



AGENDA
REGULAR COUNCIL MEETING

Monday, December 2, 2024

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.

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:

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

3. INTRODUCTION OF LATE ITEMS:

4. APPROVAL OF THE AGENDA:

5. ADOPTION OF THE MINUTES:

a. Minutes

Minutes of the Regular Council Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2024-NOV-18, at 5:00 p.m.

b. Minutes

Minutes of the Special Council Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Thursday, 2024-NOV-21, at 7:00 p.m.

6. MAYOR'S REPORT:

7. RISE AND REPORT:

8. PRESENTATIONS:

a. eTOWN Hall to discuss the 2025-2029 Financial Plan

This item will be considered from 7:00 p.m. to 8:30 p.m.

1. Budget Video

To be introduced by Laura Mercer, General Manager, Corporate Services.

2. 2025 - 2029 Draft Financial Plan Overview

To be introduced by Laura Mercer, General Manager, Corporate Services.

9. COMMITTEE MINUTES:

a. Minutes

Minutes of the Governance and Priorities Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2024-JUN-24, at 1:00 p.m.

b. Minutes

Minutes of the Governance and Priorities Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2024-JUL-15, at 2:00 p.m.

c. Minutes

Minutes of the Advisory Committee on Accessibility and Inclusiveness Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Wednesday, 2024-SEP-11, at 4:00 p.m.

d. Minutes

Minutes of the Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2024-OCT-10, at 5:00 p.m.

e. Minutes

Minutes of the Finance and Audit Committee Meeting held in the Shaw Auditorium, Vancouver

Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Wednesday, 2024-OCT-16, at 9:00 a.m.

f. Minutes

Minutes of the Governance and Priorities Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2024-OCT-28, at 1:00 p.m.

g. Minutes

Minutes of the Finance and Audit Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Wednesday, 2024-NOV-20, at 9:01 a.m.

10. CONSENT ITEMS:

a. Finance and Audit Committee Meeting 2024-NOV-20

[Note: A link to the 2024-NOV-20 Finance and Audit Committee Meeting Agenda is provided for information.]

1. Online Accommodation Platform Funds

That Council allocate the Online Accommodation Platform revenue in 2025 as follows:

1. \$830,000 to acquisition of land and/or infrastructure/land improvements for affordable housing developments related to BC Housing and City of Nanaimo partnerships;
2. \$150,000 for continued support to the rent supplement programs; and,
3. \$150,000 for continued support to the Nanaimo Region Rent Bank program, administered by Connective Support Society Nanaimo.

2. Funding Request from Nanaimo Hornets Rugby Football Club

That Council approve the Nanaimo Hornets Rugby Football Club's funding request (for field lighting and upgrades to the clubhouse washrooms) and allocate \$100,000 from the Strategic Infrastructure Reserve Fund, contingent on a successful grant application by the Club to the Province of BC's Community Gaming Capital Grants Program.

b. Governance and Priorities Committee Meeting 2024-NOV-25

[Note: A link to the 2024-NOV-25 Governance and Priorities Committee Meeting Agenda is provided for information.]

1. Upcoming Topics and Initiatives

That Council direct Staff to move the topic "Social Issues Initiatives" from the 2025-

JAN-27 Governance and Priorities Committee Meeting to a future Governance and Priorities Committee Meeting to facilitate an expanded conversation and invite stakeholders such as the Vancouver Island Regional Library and the Nanaimo Systems Planning Organization to participate in the discussion.

2. Development Cost Charge and Amenity Cost Charge Programs

That Council direct Staff to proceed with the development of an Amenity Cost Charge (ACC) program that includes the following facilities:

1. Improvements and expansions as outlined in the Beban Park Master Plan;
2. Improvements and expansions in the Stadium District; and,
3. A community recreation facility in the Southgate Urban Centre.

11. DELEGATIONS:

12. REPORTS:

a. Not-For-Profit Sector Study

To be introduced by Laura Mercer, General Manager, Corporate Services.

Purpose: To present Council with the findings of the Nanaimo Not-for-Profit Sector Study.

Presentation:

1. Carly Frey, Partner, Project Director, and Joy Pan, Consultant, Project Manager, Nordicity.

b. Amendment to Rates and Charges for Water

To be introduced by Laura Mercer, General Manager, Corporate Services.

Purpose: To introduce "Waterworks Rate and Regulation Amendment Bylaw 2024, No. 7004.22" for first, second and third reading.

Recommendation: That:

1. "Waterworks Rate and Regulation Amendment Bylaw 2024, No. 7004.22" (a bylaw to set the water rates for 2025) pass first reading;
2. "Waterworks Rate and Regulation Amendment Bylaw 2024, No. 7004.22" pass second reading; and,
3. "Waterworks Rate and Regulation Amendment Bylaw 2024, No. 7004.22" pass third reading.

c. 2025 Amendment to Bulk Water Rates for South West Extension

To be introduced by Laura Mercer, General Manager, Corporate Services.

Purpose: To introduce "South West Bulk Water Rate Amendment Bylaw 2024, No. 7099.13" for first, second and third reading.

Recommendation: That:

1. "South West Bulk Water Rate Amendment Bylaw 2024, No. 7099.13" (a bylaw to set the 2025 bulk water rate for South West Extension) pass first reading;
2. "South West Bulk Water Rate Amendment Bylaw 2024, No. 7099.13" pass second reading; and,
3. "South West Bulk Water Rate Amendment Bylaw 2024, No. 7099.13" pass third reading.

d. Amendment to Rates and Charges for Sanitary Sewer

To be introduced by Laura Mercer, General Manager, Corporate Services.

