wellington Park Side Channel Conceptual Design, (*Northwest Hydraulic Consultants Ltd. 2021*)
- Agricultural Assessment completed, (*W.Haddow Pag And C.Haddow, 2021*)
- Submit a Non-Farm Use application to the Agricultural Land Commission (2023)



Park Vision:

East Wellington Park offers a location for a variety of users to enjoy the natural surroundings, while recognizing the environmental sensitivity and agricultural significance of the land. The protection and conservation of this natural environment will be balanced with appropriate agricultural, recreational and educational opportunities for the community.

Park Goals:

1. Supporting Reconciliation with Snuneymuxw First Nation
2. Environmental Conservation and Restoration
3. Supporting Agricultural Production
4. Integrating Education and Research
5. Accommodating other Recognized Uses
6. Improving Park Access and Amenities



CITY OF NANAIMO

BYLAW NO. 7288.02

A BYLAW TO AMEND THE CITY OF NANAIMO “MORNINGSIDE DRIVE LOCAL SERVICE
AREA PARCEL TAX BYLAW 2019 No. 7288”

That Council of the City of Nanaimo in open meeting assembled, hereby ENACTS AS
FOLLOWS:

1. Title:

This Bylaw may be cited as “Morningside Drive Local Area Service Parcel Tax
Amendment Bylaw 2023 No. 7288.02”.

2. Amendments:

“Morningside Drive Local Service Area Parcel Tax Bylaw 2019 No. 7288” is hereby
amended as follows:

- 2.1 By replacing all references to “Local Service Area” with “Local Area Service”.
- 2.2 By replacing year 2022 with 2023 in Section 4 for “Years of Application”; and
- 2.3 By changing the date in Section 8 from “December 31, 2021” to “February 28,
2023”.

PASSED FIRST READING: 2023-FEB-27
PASSED SECOND READING: 2023-FEB-27
PASSED THIRD READING: 2023-FEB-27
ADOPTED: _____

MAYOR

CORPORATE OFFICER