Purpose: To introduce "Sewer Regulation and Charges Amendment Bylaw 2024, No. 2496.38" for first, second and third reading.

Recommendation: That:

1. "Sewer Regulation and Charge Amendment Bylaw 2024, No. 2496.38" (a bylaw to set the 2025 rates for sanitary sewer) pass first reading;
2. "Sewer Regulation and Charge Amendment Bylaw 2024, No. 2496.38" pass second reading; and,
3. "Sewer Regulation and Charge Amendment Bylaw 2024, No. 2496.38" pass third reading.

e. Amendment to User Fee Subsidies

To be introduced by Laura Mercer, General Manager, Corporate Services.

Purpose: To introduce "User Fee Subsidies Bylaw 2024, No. 7095.06" for first, second and third readings.

Recommendation: That:

1. "User Fee Subsidies Amendment Bylaw 2024, No. 7095.06" (a bylaw to set the 2025 thresholds for User Fee Subsidies) pass first reading;
2. "User Fee Subsidies Amendment Bylaw 2024, No. 7095.06" pass second reading; and,
3. "User Fee Subsidies Amendment Bylaw 2024, No. 7095.06" pass third reading.

f. Amendment to Rates and Charges for Municipal Solid Waste Collection

To be introduced by Laura Mercer, General Manager, Corporate Services.

Purpose: To introduce "Municipal Solid Waste Collection Amendment Bylaw 2024, No.

7128.16" for first, second and third reading.

Recommendation: That:

1. "Municipal Solid Waste Collection Amendment Bylaw 2024, No. 7128.16" (a bylaw to set the solid waste collection rates for 2025) pass first reading;
2. "Municipal Solid Waste Collection Amendment Bylaw 2024, No. 7128.16" pass second reading; and,
3. "Municipal Solid Waste Collection Amendment Bylaw 2024, No. 7128.16" pass third reading.

g. Province of BC Local Government Infrastructure Planning Grant Program

To be introduced by Laura Mercer, General Manager, Corporate Services.

Purpose: To obtain a Council resolution for the proposed submission to the Province of BC Local Government Infrastructure Planning Grant Program.

Recommendation: That Council approve submission of an application to the Local Government Infrastructure Planning Grant program for \$10,000 for the Thirteenth Street Drainage Study.

h. Recycle BC Agreements 2025 Through 2029

To be introduced by Bill Sims, General Manager, Engineering and Public Works.

Purpose: To obtain Council's authorization to execute the Recycle BC Amending Agreement and Recycle BC Master Services Agreement and Statement of Work for curbside recycling collection for the term 2025 through 2029.

Recommendation: That Council:

1. Execute the Recycle BC Amending Agreement and submit to Recycle BC before December 16, 2024, to extend the term of the current Master Services Agreement from December 31, 2024 to May 1, 2025;
2. Direct Staff to present forecast financial projections for the program term at a subsequent meeting; and,
3. Execute the Recycle BC Master Services Agreement and Statement of Work and submit to Recycle BC before May 1, 2025 for new term ending December 31, 2029.

i. City of Nanaimo Liquor Licence Review Policy - COU-245

To be introduced by Jeremy Holm, Director, Planning and Development.

Purpose: To present Council with the draft City of Nanaimo Liquor Licence Review Policy for approval.

Recommendation: That Council approve the City of Nanaimo Liquor Licence Review Policy COU-245.

- j. Development Permit Application No. DP1337 - 2126 Meredith Road

To be introduced by Jeremy Holm, Director, Planning and Development.

Purpose: To present for Council's consideration a development permit application for a multi-family residential infill development at 2126 Meredith Road.

Recommendation: That Council issue Development Permit No. DP1337 for a multi-family residential infill development at 2126 Meredith Road with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-DEC-02.

13. BYLAWS:

- a. "Zoning Amendment Bylaw 2024 No. 4500.220"

That "Zoning Amendment Bylaw 2024 No. 4500.220" (to rezone 6450 Island Highway North from Woodgrove Urban Centre [CC4] to Woodgrove Urban Centre [CC4] with a site-specific mini storage use) be adopted.

- b. "Zoning Amendment Bylaw 2024 No. 4500.227"

That "Zoning Amendment Bylaw 2024 No. 4500.227" (to rezone 5360 Bergen-Op-Zoom Drive from Single Dwelling Residential [R1] to Medium Density Residential [R8]) be adopted.

- c. "Management Terms and Conditions of Employment Amendment Bylaw 2024 No. 7273.03"

That "Management Terms and Conditions of Employment Amendment Bylaw 2024 No. 7273.03" (a bylaw to amend the provisions of the Management Terms and Conditions of Employment Bylaw 2019, No. 7273) be adopted.

- d. "Highway Closure and Dedication Removal Bylaw 2024 No. 7376"

That "Highway Closure and Dedication Removal Bylaw 2024 No. 7376" (to provide for highway closure and dedication removal of an unnamed lane adjacent to 2209 Bowen Road) be adopted.

14. REPORTS: (continued)

- a. Development Permit Application No. DP1341 - 6450 Island Highway North

To be introduced by Jeremy Holm, Director, Planning and Development.

Purpose: To present for Council's consideration a development permit application for a commercial (mini storage and office) development at 6450 Island Highway North.

Recommendation: That Council issue Development Permit No. DP1341 for a commercial development at 6450 Island Highway North with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-DEC-02.

15. CORRESPONDENCE:

16. NOTICE OF MOTION:

17. OTHER BUSINESS:

18. QUESTION PERIOD:

19. ADJOURNMENT: