



MERGED AGENDA REGULAR COUNCIL MEETING

Monday, May 5, 2025

4:30 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 a Council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- (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, 2025-APR-07, at 4:30 p.m.

b. Minutes

19 - 23

Minutes of the Special Council Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Thursday, 2025-APR-17, at 7:00 p.m.

6. **MAYOR'S REPORT:**

7. **RISE AND REPORT:**

a. Nanaimo Art Gallery Co-Management Agreement

During the 2025-APR-07 In Camera Council Meeting, Council approved the draft 10-year Co-Management Agreement between the City of Nanaimo and the Nanaimo Art Gallery Society.

b. Review of the Public Safety Committee

During the 2025-APR-07 In Camera Council Meeting, Council directed Staff to survey the Public Safety Committee members regarding their experience on the Committee and potential Terms of Reference amendments that better suit the Committee, and to bring forward a report at a future Council meeting outlining survey results and proposed recommendations.

8. **PRESENTATIONS:**

a. Canadian Award for Financial Reporting and Award for Outstanding Achievement in Popular Annual Financial Reporting (for the Fiscal Year Ending December 31, 2023)

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

b. Lifesaving Society BC & Yukon Branch Awards for the City of Nanaimo Advanced Aquatic Programming

To be introduced by Charlotte Davis, Deputy Director, Parks and Natural Areas.

c. Carly Pereboom, Executive Director, Tourism Nanaimo, re: Quarterly Update from Tourism Nanaimo

24 - 34

d. Colin Stansfield, Chief Executive Officer, Nanaimo Prosperity Corporation, re: Quarterly Update from the Nanaimo Prosperity Corporation

[Note: Presentation to be distributed on the addendum.]

1. *Add - PowerPoint Presentation titled "Nanaimo Prosperity Corporation*

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Report to Council"

- e. John McCormick, Executive Director, Nanaimo Systems Planning Organization, re: Quarterly Update from the Nanaimo Systems Planning Organization 43 - 47

9. COMMITTEE MINUTES:

- a. Minutes 48 - 55

Minutes of the Public Safety Committee Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Wednesday, 2025-FEB-12, at 4:00 p.m.

- b. Minutes 56 - 61

Minutes of the Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2025-MAR-13, at 5:00 p.m.

- c. Minutes 62 - 68

Minutes of the Finance and Audit Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Wednesday, 2025-MAR-19, at 9:00 a.m.

- d. Minutes 69 - 73

Minutes of the Governance and Priorities Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2025-MAR-24, at 1:00 p.m.

- e. Minutes 74 - 77

Minutes of the Governance and Priorities Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2025-APR-14, at 1:00 p.m.

- f. Minutes 78 - 85

Minutes of the Finance and Audit Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference, 80 Commercial Street, Nanaimo, BC, on Wednesday, 2025-APR-16, at 9:00 a.m.

10. CONSENT ITEMS:

- a. Governance and Priorities Committee Meeting 2025-APR-14 86

[Note: a link to the 2025-APR-14 Governance and Priorities Committee Meeting agenda is provided for information.]

1. Form and Character Design Guidelines Project

That Council direct Staff to proceed with preparing a bylaw to amend Zoning Bylaw No. 4500 with the updated Development Permit Area 8 (DPA8) Form and Character Design Guidelines, and related amendments to the landscape regulations; and a bylaw to amend the "Development Procedures and Notification Bylaw 2024 No. 7375", as outlined in the Staff Report dated 2025-APR-14.

b. Finance and Audit Committee Meeting 2025-APR-16

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[Note: a link to the 2025-APR-16 Finance and Audit Committee Meeting agenda is provided for information.]

1. 2024 Annual Financial Statements

That Council accept the 2024 Annual Financial Statements for the City of Nanaimo.

2. 2025 - 2029 Financial Plan Recap and Decision Points

That for the 2025 - 2029 Financial Plan Council:

1. Increase funding for contracted services for public space cleanliness by \$30,000 in 2025 and \$75,000 in 2026; and,
2. Add a full-time Superintendent, Sanitation, Recycling and Cemeteries and related costs effective September 1, 2025.

3. Approval to Bid to Host the 2026 Pacific Contact Showcase and Festival

That Council support the proposed bid to host Pacific Contact 2026 in Nanaimo and commit \$20,000 in 2026 of the 2025 - 2029 Financial Plan, funded from the Special Initiatives Reserve.

4. Sport Tourism Grant Funding Application Approval

That Council approve granting the Vancouver Island Slopestyle 2025 event at the Steve Smith Bike Park \$4,500 from the Sport Tournament Grant Fund.

5. 7 Potatoes Project Update and Funding Request

That Council:

1. Increase the budget for the Japanese-Canadian Memorial Garden project by \$341,000 funded from the Strategic Infrastructure Reserve Fund; and,
2. Increase the budget for the Beban Park Outdoor Performance and Gathering Space project \$400,000 funded from the

11. DELEGATIONS:

- | | | |
|----|--|----|
| a. | <u>Brenna Wallace and Andrea Smith, The Brenna Wallace International Initiative Foundation re: Human Trafficking Safety Assessment</u> | 88 |
| b. | <u>Christopher Brown re: Loudon Park Development</u> | 89 |
| c. | <u>Lana Fitzpatrick re: Loudon Park Development</u> | 90 |
| d. | <u>Heather Baitz re: Loudon Park Development</u> | 91 |

12. REPORTS:

- | | | |
|--|--|-----------|
| a. | <u>Evolve Shared E-Mobility Program Update and Expansion Plans</u> | 92 - 106 |
| To be introduced by Poul Rosen, Director, Engineering. | | |
| <i>Purpose: To present Council with an update on the Evolve shared e-mobility program, and to share plans for program expansion, including e-scooter launch.</i> | | |
| <u>Presentation:</u> | | |
| 1. David Holzer, Business Development Manager, Evolve E-Bike Share | | |
| b. | <u>2025 State of the Nanaimo Economy Report</u> | 107 - 196 |
| To be introduced by Laura Mercer, General Manager, Corporate Services. | | |
| <i>Purpose: To provide Council with the 2025 State of the Nanaimo Economy annual report.</i> | | |
| <u>Presentation:</u> | | |
| 1. Amrit Manhas, Economic Development Officer | | |
| c. | <u>2025 - 2029 Financial Plan Bylaw Amendment</u> | 197 - 205 |
| To be introduced by Laura Mercer, General Manager, Corporate Services. | | |
| <i>Purpose: To introduce "Financial Plan Amendment Bylaw 2025 No. 7389.01" for first, second and third readings.</i> | | |
| Recommendation: That: | | |
| 1. "Financial Plan Amendment Bylaw 2025 No. 7389.01" (To amend the 2025 – 2029 Financial Plan) pass first reading; | | |
| 2. "Financial Plan Amendment Bylaw 2025 No. 7389.01" pass second reading; and | | |

3. "Financial Plan Amendment Bylaw 2025 No. 7389.01" pass third reading.
- d. 2025 Property Tax Rates Bylaw 206 - 213
- To be introduced by Laura Mercer, General Manager, Corporate Services.
- Purpose: To introduce "Property Tax Rates Bylaw 2025 No. 7397" for first, second, and third readings.*
- Recommendation: That:
- "Property Tax Rates Bylaw 2025 No. 7397" (a bylaw to set the 2025 property tax rates) pass first reading;
 - "Property Tax Rates Bylaw 2025 No. 7397" pass second reading; and,
 - "Property Tax Rates Bylaw 2025 No.7397" pass third reading.
- e. Development Variance Permit Application No. DVP475 - 355 Wakesiah Avenue 214 - 220
- To be introduced by Jeremy Holm, Director, Planning and Development.
- Purpose: To present for Council's consideration a development variance permit application to reduce the minimum side yard setback requirement for proposed stadium bleachers at 355 Wakesiah Avenue (Nanaimo District Secondary School).*
- It is requested that Council hear anyone wishing to speak with respect to Development Variance Permit No. DVP475 - 355 Wakesiah Avenue.
- Recommendation: That Council issue Development Variance Permit No. DVP475 for the construction of new stadium bleachers at 355 Wakesiah Avenue with a setback variance as outlined in the "Proposed Variance" section of the Staff Report titled "Development Variance Permit Application No. DVP475 - 355 Wakesiah Avenue", dated 2025-MAY-05.
- f. Development Variance Permit Application No. DVP472 - 1234 Okanagan Place 221 - 229
- To be introduced by Jeremy Holm, Director, Planning and Development.
- Purpose: To present for Council's consideration a development variance permit application to increase the maximum allowable height for combined fence and retaining walls at 1234 Okanagan Place.*
- It is requested that Council hear anyone wishing to speak with respect to Development Variance Permit No. DVP472 - 1234 Okanagan Place.
- Recommendation: That Council issue Development Variance Permit No. DVP472, with the conditions outlined in Attachment A, to increase the maximum allowable height for combined fence and retaining walls at 1234 Okanagan Place with variances as outlined in the "Proposed Variance" section of the Staff Report titled "Development Variance Permit Application No. DVP472 - 1234 Okanagan Place", dated 2025-MAY-05.

- g. Development Permit Application No. DP1368 - 6680 Dickinson Road 230 - 238

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

Purpose: To present for Council's consideration a development permit application with a variance to allow an existing non-conforming accessory commercial building at 6680 Dickinson Road.

Recommendation: That Council issue Development Permit No. DP1368 for an existing accessory commercial building at 6680 Dickinson Road with a variance as outlined in the "Proposed Variance" section of the Staff Report titled "Development Permit Application No. DP1368 - 6680 Dickinson Road", dated 2025-MAY-05.

13. BYLAWS:

- a. "Miscellaneous Bylaws Repeal Bylaw 2025 No. 7352" 239 - 240

That "Miscellaneous Bylaws Repeal Bylaw 2025 No. 7352" (a bylaw to repeal outdated bylaws) be adopted.

14. CORRESPONDENCE:

- a. 2025 Nanaimo 55+ BC Games Society Request for a Letter of Support re: Grant Application to the Destination Events Program 241 - 244

- b. 2025 Nanaimo 55+ BC Games Society Request for a Letter of Support re: Hosting BC Grant Application 245 - 246

15. NOTICE OF MOTION:

16. OTHER BUSINESS:

- a. Councillor Hemmens Motion re: The Distribution of New Supportive Housing Projects

At the 2025-APR-07 Regular Council Meeting, Councillor Hemmens advised that she would be bringing forward the following motion for consideration:

"That Council direct Staff to include draft policy as part of the upcoming City Plan review to encourage the distribution of new supportive housing projects through the community."

- b. Consideration of Deferred Motion re: Newcastle Community Association

[Note: The following Public Safety Committee consent item was deferred from the 2025-JAN-20 Regular Council Meeting until potential amendments to "Council Procedure Bylaw 2018 No.7272" were considered.]

"That Council invite representatives of the Newcastle Community Association to attend the next Public Safety Committee Meeting to share their concerns regarding

the impact of homelessness on residents and local businesses."

17. QUESTION PERIOD:

18. ADJOURNMENT:



MINUTES
REGULAR COUNCIL MEETING

Monday, April 7, 2025, 4:30 P.M.
Shaw Auditorium, Vancouver Island Conference Centre
80 Commercial Street, Nanaimo, BC

- Members:
- Mayor L. Krog, Chair
 - Councillor S. Armstrong
 - Councillor T. Brown (arrived at 4:39 p.m.)
 - Councillor H. Eastmure
 - Councillor B. Geselbracht
 - Councillor E. Hemmens
 - Councillor P. Manly*
 - Councillor J. Perrino
 - Councillor I. Thorpe
- Staff:
- D. Lindsay, Chief Administrative Officer
 - L. Mercer, General Manager, Corporate Services
 - B. Sims, General Manager, Engineering and Public Works
 - S. Gurrie, Director, Legislative Services
 - J. Holm, Director, Planning and Development
 - D. Osborne, Director, Parks, Recreation and Culture
 - M. Bryson, Deputy Director, Civic Facilities
 - D. Thompson, Manager, Roads and Traffic Services
 - C. Scholberg, Planner, Community Development
 - N. Sponaule, Communications Advisor
 - K. Lundgren, Recording Secretary

1. CALL THE MEETING TO ORDER:

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

* Denotes electronic meeting participation as authorized by "Council Procedure Bylaw 2018 No. 7272"

2. INTRODUCTION OF LATE ITEMS:

- (a) Agenda Item 2 Procedural Motion – Remove *Community Charter* Section (90)(2)(b)

3. PROCEDURAL MOTION:

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:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- (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).

The motion carried unanimously.

Council moved In Camera at 4:30 p.m.

Council moved out of In Camera at 5:44 p.m.

Council recessed the Open Meeting at 5:44 p.m.

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

2. INTRODUCTION OF LATE ITEMS (Continued):

- (b) Agenda Item 12(f) Covenant Amendment Application No. CA19 – 6340 McRobb Avenue – Add delegation from Scott Mack, Townsite Planning Inc.
- (c) Add Agenda Item 15(a) – Councillor Hemmens Notice of Motion re: The Distribution of New Supportive Housing Projects.

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, Nanaimo, BC, on Monday, 2025-MAR-17 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

6. MAYOR'S REPORT:

Mayor Krog advised of the following:

- The City of Nanaimo is seeking a volunteer for a member-at-large position on the Design Advisory Panel. The term for this positions is three years, and interested applicants are encouraged to review the Panel's mandate, objectives and meeting schedule on the City website. The deadline to submit an application is 2025-APR-11
- The Nanaimo Clippers will be facing the Cowichan Valley Capitals on 2025-APR-08. Mayor Krog has made a bet with Mayor Rob Douglas of North Cowichan that the Mayor of the losing team will wear the opponents Jersey at their next Council Meeting
- Encouraged all eligible residents to vote in the upcoming federal election on 2025-APR-28

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, Nanaimo, BC on Monday, 2024-DEC-09 at 1:00 p.m.
- Minutes of the Mayor's Leaders' Table Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Friday, 2024-DEC-13 at 8:33 a.m.
- 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, 2025-JAN-08 at 4:00 p.m.

- Minutes of the Design Advisory Panel meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2025-FEB-13 at 5:01 p.m.
- Minutes of the Finance and Audit Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Wednesday, 2025-FEB-19 at 9:00 a.m.
- Minutes of the Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2025-FEB-27 at 5:00 p.m.

8. **CONSENT ITEMS:**

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

Prior to the vote Councillor Thorpe requested that Agenda Item 10(b)(2) Loudon Park Improvements be removed to be voted on separately.

(a) Advisory Committee on Accessibility and Inclusiveness 2025-MAR-12

1. Westwood Lake Park Accessible Wayfinding Signage

That Council endorse blue as the colour palette for Westwood Lake Park wayfinding and signage as part of the Westwood Lake Park Amenity Improvements project.

(b) Finance and Audit Committee Meeting 2025-MAR-19

1. 2024 Surplus Allocation

That Council approve the allocation of the 2024 operating surplus as follows:

1. General Fund

a. RCMP Contract Reserve	\$1,411,438
b. General Financial Stability Reserve	\$1,094,545
c. Special Initiatives Reserve	<u>\$5,290,000</u>
	<u>\$7,795,983</u>

2. Sewer Fund

a. Sewer Reserve	<u>\$342,240</u>
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(c) Governance and Priorities Committee Meeting 2025-MAR-24

1. City Plan Monitoring Engagement

That Council endorse in principle the proposed City Plan monitoring process as outlined in the Staff Report dated 2025-MAR-24.

The motion carried unanimously.

(d) Separately Addressed Consent Items

1. Loudon Park Improvements

That Council direct Staff to increase the budget by \$1,876,373 funded from the Special Initiatives Reserve to proceed with the alternate design for the Loudon Park improvements as outlined in the report titled "Loudon Park Improvements" dated 2025-MAR-19.

The motion was defeated.

Opposed: Mayor Krog and Councillors Armstrong, Brown, Perrino, Thorpe

It was moved and seconded that Council direct Staff to increase the budget by \$6,169,373 funded by \$4,000,000 from the Special Initiatives Reserve and \$2,169,373 from the Strategic Infrastructure Reserve Fund to proceed with the current design for the Loudon Park improvements.

It was moved and seconded that the motion be deferred to a future meeting. The motion to defer was defeated.

Opposed: Mayor Krog and Councillors Armstrong, Brown, Hemmens, Perrino and Thorpe

The vote was taken on the main motion as follows:

That Council direct Staff to increase the budget by \$6,169,373 funded by \$4,000,000 from the Special Initiatives Reserve and \$2,169,373 from the Strategic Infrastructure Reserve Fund to proceed with the current design for the Loudon Park improvements.

The motion carried.

Opposed: Councillors Eastmure, Geselbracht, Hemmens and Manly

9. DELEGATIONS:

(a) Tod Maffin re: Nanaimo Tourist Event Update and Request for Assistance

Tod Maffin informed Council of an overwhelming response with international tourists registered to visit Nanaimo on 2025-APR-25. The delegation

requested the City's support in efforts to organize a group photo at Maffeo Sutton Park.

10. REPORTS:

(a) Heritage Alteration Permit - 35 Front Street

Introduced by Jeremy Holm, Director, Planning and Development.

It was moved and seconded that Council issue Heritage Alteration Permit No. HAP00031 to allow minor exterior alterations of the Nanaimo Court House building at 35 Front Street. The motion carried unanimously.

(b) Miscellaneous Bylaws Repeal Bylaw

Introduced by Sheila Gurrie, Director, Legislative Services.

It was moved and seconded that "Miscellaneous Bylaws Repeal Bylaw 2025 No. 7352" (a bylaw to repeal outdated bylaws) pass first reading. The motion carried unanimously.

It was moved and seconded that "Miscellaneous Bylaws Repeal Bylaw 2025 No. 7352" pass second reading. The motion carried unanimously.

It was moved and seconded that "Miscellaneous Bylaws Repeal Bylaw 2025 No. 7352" pass third reading. The motion carried unanimously.

(c) Recycle BC Financial Projections 2025 Through 2029

Introduced by Bill Sims, General Manager, Engineering and Public Works.

David Thompson, Manager, Roads and Traffic, presented the financial projections for curbside recycling collection operations.

(d) Liquor Licence Application No. LA158 - Unit 201-70 Commercial Street

Introduced by Jeremy Holm, Director, Planning and Development.

It was moved and seconded that Council recommend that the Liquor and Cannabis Regulation Branch approve the application for a liquor primary licence at Unit 201 – 70 Commercial Street. The motion carried unanimously.

(e) Development Permit Application No. DP1365 - 1810 Fremont Road

Introduced by Jeremy Holm, Director, Planning and Development.

It was moved and seconded that Council issue Development Permit No. DP1365 for an addition to an existing light industrial building at 1810 Fremont Road with

variances as outlined in the “Proposed Variances” section of the Staff Report dated 2025-APR-07. The motion carried unanimously.

(f) Covenant Amendment Application No. CA19 - 6340 McRobb Avenue

Introduced by Jeremy Holm, Director, Planning and Development.

Delegation:

1. Scott Mack, Townsite Planning Inc., spoke on behalf of the owner, regarding the application. They advised Council that the owner has become aware of an opportunity that would allow for one of the two buildings to be built as a purpose-built rental building. The delegation requested that Council consider waiving the requirement for a Public Hearing for the covenant amendment application.

It was moved and seconded that Council direct Staff to proceed with a Public Hearing for the proposed Covenant Amendment for 6340 McRobb Avenue. The motion carried.

Opposed: *Councillor Brown*

11. BYLAWS:

(a) “Housing Agreement Bylaw 2025, No. 7394”

It was moved and seconded that “Housing Agreement Bylaw 2025 No. 7394” (to secure the terms and conditions of occupancy for a residential shelter at 11 Dancer Road) be adopted. The motion carried unanimously.

12. CORRESPONDENCE:

- (a) Correspondence dated 2025-MAR-20 from the Association of Vancouver Island and Coastal Communities (AVICC) re: Feedback Requested for Reforming the Local Government Act - A Roadmap
- (b) Correspondence dated 2025-MAR-24 from Island Rail Corporation re: Rebuilding Vancouver Island's Railway
- (c) Italian Society Felice Cavallotti Lodge Request for a Letter of Support re: Grant Application to Legacy Fund - Building Communities through Arts and Heritage

It was moved and seconded that the Mayor, on behalf of Council, provide a letter of support to the Italian Society Felice Cavallotti Lodge for their grant application to Legacy Fund - Building Communities through Arts and Heritage. The motion carried unanimously.

- (d) Vancouver Island Exhibition Request for a Letter of Support re: Grant Application for the Destination Events Program Grant

It was moved and seconded that the Mayor, on behalf of Council, provide a letter of support to the Vancouver Island Exhibition for their grant application to Destination Events Program Grant. The motion carried unanimously.

- (e) Nanaimo Equestrian Association Request for a Letter of Support re: Grant Application for the Destination Events Program Grant

It was moved and seconded that the Mayor, on behalf of Council, provide a letter of support to the Nanaimo Equestrian Association for their grant application to Destination Events Program Grant. The motion carried unanimously.

- (f) Petroglyph Development Group Request for a Letter of Support re: the Proposed Cabin Project on Saysutshun Island

It was moved and seconded that the Mayor, on behalf of Council, provide a letter of support to Petroglyph Development Group for their proposed cabin project on Saysutshun Island. The motion carried unanimously.

- (g) Wildcoast Ecological Society Request for a Letter of Support re: Grant Application for the Environment and Climate Change Canada EcoAction

It was moved and seconded that the Mayor, on behalf of Council, provide a letter of support to the Wildcoast Ecological Society for their grant application to Environment and Climate Change Canada EcoAction. The motion carried unanimously.

- (h) Loyal Nanaimo Bathtub Society Request for a Letter of Support re: Grant Application to the Destination Events Program

It was moved and seconded that the Mayor, on behalf of Council, provide a letter of support to the Loyal Nanaimo Bathtub Society for their grant application to the Destination Events Program Grant. The motion carried unanimously.

13. NOTICE OF MOTION:

- (a) Councillor Hemmens Notice of Motion re: The Distribution of New Supportive Housing Projects

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

“That Council direct Staff to include draft policy as part of the upcoming City Plan review to encourage the distribution of new supportive housing projects through the community.”

14. OTHER BUSINESS:

- (a) Request from Mayor Krog to send Correspondence to Ravi Parmar, MLA, Minister of Forests re: Future of Our Local Forest Industry

It was moved and second that the Mayor, on behalf of Council, send a letter to Ravi Parmar, MLA, Minister of Forests regarding "The Future of Our Local Forest Industry". The motion carried.

Opposed: *Councillors Brown, Eastmure, Geselbracht and Manly*

- (b) Councillor Manly Motion re: City of Nanaimo and Regional District of Nanaimo Synergism re: Public Works Yard Upgrades

It was moved and seconded that Council direct Staff to explore, as part of the City of Nanaimo's process to update the facilities at the Public Works Yard located at 2020 Labieux Road, synergies between the needs of the Regional District of Nanaimo (RDN) and the City of Nanaimo, and report back to Council on how the Public Works Yard upgrades could assist the RDN with their transit related infrastructure and vehicle maintenance needs while reducing costs for both levels of government. The motion was defeated.

Opposed: *Mayor Krog, and Councillors Armstrong, Hemmens, Perrino and Thorpe*

- (c) Councillor Manly Motion re: Media's Usage of Electronic Devices during Meetings

It was moved and seconded that Council direct Staff to prepare a report outlining options for an amendment to "Council Procedure Bylaw 2018 No. 7272" to include a certification process to provide accreditation to media representatives and independent journalists to permit the usage of electronic devices at the City of Nanaimo Council and Committee meetings for journalistic purposes. The motion carried.

Opposed: *Mayor Krog and Councillors Armstrong, Perrino and Thorpe*

11. BYLAWS: (Continued)

- (a) "Council Procedure Bylaw Amendment Bylaw 2025 No. 7272.05"

It was moved and seconded that "Council Procedure Bylaw Amendment Bylaw 2025, No. 7272.05" (a bylaw to include provisions associated with delegations, inappropriate behaviour, electronic devices and signs in Council and Committee meetings and minor housekeeping amendments) be adopted. The motion carried.

Opposed: *Councillors Armstrong and Eastmure*

(b) “Respectful Spaces Amendment Bylaw 2025 No. 7381.01”

It was moved and seconded that “Respectful Spaces Amendment Bylaw 2025, No. 7381.01” (a bylaw to include electronic devices and other housekeeping amendments) be adopted. The motion carried.

Opposed: *Councillors Armstrong and Eastmure*

15. QUESTION PERIOD:

Council received four (4) questions from the public regarding agenda items.

16. ADJOURNMENT:

It was moved and seconded at 10:02 p.m. that the meeting adjourn. The motion carried unanimously.

MAYOR

CERTIFIED CORRECT:

CORPORATE OFFICER



MINUTES
SPECIAL COUNCIL MEETING

Thursday, April 17, 2025, 7:00 P.M.
Shaw Auditorium, Vancouver Island Conference Centre
80 Commercial Street, Nanaimo, BC

Members: Mayor L. Krog, Chair
Councillor S. Armstrong*
Councillor B. Geselbracht*
Councillor E. Hemmens
Councillor J. Perrino*
Councillor I. Thorpe

Absent: Councillor T. Brown
Councillor H. Eastmure
Councillor P. Manly

Staff: J. Holm, Director, Planning & Development
D. LaBerge, Director, Public Safety
D. Fox, Manager, Building Inspections
K. Robertson, Deputy Corporate Officer
A. Chanakos, Recording Secretary

1. CALL THE MEETING TO ORDER:

The Special Council Meeting was called to order at 7:00 p.m.

2. INTRODUCTION OF LATE ITEMS:

- (a) Remove Agenda Item 4(c) Bylaw Contravention Notice - Construction Not Completed as per Conditions of Building Permit - 223 Milton Street

3. APPROVAL OF THE AGENDA:

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

* Denotes electronic meeting participation as authorized by "Council Procedure Bylaw 2018 No. 7272"

4. REPORTS:

(a) Illegal Construction - 3860 Norwell Drive

Introduced by Dave LaBerge, Director, Public Safety.

Mayor Krog inquired if the property owner was in attendance and wished to speak.

1. Kelly Funk, representative of the property owner, spoke regarding the following:
 - The property owner spoke with City Staff and had Staff attend the property prior to commencing any work, to determine what would be permissible in the Riparian Zone
 - The property owner also reached out to the Provincial Government to determine if the original shed would be grandfathered in, as the Riparian Areas Regulation was enacted after the original shed was constructed
 - City Staff advised that a permit could not be issued within the Riparian Zone; however, as long as the shed was not torn down, it could be repaired piece by piece
 - Due to an aging structure and weather damage, the shed required repairs to ensure it was safe to use. Repairs were constructed within the original shed footprint and base; however, the property owner has confirmed that the current shed is slightly larger, and has offered to decrease the size of the shed to conform with the original footprint
 - On 2024-MAY-29, following a complaint regarding construction without a permit, a Stop Work Order was issued; however, the property owner had not applied for a permit as Staff advised a permit would not be granted
 - Most of the original shed material was unable to be reused due to rot, and was considered unsafe
 - The property owner noted that the current concern from Staff relates to the ratio of old wood to new wood used to repair the shed. They have advised that they are willing to incorporate the remaining salvageable wood into the shed
 - The property owner is requesting an opportunity to remedy the situation by completing the shed using the remaining salvageable wood, or to be granted the opportunity to apply for a building permit for the construction

Council conveyed the following:

- An email was received by Council on 2025-APR-13 advising that the property owner had conducted 10 renovation projects, in addition to the current shed rebuild
- Photos presented at the 2024-NOV-21 Special Council Meeting showed a previously dilapidated shed replaced with a structure that would require a building permit
- Council directed Staff to file a Bylaw Contravention Notice on the property at the 2024-NOV-21 Special Council Meeting

It was moved and seconded that Council:

1. Declare that construction of the two-storey accessory building and adjoining deck structure at 3860 Norwell Drive is in contravention of City of Nanaimo "Building Bylaw 2016 No. 7224" and the Provincial Building Code.
2. Impose remedial action requirements in relation to the provisions of Sections 72 and 73 of the *Community Charter*.
3. Direct the remedial action requirement to include that all construction completed without required inspections or permit must be completely removed by no later than 60 days after the remedial action requirement is issued.
4. Direct Staff to advise the owner(s) that they may request Council reconsider the remedial action requirement by providing written notice within 14 days of the date on which notice of the remedial action requirement was sent.
5. Direct Staff or their authorized agents to take action in accordance with Section 17 of the *Community Charter* without further notice to remove all unauthorized construction at the owner's expense if the said remedial action requirement is not undertaken within the time limit set out in the Council resolution.

The motion carried unanimously.

- (b) Bylaw Contravention Notice - Construction Not Completed as per Conditions of Building Permit - 1228 Manzanita Place

Introduced by Darcy Fox, Manager, Building Inspections.

Mayor Krog inquired if the property owner was in attendance and wished to speak.

The property owner was not in attendance to speak to the matter.

It was moved and seconded that Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the property located at 1228 Manzanita Place for construction not completed as per the conditions of the building permit. The motion carried unanimously.

(c) Bylaw Contravention Notice - Construction Started Without a Building Permit - 2253 Wilgress Road

Introduced by Darcy Fox, Manager, Building Inspections.

Delegation:

1. George Wen, property owner, noted that they took ownership of the property on 2025-MAR-01 and will continue working to address the numerous safety concerns with the building.

In response to inquiries from Council, Staff advised that one unit in the building has had repairs done and still has occupancy; however, the remainder of the building is not safe for occupancy at this time.

It was moved and seconded that Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the property located at 2253 Wilgress Road for construction started without a building permit in contravention of "Building Bylaw 2016 No. 7224". The motion carried unanimously.

(d) Bylaw Contravention Notice - Construction Started Without a Building Permit - 2480 Kenworth Road

Introduced by Darcy Fox, Manager, Building Inspections.

Mayor Krog inquired if the property owner was in attendance and wished to speak.

The property owner was not in attendance to speak to the matter.

It was moved and seconded that Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the property located at 2480 Kenworth Road for construction started without a building permit in contravention of "Building Bylaw 2016 No. 7224". The motion carried unanimously.

(e) Bylaw Contravention Notice - Construction Started Without a Building Permit - 4552 Laguna Way

Introduced by Darcy Fox, Manager, Building Inspections.

Mayor Krog inquired if the property owner was in attendance and wished to speak.

The property owner was not in attendance to speak to the matter.

It was moved and seconded that Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the property located at 4552 Laguna Way for construction started without a building permit in contravention of "Building Bylaw 2016 No. 7224". The motion carried unanimously.

(f) Bylaw Contravention Notice - Construction Started Without a Building Permit - 63 Howard Avenue

Introduced by Darcy Fox, Manager, Building Inspections.

Mayor Krog inquired if the property owner was in attendance and wished to speak.

The property owner was not in attendance to speak to the matter.

It was moved and seconded that Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the property located at 63 Howard Avenue for construction started without a building permit in contravention of "Building Bylaw 2016 No. 7224". The motion carried unanimously.

5. BYLAWS:

(a) "Home Energy Retrofit Financing Program Bylaw 2025 No. 7393"

It was moved and seconded that "Home Energy Retrofit Financing Program Bylaw 2025 No. 7393" (to initiate the City of Nanaimo's retrofit financing program) be adopted. The motion carried unanimously.

6. ADJOURNMENT:

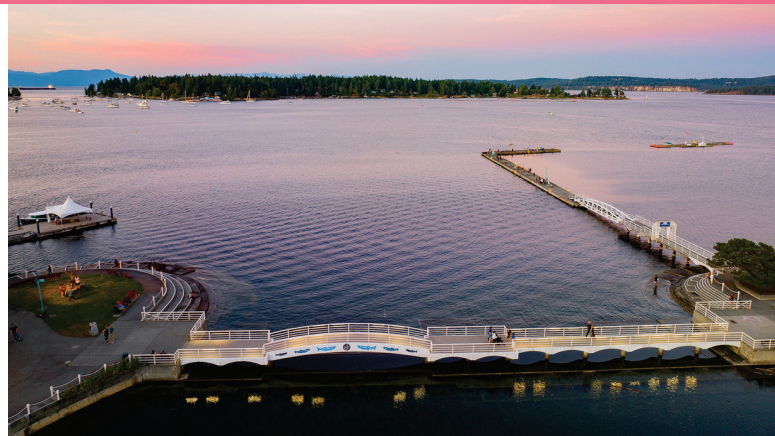
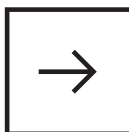
It was moved and seconded at 7:33 p.m. that the meeting adjourn. The motion carried unanimously.

CERTIFIED CORRECT:

MAYOR

DEPUTY CORPORATE OFFICER

A Changing Landscape



éy swayel



Good day

**It is good to see you all,
thank you for having me.**

We honor the Snuneymuxw Nation's enduring connection to this land and are committed to fostering relationships built on respect, collaboration, and mutual growth. As we work together, we aim to elevate the stories of the Snuneymuxw people, embracing opportunities to connect with the land and its rich history. Our dedication to learning, growth, compassion, and reconciliation guide our efforts.





OVERVIEW

Changing Landscape	4-6
The Value of Tourism	7-9
Industry Data	10-13
Highlights from Q1	15-21
Upcoming for Q2	22-23



CHANGING LANDSCAPE

43%

61%

ON, SK, MB, AB



NANAIMO IMPACT

Nanaimo's Market Strengths

- Competitive pricing compared to nearby products
- Identity as a hub city (access)
- Identity as an inclusive and welcoming destination
- New brand awareness in the U.S (Marketing Initiatives, and community personality Tod Maffin)

Opportunities:

- Ontarians' are the most likely to reduce their U.S travel (52%). New direct route from YYZ - YCD presents opportunity.
- Manitoba & Saskatchewan the most likely to travel within Canada (75%), new market opportunity.
- Alberta is already a key demographic, but increasing conversations around inclusion, social safety, and affordability increase our desirability

ADAPTED MESSAGING



INTERNATIONAL VIBES WITH A CANADIAN TWIST

No need for fancy flights or over-the-top tourist traps - just the real deal, with a side of ketchup chips - [LEARN MORE!](#)



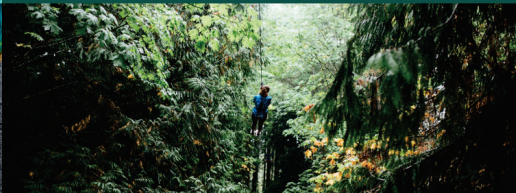
EXPLORING CLOSE TO HOME?

Nanaimo delivers international vibes with a proudly Canadian twist - [LEARN MORE!](#)



READY TO MAKE NANAIMO PART OF YOUR 2025 TRAVEL PLANS?

We may say 'sorry' a lot, but we won't apologize for our epic views, fresh markets, and outdoor adventures - [LEARN MORE!](#)



The Value of Tourism: Destination BC Findings



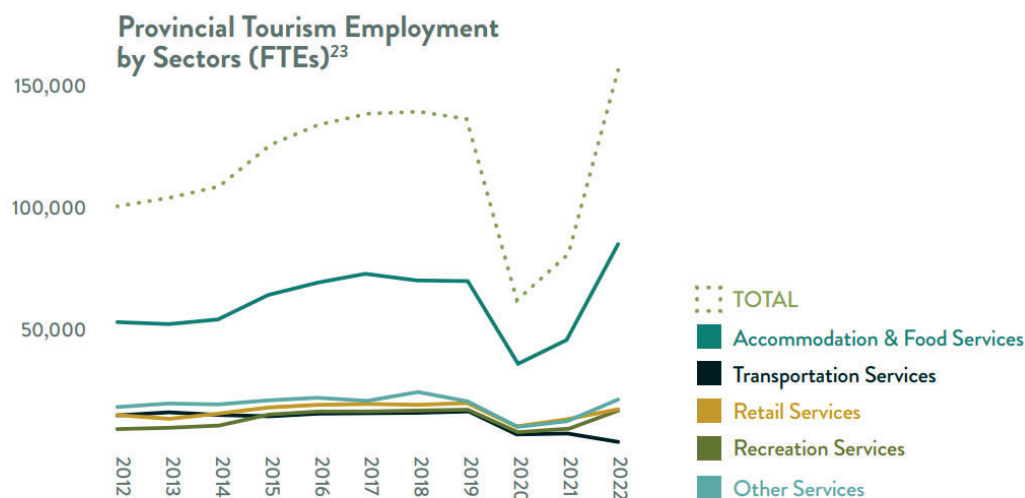
The Vancouver Island (VI) tourism region has 16.6% of the population of BC, about a million residents. 4 Popular destinations in the region include Victoria, Nanaimo, Parksville / Qualicum Beach, Tofino, and Ucluelet, and the numerous surrounding islands. Many travellers enjoy **outdoor activities** and **adventure experiences** as well as **festivals, events**, and **conferences**.

The region is known for its beautiful and varied parks and coastlines. (DBC Regional Profile, 2025)

Tourism Industry Snapshot	2023
Businesses (2022) ⁶	2,700
% of Total Provincial Tourism Businesses ⁷	15.9%
Indigenous Businesses Listed with ITBC (2024) ⁸	114
HelloBC Listings with Accessibility Features ⁹	16%
Employment (2022) ¹⁰	26,300
Regional GDP (2022) ¹¹	\$1.5 billion
Regional Tourism Revenue (2022) ¹²	\$3.2 billion
Room revenue (000s) ¹³	\$776,500
Visitor Centre parties ¹⁴	127,200
Resort Municipality Initiative Communities ¹⁵	Tofino, Ucluelet



Tourism Employment By Sector (VI)



¹⁹Individual Airports

²⁰BC Ferries

²¹Greater Victoria Harbour Authority

²²BC Stats

²³BC Stats. Note: numbers may not add up to the stated total as numbers have been rounded.



26.3K people were employed in tourism on Vancouver Island in 2022



\$886M in tourism industry wages and salaries were paid



Regional Traveller Demographics (VI)

Top Regional Markets:

British Columbia (50%) | Alberta (14%) | Ontario (8%)

Accommodations

Friends & Family (47%) | Hotels (30%) | Motel (4%) | Camping (4%) | Other Commercial Fixed Roof (19%)

Total average trip length:

3.4 Nights (provincial average of 3.6)

Spending

Accommodation (29%) | Food & Beverage (28%) | Transportation (27%) | Recreation & Entertainment (9%) | Retail (8%)



INDUSTRY DATA: How the industry is performing

Tourism Nanaimo is able to monitor the success of the tourism industry in a number of ways, including the following Key Performance Indicators from the Accommodations Sector:



Average Daily Room Rate

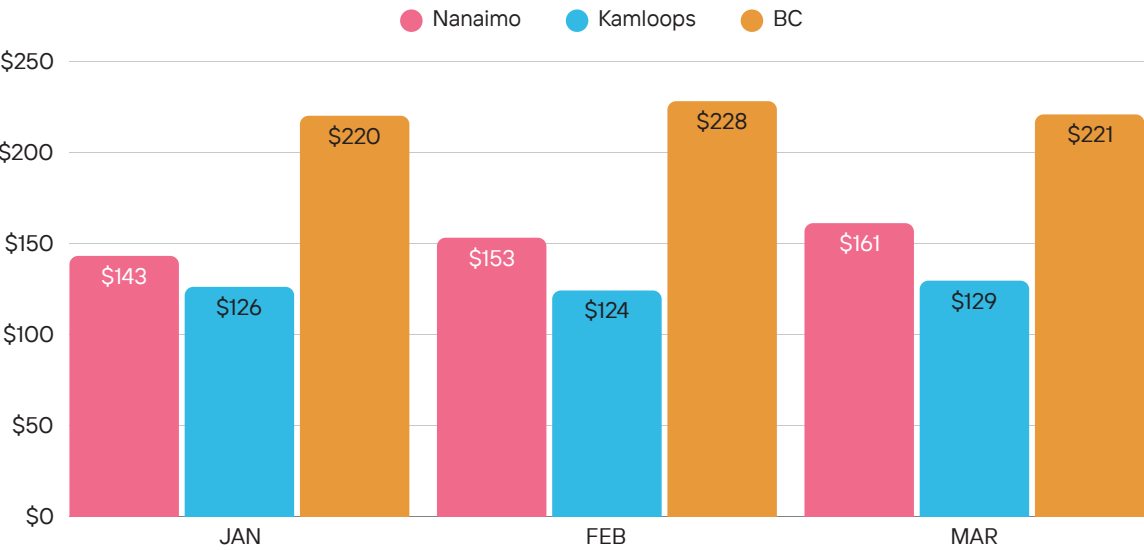


Revenue per Available Room



Occupancy Rate

Average Daily Room Rate

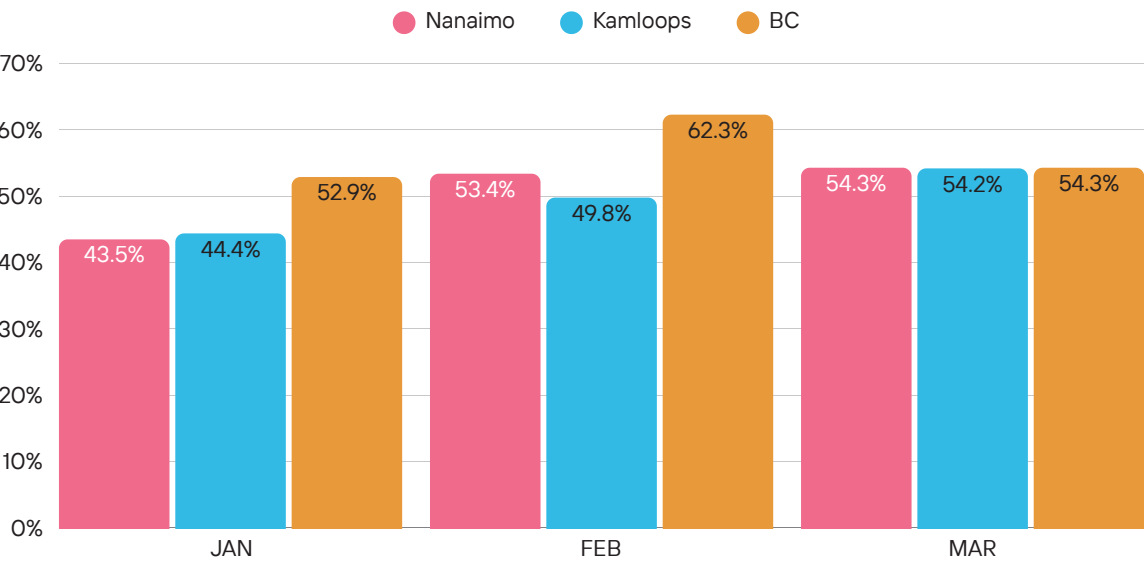


Key Insight

Nanaimo cannot charge the same premium price as other destinations, such as Vancouver and Victoria, which creates a huge disparity in Average Daily rates. When compared directly with cities of a more similar size, Nanaimo saw similar rates but did not realize the same growth (Kelowna is included in this analysis)



Occupancy Rate



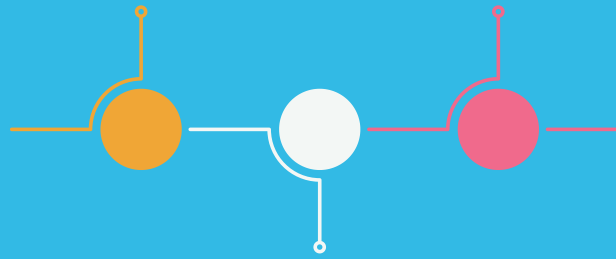
Key Insight

While Nanaimo lags behind the provincial average in Q1, it has somewhat outperformed other destinations of a similar size. Further, the growth change year over year kept relative pace with the province.





JANUARY



MARCH

FEBRUARY

Review of Q1 2025

City Goal Primary Focuses:

Goal C3:

A Healthy Nanaimo: Community Wellbeing and Livability

Goal C4

An Empowered Nanaimo: Reconciliation, Representation, and Inclusion

Goal C5

A Prosperous Nanaimo: Thriving & Resilient Economy



Highlights

Operational

- Hired/Onboarded new Visitor Services Manager, Sports Tourism Coordinator, and Communications & Engagement Manager
- Grant Program redesign

Events

- Presented at IMPACT
- Sponsorship at Women of Influence Award
- Team presence at Tourism Industry Association BC
- 2nd year at Explore Vancouver Island (Travel Trade Mission)

Platforms & Research

- Rove, STR
- Meltwater
- Bandwango

Advocacy

- Value of Nanaimo to BC at Ministry Meeting





Highlights Cont'd

Marketing PR

- Kin PR - 2025 Strategy Confirmed
- PR Campaign totals (Influencer Marketing, PR)
 - 8m Total Potential Reach
 - \$135k Total Public Relations Value
 - BC Business Magazine Feature
- DBC Co-Op funding awarded

Meetings, Conferences, and Sport

- Sport Tourism Committee Kickoff
- 2 Events attended
- 3 Networking events hosted
- Bandwango Soft Launch
 - 18 Businesses represented
- RFPs Secured
 - National Emergency Nurses Association Conference (2027)
 - BC Narcotics Anonymous Conference(2026)
 - Certified Professional Bookkeepers Ignite Conference (2027)
 - BC Powerlifting Provincials (Oct 2025)

City Plan: Nanaimo Reimagined

Goal C3

A Healthy Nanaimo: Community Wellbeing & Livability

Mandate Root

To strategically invest in destination development initiatives aimed at increasing experiences to draw visitation to the city of Nanaimo.

Related Destination Strategy Goal(s)

- Goal 1: Enhance and diversify Nanaimo's tourism offerings to create a comprehensive, unique visitor experience that captures the essence of the city and its surroundings.
- Goal 2: Transform Nanaimo into a leading accessible tourism destination and a premier hub for sport tourism by 2030.
- Goal 3: Strengthen industry collaboration and align tourism development initiatives across all sectors in Nanaimo to enhance the community's competitive edge as a tourism destination by 2030.

Work Done:

- Promotion and support of Luminous Paths event, collaboration to support future event
- Sport Tourism Coordinator hired, onboarded, and beginning to champion sport tourism
- Redesigned Events & Festivals/Sports Tourism Grant programs for launch in Q2
- Sport Tourism Committee formed
- Sport Tourism Congress attended

City Plan: Nanaimo Reimagined



Goal C4

An Empowered Nanaimo: Reconciliation, Representation, and Inclusion

Mandate Root

To increase overnight visitation to Nanaimo, while managing the destination responsibly through strategic marketing, collaboration with industry partners, and city plans.

Related Destination Strategy Goal(s)

- Goal 1: Enhance and diversify Nanaimo's tourism offerings to create a comprehensive, unique visitor experience that captures the essence of the city and its surroundings.
- Goal 2: Transform Nanaimo into a leading accessible tourism destination and a premier hub for sport tourism by 2030.
- Goal 3: Strengthen industry collaboration and align tourism development initiatives across all sectors in Nanaimo to enhance the community's competitive edge as a tourism destination by 2030
- Goal 5: Establish Nanaimo as a model city for inclusivity and support in tourism, fostering strong partnerships and community cohesion by 2030.

Work Done:

- Collaborated with Snuneymuxw First Nation on Visitor Guide to include **place names** and promote **Indigenous Tourism Experiences**
- **New art** added to Visitor Centre through DBC's Indigenous Art Grant, **Artists Dr. William Good and W. Joel Good** supported by **Aunalee Good**
- Redesigned **Events & Festivals/Sports Tourism Grant** programs for launch in Q2 (focus on inclusion)
- Designated outreach and **support allocated** for Snuneymuxw Days
- **Inclusive marketing** training for Tourism Nanaimo Staff

City Plan: Nanaimo Reimagined



Goal C5

A Prosperous Nanaimo: Thriving & Resilient Economy

Mandate Root

To increase overnight visitation to Nanaimo, while managing the destination responsibly through strategic marketing, collaboration with industry partners, and city plans.

Related Destination Strategy Goal(s)

- Goal 2: Transform Nanaimo into a leading accessible tourism destination and a premier hub for sport tourism by 2030.
- Goal 3: Strengthen industry collaboration and align tourism development initiatives across all sectors in Nanaimo to enhance the community's competitive edge as a tourism destination by 2030.
- Goal 4: Elevate the brand visibility and recognition of Nanaimo as a vibrant cultural hub and premier destination for meetings and events by 2030.



City Plan: Nanaimo Reimagined

Work Done:

- Research platforms **Rove** and **STR** introduced
- Marketing platforms of **Meltwater** and **Snapsea** introduced
 - Meltwater: Media monitoring
 - Snapsea: Assets storage (shareable with partners/stakeholders)
- Attended **Explore Vancouver Island** in partnership with Hullo, Marriott, and Nanaimo Casino
 - Additional outreach to restaurants to provide Trade information and opportunity
- **Dedicated resources** for Snuneymuxw First Nations priorities and ongoing communication/support for initiatives.
- Advocated to the **Ministry of Tourism, Arts, Culture and Sport** for continued/increased support in Nanaimo
- Continued **Team Nanaimo** approach to Conferences/Events
 - 3 Conferences secured
 - 1 Event Attended
 - 3 Networking Events Hosted
- Redesign of stakeholder newsletter and other resources for businesses
 - Tod Maffin Communications Kit
 - Front Line Hotelier Binder
- Kin PR: **Business BC Mag** and other campaigns
- Continued Marketing
 - Always on
 - Promotion of Luminous Paths,
 - Itineraries positioning Nanaimo as an arts & culture destination,
 - 3 hosted influencer itineraries with themes of food, music, and art. Collaboration with multiple businesses to elevate destination experience and business engagement.
- Visitor Guide Update
- Reinvigoration of the Ambassador program/training provided for cruise season

Prospect for Q2 2025

City Goal Primary Focuses

Goal C2:

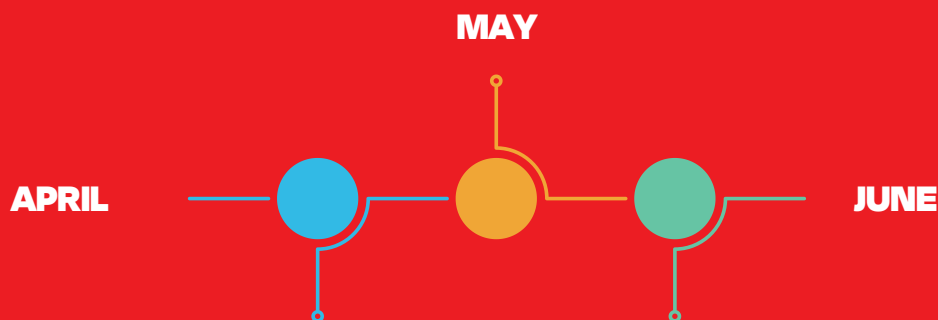
A Connected Nanaimo: Equitable Access & Mobility

Goal C4:

An Empowered Nanaimo: Reconciliation, Representation, and Inclusive

Goal C5:

A Prosperous Nanaimo: Thriving & Resilient Economy



Key Tactics Q2

C2

Connected Nanaimo

- Transportation Project
- Visitor Guide Update

C4

Empowered Nanaimo

- Pride Sponsorship
- Inclusive Service Workshops
- Sport Tourism Committee
- Snuneymuxw Days
- Stakeholder Engagement

C5

Prosperous Nanaimo

- Grant Launch and 1st Intake
- Nanaimo Unlocked Pass Launch
- Travel Media Association of Canada
- Conference
- Corporate Website
- Cruise Ship Welcomes
 - (April 21, May 15, June 22)
- First Intake of Grant Program
- New Visitor Services Kiosk



As we move through 2025, Tourism Nanaimo continues to build on a foundation of:



Collaboration

Strengthening ties with industry, local businesses, and Indigenous partners



Responsibility

Centering inclusive, sustainable tourism development



Innovation

Launching new tools, grants, and visitor experiences



Growth

Securing events, expanding reach, and amplifying Nanaimo's voice

Together, we are not just promoting a destination –
We are shaping a resilient, inclusive, and thriving tourism future for Nanaimo.

THANK YOU

Carly Pereboom

Executive Director, Tourism Nanaimo



REPORT TO COUNCIL

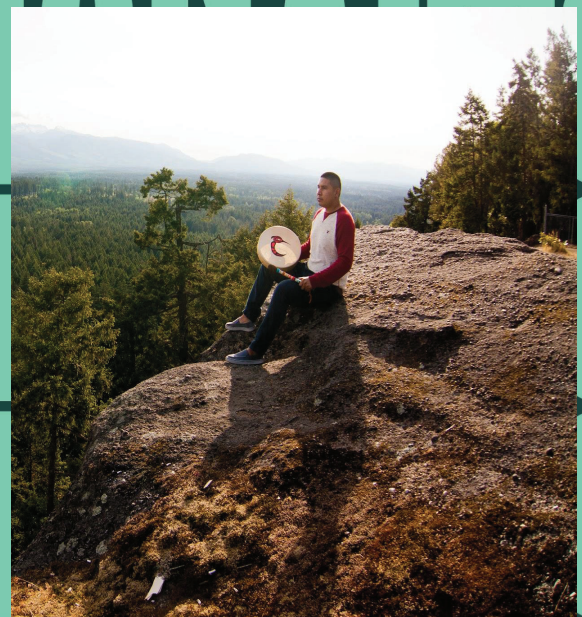
May 5, 2025

NANAIMO
PROSPERITY CORP.



NPC Acknowledges

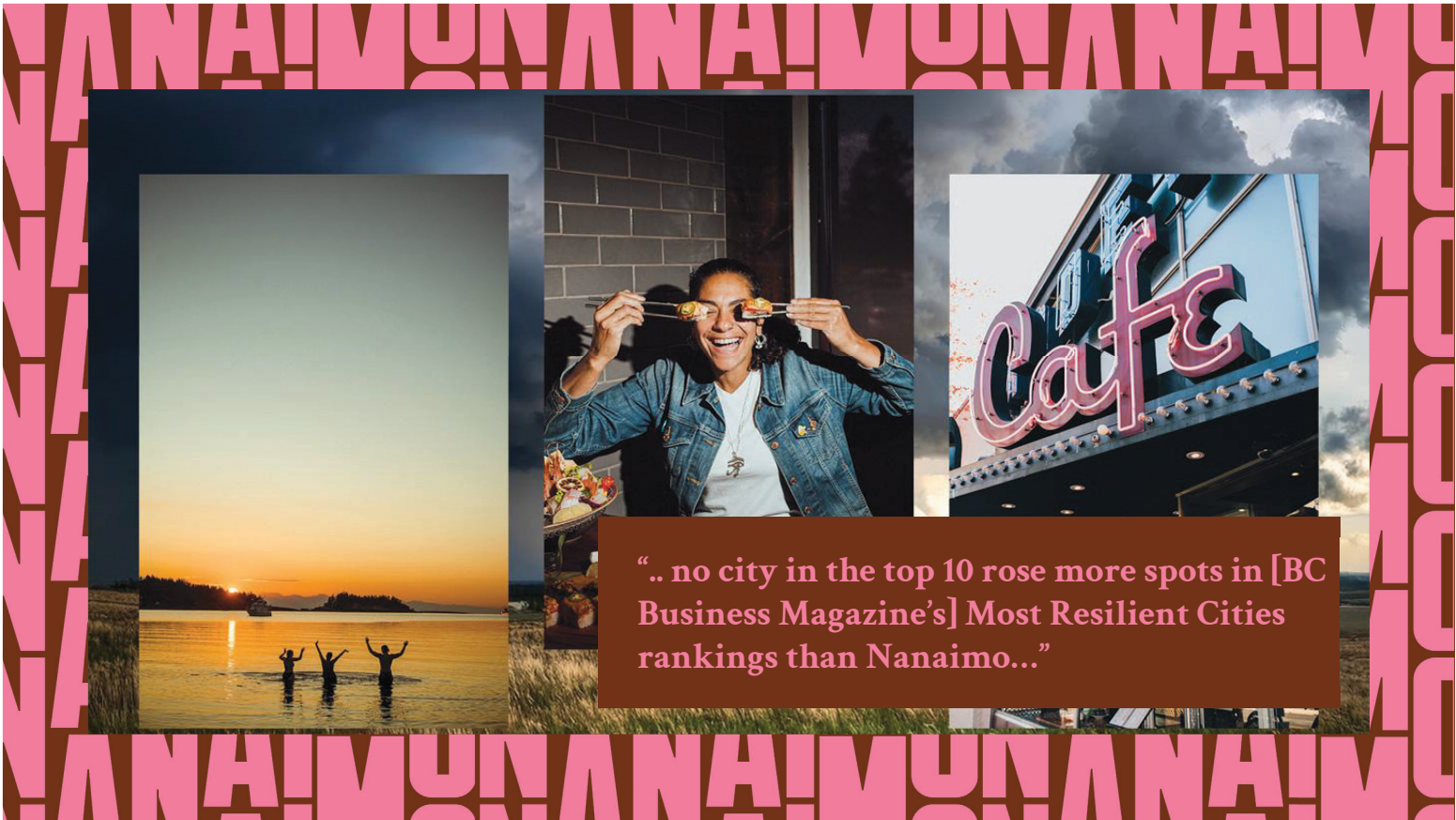
that our work takes place on the traditional lands and waters of the Snuneymuxw First Nation, whose connection to this territory has sustained them for generations.







Snuneymuxw First Nation launches trucking company for Vancouver Island



“.. no city in the top 10 rose more spots in [BC Business Magazine’s] Most Resilient Cities rankings than Nanaimo...”



Number of cruise ships coming to Nanaimo doubling this year

Guided by Values

Collaboration – We partner to solve problems and seize opportunities.

Inclusion – We ensure everyone can thrive, no matter their background.

Resiliency – We back bold ideas that build long-term economic strength.

Engagement – We foster trust, dialogue, and action.

Reconciliation – We work with Snuneymuxw First Nation toward shared prosperity.

Integration – We link economy, community, and environment as one system.



Recent Activities

BRE Coordination
Tariff Response
AI Training & Development
Partner Colocation
Service Integration
Supply Chain Advocacy

Championing Growth

We're defining success not just by numbers - but by impact.

Our focus is on growth that creates opportunity, protects what matters, and actually makes life better for people who live and work here.

That means unlocking employment lands, enabling smarter development, and building a new prosperity scorecard - one that balances economic performance with indicators of community well-being.

Growth should be inclusive, sustainable, and rooted in the values that make Nanaimo strong.



Elevating Local Industry

We're turning up the volume on Nanaimo's success stories - amplifying what's working and backing local business to thrive.

Our job is to foster the conditions that allow companies to grow, invest, and innovate.

That includes launching a bold new communications strategy to position NPC as the Mid-Island's trusted voice on economic matters.

When business succeeds, our whole community benefits - and we're here to help clear the path.



Strengthening Community

We're building stronger bridges - between sectors, across institutions, and with the people who call Nanaimo home.

From workforce housing to collaborative partnerships with VIU, VIEA, and the Chamber, we're focused on capacity-building that lasts.

Our role is to make sure economic development supports community development, with equity, inclusion, and reconciliation at the core.

A more connected Nanaimo is a more resilient Nanaimo.



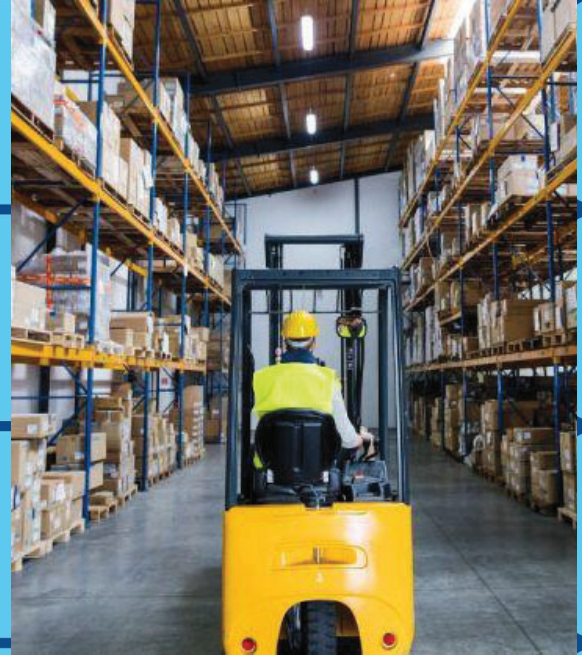
Stimulating Investment

We're putting Nanaimo on the map as a destination for smart, values-aligned investment.

With support from Export Canada, we're developing a Foreign Direct Investment strategy that highlights our strengths - from logistics and advanced manufacturing to the blue economy and life sciences.

We're working closely with Invest in Canada, Trade and Invest BC, and Global Affairs to raise Nanaimo's global profile.

This is about attracting capital that builds long-term value - economically, socially, and environmentally.



On Our Radar

Respond, Strengthen & Diversify

Liaising with governments to overcome trade uncertainties.

Transportation & Logistics

Advocating, with partners, for transformational regional investment.

"The World's Premier Tech Conference"

Promoting Nanaimo (and the Island) to the world.

Thank-you

Connect with us online at
investnanaimo.com

Follow us on **LinkedIn, Instagram and Facebook**

Email your questions or ideas to
contact@investnanaimo.com

And make sure you **subscribe to our newsletter** by clicking the link embedded in the QR code



Nanaimo Systems Planning Organization Society

April 2025



John McCormick, Executive Director

1

Reason for Being

The HHAP supports a **Systems Planning Organization** to help optimize a current approach and maximize return on investment.

The SPO's primary focus is on the resources to meet the housing needs of for housing: seniors, Indigenous peoples, people with diverse abilities, families, dealing with mental health and addiction issues, veterans and young adults.

Nanaimo SPO Society

2

Mandate

Recognize the collective value of multiple sectors and organizations working together with a common goal to build strong relationships, develop a well-resourced and high-functioning sector and to address homelessness:

- **Research, data, analysis, education and information** related to the community's collective homelessness prevention and response priorities;
- **Convene** transparent leadership in support of the entire community for housing and homelessness;
- **Coordinate a systems approach to homelessness planning** that connects the sectors together through information and analysis about funding and resources, client service needs, and shared accountability measures to advance strategic outcomes;
- Identify, communicate and coordinate approaches to deal with **system gaps, priorities and opportunities**.

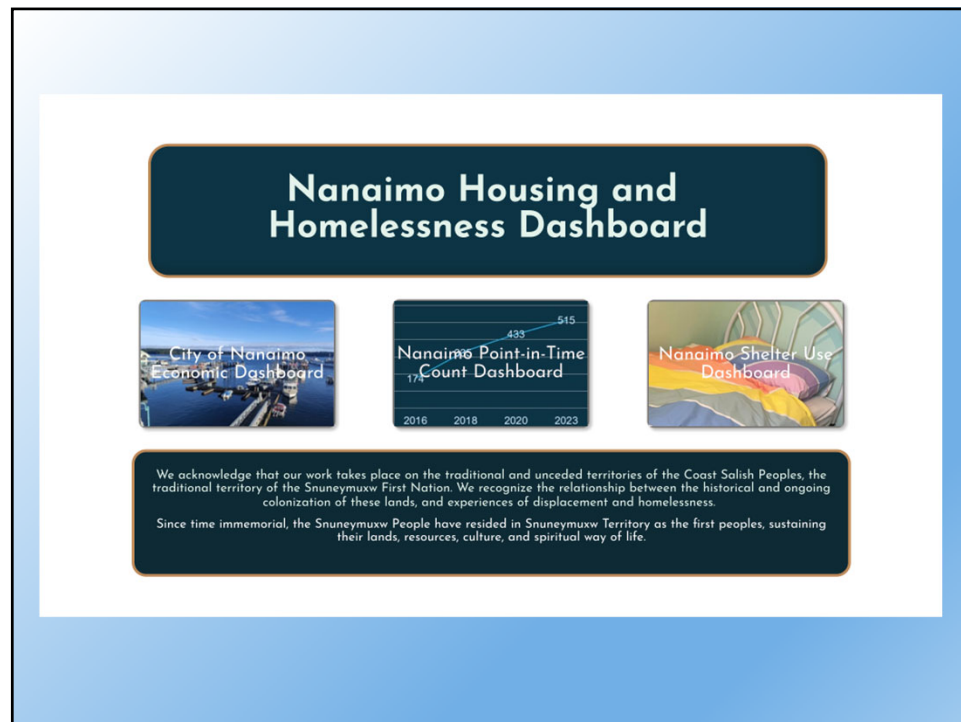
Nanaimo SPO Society

3

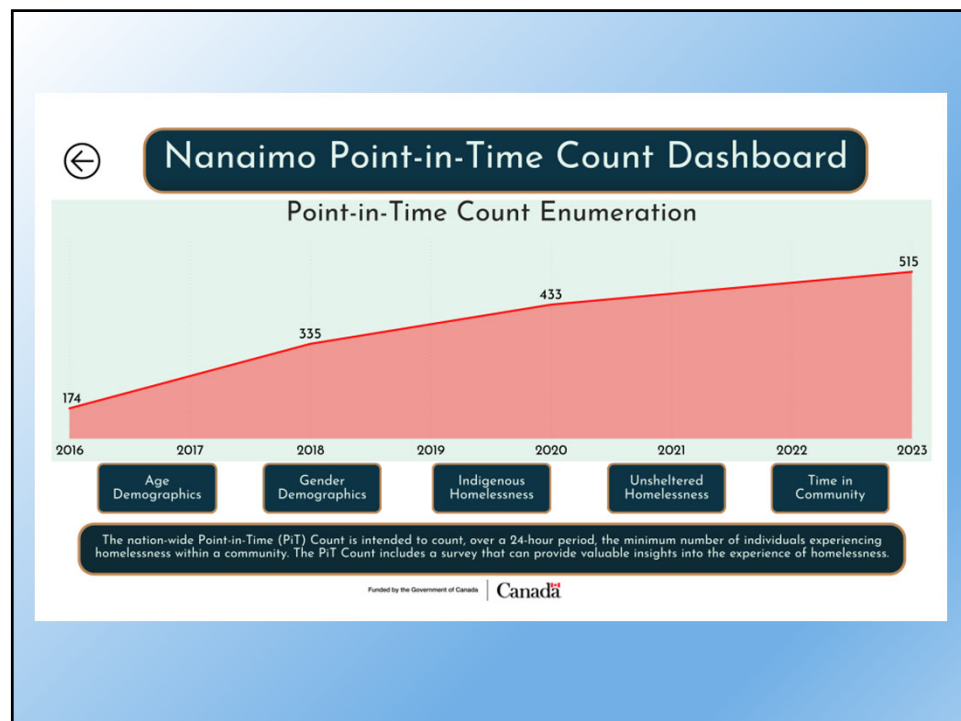
Current Projects

Housing and Homelessness Dashboard	Extreme Weather Response Harvest Church 2024	Point in Time Count 2024	The Sparrow: •Assist with Tenants on a Path to Wellness
Conversation about By Name Blitz (May 2024-2025)	SPO Research Committee	Data for HUB Project	Youth Data
By Name Blitz	Working With Community Partners on Rental Housing Development Opportunities	Island Wide Community of Practice	Housing Development Services
	Housing Insecurity Survey	Housing Precarity Research	

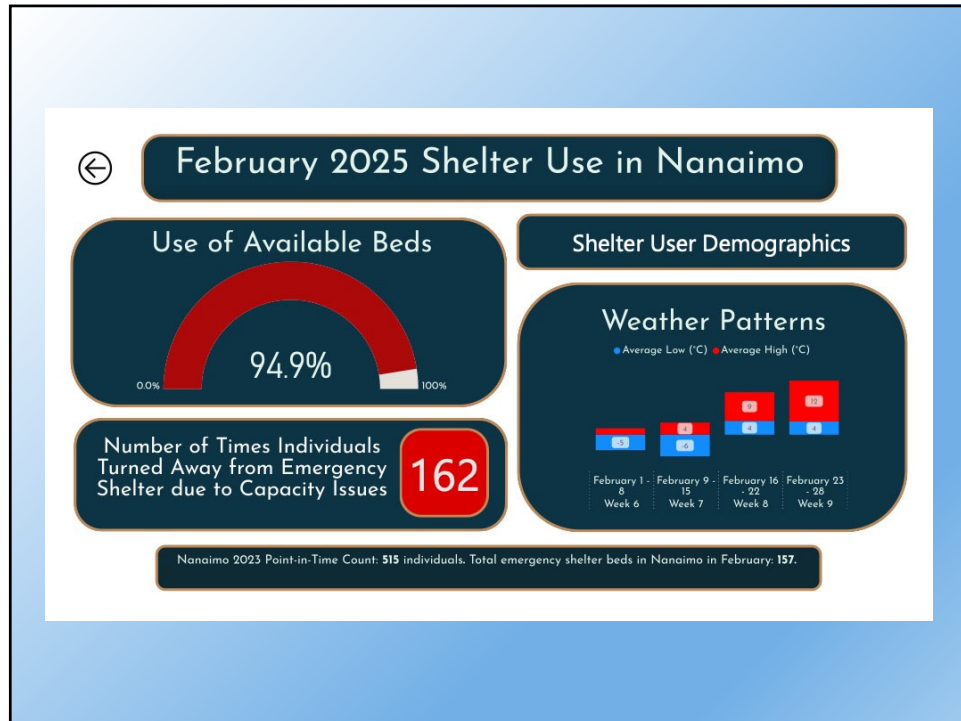
4



5



6



7

Housing Development Services

Development services for community organization-owned lands that can support housing development

- **Target:** 100 Units of additional non-market housing and shelter per year
- **Activities:** assist community agencies, churches, associations with the entire chain of land development – in a support role – including organizational, visioning, land acquisition, development applications and partnerships in a support role that helps a project to progress from dreams-to-keys.



8

Thank You

www.NanaimoSPO.com



MINUTES

PUBLIC SAFETY COMMITTEE MEETING

Wednesday, February 12, 2025, 4:00 P.M.
Boardroom, Service and Resource Centre
411 Dunsmuir Street, Nanaimo, BC

Members:	Councillor S. Armstrong Councillor H. Eastmure J. Bowen, At Large Member S. Brodie, At Large Member K. Coulthard, At Large Member D. Cowling, At Large Member K. Lambert, At Large Member J. Millbank, At Large Member R. Taylor, At Large Member
Absent:	C. Middleton, At Large Member D. Herman, At Large Member
Staff:	T. Doyle, Fire Chief D. LaBerge, Director, Public Safety Insp. E. Rochette, Nanaimo Detachment RCMP N. Vracar, Deputy Corporate Officer C. Wood, Manager, Social Planning J. Vanderhoef, Zoom Moderator A. Chanakos, Recording Secretary

1. CALL THE MEETING TO ORDER:

The Public Safety Committee Meeting was called to order at 4:00 p.m.

2. ADOPTION OF AGENDA:

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

* Denotes electronic meeting participation as authorized by "Council Procedure Bylaw 2018 No. 7272"

3. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Public Safety Committee Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Wednesday, 2024-DEC-18, at 4:00 p.m. be adopted. The motion carried unanimously.

4. COUNCIL COMMUNICATIONS:

(a) Nanaimo Restorative Justice Program Overview

Nikolina Vracar, Deputy Corporate Officer, advised that during the 2025-JAN-20 Regular Council Meeting, Council adopted the following motion:

“That Council continue to advocate to the Provincial Government for funding for the Nanaimo Restorative Justice Program.”

(b) Newcastle Community Association

Nikolina Vracar, Deputy Corporate Officer, advised that during the 2025-JAN-20 Regular Council Meeting, Council adopted the following motion:

“That Council defer consideration of the following Consent Item to a future Council Meeting, until after a discussion at a future Governance and Priorities Committee Meeting regarding possible amendments to “Council Procedure Bylaw 2018 No. 7272”:

‘That Council invite representatives of the Newcastle Community Association to attend the next Public Safety Committee Meeting to share their concerns regarding the impact of homelessness on residents and other businesses.’”

5. PRESENTATIONS:

(a) Save Our Streets Communities Driving Change Forum Highlights and Overview

Dave LaBerge, Director, Public Safety, introduced the presentation and advised the following:

- The Save Our Streets Community Driving Change Forum took place on 2025-JAN-23 in Vancouver and included topics such as judicial and police reform, addictions and mental illness, continuum of care, and the role of housing

- Speakers included Mayor Krog, representatives of the judiciary prosecution service, police and addiction specialists, housing advocates and academics
- Staff are looking into the possibility of inviting some of the forum organizers to address possible gaps in Nanaimo's community safety initiatives

Presentation:

1. Karen Kuwica and Jess Ketchum, Save Our Streets, provided an on-screen presentation. Highlights included:
 - Save Our Streets (SOS) is a volunteer-driven, non-profit society consisting of a Board of Directors and an oversight committee that provides guidance and input
 - Municipalities and local businesses do not have the resources to mitigate issues resulting from increased crime and violence, and feel that the responsibility is being offloaded from higher levels of government
 - SOS is working on ways to move these issues up the priority ladder for higher levels of government to increase the potential to secure funding
 - The Communities Driving Change forum was conducted to raise the profile and credibility of SOS, and included four panels with various speakers
 - Three main themes emerged from the forum: prevention, agreement of secure involuntary care, where appropriate, and community consultation
 - Panel One (Justice for All) focussed on: Repeat Violent Offending Intervention Initiative's (REVOII) effectiveness, a preference for prosecutors to know their community, a lack of communication between police, Crown and judges, the effectiveness of education and youth intervention, the national bail deposition system, and how secure involuntary care offers stabilized care for individuals that need additional support
 - Panel Two (Policing and Public Safety) focussed on: a national broadband network collaboration, funding for academy seats for RCMP members at the Justice Institute of BC, recent crime reduction through high-visibility policing efforts, a need for secure involuntary care, to stop releasing

people on bail, and the need for legislation to control drug raw materials

- Panel Three (Prescription for a Continuum of Care) focussed on: antecedents to psychosis, the limited number of addiction psychiatrists in BC, and the need for treatment options identified a belief that poverty, a lack of feeling of belonging, access to drugs, illness and violence collectively lead to psychosis
- Panel Four (A Place to Call Home) focussed on: a need to move away from concentrating congregate housing, providing early access to services for families to mitigate youth homelessness, a need for specialized and diverse housing for youth, seniors and women fleeing violence, services with health partners are critical, obstacles to building new congregate housing, and the desire that municipalities be granted authority to produce suitable housing

Committee discussion took place. Highlights included:

- Discussions in schools focus on drug addiction treatment and policing and need to focus on drug avoidance
- Considering using a Scared Straight approach to deter youth from using drugs
- The importance of restorative justice and the need for the Province to commit to funding such programs

By unanimous consent, the Committee agreed to reorder Agenda Item 7(b) Community Resilience Early Warning System (CREWS) to precede Agenda Item 6(b) RCMP Nanaimo Detachment Priorities 2024 – 2025, and reorder subsequent agenda items accordingly.

6. REPORTS:

(a) Community Resilience Early Warning System (CREWS)

Dave LaBerge, Director, Public Safety, provided an overview of the report in the agenda package.

Presentation:

1. Adnan Ansari, Executive Director, and Humera Khan, Technical Lead, Muflehun, joined electronically and spoke regarding the CREWS program. Highlights included:

- The objective of CREWS is to enhance understanding of community safety and resilience, and understand the factors impacting safety and vulnerability to violence
- CREWS uses data to gain insight into the vulnerability of a prospective location, and inform primary prevention strategies, policies and legislation to implement changes
- CREWS works with the municipality to identify and prioritize issues within the community

Committee and Staff discussion took place. Highlights included:

- It is anticipated that the CREWS Program could provide relevant data within approximately three months of inception
- Data provided from CREWS will identify trends in the community
- Staff hope to work with partners such as the RCMP, Nanaimo Systems Planning Organization, BC Housing and Island Health to obtain more localized data
- Staff hope to use CREWS to gain data regarding food security in Nanaimo

5. PRESENTATIONS (CONTINUED):

(b) RCMP Nanaimo Detachment Priorities 2024 - 2025

Inspector Eric Rochette, Nanaimo RCMP, provided an on-screen presentation and advised the following:

- Consultation with the City, Regional District of Nanaimo and local First Nations is set to begin in March to determine priorities for the next fiscal year
- The Nanaimo RCMP Detachment is the only one in BC that has a full time Special Investigation Targeted Enforcement (SITE) team
- The Nanaimo RCMP sits on the Repeat Violent Offending Intervention Initiative (REVOII) committee and currently have 10 REVOII clients
- Employee wellness will continue to be a priority in the next fiscal year to support members and staff
- Indigenous Policing Services is currently fully staffed, which has allowed for re-engagement with the local First Nations
- Approval has been received from Island Health to have a second nurse on staff, and a second officer will be assigned to assist with mental health calls

By unanimous consent, the Committee agreed to postpone the discussion on potential RCMP priorities to the next Public Safety Committee Meeting.

(c) Nanaimo Fire Rescue Priorities for 2025

Tim Doyle, Fire Chief, provided an on-screen presentation and advised the following:

- Nanaimo Fire Rescue (NFR) is considered an all-hazards responder, as they respond to many different types of emergency calls
- Since 2013, annual call volumes have increased by 67%
- NFR's goal is to respond to an emergency within six minutes; however, larger emergencies such as structure fires and technical rescues have a goal of 10 minutes
- Phase 1 and 2 of the Nanaimo Fire Rescue Master Plan included hiring 20 new firefighters in 2023 and 2025. Additional firefighters are needed due to an increase in call volume, National Fire Protection Agency 1710 staffing requirements, and an increased ability to respond to large-scale instances, such as wildfires
- Phase 3 of the Nanaimo Fire Rescue Master Plan identifies the need for an additional fire station to be staffed. Consultants are recommending the Townsite/Boundary area to ensure the best use of resources
- Next Generation 911 will replace analog 911 services, and will allow texting, video and more accurate coordinates from cellphones
- NFR is the only fire department in the world that runs its own fire academy. The Vancouver Island Emergency Response Academy (VIERA) generates revenue which comes back into the community and helps offset numerous costs

By unanimous consent, the Committee agreed to defer Agenda Item 6(d) Public Safety Department 2024 Overview to the 2025-APR-09 Public Safety Committee Meeting.

6. REPORTS (CONTINUED):

(b) Verbal Update re: Drop-In Hub

Christy Wood, Manager, Social Planning, provided an update on the drop-in hub, including the following:

- The drop-in hub (the Hub) is receiving multi-level government funding to support unsheltered individuals by providing basic need services

- Island Crisis Care Society currently offers daytime services at the Hub between 11:00 a.m. and 6:00 p.m., and Nanaimo Family Life is operating 20 overnight shelter beds, which are funded by BC Housing
- The Hub is required to provide funders with quarterly formal assessments which can be shared with the Committee
- Since opening, the Hub has seen an average of 98 visits per day, with an average of 89 unique visitors daily
- Increased congregation is occurring along Nicol Street during the time between the overnight shelter closing at 8:00 a.m. and the daytime shelter opening at 11:00 a.m. As a result, the operating hours for the Hub will change to 9:00 a.m. to 4:00 p.m.

Committee and Staff discussion took place. Highlights included:

- Services offered at the Hub, such as wound care and Community Outreach Response, may help divert some individuals from attending the emergency department at the hospital
- Community Safety Officers and the RCMP Bike Patrol Unit continue to service the area and mitigate any concerns

7. OTHER BUSINESS:

Committee and Staff discussion took place. Highlights included:

- A concept being trialed in Winnipeg in response to homelessness that provides funding incentives to encourage landlords to create permanent housing, rather than funding temporary shelters
- The HEARTH housing model uses a Housing First model; however, the shelter is temporary
- Consideration of a housing model that separates individuals with substance use disorders on different floors within one building assisting with their integration in the community, as opposed to separating individuals into different buildings

8. QUESTION PERIOD:

The Committee received one question from the public regarding agenda items.

9. ADJOURNMENT:

It was moved and seconded at 5:55 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

DEPUTY CORPORATE OFFICER



MINUTES

DESIGN ADVISORY PANEL MEETING

Thursday, March 13, 2025, 5:00 p.m.
Boardroom, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Present: Marie Leduc, Chair *
Councillor Eastmure*
Hector Alcala, AIBC*
Jonathan Behnke, BCSLA/CSLA
Angie Boileau, At Large*
Marta Kubacki, AIBC
Harry Law, At Large*
Romolo (Alex) Messina, At Large*

Staff: L. Rowett, Manager, Current Planning
P. Carter, Planner, Current Planning*
K. Mayes, Planner, Current Planning*
A. Bullen, Recording Secretary

1. CALL THE MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:00 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 Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2025-FEB-27 at 5:00 p.m. be adopted. The motion carried unanimously.

* Denotes electronic meeting participation as authorized by "Council Procedure Bylaw 2018 No. 7272"

4. PRESENTATIONS:

a. Development Permit Application No. DP001372 - 3400 Barrington Road

Introduced by Payton Carter, Planner, Current Planning.

Presentations:

1. Glenn Froese, Director of Development, HyLand Properties, introduced the company.
2. Paul Koopman, Architect, dHKarchitects, gave an overview of the project and presented the neighbourhood context, site context, site plan, building elevations and renderings, exterior building materials, building sections, proposed variance, and architectural features. Highlights included:
 - Proposing a six-storey building with a two-storey parkade, offering 102 rental units in various sizes
 - Inclusion of four amenity spaces and six accessible units
 - A design that aligns with the surrounding landscape
 - The building's position minimizes excavation and site disturbance
 - The site is bordered by a wetland and public trails
 - Bike parking will be provided at both the primary and forest lobbies
 - West Coast modern architectural style, featuring large roof overhangs, timber accents, and large windows
 - Large balconies on the north side with forest views and the wetland
 - An earth-toned colour palette incorporating dark browns, tans, and greys
 - Clarification regarding screening between the site and the neighbouring property
3. Ian Bower, Certified Technician, Herold Engineering, presented the civil plan. Highlights included:
 - The ground floor of the proposed building will be 1.5m higher than Barrington Road
 - Existing water and sanitary services are located on Barrington Road, plus the addition of a new hydrant
 - There is no storm service currently on Barrington Road; water will drain toward the north side of the building

4. Chris Midgley, Landscape Architect, Kinship Design Art Ecology, presented the landscape plan. Highlights included:

- Proposing to plant 160 trees post construction
- Ground-level unit patios will feature a mix of indigenous and ornamental plant species to attract beneficial insects, birds, and bees
- A rocky outcrop at the building's front
- Bike parking near the front plaza
- Clarification regarding the screening of the parkade
- A lush planting plan including shrubs such as ocean spray and evergreen huckleberry

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

Panel discussion took place. Highlights included:

- A comment to incorporate bird-friendly glazing
- Clarification regarding the location of the refuse area within the parkade and the inclusion of bike maintenance and dog washing areas
- Clarification regarding the setback on the neighbouring property
- Discussion regarding accessible parking spaces, and clarification that the applicant is working with the Rick Hansen Foundation to design the accessible units
- A suggestion to add more aluminum slats on the east and west façades for added variability and light management
- A comment regarding the location of the canopy and the front façade
- Clarification regarding the design of ground-floor units on the north and south sides of the property
- A suggestion to include additional seating in the outdoor amenity spaces
- Comments in favor of adding a children's play area
- Suggestions to incorporate patterns into the concrete wall to complement the proposed building form

It was moved and seconded that Development Permit Application No. DP001372 - 3400 Barrington Road be accepted as presented, with support for the proposed variance. The following recommendations were provided:

- Consider using a bird-friendly design for the building glazing
- Consider adding aluminum slats to the east and west façades
- Consider the placement of the canopy over the front façade
- Consider the addition of seating in the outdoor amenity spaces

The motion carried unanimously.

b. Development Permit Application No. DP001373 – 6055 Turner Road and 6045 Linley Valley Drive

Introduced by Kristine Mayes, Planner, Current Planning.

Presentations:

1. Jessica Tempesta, Director of Development, District Group, introduced the company.
2. Daniel Smith, Architect, dHKarchitects, introduced the team and presented the site plan, site sections, building elevations and renderings, and external building materials. Highlights included:
 - Building A is a six-storey, 63-unit apartment building with a commercial retail unit
 - Building B is a four-storey, 43-unit apartment building
 - An underground parkade will be located at the rear of the site
 - There is a proposed commercial retail unit which is currently proposed as a café
 - A central courtyard will be situated between the two buildings
 - A neutral and natural colour palette is incorporated in the exterior design
3. Brayden Hughes, Civil Engineer, New Castle Engineering, presented the civil plan and the tree management plan. Highlights included:
 - The site is already serviced from previous developments
 - The entire site maintains a consistent grade between 6% and 8%
 - Rainwater will be captured within the parking area
4. Cara MacDonald, Landscape Architect, MacDonald Gray Consultants, presented the landscape plan. Highlights included:
 - The use of primarily evergreen tree and shrub plantings
 - Ornamental flowerings, shrubs, grasses, and bike racks highlight the entrance to the commercial space
 - The planting scheme focuses on screening the ground floor units on the south side of the building from the parking area
 - The plaza space over the parkade incorporates decorative paving, raised planters, bench seating, and bike racks
 - Parking lot islands are planted with a mix of coniferous and deciduous trees and shrubs
 - Bollard lighting along the pedestrian pathways

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

Staff clarified that the applicant is seeking to amend a covenant related to underground parking, which currently requires that 90% of the parking be underground. This amendment process is running concurrently with the development permit application and will be considered by Council in the coming months.

Panel discussion took place. Highlights included:

- Suggestion to incorporate glass rails on the balconies for safety
- Comments to reduce the surface parking to create more green space
- Concerns that the parking lot appears cramped, with a suggestion to reconsider the spacing and size of the parking stalls
- A suggestion to re-route pedestrian circulation to avoid the parking lot area
- Clarification on the location and design of parking stalls and curb stops
- Comments to include accent colours on the buildings
- A suggestion to increase outdoor amenity space and use decorative paving for the café patio
- A comment to connect the north-facing ground floor units to the street for improved access
- Clarification regarding the use of wood-look plank siding and the location of the refuse area
- A comment to plant additional Douglas fir trees to replace those being removed
- Clarification regarding ornamental planting in the parking aisles
- A suggestion to add more seating along the walkway on the northwest side of Building A
- Concerns regarding the location of the parking ramp between the two buildings
- Clarification that the mechanical rooms on the roof of Building A will be screened

It was moved and seconded that Development Permit Application No. DP001373 – 6055 Turner Road and 6045 Linley Valley Drive be accepted as presented, with support for the proposed variance. The following recommendations were provided:

- Consider using glass rails for the balconies
- Consider reducing the surface parking to provide more green space
- Consider re-routing the pedestrian circulation around the parking lot
- Consider the spacing and sizes of the surface parking stalls
- Consider adding accent colours to give the buildings a more distinctive appearance
- Consider adding more outdoor amenity space

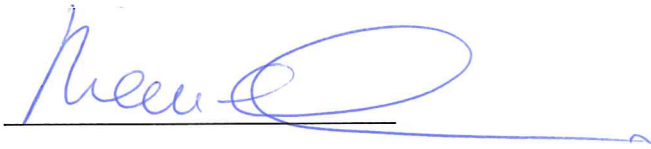
- Consider using decorative paving for the café patio
- Consider connecting the ground floor units to the street
- Consider adding more Douglas fir trees to replace those being removed, where possible
- Consider adding some seating on the walkway on the Northwest side of Building A, near the café
- Consider another location for the underground parking ramp

The motion carried.

Opposed: *Hector Acala*

5. ADJOURNMENT:

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



CHAIR

CERTIFIED CORRECT:



RECORDING SECRETARY



MINUTES

FINANCE AND AUDIT COMMITTEE MEETING

Wednesday, March 19, 2025, 9:00 A.M.
Shaw Auditorium, Vancouver Island Conference Centre
80 Commercial Street, Nanaimo, BC

Members: Mayor L. Krog, Chair
Councillor H. Eastmure
Councillor B. Geselbracht
Councillor P. Manly*
Councillor J. Perrino*

Absent: Councillor S. Armstrong
Councillor T. Brown
Councillor E. Hemmens
Councillor I. Thorpe

Staff: D. Lindsay, Chief Administrative Officer
B. Sims, General Manager, Engineering and Public Works
W. Fulla, Director, Finance
D. Osborne, Director, Parks, Recreation and Culture
N. Vracar, Deputy Corporate Officer
M. Bryson, Deputy Director, Civic Facilities
C. Davis, Deputy Director, Parks and Natural Areas
D. Bailey, Manager, Accounting Services
J. Rushton, Manager, Supply Chain Management
M. Pearson, Legislative Communications Clerk
A. Chanakos, Recording Secretary

1. CALL THE MEETING TO ORDER:

The Finance and Audit Committee Meeting was called to order at 9:00 a.m.

* Denotes electronic meeting participation as authorized by "Council Procedure Bylaw 2018 No. 7272"

2. INTRODUCTION OF LATE ITEMS:

- (a) Remove Agenda Item 5(a) 2026 – 2030 Project Plan.
- (b) Reorder Agenda Item 7(d) Loudon Park Improvements to become Agenda Item 7(b) and reorder subsequent Agenda Items.
- (c) Agenda Item 7(b) Loudon Park Improvements – Add the following delegations:
 - Art Prufer
 - Lana Fitzpatrick, Wellington Action Committee
 - Jennifer McKenzie
 - Sharon Preston
 - Jessica Kaman
 - Kerwood Agar

3. ADOPTION OF AGENDA:

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

4. ADOPTION OF MINUTES:

It was moved and seconded that the minutes of the Finance and Audit Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Wednesday, 2025-FEB-19, at 9:00 a.m., be adopted as circulated. The motion carried unanimously.

5. REPORTS:

- (a) 2024 Surplus Allocation

Wendy Fulla, Director, Finance, provided an overview of the report in the agenda package.

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It was moved and seconded that the Finance and Audit Committee recommend that Council approve the allocation of the 2024 operating surplus as follows:

1. General Fund

a.	RCMP Contract Reserve	1,411,438
b.	General Financial Stability Reserve	1,094,545
c.	Special Initiatives Reserve	<u>5,290,000</u>
		<u>\$7,795,983</u>

2. Sewer Fund

a.	Sewer Reserve	<u>\$342,240</u>
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The motion carried unanimously.

(b) Loudon Park Improvements

Darcie Osborne, Director, Parks, Recreation and Culture, provided an overview of the report in the agenda package.

Delegations:

1. Ashley Rowe, via Zoom, provided an on-screen presentation and advised the following:
 - Nanaimo Canoe and Kayak Club (NCKC) hosts many sporting events, promoting sports tourism in Nanaimo
 - Long Lake is in a central location and is the ideal size for racing
 - There is a lack of indoor training space for athletes
 - Currently, boating equipment is stored outside and is susceptible to vandalism and theft

Committee discussion took place. Highlights included:

- In 2024, over 1,300 participants registered with NCKC through open houses, interactive booths and Parks, Recreation and Culture programming
- Long Lake permits the required safety powerboat for racing, whereas Westwood Lake is not large enough and does not permit powerboats
- Parking is a challenge; however, a partnership is in place to allow NCKC to use the nearby real estate office's parking lot on weekends

2. Kiersten Mort, Nanaimo Rowing Club, provided an on-screen presentation advising the following:
 - The current boathouse does not provide adequate room to work on boats
 - The outdoor boat storage area exposes boats to the elements, is over capacity, and the racks are rusted and unsteady
 - The boat docks are slippery and in disrepair
 - The washrooms are not easily accessible from the parking lot, only two stalls are provided, and no hot water is available for showers
3. Emmy Diggins discussed the current state of Loudon Park and expressed concern that the park looks uninviting and therefore does not feel safe.
4. Nolan Messer noted the lack of indoor training space, heat and equipment storage in the building which are deterrents to potential new rowers.
5. Kate Rutherford, Long Lake Flatwater Training Centre Society, provided an on-screen presentation and discussed the current state of Loudon Park, the need to make it more welcoming and functional, and the previous engagement and public consultation that has taken place in recent years. The speaker noted that in 2023 the Nanaimo Rotary Club withdrew from a memorandum of understanding it had signed with the City and which would have provided partial funding for the project due to the project taking too long to advance.
6. Art Prufer provided an on-screen presentation and discussed the limited capacity of the current fishing dock for radio sailing and noted that a new facility could provide opportunities to host championship radio sailing regattas.
7. Lana Fitzpatrick, Wellington Action Committee, provided an on-screen presentation and discussed the past and present concept drawings for the proposed boathouse, improvement projects and the possibility of the City purchasing more land to expand the park or to provide an alternate site for the proposed boathouse.
8. Jennifer McKenzie noted concerns regarding feeling unsafe at Loudon Park and the need to make the park more welcoming.

9. Sharon Preston, Wellington Action Committee, noted concerns regarding the loss of green space and mature fir trees with Option 1 outlined in the Staff Report and expressed support for Option 2 which offers a more balanced use of the space for different park users.
10. Jessica Kaman spoke in support of a new clubhouse and boat storage; however, they expressed concern regarding the loss of green space and trees with Option 1, the need to protect the general public's access to the park, the lack of sidewalks in the area and the lack of parking upgrades in the proposed plans. They also expressed support for the City acquiring the property adjacent to Loudon Park to increase the available parkland.
11. Kerwood Agar expressed concern regarding the size and placement of the proposed boathouse in Option 1 and the resulting loss of green space and shade trees. They noted the current design does not reflect the interest of all park users.

Committee and Staff discussion took place. Highlights included:

- Staff attempted to reduce the costs in Option 1; however, the proposed alterations resulted in a nominal cost reduction
- Consideration to either include a new float dock and signage in Option 2, or complete the float dock as a capital project separate from the Loudon Park improvements
- Concern with the removal of half the mature trees in the park and the loss of green space in favour of a building
- The float dock should be completed as a capital project, separate from the Loudon Park improvements
- Support for expansion of Loudon Park
- Interest in seeing additional designs for the proposed Concept D identified by the delegations. The Concept D plans originated in 2010 and were created by user groups. Staff determined the design would require extensive watercourse setback variances that would not have been likely to be supported so the design was removed from consideration. The current design options remove the building from the watercourse setback area

It was moved and seconded that the Finance and Audit Committee recommend that Council direct Staff to increase the budget by \$1,876,373 funded from the Special Initiatives Reserve and further explore alternate designs for Loudon Park Improvements. The motion was defeated.

Opposed: *Mayor Krog, Councillors Eastmure, Manly and Perrino*

It was moved and seconded that the Finance and Audit Committee recommend that Council direct Staff to increase the budget by \$1,876,373 funded from the Special Initiatives Reserve to proceed with the alternate design for the Loudon Park improvements, as outlined in the report titled "Loudon Park Improvements", dated 2025-MAR-19. The motion carried.

Opposed: *Mayor Krog*

The Finance and Audit Committee recessed the meeting at 10:57 a.m.

The Finance and Audit Committee reconvened the meeting at 11:08 a.m.

(c) 2024 Budget Carryforwards

W. Fulla, Director, Finance, provided an overview of the report in the agenda package.

(d) Retaliatory Tariffs Between Canada and the United States

W. Fulla, Director, Finance, provided an overview of the report in the agenda package.

Committee and Staff discussion took place. Highlights included:

- Supply Chain Management focusses on ensuring required products are sustainable and leaving the competition open. Sourcing Canadian products would be ideal; however, the goal is to obtain the best value for City taxpayers
- The City operates under the New West Partnership Trade Agreement and has a lower threshold for single-source purchases compared to provinces like Ontario
- When sourcing products, the goal remains to provide best value and the City must adhere to existing trade agreements; however, in many cases that does translate to sourcing local products

6. QUESTION PERIOD:

The Committee received no questions from the public regarding agenda items.

7. ADJOURNMENT:

It was moved and seconded at 11:22 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

DEPUTY CORPORATE OFFICER



MINUTES

GOVERNANCE AND PRIORITIES COMMITTEE MEETING

Monday, March 24, 2025, 1:00 P.M.
Shaw Auditorium, Vancouver Island Conference Centre
80 Commercial Street, Nanaimo, BC

- Members:**
- Councillor E. Hemmens, Chair
 - Mayor L. Krog
 - Councillor S. Armstrong
 - Councillor H. Eastmure
 - Councillor B. Geselbracht
 - Councillor P. Manly* (joined at 1:01 p.m., disconnected at 1:13 p.m.)
 - Councillor J. Perrino*
- Absent:**
- Councillor T. Brown
 - Councillor I. Thorpe
- Staff:**
- D. Lindsay, Chief Administrative Officer
 - B. Sims, General Manager, Engineering and Public Works
 - S. Gurrie, Director, Legislative Services
 - L. Brinkman, Manager, Community Planning
 - T. Pan, Manager, Sustainability
 - K. Biegun, Planner
 - M. Pearson, Legislative Communications Clerk
 - L. Young, Recording Secretary

1. **CALL THE MEETING TO ORDER:**

The Governance and Priorities Committee Meeting was called to order at 1:00 p.m.

2. **APPROVAL OF THE AGENDA:**

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

* Denotes electronic meeting participation as authorized by "Council Procedure Bylaw 2018 No. 7272"

3. ADOPTION OF THE MINUTES:

It was moved and seconded that the 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-DEC-09, at 1:00 p.m. be adopted as circulated. The motion carried unanimously.

Councillor Manly joined the meeting electronically at 1:01 p.m.

4. AGENDA PLANNING:

(a) Upcoming Topics and Initiatives

Sheila Gurrie, Director, Legislative Services, spoke regarding topics and initiatives scheduled for upcoming Governance and Priorities Committee (GPC) meetings.

Committee and Staff discussion took place regarding the potential to move the topic of “Controlling Sale of Invasive Species” to an earlier GPC meeting.

It was moved and seconded that the Governance and Priorities Committee direct Staff to add the “City Plan Review Project” as a scheduled topic on the 2025-JUL-14 Governance and Priorities Committee Meeting agenda. The motion carried unanimously.

5. REPORTS:

(a) City Plan

(1) City Plan Monitoring Engagement

Ting Pan, Manager, Sustainability, provided an overview of the report in the agenda package.

Committee and Staff discussion took place. Highlights included:

- The potential to hold an annual engagement event where members of the public could learn about specific areas of City Plan, engage with Council and Staff, and provide informed feedback
- Details of the annual check-in with key participants and partners have not been determined yet; however, Staff can bring a report to the Committee regarding external engagement options
- Suggestion that the annual check-in with key participants and partners be open to the general public

- The draft monitoring strategy that was announced 2024-APR-29 has garnered local and international interest

Councillor Manly disconnected from the meeting at 1:13 p.m.

Committee and Staff discussion continued, including that the City is currently in the data gathering phase and will not have substantial data until 2027; therefore, Staff recommended a four-year cycle for broad public engagement.

It was moved and seconded that the Governance and Priorities Committee recommend that Council endorse in principle the proposed City Plan monitoring process as outlined in the Staff Report dated 2025-MAR-24. The motion carried unanimously.

(b) Prosperous Nanaimo:

(1) Woodgrove Area Plan

Lisa Brinkman, Manager, Community Planning, introduced the report and advised that, while Kasia Biegun, Planner, is leading the Woodgrove Area Plan project, this is an interdepartmental project involving Community Planning, Parks, Recreation and Culture, and Engineering.

Presentation:

1. K. Biegun, Planner, provided an on-screen presentation advising the following:
 - While there is a lack of non-market (subsidized) housing units in the Woodgrove area, there is slightly more rental housing stock than owned properties, and 54 percent of all housing units in the Woodgrove Urban Centre are two- or three-bedroom units
 - Pedestrian infrastructure is currently more robust than cycling infrastructure in the Woodgrove area
 - There are no parks and open spaces, recreation and culture facilities, or schools within the Woodgrove Urban Centre
 - The Woodgrove area storm sewer system is a mix of City-owned and private infrastructure, and is heavily developed with approximately 90 percent impervious surface area

- Community engagement started on 2025-MAR-21 with a survey available on Get Involved Nanaimo webpage, and so far 400 responses have been received
- Staff are holding consultation meetings and engaging with youth in nearby schools

Committee and Staff discussion took place. Highlights included:

- The survey is available for all Woodgrove area users to complete, including residents that live outside of the Woodgrove area, such as the Regional District of Nanaimo and the District of Lantzville
- The Woodgrove area will likely reach sewer/water capacity within the next two decades; however, there are currently several Development Cost Charge projects underway that will improve sewer capacity as well as plans for water supply to the north end which will support growth
- Concern regarding the inability to select “none of the above” as an option on several of the Woodgrove Area Plan survey questions
- Communicating with the public regarding the City’s role in providing municipal services
- Staff are reviewing large mall sites in other municipalities to identify what policies and guidelines can be adopted to transform the Woodgrove Urban Centre
- Concerns regarding a lack of park space in the Woodgrove area and its impact on young families
- Staff have been collaborating with students from Breda University of Applied Sciences in the Netherlands to utilize some of their ideas regarding alternative modes of transportation and building forms
- The desire for the Woodgrove area to be safer for pedestrians
- Staff have been in discussion with the owner of Woodgrove Centre regarding the Woodgrove Area Plan and intend to share the project results with them

6. QUESTION PERIOD:

The Committee received no questions from the public regarding agenda items.

7. ADJOURNMENT:

It was moved and seconded at 1:34 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER



MINUTES

GOVERNANCE AND PRIORITIES COMMITTEE MEETING

Monday, April 14, 2025, 1:00 P.M.
Shaw Auditorium, Vancouver Island Conference Centre
80 Commercial Street, Nanaimo, BC

Members: Councillor I. Thorpe, Chair
Mayor L. Krog
Councillor S. Armstrong
Councillor H. Eastmure
Councillor E. Hemmens
Councillor P. Manly*
Councillor J. Perrino

Absent: Councillor T. Brown
Councillor B. Geselbracht

Staff: D. Lindsay, Chief Administrative Officer
B. Sims, General Manager, Engineering and Public Works
S. Gurrie, Director, Legislative Services
J. Holm, Director, Planning and Development
L. Brinkman, Manager, Community Planning
L. Rowett, Manager, Current Planning
N. Sponaule, Communications Advisor
K. Lundgren, Recording Secretary

1. **CALL THE MEETING TO ORDER:**

The Governance and Priorities Committee Meeting was called to order at 1:00 p.m.

2. **APPROVAL OF THE AGENDA:**

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

* Denotes electronic meeting participation as authorized by "Council Procedure Bylaw 2018 No. 7272"

3. ADOPTION OF THE MINUTES:

It was moved and seconded that the minutes of the Governance and Priorities Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday 2025-MAR-24 at 1:00 p.m. be adopted as circulated. The motion carried unanimously.

4. AGENDA PLANNING:

(a) Upcoming Topics and Initiatives

Sheila Gurrie, Director, Legislative Services, spoke regarding topics and initiatives scheduled for upcoming Governance and Priorities Committee (GPC) meetings. The schedule is subject to change, and Staff are looking to advance the topic related to prohibiting the sale and spread of invasive species to an earlier meeting date.

5. REPORTS:

(a) City Plan:

1. Form and Character Design Guidelines Project

Introduced by Jeremy Holm, Director, Planning and Development.

Presentation:

1. Lisa Brinkman, Manager, Community Planning, presented the draft Development Permit Area 8 (DPA8) Form and Character Design Guidelines (Guidelines) project, provided an overview of the project timeline and noted the following:

- The Guidelines project has been a joint project between the Current Planning, Community Planning, Sustainability and Transportation Sections
- The draft Guidelines consolidate a number of design guidelines into one document to improve clarity around the City's expectations

Lainya Rowett, Manager, Current Planning, continued the presentation and spoke regarding some of the key themes identified during the public engagement sessions as well as related amendments to the landscape regulations. Highlights included:

- The second phase of engagement allowed Staff to receive more specific feedback on the guidelines as written
- The draft Guidelines are more generalized to focus on intent rather than being too prescriptive
- This process provided opportunity to modernize the language for the High Performance Building Section of the draft Guidelines
- The Landscaping regulations have been updated in “Zoning Bylaw No. 4500” to reduce prescriptions in the Zoning Bylaw and have them be more comprehensively explained in the draft Guidelines
- Next steps include Council’s consideration of the proposed amendment bylaws in May of 2025, holding a Public Hearing for the proposed Zoning Amendment Bylaw in June of 2025, and the implementation of the new Guidelines in July to September of 2025

Committee and Staff discussion took place. Highlights included:

- The City’s Wildfire Hazard Development Permit Area was implemented through the City Plan; however, there are no design requirements related to fire safety in the more urbanized areas
- Finding the right balance within the draft Guidelines for when to use stronger wording requirements such as “must” and when to use suggestions such as “should” or “consider”
- Feedback from the development community through the engagement process encouraged Staff to improve clarity on how the Guidelines apply to industrial development
- The desire to improve development permit processing times, and the Guidelines’ role to simplify the process
- The Community seems to accept that energy efficiency and affordable buildings require a simpler design
- The High Performance Section of the Guidelines helps improve simple building designs

- The public engagement feedback saw cohesive agreement regarding the value of street interface and enhancement of public realm
- Ensuring there is a communication strategy for the Public Hearing to ensure the community is aware of their opportunity to engage further on these amendments
- There has been considerable investment into the neighborhood plans and concern that the consolidation of these plans could create a sense of loss
- An administrative support tool will allow applicants to provide rationale when they are unable to meet a consideration in the Guidelines
- While Staff received considerable feedback from the Old City Neighbourhood Association and Newcastle Community Association, there was also representation from a number of other neighbourhood associations in the engagement process

It was moved and seconded that the Governance and Priorities Committee recommend that Council direct Staff to proceed with preparing a bylaw to amend Zoning Bylaw No. 4500 with the updated Development Permit Area 8 (DPA8) Form and Character Design Guidelines, and related amendments to the landscape regulations; and a bylaw to amend the “Development Procedures and Notification Bylaw 2024 No. 7375”, as outlined in the Staff Report dated 2025-APR-14. The motion carried unanimously.

6. QUESTION PERIOD:

The Committee received no questions from the public regarding agenda items.

7. ADJOURNMENT:

It was moved and seconded at 1:51 p.m. that the meeting adjourn. The motion carried unanimously.

CERTIFIED CORRECT:

CHAIR

CORPORATE OFFICER



MINUTES

FINANCE AND AUDIT COMMITTEE MEETING

Wednesday, April 16, 2025, 9:00 A.M.
Shaw Auditorium, Vancouver Island Conference Centre
80 Commercial Street, Nanaimo, BC

- Members:**
- Mayor L. Krog, Chair
 - Councillor S. Armstrong*
 - Councillor T. Brown
 - Councillor H. Eastmure* (joined at 9:06 a.m.)
 - Councillor B. Geselbracht*
 - Councillor E. Hemmens
 - Councillor J. Perrino
 - Councillor I. Thorpe
- Absent:**
- Councillor P. Manly
- Staff:**
- D. Lindsay, Chief Administrative Officer
 - L. Mercer, General Manager, Corporate Services
 - B. Sims, General Manager, Engineering and Public Works
 - W. Fulla, Director, Finance
 - S. Gurrie, Director, Legislative Services
 - D. Osborne, Director, Parks, Recreation and Culture
 - C. Davis, Deputy Director, Parks and Natural Areas
 - A. Breen, Manager, Culture and Special Events
 - N. Sponaule, Communications Advisor
 - L. Young, Recording Secretary

1. CALL THE MEETING TO ORDER:

The Finance and Audit Committee Meeting was called to order at 9:00 a.m.

* Denotes electronic meeting participation as authorized by "Council Procedure Bylaw 2018 No. 7272"

2. PROCEDURAL MOTION:

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 a meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- (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).

The motion carried unanimously.

The Finance and Audit Committee Meeting moved In Camera at 9:01 a.m.

The Finance and Audit Committee Meeting moved out of In Camera at 9:03 a.m.

3. INTRODUCTION OF LATE ITEMS:

- (a) Remove – Agenda Item 10(a) Correspondence from Nanaimo Airport Commission re: Funding Support for Hosting the Snowbirds August 2025

4. ADOPTION OF AGENDA:

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

5. ADOPTION OF MINUTES:

It was moved and seconded that the minutes of the Finance and Audit Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Wednesday, 2025-MAR-19, at 9:00 a.m. be adopted as circulated. The motion carried unanimously.

6. REPORTS:

Councillor Eastmure joined the meeting electronically at 9:06 a.m.

- (a) 2024 Annual Financial Statements

Laura Mercer, General Manager, Corporate Services provided an overview of the report included in the agenda package.

Presentation:

1. Liette Bates-Eamer, Lead Audit Engagement Partner, and Sarah Burden, Senior Manager, KPMG, provided an on-screen presentation included in the agenda package advising the following:
 - Once Council approves the 2024 Annual Financial Statements, KPMG will issue the audit opinion
 - All information required from City Staff to conduct the audit was received in a timely manner
 - The only significant risk identified during the planning stage was fraud risk due to management override of controls; however, KPMG found nothing to report regarding this risk
 - City Staff identified two uncorrected audit differences in 2023 and one in 2024; however, these errors are not considered material and do not have an impact on the audit opinion
 - KPMG recommended that the unspent portion of the Climate Action Plan grant funds be kept in deferred revenue instead of a reserve account in accordance with *PS3410 Government Transfers*

Committee discussion took place to confirm that while conducting the audit, KPMG only noted minor issues such as the location of unspent grants and not the allocation of those funds.

It was moved and seconded that the Finance and Audit Committee recommend that Council accept the 2024 Annual Financial Statements for the City of Nanaimo. The motion carried unanimously.

7. PRESENTATIONS:

(a) 2025 - 2029 Financial Plan Recap and Decision Points

Introduced by L. Mercer, General Manager, Corporate Services.

Presentation:

1. Wendy Fulla, Director, Finance, provided an on-screen presentation included in the agenda package advising the following:
 - The presentation reflects changes since the adoption of the provisional budget in January 2025; however, it does not include the impact of the new Nanaimo Art Gallery agreement or the Loudon Park Improvement decision which were approved at the 2025-APR-07 Council Meeting

- Included in the 2025 – 2029 Financial Plan are 12 new RCMP positions, 20 new firefighters, and the expansion of the Community Safety Officer (CSO) program
- The projected future rates reflect ending of the debts associated with the Vancouver Island Conference Centre as well as the ending of the 5-year funding commitment for the Nanaimo Systems Planning Organization

Committee and Staff discussion took place regarding costs associated with the CSO program, the downloading of Provincial responsibilities onto local governments and its impact on property taxes. \$1.45 million was spent on the CSO program in 2024, and an additional \$500,000 is allocated for six new CSOs starting in April 2025.

W. Fulla, Director, Finance, continued the presentation advising the following:

- Total revenue for 2025 is budgeted at \$276.5 million. This excludes any new borrowing or transfers from reserves as those are a funding source rather than revenue
- \$215.2 million has been allocated for annual operating and maintenance resources, which does not include funding for projects or the Vancouver Island Regional Library
- Added \$14,400 to the budget for 911 services to reflect final contract amounts
- Due to receiving the Emergency Treatment Fund grant, the CSO expansion program budget has been reduced by \$7,200
- Decreased investment income by \$100,000 due to a decline in interest rates; however, it is anticipated that investment income will be above historical returns

Committee and Staff discussion took place regarding the change in ownership of the local casino. Staff have been advised that no change to casino revenues are expected to occur due to the change in ownership.

W. Fulla, Director, Finance, continued the presentation and reviewed the Council decision points “Public Space Cleanliness” and “Increase to the Road Maintenance Budget.”

Committee and Staff discussion took place. Highlights included:

- Public Space Cleanliness Option 2 does not provide any additional funding or capacity to the program in 2025
- The need for additional support for the Clean Team program
- Inflationary costs and additional kilometres of roads may affect road maintenance in the future if the road maintenance budget is not increased
- Staff can bring options for incremental increases to the road maintenance budget to the 2026 – 2030 Financial Plan budget discussions
- If Public Space Cleanliness Option 2A is selected, the balance of the General Capital Reserve would be \$4.9 million
- Public Space Cleanliness Option 1 provides an immediate increase to 2025 Clean Team services
- The potential to fund public space cleanliness with one-time funding from reserves in 2025
- The Clean Team currently has capacity to support the CSOs; however, they are spread quite thin and require a supervisor to provide direction

It was moved and seconded that the Finance and Audit Committee recommend that for the 2025 – 2029 Financial Plan Council:

1. Add a Community Clean Team (2 FTEs), a full-time Superintendent, Sanitation, Recycling and Cemeteries and related costs effective April 1, 2026; and
2. Fund the Community Clean Team fleet unit and roll-off bin from the General Capital Reserve.

The motion was defeated.

Opposed: Mayor Krog, Councillors Armstrong, Brown, Eastmure, Geselbracht, Hemmens, Perrino and Thorpe

It was moved and seconded that the Finance and Audit Committee recommend that for the 2025 – 2029 Financial Plan Council:

1. Increase funding for contracted services for public space cleanliness by \$30,000 in 2025 and \$75,000 in 2026; and
2. Add a full-time Superintendent, Sanitation, Recycling and Cemeteries and related costs effective September 1, 2025.

The motion carried unanimously.

6. REPORTS: (Continued)

(b) Approval to Bid to Host the 2026 Pacific Contact Showcase and Festival

Darcie Osborne, Director, Parks, Recreation and Culture, provided an overview of the report included in the agenda package.

Committee and Staff discussion took place. Highlights included:

- The Pacific Contact Showcase and Festival is intended to draw the cultural community together as an opportunity for communication and collaboration of local artists
- There are opportunities for the public to attend some showcases at the Pacific Contact Showcase
- Staff have recommended a commitment of \$20,000 funded from the Special Initiatives Reserve
- Hosting the 2026 Pacific Contact Showcase and Festival would have many benefits for local artists and the community

It was moved and seconded that the Finance and Audit Committee recommend that Council support the proposed bid to host Pacific Contact 2026 in Nanaimo and commit \$20,000 in 2026 of the 2025 – 2029 Financial Plan, funded from the Special Initiatives Reserve. The motion carried unanimously.

(c) Sport Tourism Grant Funding Application Approval

D. Osborne, Director, Parks, Recreation and Culture, provided an overview of the report included in the agenda package.

Committee and Staff discussion took place. Highlights included:

- Staff are not aware of any other groups or events that may be affected by the transition of the Municipal and Regional District Tax (MRDT) administration from Nanaimo Hospitality Association to Tourism Nanaimo
- The Sport Tournament Grant Fund is typically used to assist sports groups with the cost of local sporting events, and this grant stream has not been depleted in the past three years
- The changes to the application timelines during the MRDT transition are only expected to affect a two-month window

It was moved and seconded that the Finance and Audit Committee recommend that Council approve granting the Vancouver Island Slopestyle 2025 event at the Steve Smith Bike Park \$4,500 from the Sport Tournament Grant Fund. The motion carried unanimously.

(d) 7 Potatoes Project Update and Funding Request

Introduced by D. Osborne, Director, Parks, Recreation and Culture.

Charlotte Davis, Deputy Director, Parks Natural Areas, provided an overview of the report included in the agenda package.

Delegation:

1. Tami Hirasawa, 7 Potatoes, spoke regarding the following:

- The history of Japanese Canadians in Central Vancouver Island, including the establishment of over 43 herring salteries in the area in the early 1900s
- While Nanaimo's Japanese-Canadian community made significant economic contributions to Nanaimo and the Province, they experienced forced displacement and relocation to internment camps in 1942. There are survivors of these experiences that reside in Nanaimo today
- The Japanese Canadian Legacies Society Fund supports projects that uplift the legacy of Japanese Canadians in BC
- The two projects outlined in the report included in the agenda package are intended to make Nanaimo visible to the next generation and learn to appreciate lasting legacies of Japanese Canadians

Committee and Staff discussion took place. Highlights included:

- Beban Park was selected as the location for the Outdoor Performance and Gathering Space Project to complement Room Six at Beban Social Centre, which is being renovated for the purposes of Japanese programming and cultural activities. The Performance and Gathering Space is planned to be constructed in the green space just outside of Room Six
- The capital costs for the projects would come from the Strategic Infrastructure Reserve Fund and any operating costs associated with maintaining the completed projects would impact the parks operating budget in future budget cycles
- Acknowledged that the Japanese-Canadian community is a significant part of Nanaimo's history and thanked 7 Potatoes for their work

It was moved and seconded that the Finance and Audit Committee recommend that Council:

1. Increase the budget for the Japanese-Canadian Memorial Garden project by \$341,000 funded from the Strategic Infrastructure Reserve Fund; and
2. Increase the budget for the Beban Park Outdoor Performance and Gathering Space project by \$400,000 funded from the Strategic Infrastructure Reserve Fund.

The motion carried unanimously.

11. QUESTION PERIOD:

The Committee received no questions from the public regarding agenda items.

12. ADJOURNMENT:

It was moved and seconded at 10:23 a.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

Please click the link below to access the 2025-APR-14 Governance and Priorities Committee Meeting agenda:

<https://pub-nanaimo.escribemeetings.com/Meeting.aspx?Id=b10db9ae-ddcd-4dd5-b947-7d9e9d5929e3&Agenda=Agenda&lang=English>

Please click the link below to access the 2025-APR-16 Finance and Audit Committee Meeting agenda:

<https://pub-nanaimo.escribemeetings.com/Meeting.aspx?Id=b2dc1991-4ff3-47bd-b09b-dc11a825760c&Agenda=Merged&lang=English>

Delegation Request

Delegation's Information:

Brenna Wallace and Andrea Smith, The Brenna Wallace International Initiative have requested an appearance before Council.

City: Nanaimo

Province: BC

Delegation Details:

The requested date is 2025-MAY-05

The requested meeting is:
Council

Bringing a presentation: Yes

Details of the Presentation: Doing a Human Trafficking Safety Assessment.

Delegation Request

Delegation's Information:

Christopher Brown has requested an appearance before Council.

City: Nanaimo

Province: BC

Delegation Details:

The requested date is 2025-MAY-05

Bringing a presentation: No

Details of the Presentation: Concern regarding the removal of the mature shade trees in Loudon Park, the cost of the proposed project, and the specialized nature of the building.

Delegation Request

Delegation's Information:

Lana Fitzpatrick has requested an appearance before Council.

City: Nanaimo

Province: BC

Delegation Details:

The requested date is 2025-MAY-05

Bringing a presentation: Yes

Details of the Presentation: Requesting reconsideration regarding the approved plans for Loudon Park.

Delegation Request

Delegation's Information:

Heather Baitz has requested an appearance before Council.

City: Nanaimo
Province: BC

Delegation Details:

The requested date is 2025-MAY-05

Bringing a presentation: Yes

Details of the Presentation: Requesting reconsideration of the plans for Loudon Park, and the impact on green space.

DATE OF MEETING MAY 05, 2025

AUTHORED BY MADELEINE KOCH, ACTIVE TRANSPORTATION PROJECT
SPECIALIST, TRANSPORTATION

SUBJECT **Evolve Shared E-Mobility Program Update and Expansion Plans**

OVERVIEW

Purpose of Report:

To present Council with an update on the Evolve shared e-mobility program, and to share plans for program expansion, including e-scooter launch.

BACKGROUND

BCAA's E-Bike Share program, Evolve, has been operating in Nanaimo as a pilot project since May 2024. Based on strong program uptake, Evolve is planning a program expansion to include additional stations, and to introduce a fleet of shared electric scooters (e-scooters).

In 2024, Council adopted changes to the Traffic and Highways Regulation Bylaw 1993 No. 5000, to allow the use of e-scooters wherever bicycles are permitted in the City.

The Evolve electric mobility (e-mobility) program aligns with key City Plan and Integrated Action Plan directives.

- The mobility target for cycling trips to account for 4% of total transportation trips in Nanaimo by 2041 (Section D.5.3 of City Plan)
- The mobility target to reduce the average daily distance driven per person per day to 10 km by 2041 (Section D.5.3 of City Plan)
- City Plan Policy C1.1.9: "By 2050, all transportation trips are zero carbon, through active transportation and zero emission vehicle adoption"
- Integrated Action Plan Item No. C2.2.7: "Explore opportunities and potential partners/vendors to operate a public bicycle/ micromobility share program" |

DISCUSSION

Program Results

Between the program's launch during the 2024 BC Land Summit and the end of 2024, more than 27,000 kms were travelled on Evolve electric bikes (e-bikes) in Nanaimo by 2,198 unique riders. At the end of 2024, Evolve conducted a survey of local users to measure program impacts and user experience. Survey highlights include:

- Approximately 50% of Evolve trips replaced vehicle trips, demonstrating the program's role in supporting mode shift and reducing car usage
- 37% of riders were repeat users, indicating strong ongoing interest

- Over 109 users subscribed to the monthly plan, demonstrating consistent engagement with the service
- 55% of the users reported making purchases at local businesses while using the e-bikes, indicating the program's support for the local economy

The program also saw a low rate of vandalism, theft, and abandoned trips, with no major incidents reported. Additional details on program impacts and survey findings are contained in Evolve's presentation (Attachment A).

Program Expansion

Based on the success of the program to date, Evolve has developed plans to expand the program. The expansion will include:

- Adding 26 new stations (to be completed in 2 phases)
- Introducing 60 shared e-scooters to the program (to take place during Phase 2 of the expansion)

Phase 1 (from now until June) will see 15 new stations added, generally between the Nanaimo Regional General Hospital to Southgate. During Phase 2 (beginning in June), 11 stations will be added from the hospital area northward. A fleet of e-scooters will be introduced to the program during Phase 2 and will share parking stations with the e-bikes.

Other municipalities with shared e-scooter programs have seen a significant increase in the number of users and trips, as e-scooters have been found to be more accessible for many people than e-bikes. This new option will increase access to sustainable transportation options and help to work towards the City's mode shift goals.

Like Evolve's e-bikes, the new e-scooters will be equipped with helmets and will be accessed using the Evo app. This app provides customer service features, including real-time information on available vehicles, and user-friendly payment options. Evolve uses data from the app as well as hardware in the e-bikes/e-scooters to monitor, manage and enforce the system.

Ongoing Program Management

Evolve will continue to monitor, maintain, and redistribute the fleet of both e-bikes and e-scooters, ensuring that all vehicles are properly sanitized, inspected, and repaired as needed.

A Licence and Service Agreement between Evolve and the City was established when the pilot project commenced for the operation of the e-bike share program at 17 parking stations on City-owned property for an initial term of one year with the right to be renewed for three additional one-year terms. The existing agreement will be replaced with a new agreement to include the initial 17 stations, add the 26 new stations and will also include the provision to allow for the operation of e-scooters. As the program is still in the "pilot" stage, Staff will continue to monitor it and will renew the agreement annually provided Evolve is in compliance with the terms of the agreement.

The agreement places the responsibility of all costs, repairs, maintenance, insurance and liability with Evolve for the operation of the program. |

CONCLUSION

This spring, Evolve's shared e-mobility program will expand to include 26 new e-mobility stations and a fleet of e-scooters, offering a broader range of sustainable transportation options in Nanaimo. Staff will continue to work with Evolve to implement the program expansion and will report back to Council with an update on both programs following Evolve's 2025 user survey and usage data release. |

SUMMARY POINTS

- BCAA's Evolve shared e-mobility program launched e-bike sharing in Nanaimo in May 2024.
- Usage data and user feedback indicate the program has been successful to date.
- Council amended Traffic and Highways Regulation Bylaw No. 5000 in 2024 to allow use of e-scooters wherever bicycles are permitted.
- Evolve plans to expand the program this spring by adding 26 new stations across Nanaimo and introducing a fleet of e-scooters.

ATTACHMENTS

ATTACHMENT A: Evolve Presentation – 2025 Program Update and Expansion Plans |

Submitted by:

Jamie Rose
Manager, Transportation |

Concurrence by:

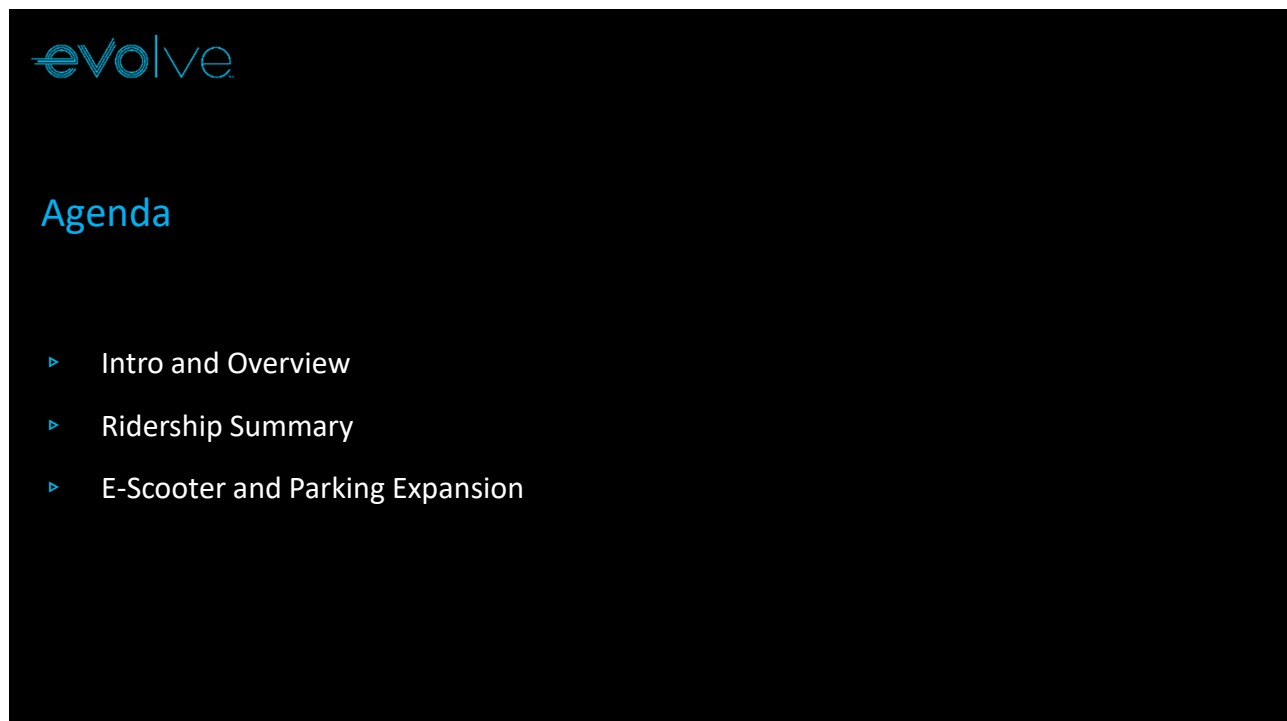
Nancy Skeels
Manager, Real Estate

Poul Rosen
Director, Engineering

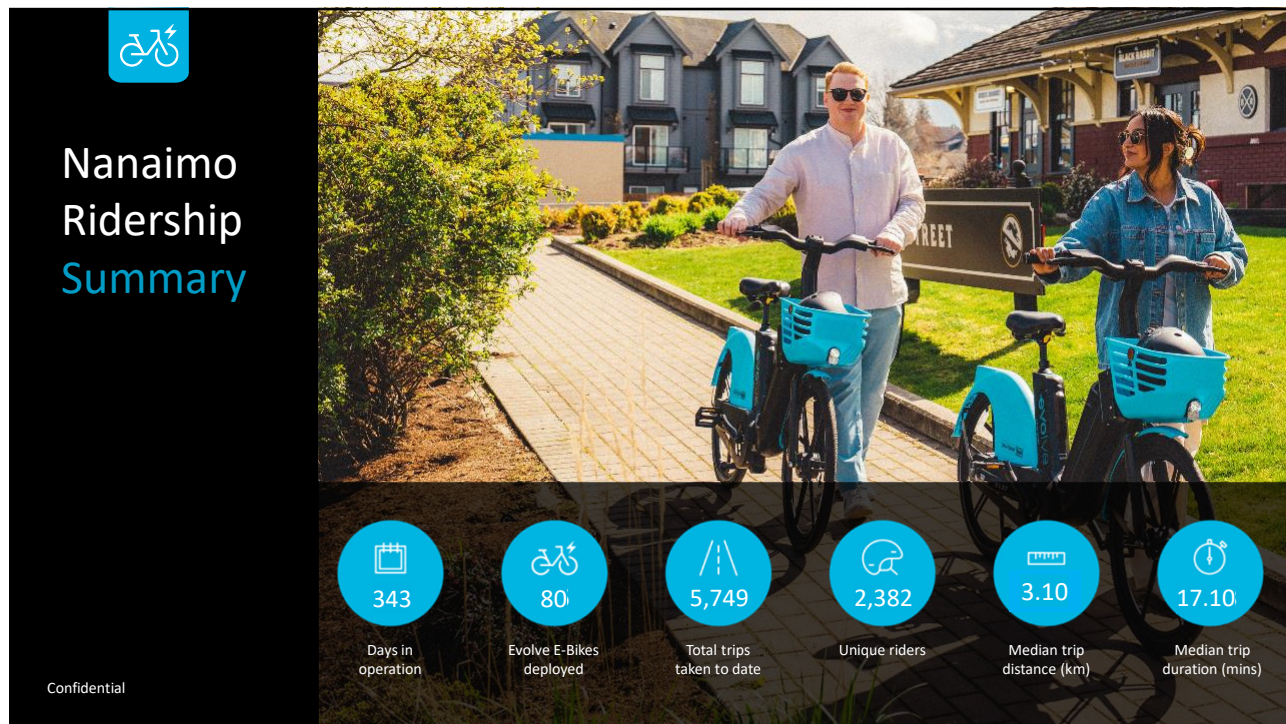
Bill Sims
General Manager, Engineering & Public Works |



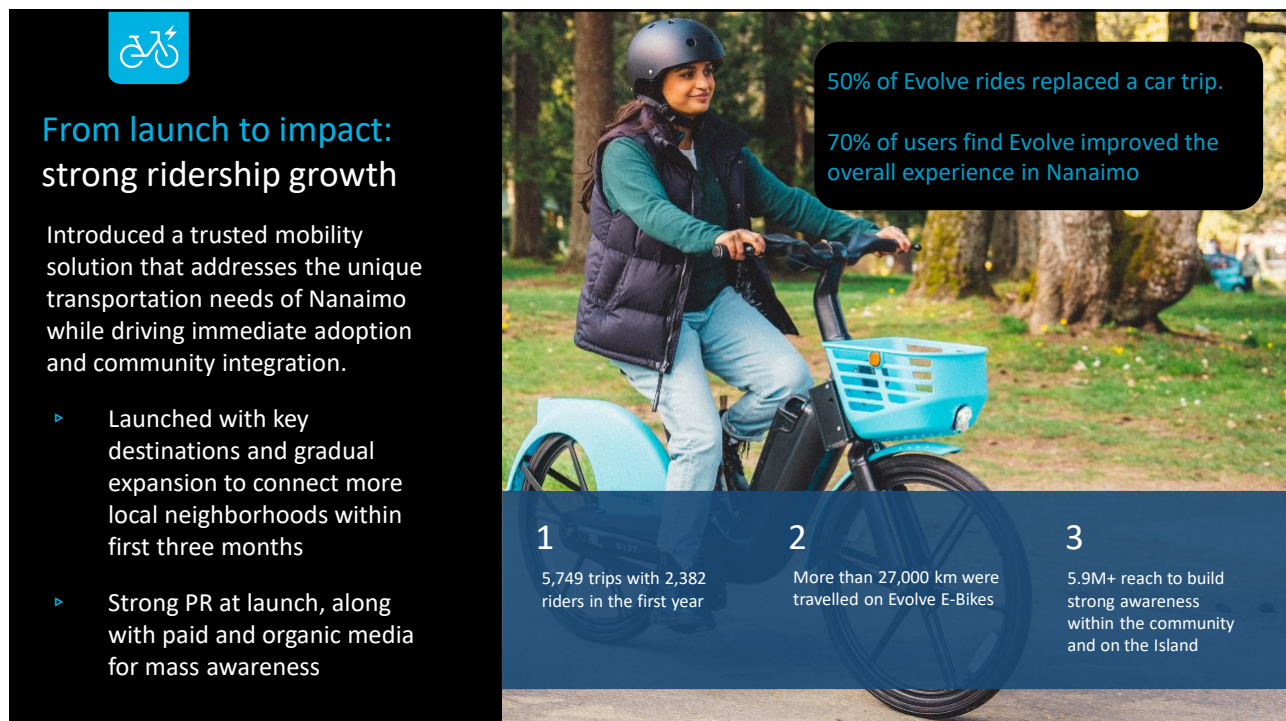
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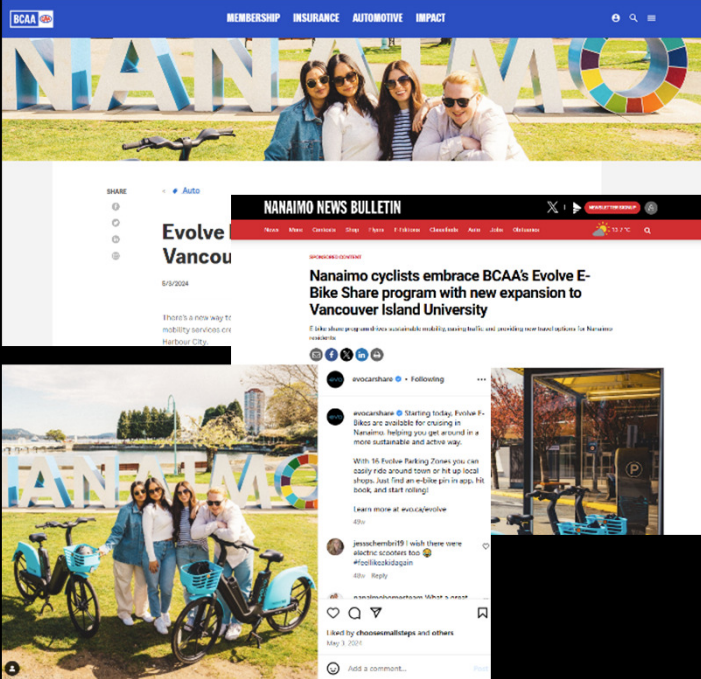
4




Our footprint in Nanaimo

5.9M+ reach to build strong awareness across Nanaimo, Vancouver Island, and within the local community.

- Public Relations
- Community Events
- Social Media
- BCAA Blog
- Paid Digital
- Email Marketing
- Contests & Giveaways
- Cross-promotion with Local Partners




5



Build connections with local community

Build strong and authentic relationships with local communities, including residents, workers, and local businesses

- Attended key community events like Go By Bike Week and Pride for mass awareness
- Engaged VIU through events for demo and safety education to students
- Free minutes distribution to encourage immediate adoption



55% of rides resulted in a purchase at a local business

1

Set up bike demo and test rides at key community events

2

Distributed over 15,000 free minutes through events and paid media to community members

3

Partnered with VIU and Hullo Ferries to reach different community groups and set up parking zones

6



7



8



9



Why Adopt E-Scooters?


- ▶ Higher usage rates facilitating better mode shift results
 - ▶ 94% of 104,000 trips in Coquitlam are on e-scooters.
 - ▶ 1/3 of e-scooter trips replaced a car trip in Coquitlam
 - ▶ Kelowna reports 48% of e-scooter trips replace a car trip
- ▶ 55% of trips result in purchases from local business.

10

evolve

BCAA's E-Scooter Goals

- ▶ Operate an e-scooter program that is safe and accepted by the community
- ▶ Drive more mode shift in the community



11

evolve

Expansion Objectives

- ▶ Promote safe use and ensure devices are parked properly and maintain pedestrian right of ways
- ▶ Provide speed limited e-scooters to residents
- ▶ Collect and assess data and community feedback

Proposed Expansion

Step 01	Step 02	Step 03	Step 04	Step 05
60 E-Scooters added to the Evolve Fleet	Use the same parking zones as Evolve E-Bikes	Launch in June 2025	Will instantly become available to all users in the Evo App	Additional community engagement and marketing

12

Device Specifications

- ▶ 12" Front tire for stability on uneven ground
- ▶ Short platform to discourage double riding
- ▶ Helmet attached to every device
- ▶ Device ID clearly visible
- ▶ Braille decal

Program Features

- ▶ Speed limited to 25 km/h
- ▶ All trip data and usage tracked
- ▶ 24/7, 365 call centre

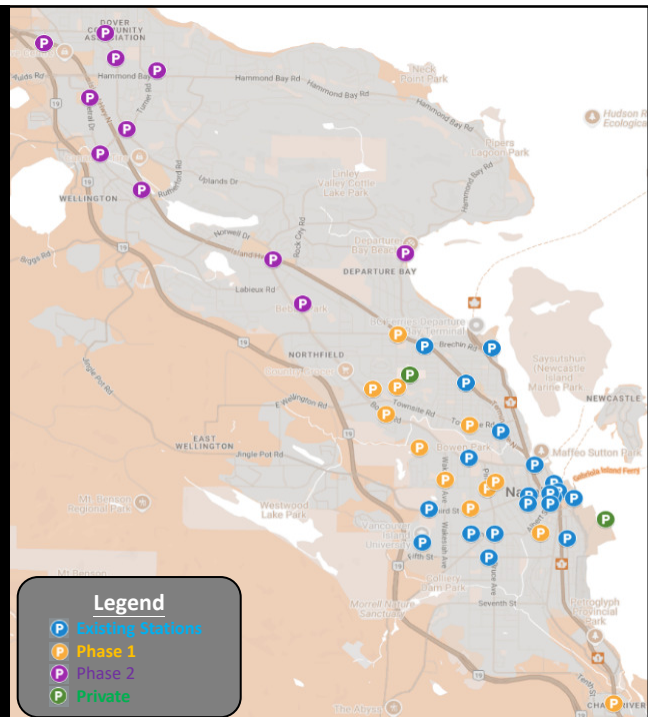


13




Expansion of Service Area

- ▶ Evolve to add 23 parking zones to existing 20
- ▶ Expanding in 2 phases this spring
- ▶ City-wide access to e-scooters available at all parking zones
- ▶ Combined parking zones with both devices
- ▶ Ability to set up Slow and No-Ride Zones in collaboration with City of Nanaimo
- ▶ Launch with a limited number of e-scooters (60)





14




Daily operations

Increased patrol during peak usage times:
Thursday to Monday
13:00-20:00 to maintain device balance and avoid overcrowding at parking zones







Increased patrol frequency during peak usage times




Expected daily battery swapping on e-scooter devices



Stations organized before and during peak usage hours




Proactive rebalancing to prevent device clustering




Respond to emergency issues with a device within 20 minutes of report

15



Parking Zone Changes

- ▶ Add painted boxes to popular spots to increase visual awareness of parking zone:
 1. Harbour Front
 2. Wesley St.
- ▶ Add bike racks at popular parking zones to increase visual cues to park correctly
- ▶ Update station signage

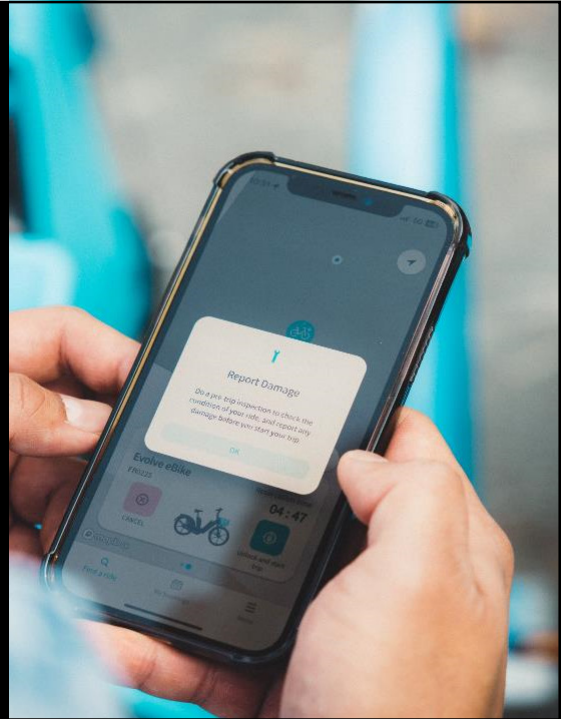


16



Customer Support

- ▶ Customer service hotline, chatbot and email support 24/7, 365 days a year
- ▶ All reports are responded to within 5 minutes
- ▶ Resources are allocated within 20 minutes of an incident being reported



17



User Behaviour Management

- ▶ Strict zero-tolerance policy for dangerous riding, including sidewalk riding, tandem riding, etc.
- ▶ Warnings and penalties for unauthorized parking
- ▶ Fraudulent accounts are blocked immediately



18

Safety Education

Objective

- ▶ Foster a culture of safe and responsible riding

Tactics

- ▶ Safety demo and community events for education and e-scooter trial
- ▶ Update all existing parking zone signages with e-scooter instructions and safety tips
- ▶ Create new e-scooter education materials online and offline
- ▶ Ongoing social media tutorial and reminder content



19



Launch Communications

Build trust & awareness

Educate on safety: Promote safety measures, infrastructure and riding tips

Public Relations: Press releases, media interviews, launch event (e.g. ribbon cutting)

Organic Content: Social media, blog posts, ongoing updates & promos

Engage the community

Community events: Host local activations, partner with local businesses and organizations

Viral moments: Creative campaigns and activations to generate buzz and visibility

Drive ridership & adoption


Promotions: First-time ride offers, incentives to try the service

Paid Advertising: Focused messaging on ease of use, safety and benefits

Education: In-person demos and digital guides on responsible riding




20




THANK YOU

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21



- APPENDIX -

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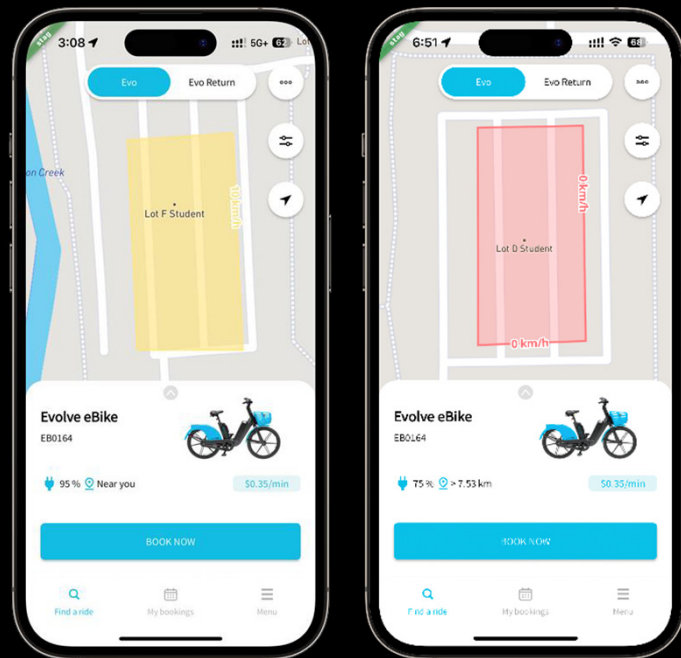


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Slow and no-ride zones

- ▶ Zones can be established in any area identified by city
- ▶ Zones are possible for both e-scooter and e-bike riders



DATE OF MEETING May 5, 2025

AUTHORED BY AMRIT MANHAS, ECONOMIC DEVELOPMENT OFFICER

SUBJECT **2025 STATE OF THE NANAIMO ECONOMY REPORT**

OVERVIEW

Purpose of Report:

To provide Council with the 2025 State of the Nanaimo Economy annual report.

BACKGROUND

One of the core services of the City's internal Economic Development function is providing timely and relevant information on the state of the local economy. Through research publications and tailored data products, it delivers valuable insights into Nanaimo's economic and business conditions. These resources empower both new investors and existing businesses to make informed decisions, supporting business retention, expansion and attraction.

Access to accurate data and analysis is crucial for strategic planning, strengthening partnerships, refining targeted marketing efforts and enhancing communication. By leveraging economic intelligence, the City promotes sustainable growth, guides investment strategies and fosters an inclusive, thriving business ecosystem.

The State of the Nanaimo Economy (SONE) report examines nearly 30 key indicators, including demographics, business activity, development trends, the real estate market, labour force, income, spending and tourism. Where possible, data is compared to figures from the previous year, five to ten years back and projects five to ten years ahead, offering a dynamic view of Nanaimo's evolving economic landscape. |

DISCUSSION

|The key messages in the 2025 State of the Nanaimo Economy including the following:

Demographics

Population Growth Slowing Down: Nanaimo's population for 2024 is estimated at 110,591, with an expected annual growth rate of 1.7%, reaching 120,162 by 2029. The Regional District of Nanaimo (RDN) is also projected to grow from 187,541 in 2024, to 202,573 by 2029 (1.6% growth). Population growth for the City of Nanaimo, RDN and BC is projected to be slower over the coming five years compared to the past five years.

Age Distribution: Nanaimo's population is aging, with the 65+ age group rising from 24% to 25% by 2029. Simultaneously, the 25 – 44 age group is projected to grow by 3,403, driving demand for housing, childcare and employment opportunities.

Ethnic Diversity: The visible minority population grew from 11.8% in 2019 to 14.4% in 2024 and is expected to reach 15.2% by 2029. Indigenous residents make up 8.2% of Nanaimo's population with a notably young average age (32.8 years) compared to non-Indigenous residents (45 years).

More Homes, Fewer Residents per Household: There were 45,930 households in 2024, projected to grow by 8% to 49,618 by 2029. One-person households are on the rise, moving from 31.8% to 32.07%, with seniors living alone increasing from 12.7 to 14.26%. Average household size expected to decrease from 2.3 to 2.2 people by 2029.

Families: Census families are projected to grow by 7.8% over the next five years. Married couples will continue to be the most prevalent family type. Lone parent families, particularly those led by women are also on the rise.

Business and Labour Market

Business Growth: Nanaimo has 6,991 licensed businesses in 2024, an 8.3% increase from the previous year, driven largely by new regulations requiring short-term rentals to be licensed. Most businesses remain small, with 86% employing 1 – 19 workers. The top three sectors by business licenses are Construction, Healthcare and Accommodation and Food Services.

Business Bankruptcies: Business bankruptcies on Vancouver Island spiked in 2023 and remained high in 2024, reflecting ongoing financial strain post-pandemic.

Labour Force: Nanaimo's labour force contracted slightly to 67,700 in 2024 (down 1% from 2023). The unemployment rate remained stable at 4.7%, below BC's rate of 5.5% and Canada's at 6.4%.

Talent Retention and Gaps: Sales and Service roles dominate Nanaimo's workforce (27.8%) but there is lower representation in STEM and Finance. With a labour force replacement ratio of 0.70 in 2024, retirements are outpacing new workforce entrants, raising concerns and potential future labour shortages.

Housing and Development

Housing Market: Nanaimo's average single-family home price rose slightly by 1.46% to \$839,694 in 2024. Condo prices increased by 0.27%, while townhouses declined by 1.27%. Nanaimo continues to be far more affordable than Victoria and Vancouver.

Rental Market: In 2024, the average rent rose to \$1,558, reflecting a 6.3% increase from the previous year. The rental market expanded with the addition of 480 new units, a 9.7% increase in supply. Meanwhile, the vacancy rate saw a slight uptick from 2.7% to 2.9%. In 2024, 66% (30,305) of households were owner occupied and 34% (15,125) were rented.

Development and Permits: Building permit values fell sharply by 44% in 2024, totaling \$203.4 million, due to a significant slowdown in residential construction. Major projects included 34 developments valued at \$2 million or more for 2023 and 2024. Urban densification trends show single-detached homes declining to 59% of housing stock by 2029, while apartments are expected to rise to 38%.

Urban Densification: Smaller household sizes and affordability concerns are driving the need for more condos, rentals and accessible units, reinforcing the shift toward high-density living.

Income, Spending and Tourism

Income Growth: Nanaimo's median household income increased by 24.7% over the past five years, reaching \$87,987 in 2024. Projections show this figure growing to \$102,999 by 2029. High-income households (earning \$100k+) are projected to rise from 32.9% in 2019 to 51.6% by 2029.

Living Wage and Affordability: Nanaimo's living wage in 2024 was \$23.79/hour, the lowest of Vancouver Island communities review in 2024. However, rising income inequality presents a risk to workforce diversity, as affordability pressures may push out lower-income residents.

Consumer Spending: Nanaimo households spent 7% above the national average on housing and 5% more on household furnishings, pointing to a strong local retail and home improvement market. Discretionary spending remains high, reflecting economic stability but housing affordability remains a concern.

Tourism: Hotel occupancy rose to 62.8% in 2024. Short-term rentals saw strong gains, with RevPAR growing by 9.7%. Passenger traffic on the Hullo high-speed ferry exceeded 400,000 and conference bookings at the Vancouver Island Conference Centre increased by 15.4%.

SUMMARY POINTS

- The City of Nanaimo's Economic Development function provides timely and relevant data to support strategic decision making.
- The 2025 State of the Nanaimo Economy shows steady population growth and diversity, business expansion and rising incomes.
- Economic challenges include a contracting labour force, slowing residential development and affordability pressures.
- Key opportunities lie in workforce retention and attraction, growing high-wage sectors and supporting mixed-use, senior-friendly housing and high-density urban planning.

ATTACHMENTS

ATTACHMENT A: 2025 State of the Nanaimo Economy

Submitted by:

Amrit Manhas
Economic Development Officer

Concurrence by:

Laura Mercer
General Manager, Corporate Services



2025 STATE OF THE ECONOMY REPORT





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EXECUTIVE SUMMARY

Demographics:

- The City of Nanaimo's population is estimated at 110,591 in 2024 and is projected to grow to 120,162 by 2029 (1.7% annual growth). The RDN is projected to grow from 187,541 in 2024, to 202,573 by 2029 (1.6% annual growth).
- Nanaimo's population is aging with the 65+ rising from 24% in 2024 to 25% by 2029. The 25-44 age group will grow by +3,403, driving demand for housing, childcare, and employment opportunities.
- The visible minority population grew from 11.8% in 2019 to 14.4% in 2024 and is expected to reach 15.2% by 2029. Indigenous residents make up 8.2% of Nanaimo's population, with a notably younger average age (32.8 years) compared to non-Indigenous residents (45 years).
- Household growth will continue, with 49,618 households projected by 2029, reflecting an 8.03% increase. Average household size will decrease from 2.3 to 2.2 by 2029.
- Census families projected to grow by 7.8% over the next five years. Married couples will continue to be the most prevalent family type. Lone parent families, particularly those led by women are also on the rise.

Housing and Development:

- Nanaimo's housing stock is shifting, with single-detached homes declining from 62.1% in 2019 to 59% by 2029.
- Apartments are expected to rise to 38% by 2029, supporting urban densification.
- Rental demand is growing, with a 23% increase in rented households projected between 2019–2029.
- Building permit values fell sharply in 2024, dropping 44% from 2023, primarily due to a slowdown in residential construction.

Labour Force:

- Nanaimo's labour force contracted to 67,700 in 2024, a decline of 1% from 2023.
- The unemployment rate remains stable at 4.7%, below B.C.'s 5.5%.
- Nanaimo's workforce leans heavily on sales and service (27.8%), trades (17.1%), and healthcare (16%), with fewer jobs in professional services, STEM, and finance compared to B.C. overall.
- Nanaimo's labour force replacement ratio is 0.70 for 2024, retirements are outpacing new workforce entrants, raising concerns about potential future labour shortages.





EXECUTIVE SUMMARY

Business Environment:

- Nanaimo had 6,991 licensed businesses in 2024, growing by 8.3% from 2023, largely due to new regulations requiring short-term rentals to be licensed.
- Most businesses are small, with 86% employing 1–19 workers.
- Business bankruptcies rose significantly in 2023 and remained high in 2024, reflecting ongoing financial strain post Covid-19.

Income and Spending:

- Nanaimo's median household income rose by 24.7% over the past five years to \$87,987 in 2024 and is projected to reach \$102,999 by 2029.
- The share of high-income households (earning \$100K+) increased from 32.9% in 2019 to 51.6% in 2024.
- Nanaimo's consumer spending surpassed national averages in housing (7% above) and household furnishings (5% above).
- Living wage in Nanaimo for 2024 was \$23.79/hour, the lowest on Vancouver Island due to relatively more affordable housing.

Tourism and Real Estate:

- Nanaimo's hotel occupancy rose to 62.8% in 2024, while short-term rentals saw strong gains, with RevPAR rising by 9.7%.
- Real estate prices stabilized: the average single-family home was \$839,694 in 2024, with condos increasing slightly (0.27%) and townhouses declining (1.27%).
- Nanaimo remains the most affordable housing market compared to Victoria and Vancouver.

Key Challenges and Opportunities:

- **Affordability Pressures:** Rising income inequality could push out lower-income residents, affecting workforce diversity and service-sector employment.
- **Economic Diversification:** Nanaimo's economy relies heavily on healthcare, retail, and trades. Growing STEM, finance, and high-wage sectors will be key for long-term resilience.
- **Housing Needs:** Smaller household sizes and an aging population highlight the need for affordable, diverse housing options, including rentals and condos.
- **Talent Retention & Attraction:** Strategies to attract young professionals and retain skilled workers will be crucial, supported by affordable housing, childcare, and targeted training programs.





EXECUTIVE SUMMARY

Economic Outlook:

- British Columbia's economy experienced modest growth in 2024, with real GDP increasing by 1%, slightly below the national average. This slower pace was influenced by the completion of major infrastructure projects and reduced private sector investments.
- Economic growth is projected to rise to 1.8% in 2025 and 2026 as population growth stabilizes and the labour market remains strong.
- The housing market began recovering in late 2024 due to lower interest rates, which is expected to benefit related sectors such as finance, insurance, and real estate in 2025.
- On Vancouver Island, key sectors like technology, tourism, and the blue economy show promise for 2025, supported by a focus on sustainable industries and innovation. Persistent challenges in many regions include high housing costs and affordability issues, which continue to impact both workforce and investor confidence.
- External risks remain, particularly the potential for increased U.S. tariffs on Canadian imports, which could cost B.C. \$69 billion in economic activity between 2025 and 2028, affecting real GDP and jobs in export-reliant industries.
- B.C.'s economic success will hinge on its ability to diversify markets, address housing affordability, and navigate evolving trade policies.
- Persistent challenges include high housing costs and affordability issues, which continue to impact both the local workforce and investor confidence.

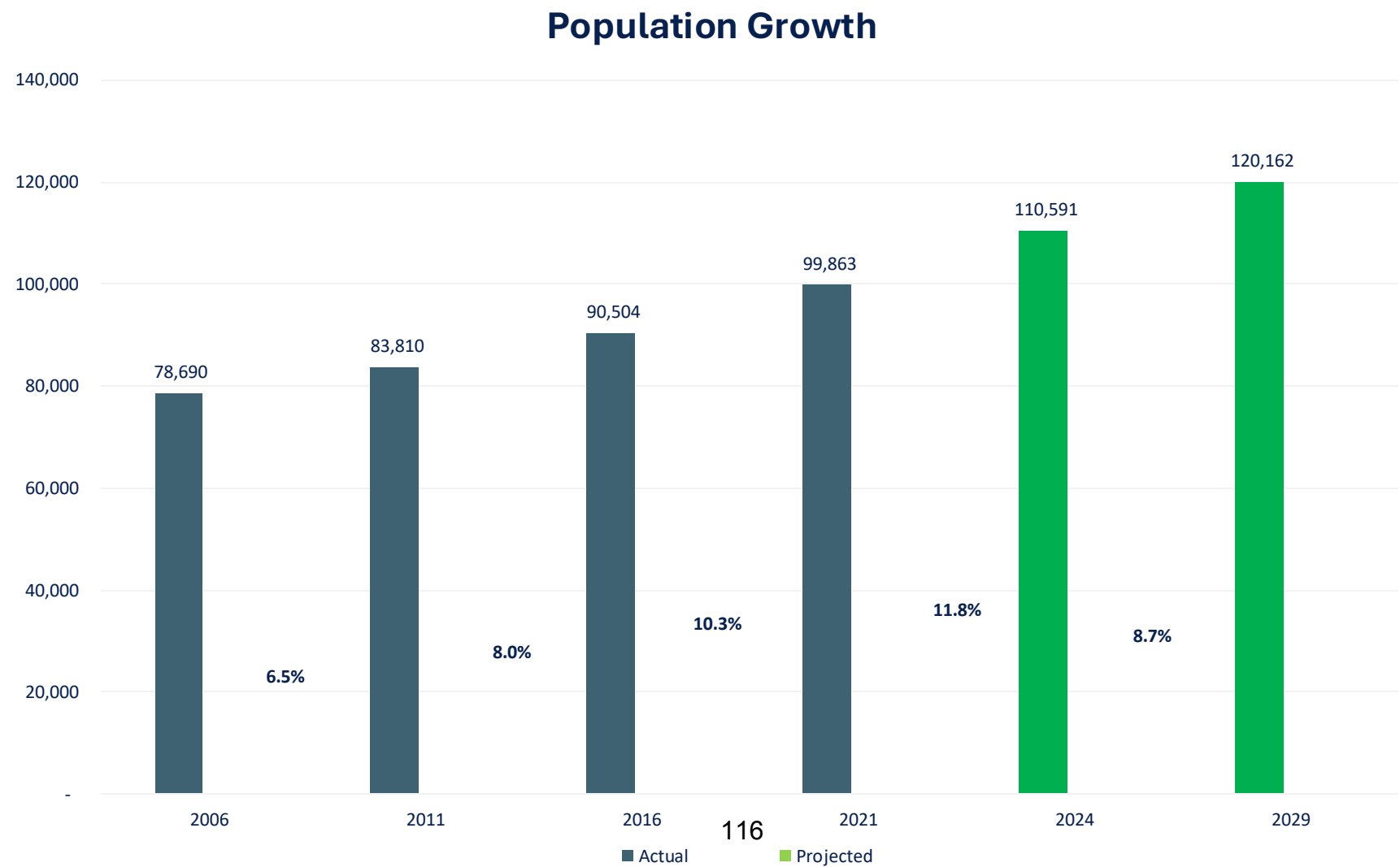


DEMOGRAPHICS



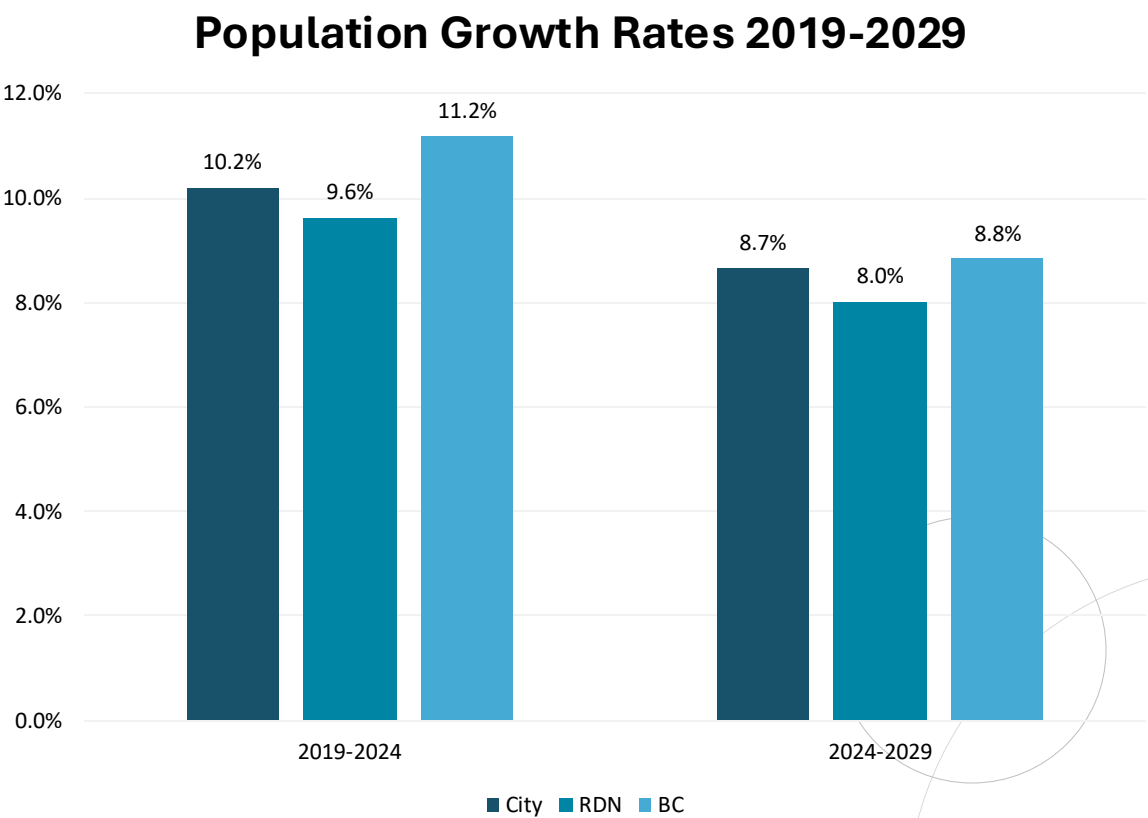


POPULATION – CITY OF NANAIMO





POPULATION GROWTH RATE COMPARISONS



Population Growth Rate Slowing Down

- Nanaimo experienced a notable population growth rate of 10.3% during the last Census, exceeding the growth rates of British Columbia (7.6%) and Canada (5.2%). Population projections indicate growth will continue in the region albeit at a slower pace.
- For 2024, the City of Nanaimo’s population is estimated at 110,591. Over the next five years, the population is expected to grow by 9,571 to 120,162, reflecting an average annual growth rate of 1.7%. **Over the next five years the City of Nanaimo will grow by 8.7%, compared to 10.2% in the previous five years.**
- The Regional District of Nanaimo (RDN) is forecasted to have a population of 187,541 in 2024. By 2029, this is expected to rise by 15,032 to 202,573, representing an average annual growth rate of 1.6%. Similarly, the Vancouver Island region is projected to grow at an annual rate of 1.6%, while British Columbia is expected to see slightly faster growth at 1.8% per year during the same period.

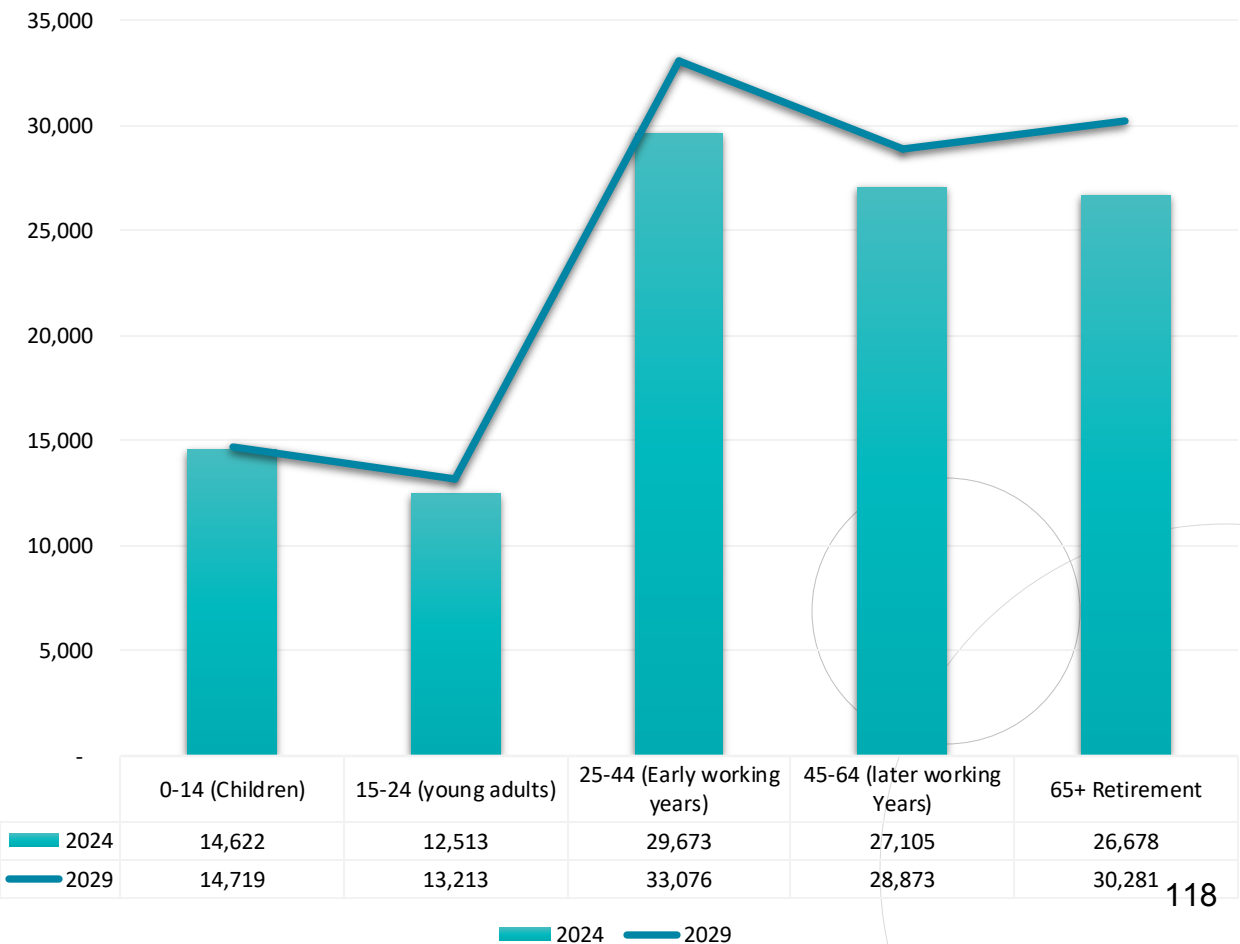
Younger & higher concentration of Indigenous people

- The 2021 Census revealed Nanaimo was home to 7,910 Indigenous people, accounting for 8.2% of the city’s total population. This proportion was higher than the provincial average of 5.9% and the national average of 5.0%. The average age of the Indigenous population in Nanaimo was 32.8 years, significantly younger than the non-Indigenous population’s average age of 45 years.



AGE DISTRIBUTION 2024-2029

Population by Age Breakdown
City of Nanaimo



Implications by Age Group:

0–14 Age Group (Children) Change: +97 13% to 12%

- Stable demand for childcare, education, and youth programs.
- Schooling infrastructure can remain steady without significant expansion.

15–24 Age Group (Young Adults) Change: +700 11% to 11%

- Increased demand for education, training, and entry-level jobs.
- Opportunities to expand youth employment and skills programs.

25–44 Age Group (Early Working Years) Change: +3,403 27% to 28%

- Inflow of young professionals boosts economic productivity and spending.
- Drives demand for housing, childcare, and career opportunities.
- Need for affordable housing and professional infrastructure.

45–64 Age Group (Later Working Years) Change: +1,768 25% to 24%

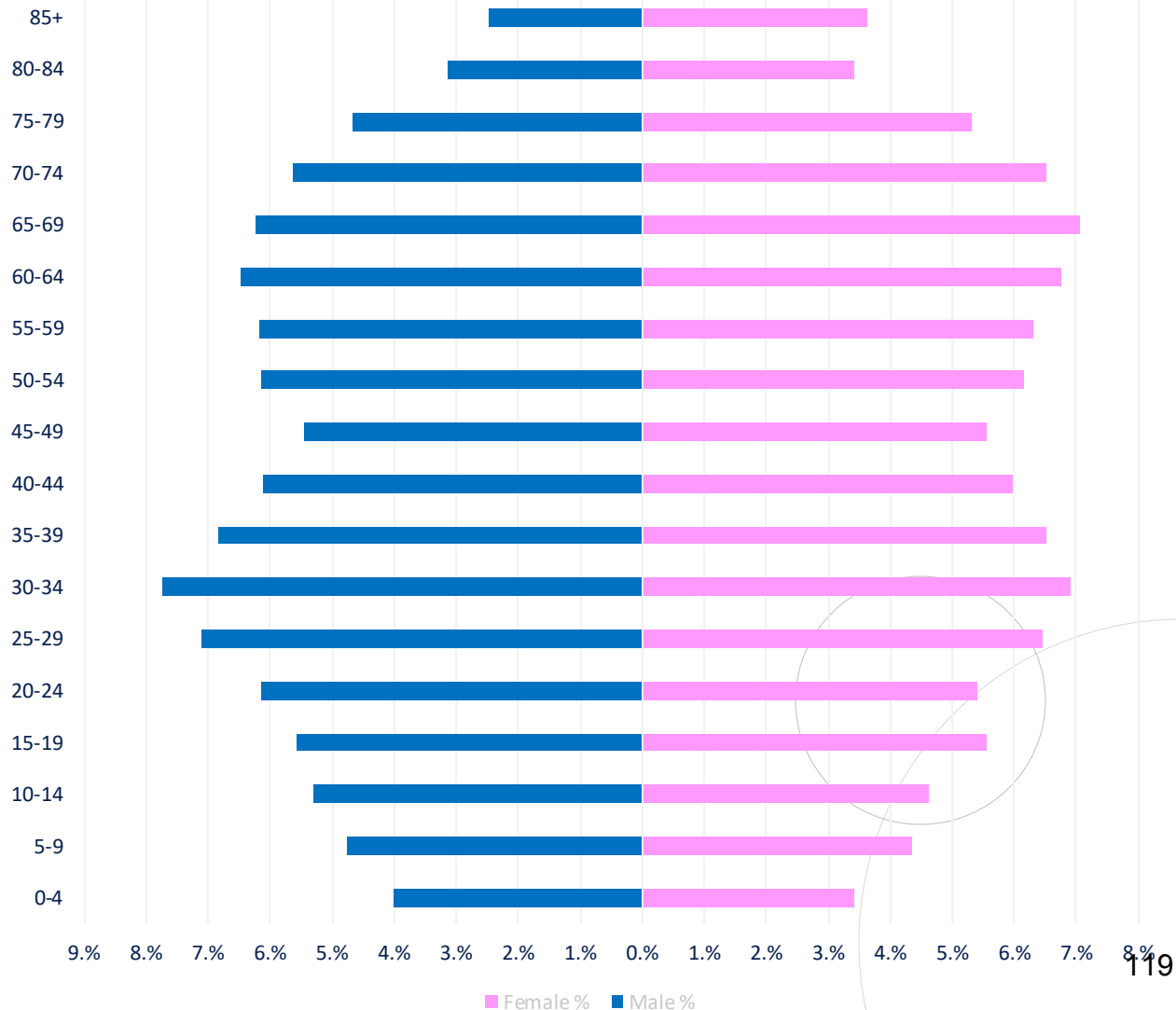
- Experienced professionals nearing retirement increase demand for healthcare and financial planning.
- Opportunities for mentoring programs and knowledge transfer initiatives.

65+ Age Group (Retirement) Change: +3,603 24% to 25%

- Rising senior population drives demand for healthcare, senior housing, and age-friendly infrastructure.
- Workforce shortages necessitate succession planning and automation.



POPULATION GENDER BALANCE 2024



45.7
Median Female



42.0
Median Male

- The population pyramid shows a **relatively balanced gender distribution in younger and working-age groups**, with a shift toward female dominance in senior years.
- The **largest segments of the population fall within the early and later working years (25–64)**. Male and female percentages are fairly balanced across most working-age groups, with a slight female majority in the 60+ age range. **These groups play a key role in driving economic productivity, consumer spending, and demand for housing and essential services such as childcare, transportation, and healthcare.**
- In the 65+ age group, the female population is larger and continues to grow more prominently than their male counterparts, reflecting longer female life expectancy.
- **The median age for females is 3.7 years higher than males.**



ETHNIC DIVERSITY



110,591
Population



0.7%
Neither English nor
French



2.3
Avg. People
Household

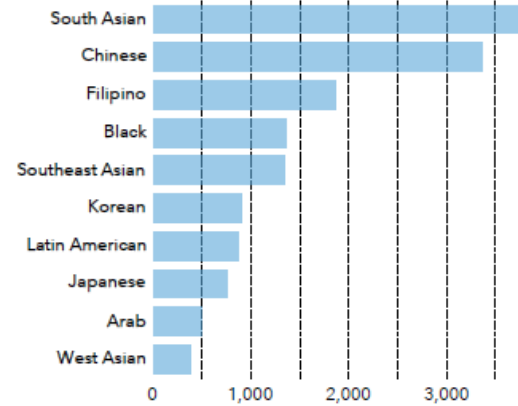


8,447
7.9%
Indigenous Identity

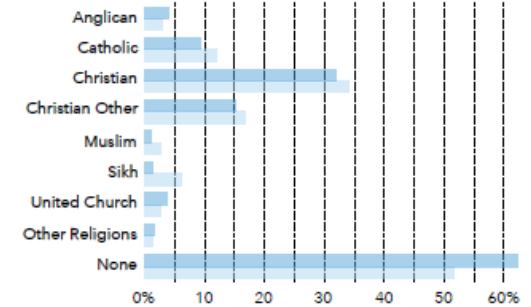


15,907
14.8%
Visible Minority

Visible Minority Representation

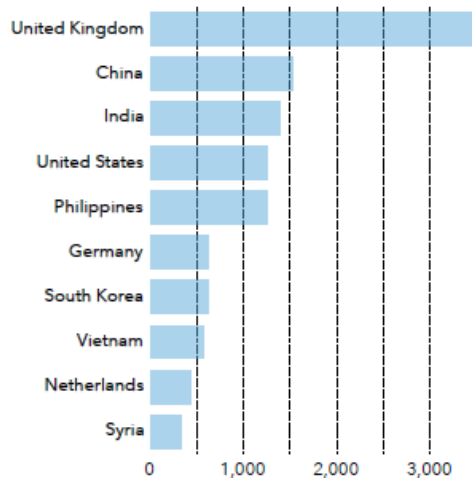


Religion

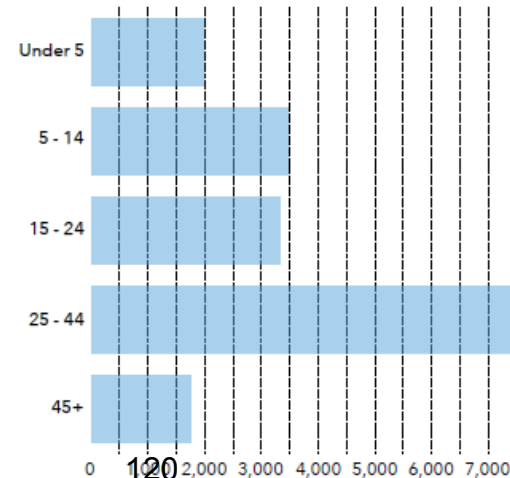


Bars show comparison to British Columbia / Colc

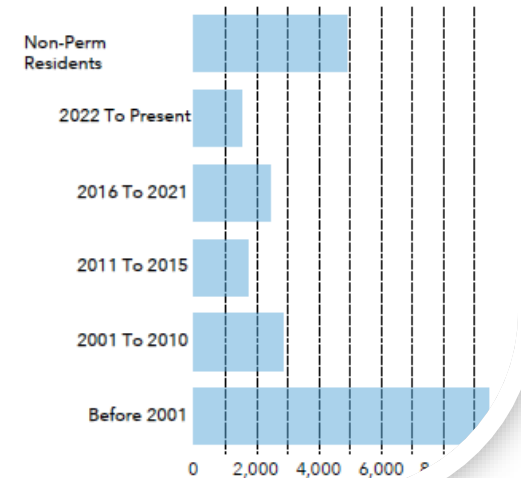
Place of Birth (Top 10)



Age at Immigration



Period of Immigration





ETHNIC DIVERSITY

Ethnic Diversity in Nanaimo: Trends and Projections

- **Growing Diversity:** Nanaimo's visible minority population has increased from 11,829 in 2019 (11.8% of the total population) to 15,907 in 2024 (14.4%). By 2029, this figure is projected to reach 18,292 (15.2%).
- **Largest Visible Minority Groups:** The five largest visible minority communities in Nanaimo are South Asian, Chinese, Filipino, Black, and Southeast Asian.
- **Rapid Growth in South Asian and Filipino Communities:** Over the past five years, the South Asian and Filipino populations have seen the most significant growth. The South Asian population is expected to reach 4,509 by 2029, making up 24.65% of the city's visible minority population.
- **Religious Affiliation:** In Nanaimo, 62% of residents report having no religious affiliation, compared to 52% in British Columbia and 35% across Canada. The three most common religions in the area are Christian, Other Christian, and Catholic.
- **Indigenous Population:** In 2024, 8,447 residents of Nanaimo identified as Indigenous.
- **Immigrant Population:** The largest share of Nanaimo's immigrant population originates from the United Kingdom, followed by China and India.
- **Increasing Immigration:** The proportion of immigrants in Nanaimo's population has grown from 15.97% in 2019 to 16.63% in 2024. By 2029, it is expected to reach 17.45%.
- **Rising Number of Non-Permanent Residents:** The number of non-permanent residents in Nanaimo has more than doubled, increasing from 2,260 in 2019 to 4,909 in 2024. This figure is projected to grow further, reaching 6,059 by 2029.
- **Implications:** The increasing cultural diversity underscores the need for expanded multicultural services, language support programs, and inclusive community-building initiatives.
- Additionally, the rising number of immigrants and non-permanent residents highlights the importance of strengthening immigrant settlement services, enhancing employment opportunities, and fostering cultural integration.

TOTAL HOUSEHOLDS



45,930

Total Households



2.3

Household size



110,591

Total Population



43.8

Median Age

More homes, Fewer residents per household

- The City of Nanaimo had 45,930 households in 2024. The number of households in Nanaimo are projected to grow by 8% (an additional 3,688 households) over the next five years, reaching 49,618 by 2029. This **growth rate of 8.03% for the next five years is slightly higher than the 7.28% growth observed in the previous five years.**
- Nanaimo's annual household growth rate from 2024 to 2029 is 1.56%, slightly below British Columbia's rate of 1.65% but higher than the Regional District of Nanaimo's (RDN) rate of 1.42%.
- Additionally, **the average household size is expected to decrease from 2.3 people in 2024 to 2.2 people by 2029, reflecting smaller household compositions.**

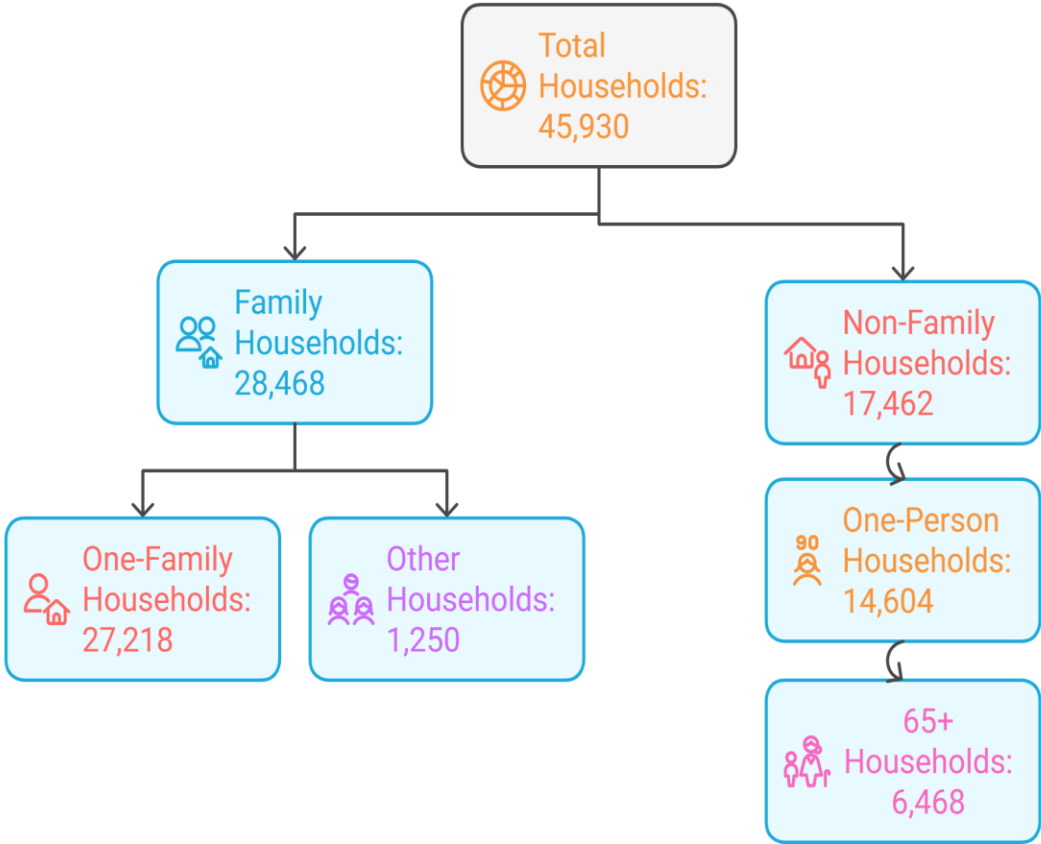
Aging Population

- Nanaimo's median age decreased from 44.3 in 2019 to 43.8 in 2024, suggesting an influx of younger residents. However, this trend is expected to reverse, with the median age rising to 44.4 by 2029, indicating **a gradual aging of the population after 2024.**
- The median age in the Regional District of Nanaimo is projected to be 50.4 in 2024, compared to 41.3 across British Columbia. Consistent with historical trends, **the City of Nanaimo has a younger population than both the Regional District of Nanaimo and the Vancouver Island region as a whole but remains slightly older than the provincial average.**



HOUSEHOLDS BY HOUSEHOLD TYPE 2024-2029

Households by Family Type



Family Households Predominate

- **One-family households will remain the dominant household type**, accounting for 59.29% of all households by 2029. Multigenerational and multi-family living arrangements are expected to remain rare. However, by 2029, there will be a **slight increase in the share of one-family households with additional occupants**, emphasizing a growing need for housing that supports shared living arrangements.

Non-Family Households

- **Non-family households will comprise 38.04% of all households by 2029**, reflecting a significant number of single-person households. Among these, seniors aged 65+ living alone represent 14.26% of households, underscoring the importance of targeted support for older residents.

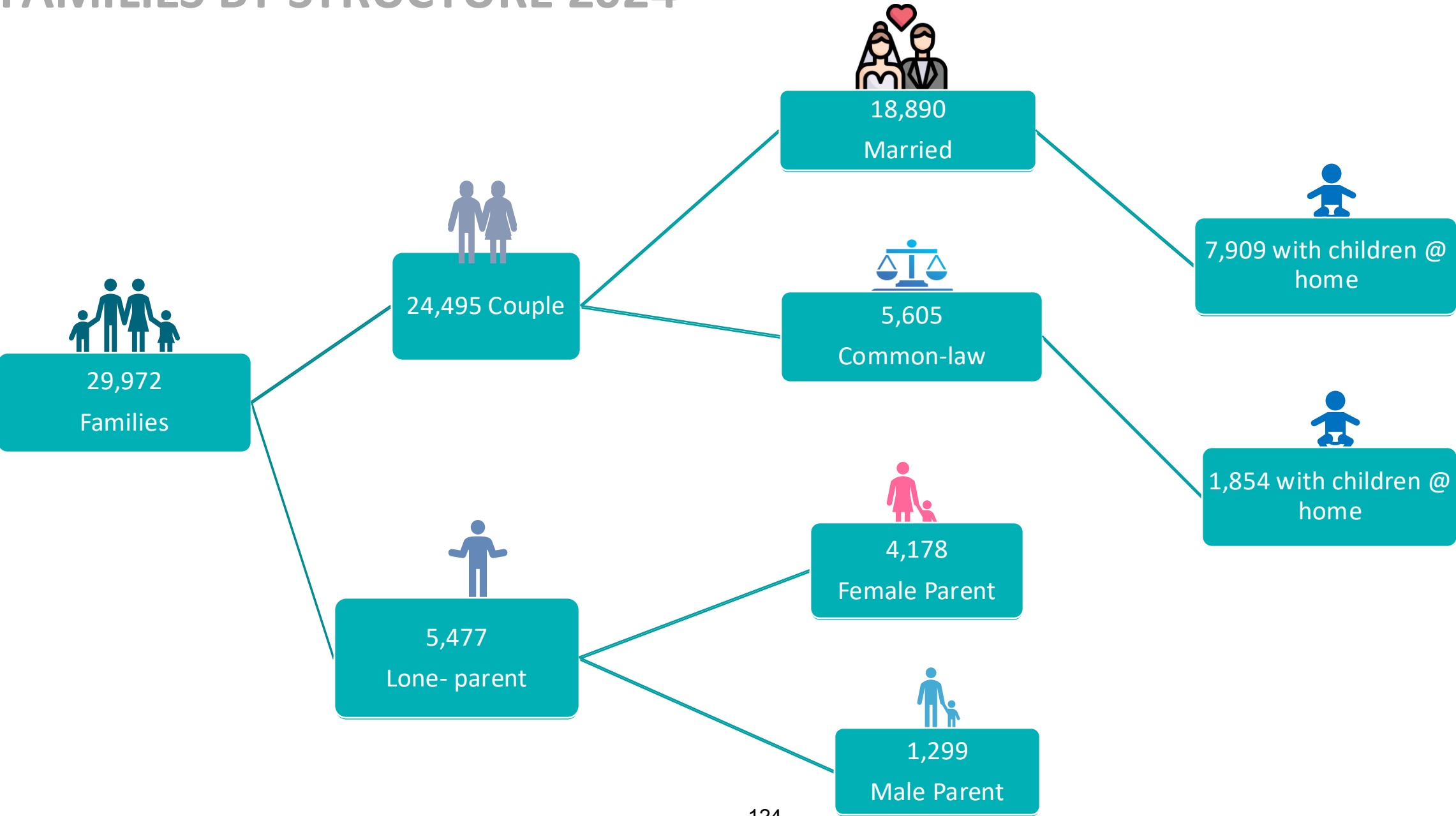
Single-Person Households

- **Single-person households** are projected to account for 31.8% of all households in 2024, **rising slightly to 32.07% by 2029**. This trend reinforces the need for accessible and affordable housing options for individuals.

Aging Households

- **The proportion of seniors aged 65+ living alone is expected to grow from 12.73% of households in 2019 to 14.26% in 2029**. This trend highlights the increasing demand for senior-friendly housing, healthcare, and community services to support aging residents.

FAMILIES BY STRUCTURE 2024





FAMILIES BY STRUCTURE 2024-2029

Census families to see continued growth

- A **Census family** is defined as either a married or common-law couple with or without children, or a one-parent family with at least one child living in the same dwelling. In 2024, the City of Nanaimo has 29,972 Census families.
- Census families are **projected to grow by 7.8% over the next five years**, slightly higher than the 7% growth seen in the previous five years.

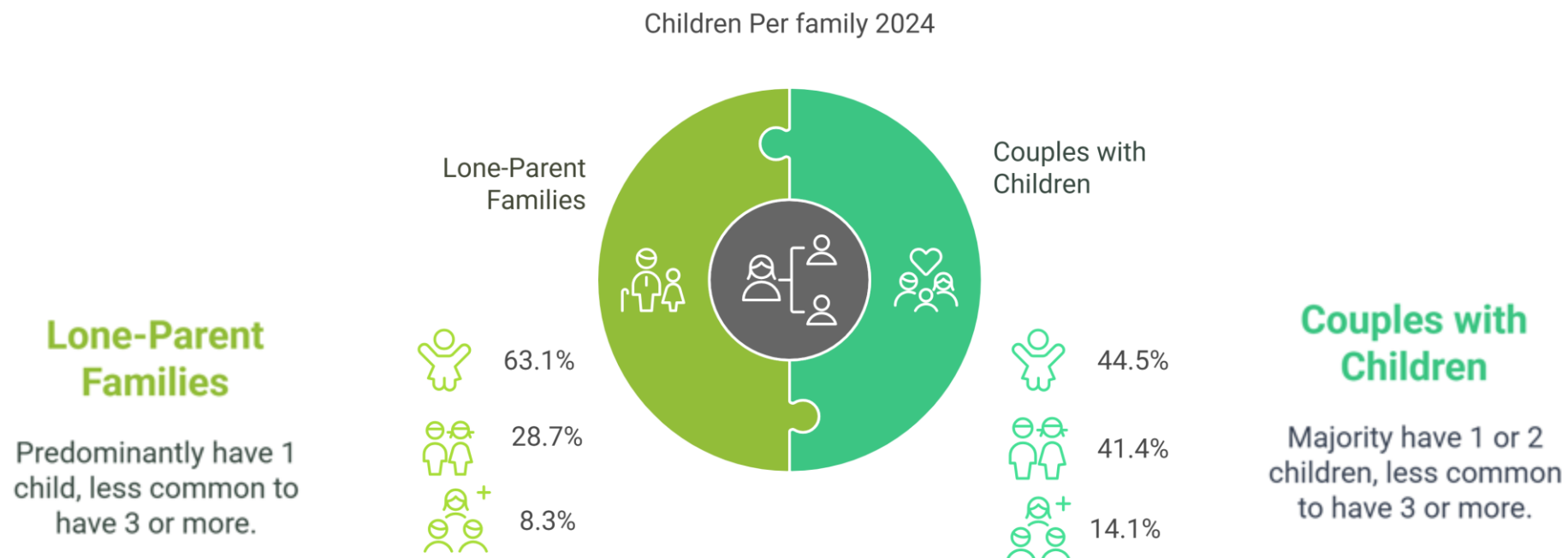
Family Types

- **Couples Dominate:**
Couples will make up a significant share of families (81.42% in 2029), with nearly half (49.15%) having no children living at home. Married couples will continue to be the most prevalent family type.
- **Common-Law Couples present stable outlook**
Common-law couples represent nearly 19% of Census families in 2024, a proportion expected to remain stable over the next five years.
- **Growth in Lone-Parent Families:**
Lone-parent families, particularly those led by women, are on the rise. The number of lone-parent families is expected to grow from 5,477 in 2024 to 6,005 in 2029. This trend underscores the need for expanded social and financial support programs tailored to lone-parent households.





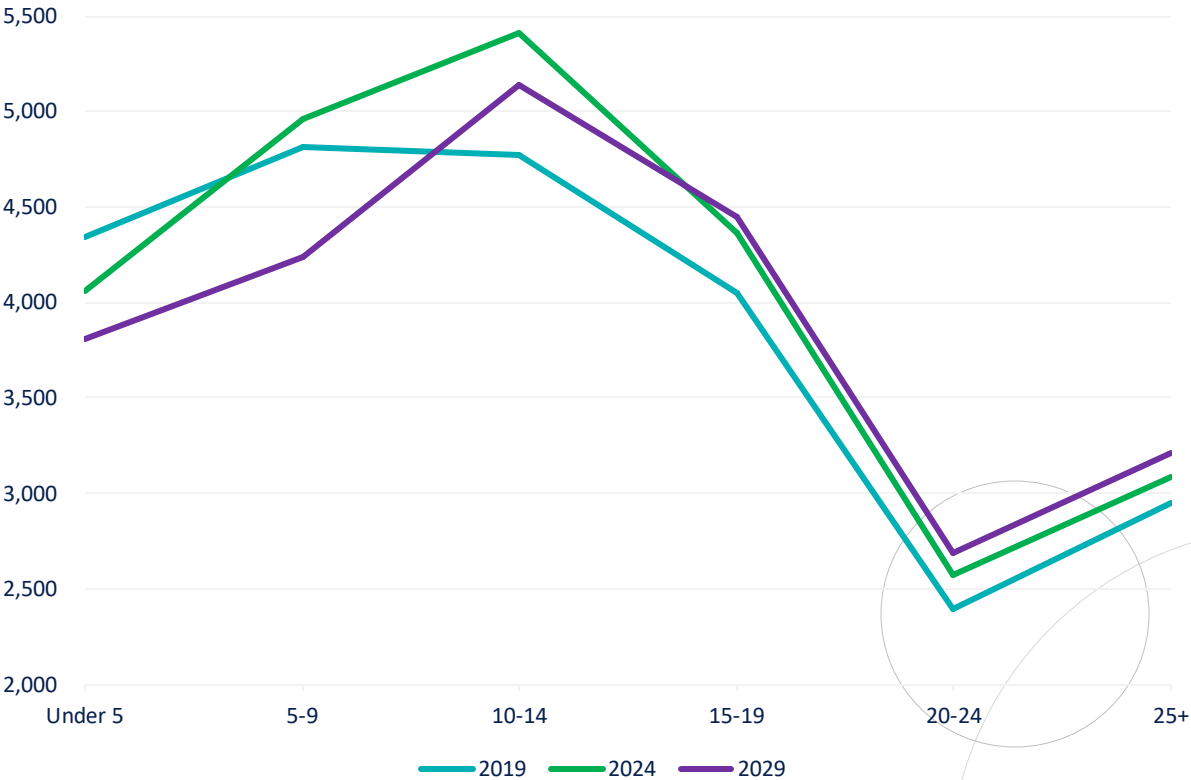
CHILDREN BY FAMILY STRUCTURE 2024





CHILDREN AT HOME BY AGE 2019-2029

Children at home by Age



For Census purposes, a **child** is defined as **any unmarried individual, regardless of age, who lives with their parent(s) and has no children of their own in the same household.**

- 1. Decreasing Young Children :**
The proportion of children under 10 declines from 37.27% in 2019 to 34.21% in 2029. This reduction reflects lower fertility rates and an aging population.
- 2. Growing Teen Population :**
The share of children aged 15-24 grows, highlighting a rising cohort of young adults in transition to post-secondary education or the labor market. This presents opportunities to develop youth-focused educational, training, and employment initiatives.
- 3. Rising Older Dependents:**
Children aged 20+ living at home are increasing, suggesting challenges in housing affordability, pointing towards the need for more training and higher education.
- 4. Average Children per Household:**
With an average of 0.5 children per household, Nanaimo aligns with broader demographic trends of smaller family sizes. Policies encouraging family growth (e.g., affordable housing, childcare subsidies) may help offset this trend.



HOUSING STOCK 2024



Houses
60.0% (27,573)

Single-Detached House
50.6%

Semi-Detached House
5%

Row House
4.5%



Apt, Building Low/High Rise **37.1%** (17,041)

Apt. Building, 5+ Stories
3.3%

Apt. Bldg, < 5 Stories
19.3%

Detached Duplex
14.6%



Other Dwelling Types
2.9% (1,316)

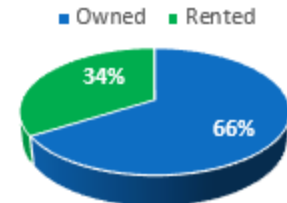
Other Single-Att, House
0.0%

Movable Dwelling
2.7%

128



45,930
Total Households



16.5%
Living in Condo



HOUSING TYPE TRENDS 2019-2029

Dwelling Structure: Shift from Houses to Apartments

- For many years, single-detached houses have been the dominant housing type in Nanaimo. However, this trend is gradually shifting. Projections indicate that **the proportion of single-detached homes will decline from 62.11% in 2019 to 58.97% by 2029**. At the same time, apartment buildings—including both low-rise and high-rise structures—are expected to see significant growth. **The share of households living in apartments is forecasted to rise from 35.32% in 2019 to 37.99% in 2029**, signaling a clear movement towards urban densification.

Housing Occupancy: Rental Growth

- The demand for rental properties is projected to rise substantially in the coming years. **Between 2019 and 2029, the total number of rented households is expected to grow by nearly 23%**, reflecting a shift in housing preferences. More individuals and families are opting for rental accommodations, reinforcing the increasing reliance on the rental market.

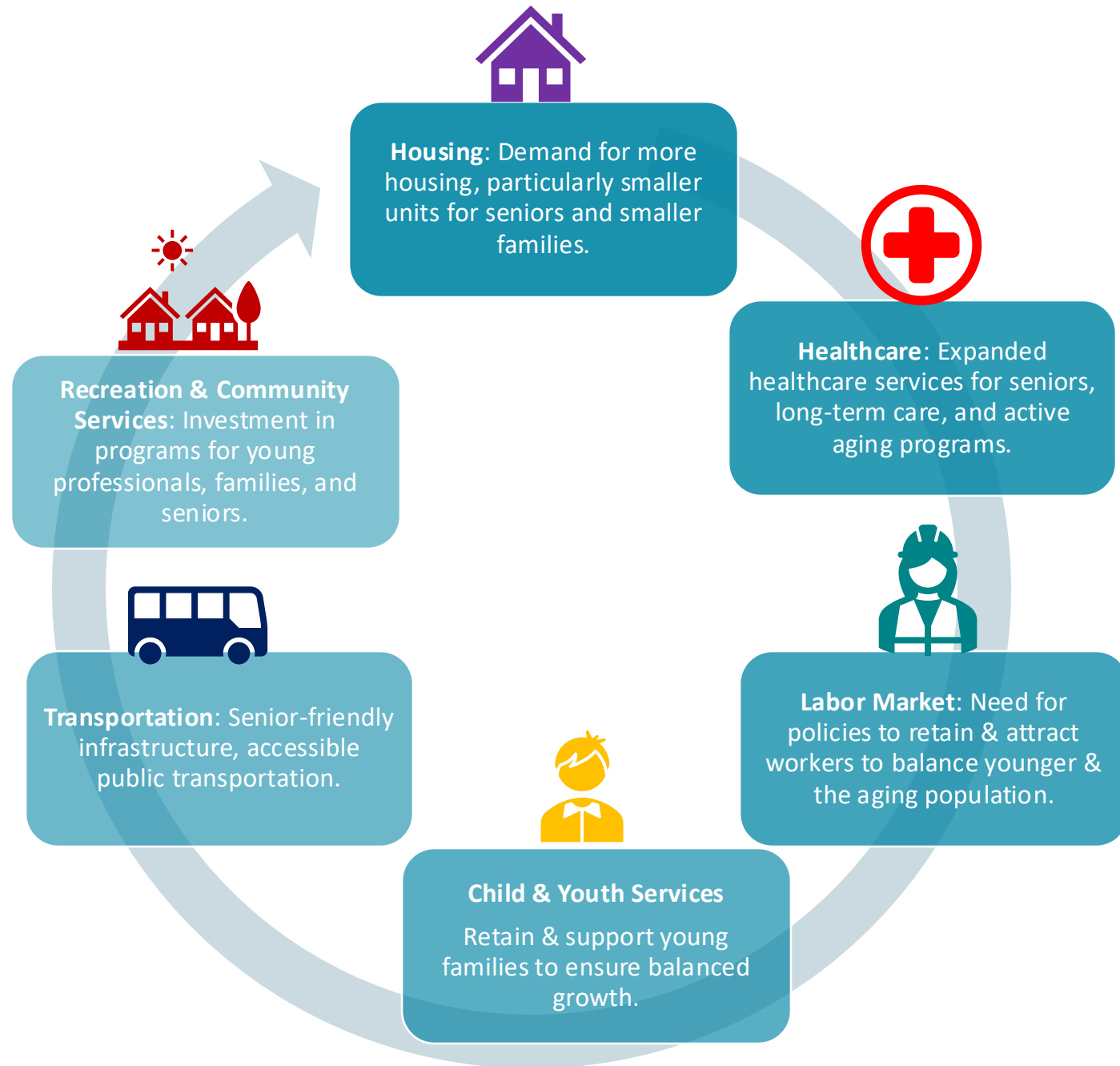
Condominium Market

- Condominiums** currently represent a smaller portion of Nanaimo's housing market, **accounting for 16.5% of all dwellings as of 2024**. **The majority of these units are owner-occupied, with 10.2% owned compared to 6.3% rented**. This suggests that condominiums serve a dual function, offering both affordable ownership opportunities and rental housing, making them appealing to a wide range of residents.

Housing Stock Age

- A large share of Nanaimo's housing stock is aging, with **37.5% of homes built before 1980**. Many of these older structures may require maintenance or redevelopment to meet modern living standards. Ensuring that these homes remain safe, functional, and aligned with current housing needs will be crucial for maintaining a sustainable housing market and addressing the needs of future residents.
- ❖ Nanaimo's housing market is undergoing a **significant transformation**, driven by a shift towards apartment living, a growing demand for rental properties, the expansion of the condominium sector, and an aging housing stock. These trends emphasize the importance of **strategic planning and development** to adapt to the evolving needs of residents and ensure a well-balanced housing market for the future.

POLICY, PLANNING & ECONOMIC IMPLICATIONS OF CHANGING DEMOGRAPHICS





HOUSING MARKET TRENDS

Nanaimo Housing Market Trends

Growing Senior Demographic

More senior-led households emphasize the need for age-friendly housing.

Urban Densification

Population growth and apartment living require strategic urban planning & higher-density housing



Rising Rental Demand

Increased demand for rentals creates development opportunities and affordability concerns.

Aging Housing Stock

Many homes are old (built before 1980), necessitating renovation and redevelopment projects.

- Nanaimo's **demographic landscape is evolving**, influencing housing demand and urban development. **Households led by seniors (65+)** are on the rise, with those aged **65-74 projected to reach 17.68% by 2029**.
- At the same time, **households led by individuals aged 35-44** are expected to grow from **14.91% in 2019 to 16.29% in 2029**, likely driven by **young families**.
- A notable trend is the **increase in one-person households**, rising from **31.13% to 32.20%** between 2019 and 2029. This shift, coupled with a declining **average household size (from 2.30 to 2.20)**, suggests a **growing preference for smaller housing units**, such as apartments and multifamily homes.



HOUSING MARKET TRENDS

Urban Housing Dynamics



Key Trends

Growth in households and diverse housing needs

Implications

Demand for affordable and inclusive policies

Strategies

Incentives for mixed-use and affordable housing

Housing and Urban Development

Key Trends:

- Growth of 3,688 households by 2029.
- Smaller household sizes indicate demand for diverse housing types (e.g., condos, accessible units).

Implications:

- Rising demand for affordable, accessible housing, particularly for seniors and singles.
- Continued need for policies to promote sustainable, inclusive urban development.

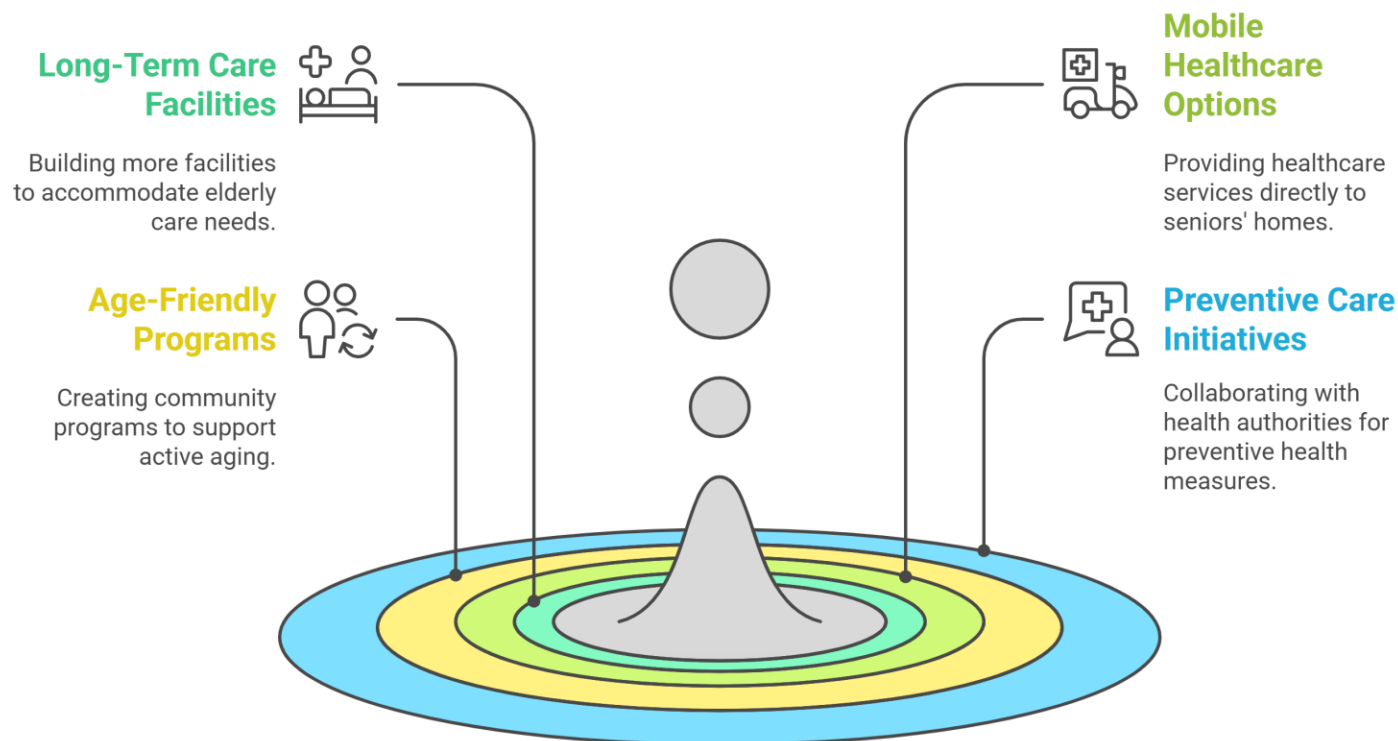
Strategies:

- Incentivize the development of mixed-use and senior-friendly housing.
- Prioritize affordable housing initiatives, including partnerships with non-profits and developers.



HEALTH & SOCIAL SERVICES

Addressing Aging Population Needs



Key Trends:

- Significant growth in the 70+ population.
- Rising need for long-term care and preventive health services.

Implications:

- Strain on existing healthcare systems and social services.
- Growing importance of programs promoting active aging.

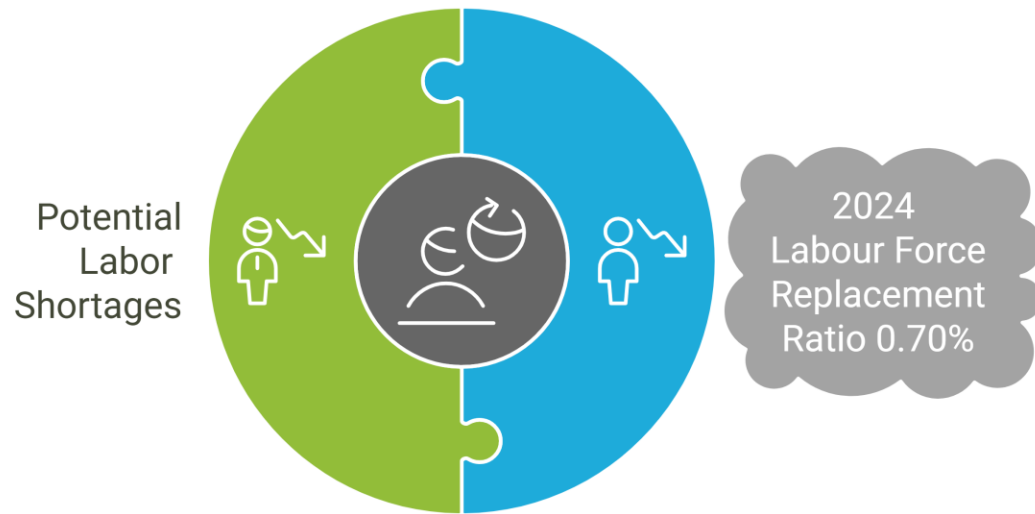
Strategies:

- Invest in long-term care facilities and mobile healthcare options.
- Develop age-friendly programs to support healthy, active seniors.
- Enhance partnerships with health authorities for preventive care initiatives.



LABOUR FORCE

City of Nanaimo's Labour Force



The working-age population (15–64) is growing in numbers but slightly shrinking as a share of the total, from 63.79% in 2024 to 63.18% in 2029. **Nanaimo's 2024 labor force replacement ratio is 0.70 per cent**, indicating retirements outpacing new workforce entrants, potentially risking labor shortages in key industries in the future. Growth in younger workers, particularly the 25–44 age group, presents an opportunity if supported by targeted training and retention efforts. Strategic policies can help balance workforce demographics, mitigate worker shortages, and strengthen the local economy.

Potential Solutions

- **Talent Attraction & Retention:** Expand affordable housing and childcare support to attract young professionals and families. Offer incentives (including in-kind) for skilled workers in high-demand sectors.
- **Workforce Development & Training:** Align training programs with industry needs and strengthen partnerships between businesses and educational institutions.
- **Succession Planning & Industry Resilience:** Encourage businesses to plan for retirements through mentorship and knowledge transfer programs.
- The Labor Force Replacement Ratio (LFRR) is calculated by taking the 0-14 years of age variable and dividing it by those 50-64 years of age. A score over 1.0 indicates a surplus of labor as the older population retires, while a score under 1.0 indicates a labor short fall.



TRANSPORTATION & ACCESSIBILITY



Trends

City of Nanaimo population will grow by 8.7% over the next five years.

Senior population aged 65+ to grow by 3,603 person to represent 25% of total population by 2029.

Growing demand for accessible public infrastructure.

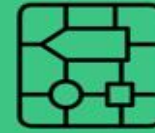


Implications

Sustained investment in transportation networks to meet increasing demand.

Increased reliance on public transit and accessibility features.

Importance of urban design to support aging populations.



Strategies

Expand accessible transportation options (e.g., low-floor buses, paratransit services).

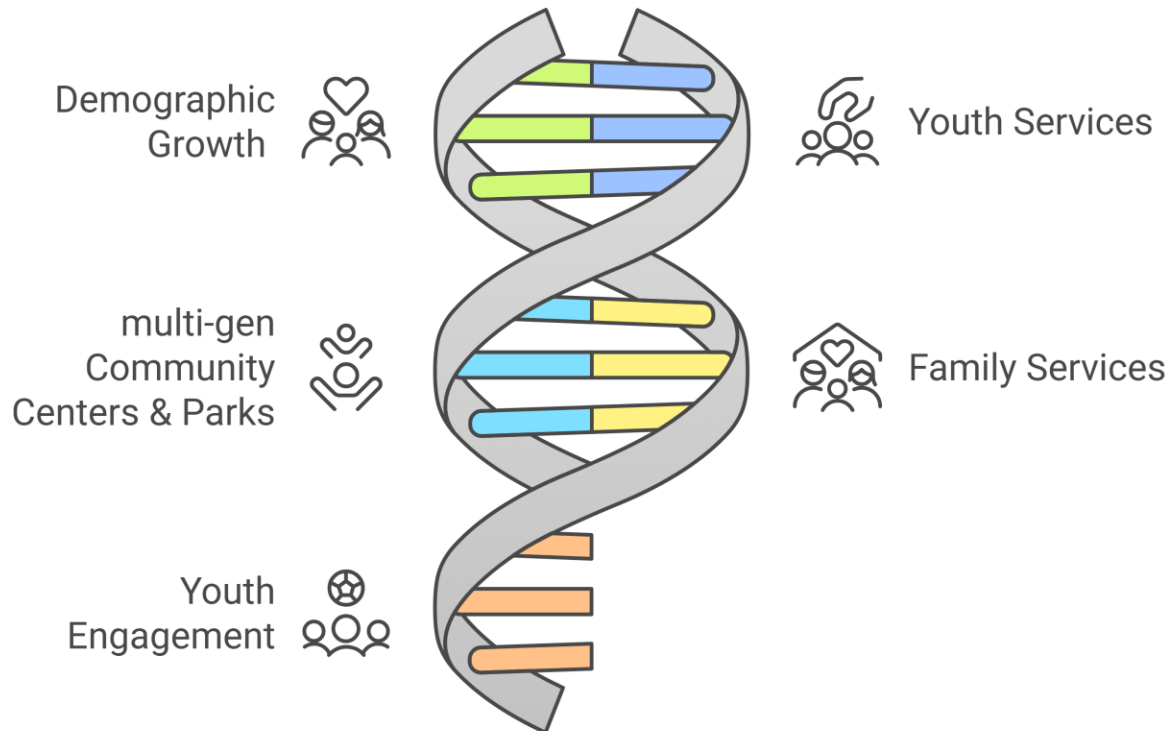
Redesign public spaces with senior-friendly elements (e.g., benches, safe crossings).

Integrate active transportation pathways to promote mobility.



RECREATION, YOUTH & FAMILY SUPPORT

Enhancing Recreation for Families and Youth Engagement



Key Trends:

- Growth in the 30–44 demographic, driving demand for family-friendly services.
- Consistent need for youth services despite a slight decline in youth share.

Implications:

- Opportunity to retain and attract families through targeted investments, leveraging existing growth.
- Importance of balancing recreational and educational services for youth and families.

Strategies:



















- Develop multi-generational community centers and parks.
- Subsidize childcare and family services to attract young families.
- Enhance youth engagement programs to promote retention and skill development.

BUSINESS





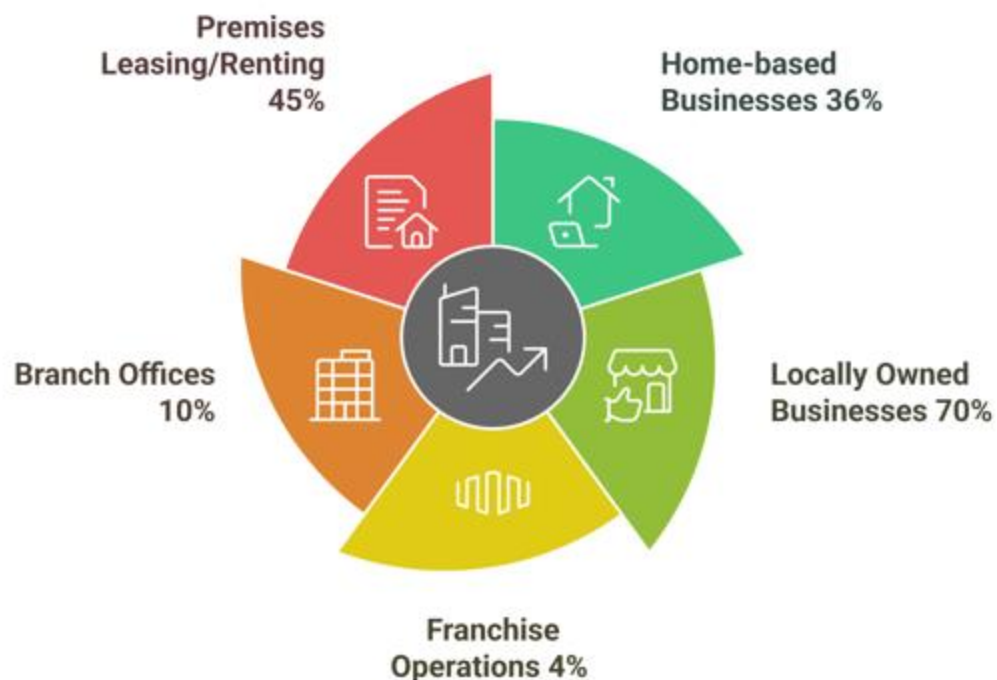
BUSINESS LICENSES BY INDUSTRY SECTOR 2024

	Construction	1,172		Manufacturing	168
	Healthcare & Soc	805		Transportation	168
	Accommod & Food	788		Wholesale Trade	126
	Retail	753		Finance & Insurance	114
	Professional Services	740		Education & Training	83
	Other Services	697		Info & Cultural Industries	47
	Admin, waste mgt	571		Agri Fishing Forestry Hunt	8
	Real Estate	530		Utilities	4
	Arts, Entert & Recreation	214		Management of Companies	3

- In 2024, the **City of Nanaimo** had **6,991 licensed businesses**, reflecting an increase of 534 from the previous year—a **growth of 8.3%**. This surge was primarily driven by **new legislation requiring short-term rentals to be licensed**.
- The construction sector held the most business licenses, followed by Healthcare & Social Assistance, Accommodation & Food Services, Retail and Professional Scientific Technical services.
- In comparison to 2023, the largest growth occurred in Accommodation & Food Services (+191), followed by Healthcare & Social Assistance (+117) and Real Estate & Leasing (+58). In contrast, declines were seen in Transportation (-7) and Finance & Insurance (-5).



BUSINESS COMPOSITION 2024



- ❖ Nanaimo benefits from strong local ownership and entrepreneurial activity.
- ❖ The economy could be strengthened by attracting more mid-to-large companies and supporting scalable business growth.
- ❖ Improving access to affordable commercial spaces could help businesses expand beyond home-based operations.

Strengths:

- **Strong Local Ownership (70%)** – A high percentage of locally owned and operated businesses fosters economic resilience, community investment, and keeps profits circulating within Nanaimo. This strengthens the local economy and creates a unique business culture.
- **High Home-Based Business Presence (36%)** – A significant share of businesses are home-based, indicating a thriving entrepreneurial spirit and lower barriers to entry for new businesses. This represents flexibility in the local economy.
- **Diverse Business Models (Franchises: 4%, Branch Offices: 10%)** – A mix of independent businesses, franchises, and corporate branches ensures some economic diversity. Franchises bring brand recognition and customer trust, while branch offices connect Nanaimo to larger business networks.

Challenges:

- **Few Large Corporate Presence (Only 10% Branch Offices)** – A low share of branch offices suggests limited corporate investment, potentially less resilience during downturns. Attracting more corporate investment can strengthen the job market further.
- **High Rate of Home-Based Businesses (36%)** – While this fosters entrepreneurship, it may also indicate lack of commercial space affordability or business scalability. If many businesses remain home-based, they may struggle with expansion, hiring, and visibility.
- **Heavy Reliance on Leased Space (45%)** – Nearly half of businesses rent their premises, making them vulnerable to rent increases and market fluctuations. This can limit long-term stability and growth, especially for small businesses.



BUSINESSES BY EMPLOYEE SIZE 2013-2023

Businesses By Employee Size (City of Nanaimo)

Employees				5 yr growth	5 yr growth	10 yr growth
	2013	2018	2023	2013-2018	2018-2023	2013-2023
1-4	1,643	1,729	1,856	5.2%	7.3%	13.0%
5-9	703	720	771	2.4%	7.1%	9.7%
10-19	472	516	536	9.3%	3.9%	13.6%
20-49	294	276	338	-6.1%	22.5%	15.0%
50-99	89	84	100	-5.6%	19.0%	12.4%
100-199	28	32	35	14.3%	9.4%	25.0%
200-499	8	16	14	100.0%	-12.5%	75.0%
500+	5	7	9	40.0%	28.6%	80.0%
Total	3,242	3,380	3,659	4.3%	140 8.3%	12.9%

- In 2023, the City of Nanaimo was home to 3,659 businesses with one or more employees, indicating a **consistent growth trend in the overall number of businesses with employees over time**. Over the past decade, the number of businesses with employees has increased by 12.9 per cent. Additionally, in the past five years, sole proprietorships have seen a notable increase of 9 per cent in Nanaimo.
- Similar to trends observed across British Columbia, the majority of businesses in the City of Nanaimo are categorized as small to medium enterprises. Specifically, **86 per cent of businesses have between 1 and 19 employees**, while 12.9 per cent have between 20 and 199 employees. Those with over 200 employees represent less than 1 per cent (0.6 per cent) of the total business landscape in Nanaimo.



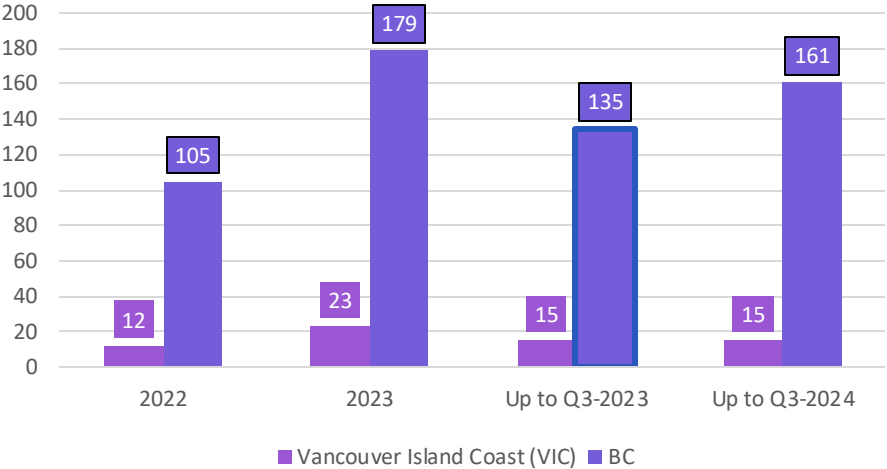
BUSINESS INCORPORATIONS

	2019	2020	2021	2022	2023	Average 2021-2023
City of Nanaimo	606	615	860	791	831	827
Reg. Dist. Nanaimo (RDN)	817	823	1,136	1,027	1,061	1,075
Vancouver Island Coast (VIC)	4,330	4,372	5,880	5,149	5,226	5,418
Nanaimo as share of VIC	13%	14%	15%	15%	16%	15%
Nanaimo as share of RDN	72%	74%	76%	77%	78%	77%

- Incorporations are the number of new limited companies registered under the Business Corporations Act. Sole proprietorships or partnerships are not included. In 2023, there were 831 new business incorporations in the City of Nanaimo, while the Regional District of Nanaimo (RDN) saw a total of 1,061 registrations under the Business Corporations Act. Notably, **Nanaimo accounted for 78 per cent of the new incorporations in the RDN and 16 per cent of Vancouver Island Coast region.**
- Only the City of Nanaimo exceeded its three-year average for business incorporations in 2023 while the Regional District of Nanaimo, and Vancouver Island Coast fell short.

BUSINESS & CONSUMER BANKRUPTCIES

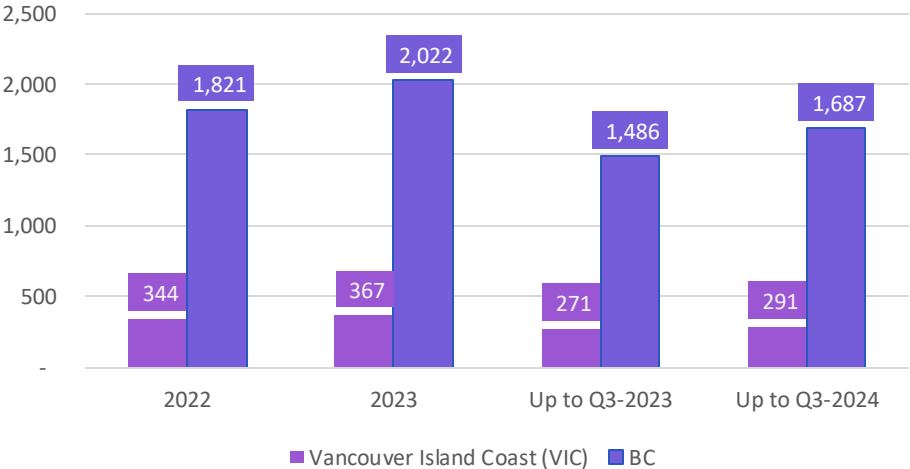
Business Bankruptcies



Business Bankruptcies Spiked in 2023 & Remain High in 2024

- BC: 2023 saw a major surge in business bankruptcies (105 in 2022 → 179 in 2023, a +70% increase). Q3-2024 (161) is already 19% higher than Q3-2023 (135), meaning 2024 could match or exceed 2023's total.
- Vancouver Island & Coast: Business bankruptcies nearly doubled in 2023 (12 in 2022 → 23 in 2023). Q3-2024 (15) is the same as Q3-2023, suggesting stabilization but at an elevated level.
- Business failures remain high in BC and VIC, particularly after the 2023 surge. Persistent economic uncertainty, high costs, and debt burdens may be keeping businesses under pressure.

Consumer Bankruptcies



Consumer Bankruptcies Continue to Rise in 2024

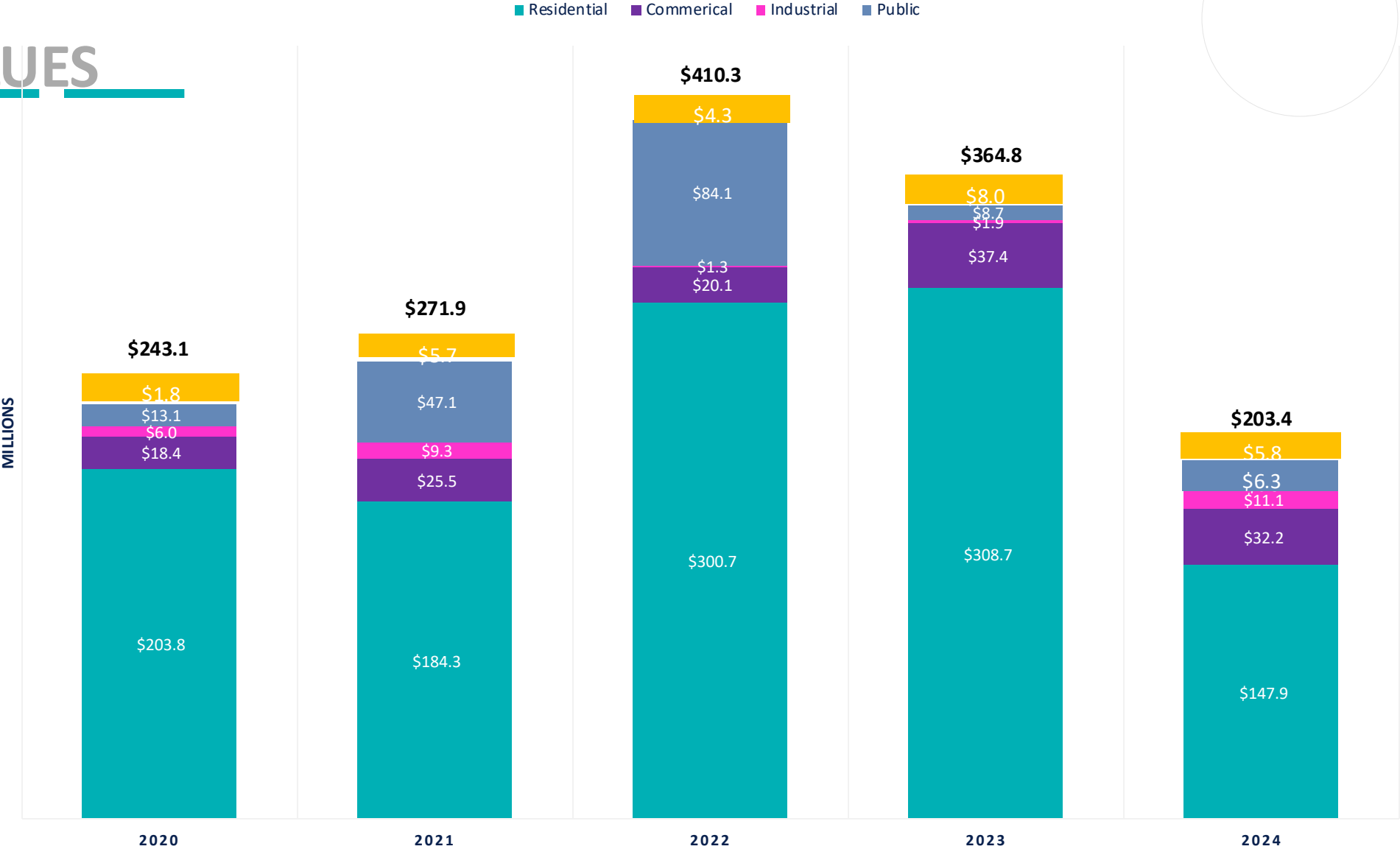
- BC: Consumer bankruptcies increased +11% between 2022 and 2023. Q3-2024 already surpasses Q3-2023 by 13.5%, suggesting that 2024 could exceed 2023's total.
- Vancouver Island & Coast: bankruptcies rose by +6.7% between 2022 and 2023. Q3-2024 is already +7.4 % above Q3-2023, indicating a similar upward trend.
- The steady rise in consumer bankruptcies suggests increasing financial strain on households, due to high interest rates, inflation, and cost-of-living pressures.

DEVELOPMENT



BUILDING
PERMIT VALUES

CITY OF NANAIMO BUILDING PERMIT VALUES 2020-2024





BUILDING PERMITS

Slowdown in Overall Development Activity

- The total value of building permits in 2024 was \$203.4M, a drop of 44% from 2023 (\$364.8M).
- The biggest decline was in residential construction, which fell from \$308.7M in 2023 to \$147.9M in 2024 signaling slower housing development.
- High interest rates, rising construction costs, and inflation contributed to the slowdown. As inflation levels declined, the Bank of Canada introduced a series of interest rate cuts, with their effects becoming noticeable by late 2024.

Residential Sector was driving growth, but faced decline

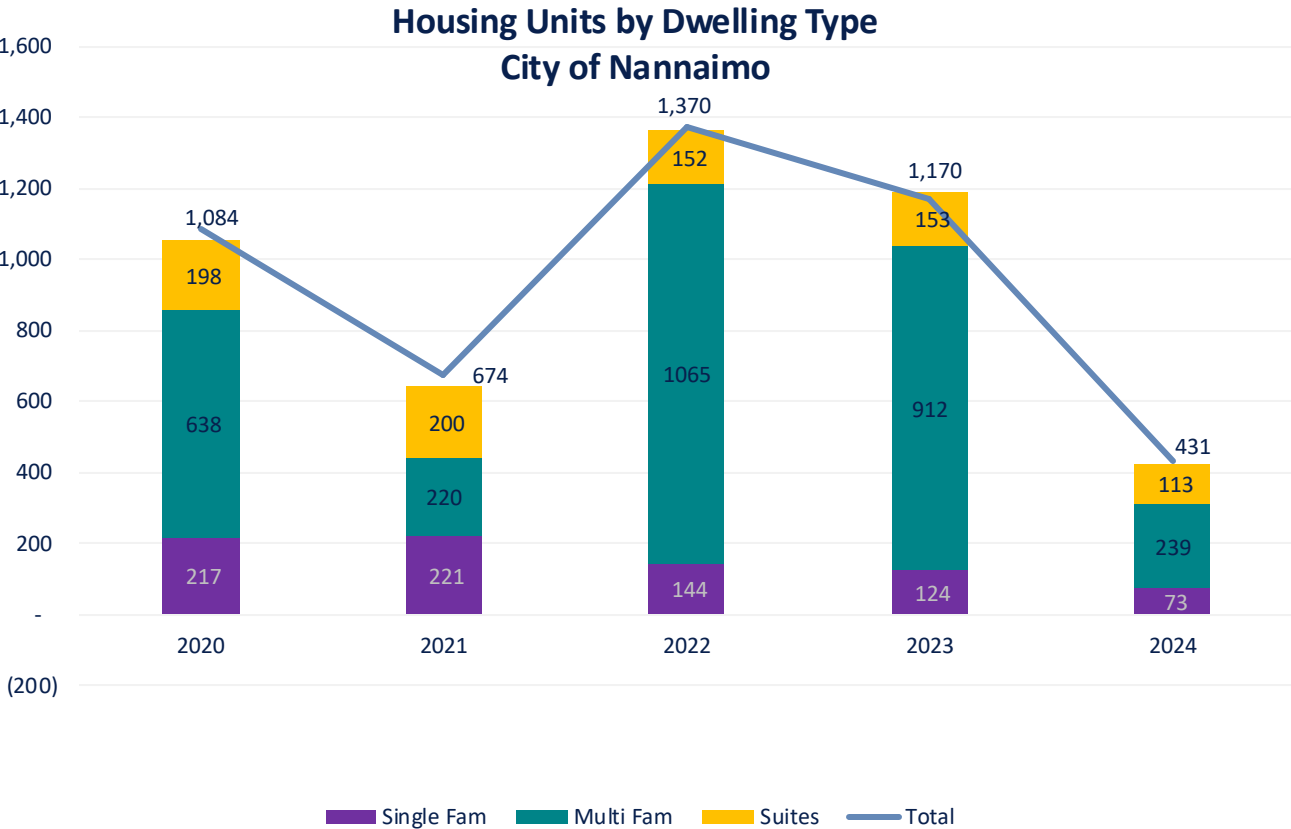
- From 2020 to 2023, residential building permits nearly doubled (from \$184.3M in 2021 to \$308.7M in 2023).
- However, the 2024 drop suggests a cooling housing market—which could impact future housing supply, affordability, and local job opportunities in construction if sustained. BC showed similar cooling trend in 2024, with more optimism towards 2025.

Commercial & Industrial Construction Remains More Stable

- Commercial permit values in 2024 (\$32.2M) are slightly lower than 2023 (\$37.4M) but still higher than most previous years.
- Industrial construction actually increased in 2024 (\$11.1M vs. \$1.9M in 2023).
- Non-residential building permits, encompassing commercial, industrial, and public sectors, contributed 24.4 per cent to the total building permit value in 2024, experiencing a 3.3 per cent increase from 2023.



Housing Starts



Slowdown in Housing Starts

- In 2024, Nanaimo experienced a 63% decline in new housing starts, with only 431 units built compared to 1,170 in 2023 - also below the city's five-year average of 946 units.
- Province-wide, housing starts also fell by 9.2%, reflecting broader market trends.
- While slower population growth and changes to immigration policies will temper housing demand, interest in affordable housing types - particularly smaller units and row housing remains strong.
- Looking ahead, new affordability measures and lower interest rates are expected to stimulate demand, supporting a modest recovery in housing construction in 2025.



MAJOR PROJECTS

2024 Major Projects (over \$2 Million)

Address	Description	Value
6801 ISLAND HIGHWAY N	Walmart renovation - adding exits door, alterations to stock rooms, offices, washrooms, adding new pharmacy, bakery, changes to plumbing fixtures and floor drains	\$ 9,157,000
3260 NORWELL DRIVE	Reno of existing building to accommodate Health Clinic - addition of a new 6" fire line service for NFPA 13 FSS sprinklers, reno's to create exam rooms, treatment rooms, offices and accessible washrooms.	\$ 2,310,000
619 COMOX ROAD	Building envelope upgrade and interior renovations to apartment building; replacement of plumbing fixtures within suites, and emergency/exit lighting; and upgrades to mechanical/fire alarm system	\$ 7,842,545
19 NICOL STREET	New Hope Centre - For construction of a 4-storey modular building addition with basement containing food services, offices and residential dormitories	\$ 6,000,000
451 SELBY STREET	Affordable Housing building - Remove & replace all domestic water supply and sanitary DWV piping throughout the bldg, interior suite renovation	\$ 3,900,000
1200 DUFFERIN CRESCENT	NRGH Chiller replacement including mechanical and electrical service upgrades. Remove interior partition wall, create larger exterior doorway opening and Install new wider doorway	\$ 2,366,100
4910 WILLS ROAD	Phase 2, Building B - Porsche Satellite Service. New construction of 2018 BCBC 2 Storey	\$ 5,405,700
1861 EAST WELLINGTON RD	(Loaves & Fishes) New construction of a 1 storey distribution warehouse with 3 storey offices, kitchen, rooftop patio and ground level parkade	\$ 10,000,000
5690 EDGEWATER LANE	Construction of a new 48-unit apartment building	\$ 15,000,000
900 FIFTH STREET	New construction of a 10-storey student residential housing building	\$ 13,000,000
2103 BOWEN ROAD	New construction of 4 storey, 41-unit, rental apartment building with storage garage	\$ 7,365,000
529 TERMINAL AVENUE N	New construction of a 6 storey, 69-unit apartment building with an underground parkade as a separate building	\$ 13,500,000
399 WESTWOOD ROAD	Two new public washroom buildings at Westwood Lake Park	\$ 2,100,000



MAJOR PROJECTS



5690 Edgewater Lane (\$15 million)- 48 Unit Apartment Building



1861 East Wellington Rd (\$10 million) - Loaves & Fishes Warehouse



2103 Bowen Rd (\$7.4 million) – 41 unit rental apartment building

In 2023 and 2024, there were a total of 34 projects valued at \$2 million or more. In 2024 nearly half of the large projects were major renovation and upgrade projects.



529 Terminal Ave N(\$13.5 million) – 69 unit apartment building

REAL ESTATE





REAL ESTATE MARKET OVERVIEW

2024 marked significant shifts in BC real estate markets due to policy changes, interest rate adjustments, and changing buyer behavior.

- **Housing Affordability & Policy:** Housing affordability dominated the BC election, prompting NDP promises of increased construction, streamlined approvals, and rental expansion.
- **Interest Rates:** The Bank of Canada lowered rates from 5% to 3.25% to stabilize the economy and improve affordability which was met with cautious optimism from buyers and developers.
- **Flipping Tax Impact:** BC's tax on resales within 12 months curbed speculation, encouraging long-term investment and creative financing strategies.
- The **Vancouver Island Real Estate Board (VIREB)** reported 7,489 unit sales across all property types, up from 7,297 in 2023. This upward trend indicates a robust market, with December 2024 closing at 443 unit sales and 2,883 active listings, suggesting a balanced environment.
- The **Metro Victoria** market remained subdued in 2024 compared to pre-pandemic levels, but followed 2022–2023 trends, suggesting gradual stabilization.
- **Metro Vancouver:** Despite strong December sales, overall activity remained below historical averages. Annual sales totaled 26,561, up 1.2% from 2023, as buyers returned following consecutive interest rate cuts.

- While 2024 saw some growth in Nanaimo's real estate market and signs of recovery in Metro Victoria and Metro Vancouver, the outlook for 2025 across British Columbia remains cautious, with affordability challenges likely to persist.

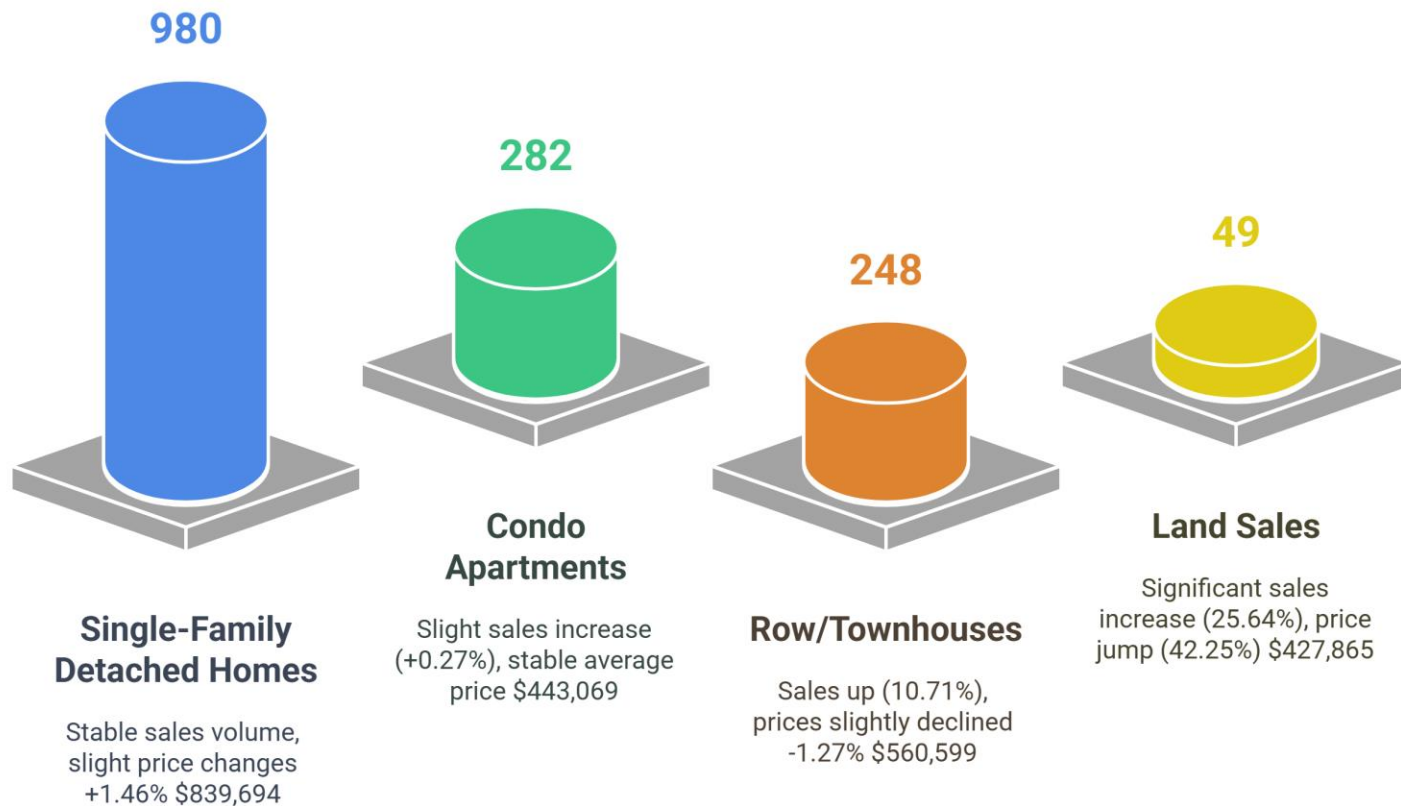
2025 Outlook

- **Interest Rates:** Continued rate cuts may drive demand, but economic uncertainty could limit short-term gains.
- **Policy Impact:** BC's housing reforms and regulatory changes will reshape market conditions.
- **Affordability Measures:** Extended amortization periods for first-time buyers and updated property transfer tax thresholds have improved accessibility. Combined with lower interest rates, these factors may encourage more buyers to enter the market.
- Despite anticipated interest rate cuts from the Bank of Canada, high home prices, stagnant wages, and increased demand from immigration are contributing factors to a persistent affordability crisis. Some experts suggest that to restore affordability, house prices would need to decrease by at least 10%, and mortgage rates would need to fall by half.



MLS ANNUAL AVERAGE PRICES - NANAIMO

Nanaimo Real Estate Market Overview 2024 vs. 2023

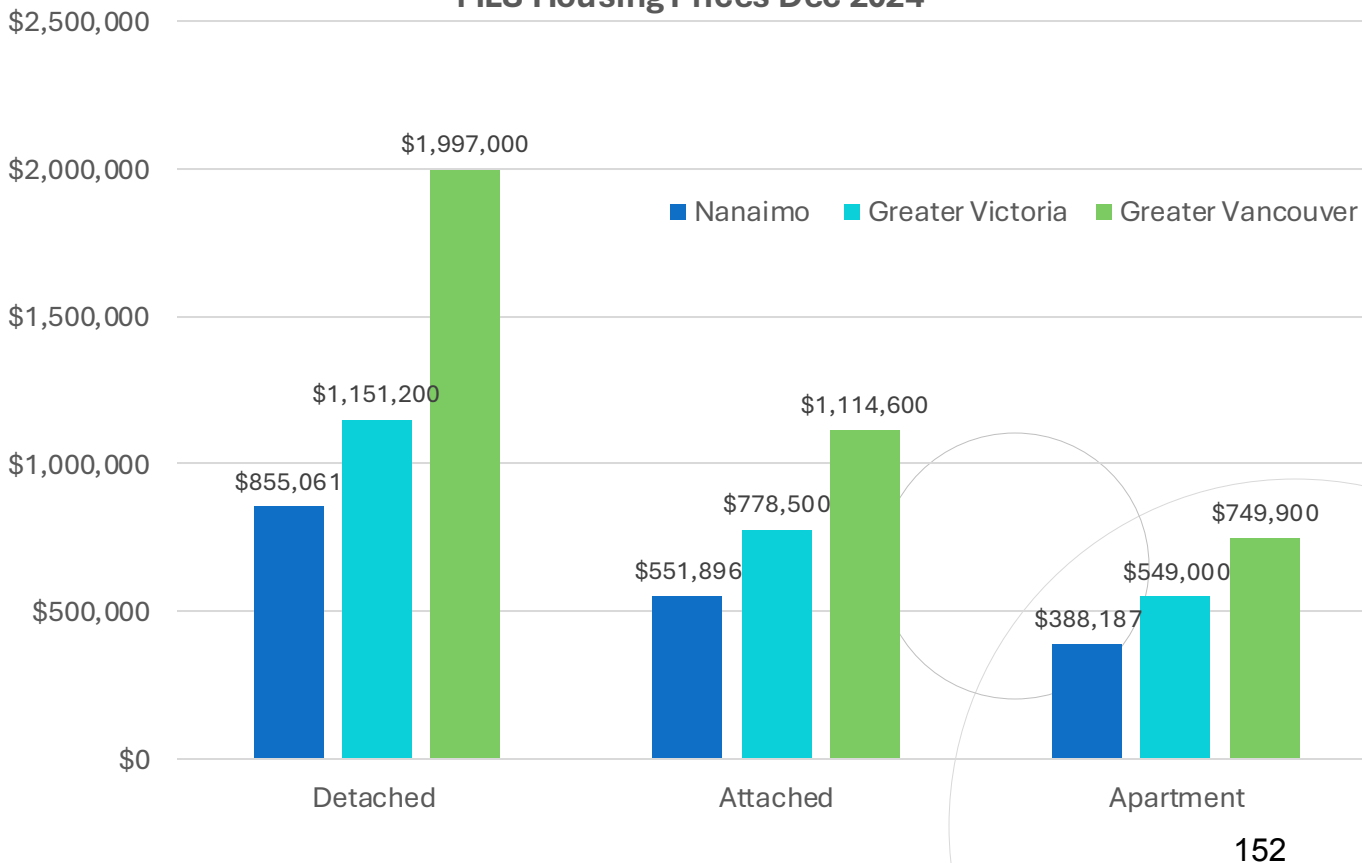


- **More inventory** came onto the market in **all housing types**, with the exception of land, which had a slight decline in listings.
- **Single-family home prices held steady**, but demand was slower, leading to longer days on market. The average annual price for a single-family home in Nanaimo increased by 1.46 per cent in 2024 (\$839,694).
- **Condos/ apartments experienced a 0.27 per cent price increase**, and **row/ townhouses experienced a 1.27 per cent decline** (likely due to increased supply and affordability concerns).
- Correspondingly, sales for single-family homes witnessing an 0.20 per cent increase, condo/apartment sales increased by 2.92 per cent, while row/townhouse sales increased by 10.71 per cent.
- **Land sales & price surged**, reflecting increased demand for new developments and limited supply.



HOUSING PRICES-December 2024 Comparison

MLS Housing Prices Dec 2024

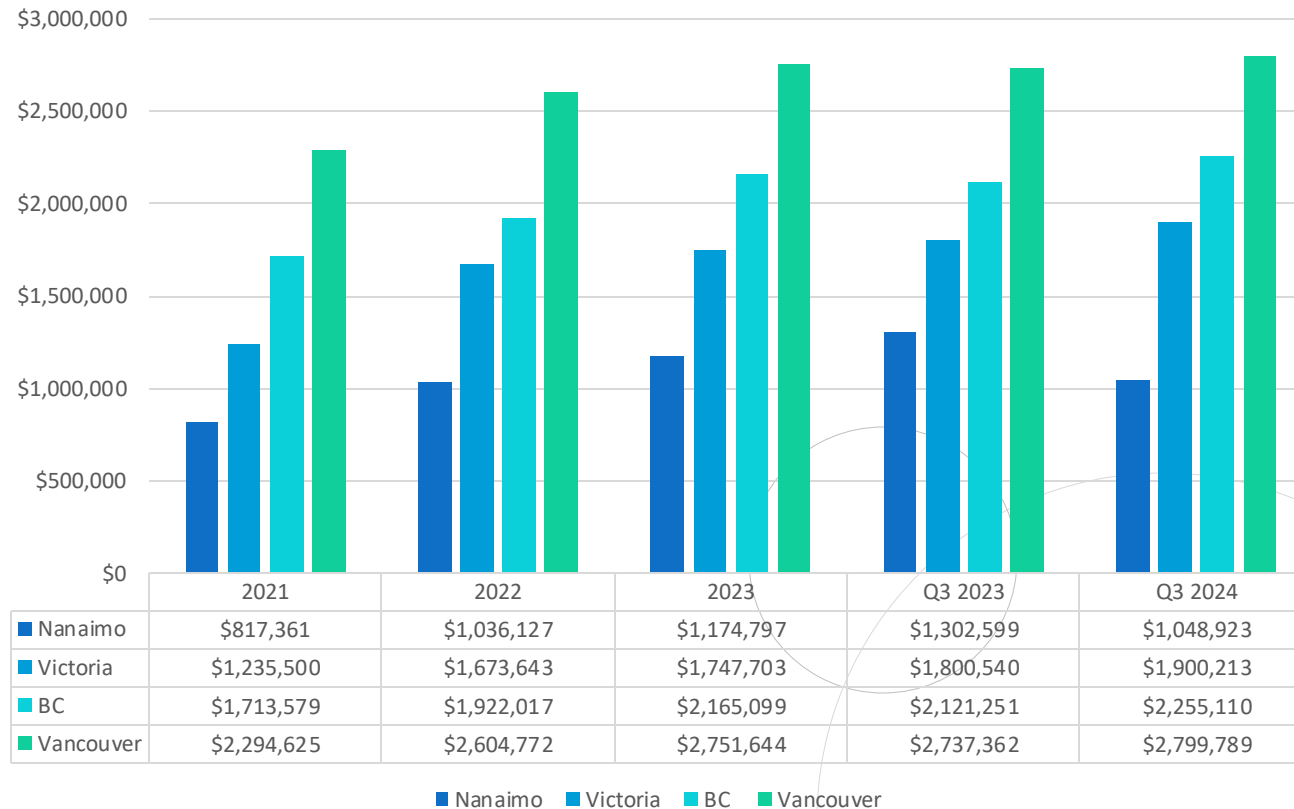


- In **December 2024**, the benchmark price for an average single- family detached home in Nanaimo was 4.2 per cent lower compared to December 2023. In contrast, Greater Vancouver and Greater Victoria saw an increase of 1.7%.
- Row-housing prices saw a steep decline of 14.7% in Nanaimo and a 3.9 per cent increase in Greater Vancouver, and 2.0 per cent increase in Greater Victoria.
- Apartment prices also saw decline of 15.4 per cent in Nanaimo, 1.5 per cent in Victoria and held steady in Vancouver.
- Nanaimo is the most budget-friendly market, with home prices across all categories well below those in Victoria and Vancouver. Victoria offers a middle ground, significantly cheaper than Vancouver but notably more expensive than Nanaimo. Vancouver remains the least affordable, with even townhouses and condos exceeding Nanaimo's detached home prices.
- Detached Home: Nanaimo (\$855K), costing \$296K less than Victoria (\$1.15M) and \$1.14M less than Vancouver (\$1.99M).
- Attached Homes (Townhouses & Duplexes): Nanaimo (\$552K) is \$227K cheaper than Victoria (\$778K) and \$563K less than Vancouver (\$1.11M).
- Apartments (Condos): Nanaimo (\$388K) offers the most affordable condos, priced \$161K lower than Victoria (\$549K) and \$362K below Vancouver (\$750K).



NEW SINGLE-DETACHED Home Price Comparison

Detached **New** Single-Family Home Price
Annual Average 2021-23, Q3 2023 & Q3 2024



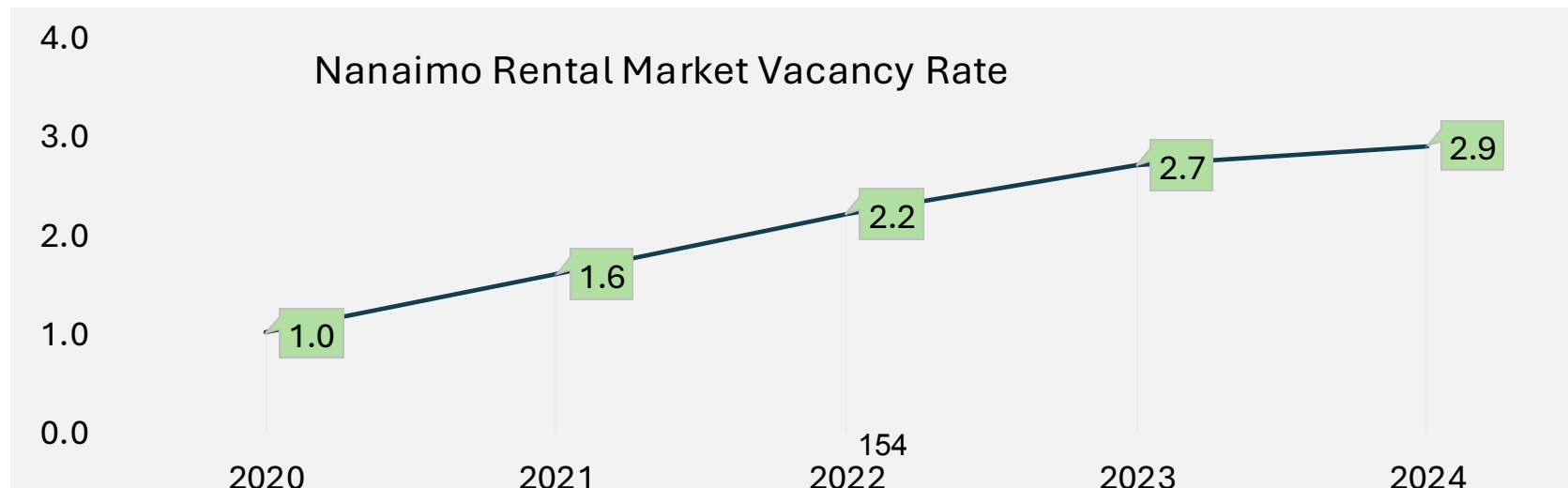
New single family detached home prices:

- **Vancouver** remains the most expensive market, with new home prices rising from \$2.29M (2021) to \$2.8M (Q3 2024)—a **22% increase**.
- **Victoria's** prices also grew significantly, jumping from \$1.23M in 2021 to nearly \$1.9M in Q3 2024—a **54% increase**, indicating strong demand and limited supply.
- **Nanaimo** saw some volatility, rising from \$817K in 2021 to \$1.3M in Q3 2023, before declining to \$1.05M in Q3 2024 – **28% increase**. Nanaimo market is stabilizing after rapid price hikes in 2022-2023.
- **BC-wide** prices followed a similar trend, growing from \$1.71M in 2021 to \$2.25M in Q3 2024—a **32% increase**, with strong appreciation but some regional cooling.



RENTAL MARKET: RENTS, VACANCY, UNITS

Nanaimo Average Rents, Vacancy & Units						
October 2024						
Private Apartments	Rent		Vac Rate		Units	
	2024	2023	2024	2023	2024	2023
Bachelor	\$1,246	\$1,134	2.4%	2.4%	443	391
1 Bedroom	\$1,408	\$1,319	3.1%	2.9%	2,597	2,363
2 Bedroom	\$1,787	\$1,681	3.0%	2.6%	2,205	2,018
3+ Bedroom	\$1,858	\$1,737	0.9%	0.0%	192	185
Total	\$1,558	\$1,466	2.9%	2.7%	5,437	4,957





NANAIMO RENTAL MARKET OVERVIEW 2024

The Nanaimo rental market saw **higher rents, increased vacancy rates, and more available units** year over year.

1. Rent Increases Across All Unit Types

- **Overall average rent rose to \$1,558, up 6.3% from \$1,466 in 2023.**

Largest increases:

- Bachelor units: +9.9% (\$1,246 → \$1,134)
- 3+ bedroom units: +7.0% (\$1,858 → \$1,737)

Smallest increase:

- 1-bedroom units: +6.7% (\$1,408 → \$1,319)

2. Vacancy Rates Increasing Slightly

- Overall **vacancy rate rose to 2.9% (from 2.7%)**, indicating slightly more availability for renters.

Largest increases:

- 2-bedroom units: 3.0% (up from 2.6%)
- 1-bedroom units: 3.1% (up from 2.9%)

- **3+ bedroom units remain tight at 0.9%**, though up from 0.0% in 2023.

3. Expansion in Rental Supply

- **Total rental units grew by 9.7%**, adding 480 new units (from 4,957 in 2023 to 5,437 in 2024).
- Most new units were 1-bedroom apartments (+234 units) and 2-bedroom apartments (+187 units), reflecting high demand for smaller rental spaces.

- ❖ Rent prices are rising, increasing affordability concerns.
- ❖ Vacancy rates are slowly improving, but larger units remain scarce.
- ❖ New rental supply is expanding, especially in 1- and 2-bedroom units.
- ❖ Nanaimo's rental market is growing, but affordability remains a key challenge.



RENTAL MARKET: Average Rent Comparison

2 Bedroom Average monthly Rent			
	Nanaimo	Victoria	Vancouver
2023	1681	1839	2181
2024	1787	1993	2314
% Change	6.3%	8.4%	6.1%

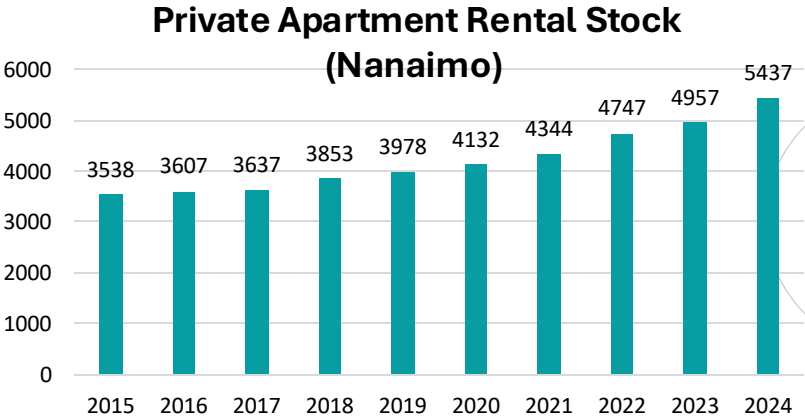
In 2024, British Columbia's rental market experienced notable shifts in rents, vacancy rates, and the number of rental units.

Rents moderated: After two years of significant increases, rent growth moderated in 2024. The average rent for a two-bedroom purpose-built apartment in Vancouver rose by 6.1% to \$2,314, while in Victoria, it increased by 8.4%, making it the second most expensive rental market in Canada after Vancouver.

Vacancy Rates increased: The overall vacancy rate in British Columbia increased to 1.9% in 2024. In Metro Vancouver, the vacancy rate rose to 1.6%, with significant increases observed in the Downtown core due to new rental buildings in neighborhoods like Mount Pleasant and East Hastings. Victoria also saw a rise in vacancy rate to 2.6%, particularly in areas like Langford, where a 24.8% increase in the purpose-built rental universe contributed to higher vacancies.

Rental Units increased: The rental stock expanded in Vancouver and Victoria with the completion of new, higher-priced units, primarily serving higher-income households. Total rental units also increased in Nanaimo by 9.7%.

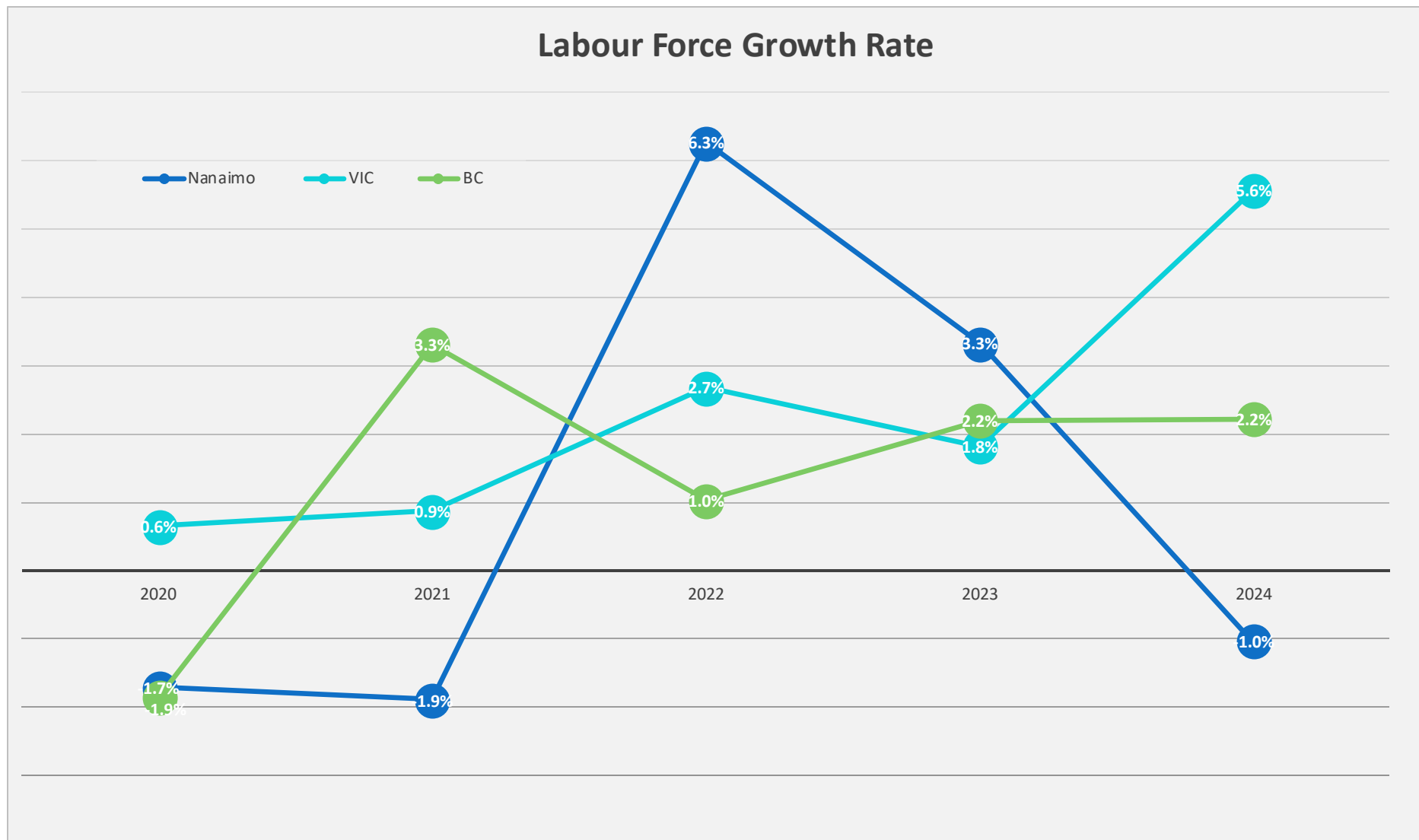
❖ These trends suggest a slight easing in the rental market, with increased supply contributing to higher vacancy rates and a moderation in rent growth. However, affordability remains a concern, as many new units are priced beyond the reach of average renters.



LABOUR FORCE



Labour Force Growth Rate



Growth Rate	2020	2021	2022	2023	2024	5-yr. Average 2020-2024
Nanaimo	-1.7%	-1.9%	6.3%	3.3%	-1.0%	1.0%
VIC	0.6%	0.9%	2.7%	1.8%	5.6%	2.3%
BC	-1.9%	3.3%	1.0%	2.2%	2.2%	1.4%
Nanaimo Labour Force	63,500	62,300 ¹⁵⁸	66,200	68,400	67,700	65,620

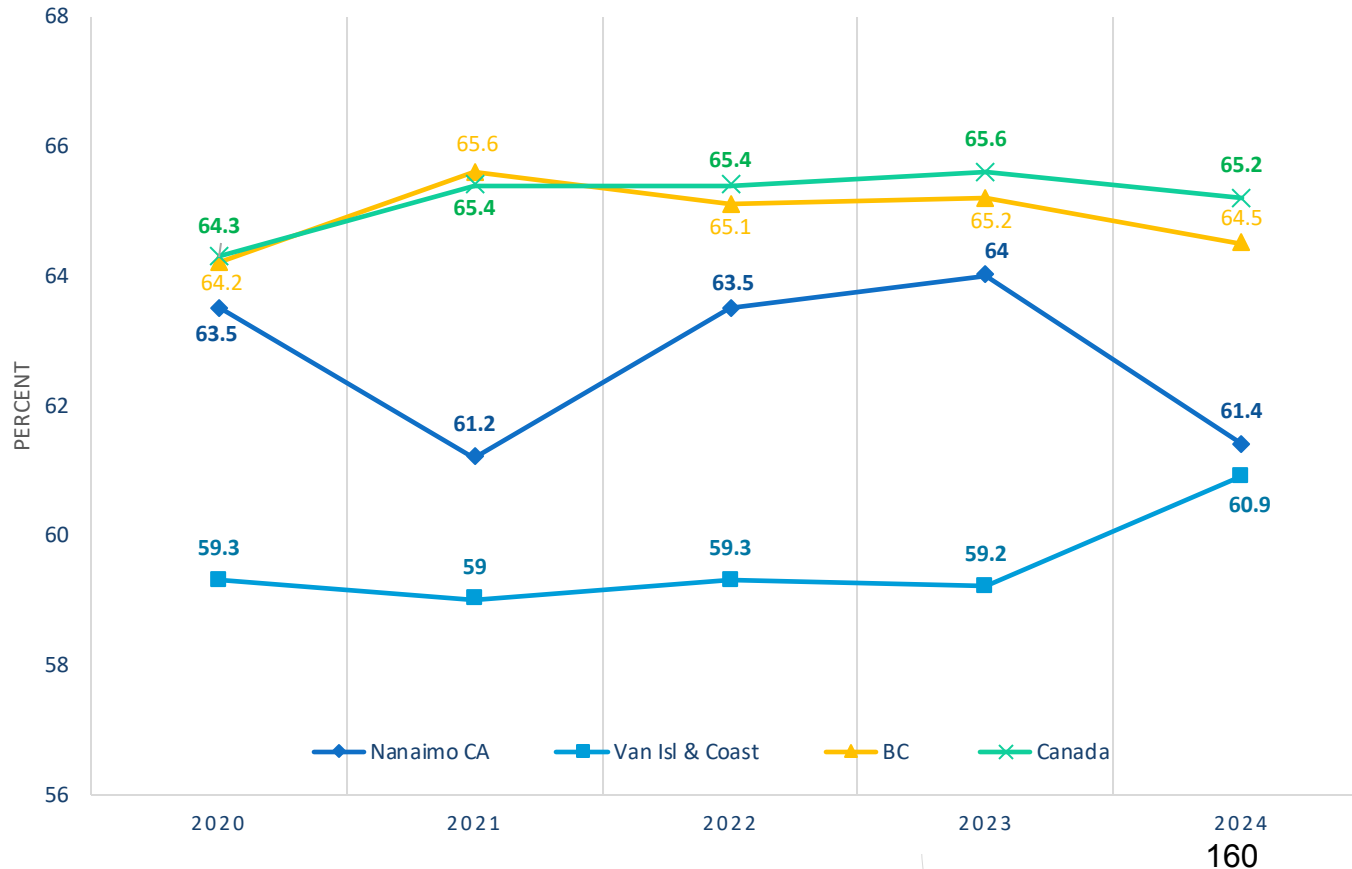


LABOUR FORCE GROWTH RATE

- The **labour force** includes individuals aged **15 and above** who are either **employed or actively seeking employment**. Changes in the labour force result from **population shifts and economic opportunities**. A growing economy **attracts workers** from other regions, while economic slowdowns may lead people to **seek opportunities elsewhere or exit the workforce**.
- Between **2020 and 2024**, Nanaimo's labour force **experienced an average annual growth rate of 1.0%**, which is **lower than Vancouver Island Coast's (2.3%) and BC's overall rate (1.4%)**. Nanaimo's labour market **tends to be more volatile**, likely due to **measurement variations** in labour force surveys for smaller geographies and shifts in job availability.
- In **2024**, Nanaimo's labour force reached 67,700, a **decline of 1.0% from 2023** (68,400). This marks a shift from **previous years of strong growth (+6.3% in 2022 and +3.3% in 2023)**. In contrast, **Vancouver Island Coast saw a significant 5.6% increase in 2024**, while **BC's labour force grew by 2.2%**.
- Despite this **recent decline**, Nanaimo's labour force has **expanded overall**, growing from **63,500 in 2020 to 67,700 in 2024**—an increase of **4,200 workers over five years**.
- **BC's labour market outlook projects 1,017,000 job openings between 2022 and 2032**, with nearly **80% requiring some level of post-secondary education or training**. Ensuring **workforce readiness and economic diversification** will be key for Nanaimo's labour market stability.

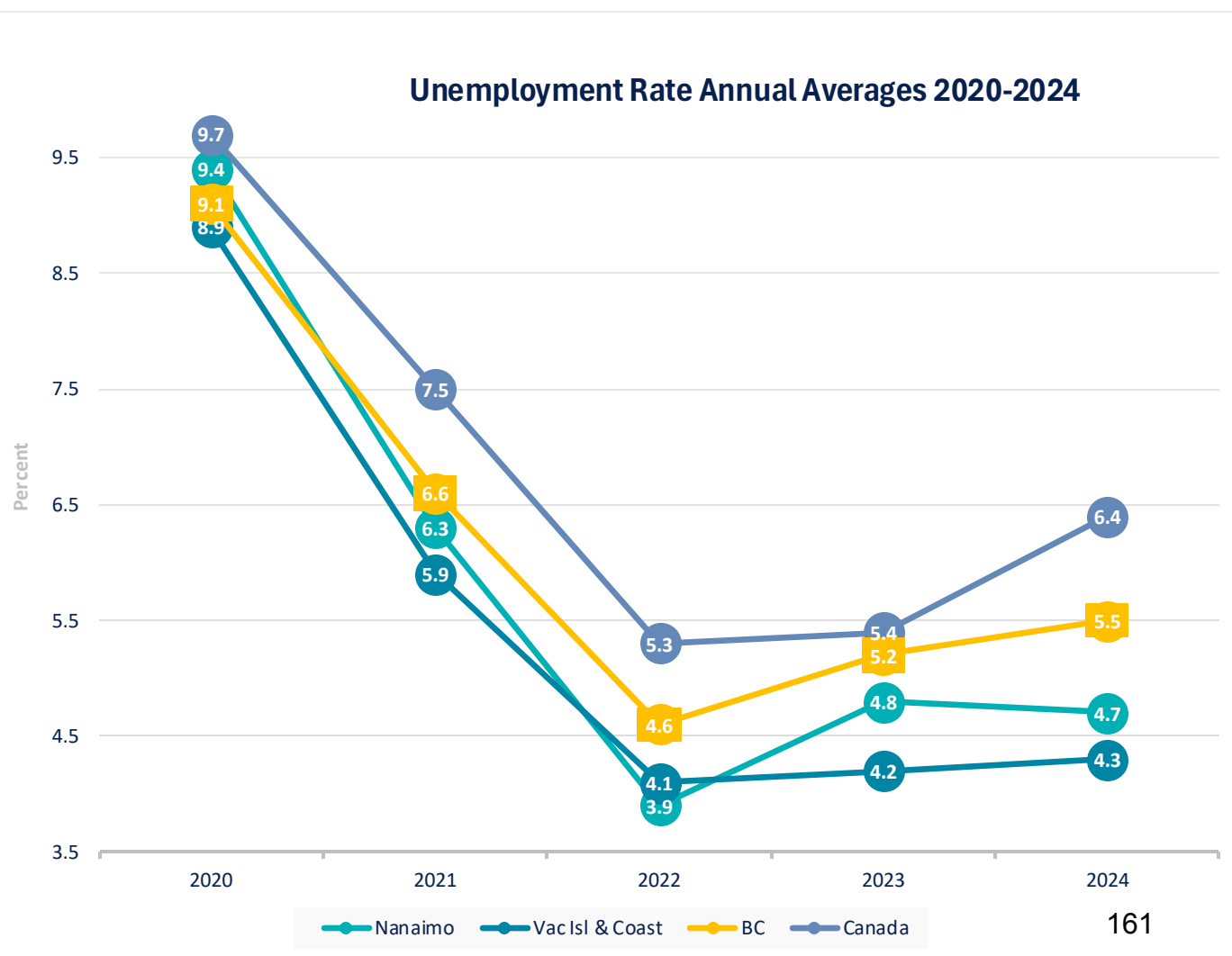
LABOUR FORCE PARTICIPATION RATE

Labour Force Participation Rate
Annual Averages 2020-2024



- The participation rate is the number of labour force participants expressed as a percentage of the population 15 years of age and over. **The labour force includes individuals aged 15 and above who are either employed or actively seeking employment.**
- Regions with younger populations typically boast higher labour force participation rates, while those with older demographics tend to have lower rates.
- Additionally, participation rates often decrease during economic downturns due to discouraged workers and increase during periods of economic growth.
- **In 2024, Nanaimo's labour force participation rate saw a significant dip, while BC and Canada registered slight dips. Vancouver Island Coast region on the other hand posted an increase.** Nanaimo consistently exhibits a lower labour force participation rate compared to BC and Canada but fares better than the Vancouver Island Coast Region. This reflects Nanaimo's and the Island's older age structure in relation to BC and Canada.
- The greater variability observed in Nanaimo's participation rate likely stems from the smaller sample size of the labour force survey.

UNEMPLOYMENT RATE

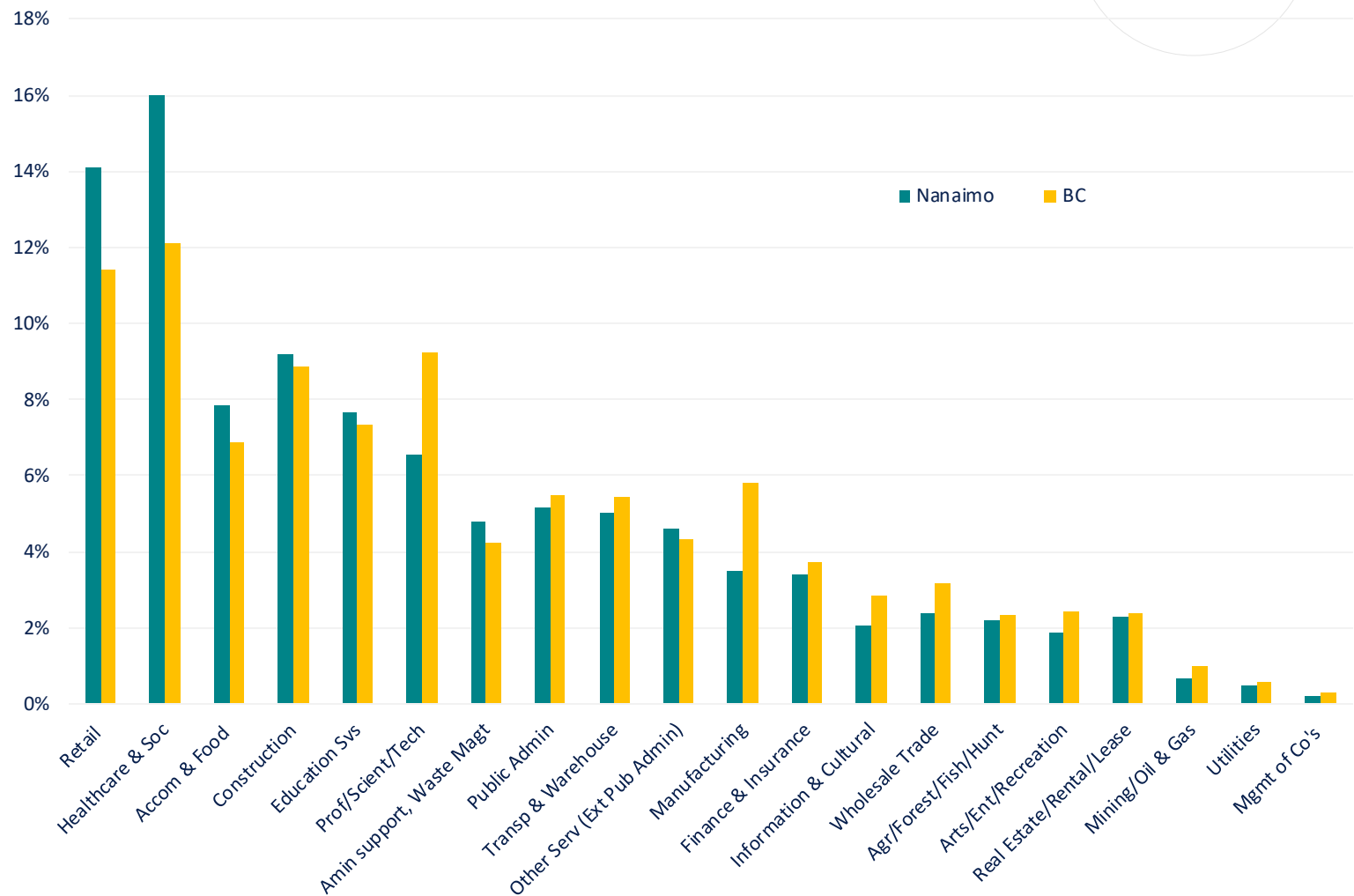


- The unemployment rate is the number of unemployed persons expressed as a percentage of the labour force.
- **Nanaimo's unemployment rate 4.7% declined slightly in 2024**, while VIC, BC and Canada saw increases, reflecting broader economic challenges such as a slowing economy and job creation.
- Nanaimo's unemployment rate declined while the participation rate also declined indicating fewer people were actively seeking work in the labor force. Reasons can include early retirement, discouraged workers, shift towards educational pursuits, or caregiving. The total number employed also declined between 2023 and 2024 (Stats Canada Labour Force Survey).
- In **Canada**, a **healthy unemployment rate** typically falls between **4% to 5.5%**, ensuring a **balance between job availability and business sustainability**.

EMPLOYMENT BY INDUSTRY, NANAIMO VS. BC

- Nanaimo’s employment distribution shows both alignment and key differences in comparison to British Columbia’s overall job market. This provides key insights into the level of economic diversity.
- Nanaimo and BC share similar employment levels in construction, education, and public administration.
- Nanaimo relies more on healthcare and retail, while BC has stronger knowledge-based sectors like tech and finance.
- Economic diversification in Nanaimo could focus on growing STEM jobs, high-tech industries, and advanced manufacturing.

Labour Force by Industry Sector 2024





ECONOMIC DIVERSITY

Areas Where Nanaimo & BC Align

1. Construction (Nanaimo: 9.19% | BC: 8.88%)

- Both regions have strong employment in construction, reflecting steady housing demand, infrastructure projects, and urban expansion.

2. Education Services (Nanaimo: 7.65% | BC: 7.36%)

- Consistent employment levels suggest stable education systems and growing demand for teachers, administrators, and post-secondary staff.

3. Public Administration (Nanaimo: 5.18% | BC: 5.51%)

- Similar government employment levels indicate stable public sector job opportunities across both regions.

Key Areas Where Nanaimo & BC Differ

1. Higher Healthcare & Social Assistance Employment (Nanaimo: 15.99% | BC: 12.11%)

- Nanaimo has a larger healthcare workforce, likely due to its aging population and demand for senior care, hospitals, and social services.

2. Lower Professional, Scientific & Technical Services (Nanaimo: 6.54% | BC: 9.24%)

- BC has more jobs in tech, legal, and consulting services, while Nanaimo's smaller STEM sector suggests fewer high-tech and knowledge-based jobs.

3. Lower Manufacturing Employment (Nanaimo: 3.50% | BC: 5.82%)

- BC's larger industrial hubs contribute to higher manufacturing employment, while Nanaimo has fewer large-scale factories or production facilities.

Economic Diversity Insights

- **Nanaimo is service-oriented**, with retail (14.12%) and healthcare (15.99%) leading employment, reflecting consumer-driven and social support sectors.
- **BC has a stronger knowledge-based economy**, with higher shares in professional services (9.24%) and manufacturing (5.82%).
- Nanaimo's lower participation in STEM and finance sectors suggests fewer high-wage, tech-driven jobs compared to urban BC centers.
- The higher reliance on healthcare and retail means Nanaimo's economy is less diversified than BC as a whole, making it slightly more vulnerable to sector-specific challenges (e.g., retail downturns or healthcare funding shifts).

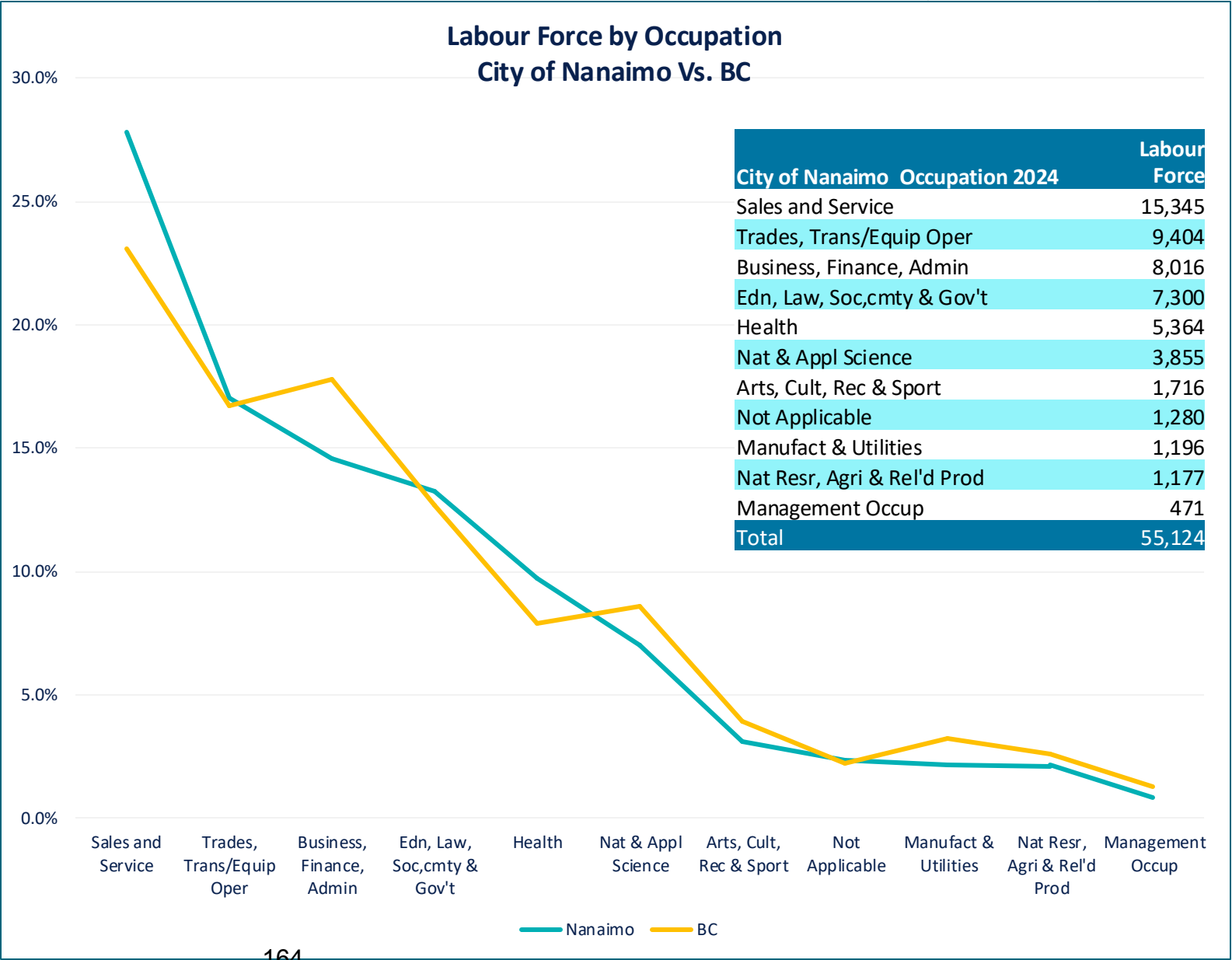


LABOUR FORCE BY OCCUPATION

Labor force analysis by occupation provides valuable insights into the **skills and talent within the labor pool** and serves as an indicator of employability across various sectors of the economy.

Top Occupations in Nanaimo:

- 1. **Sales and Service (27.84%):** Dominates the workforce, reflecting Nanaimo’s reliance on retail, hospitality, and personal services.
- 2. **Trades, Transport, Equipment Operators (17.06%):** Critical for infrastructure and logistics and reflects the higher concentration of trades accreditation.
- 3. **Business, Finance, and Administration (14.54%):** Highlights demand for professional skillsets.





LABOUR FORCE ANALYSIS



Strengths of Nanaimo's Labor Force

1. **Strong Sales & Service Sector (27.8% vs. 23.1% in BC)** – Driven by retail and tourism, though often lower-wage jobs.
2. **Trades & Transportation (17.1% vs. 16.7%)** – Supports infrastructure, construction, and resource-based industries. This labor force can support industrial growth & real estate development.
3. **Higher Public Sector Employment (13.2% vs. 12.7%)** – Stable economy with strong education, government, and social services.
4. **Robust Healthcare Workforce (9.7% vs. 7.9%)** – Meets demand for an aging population, a strong healthcare sector also supports job stability and attracts professionals to the region.

Areas for Potential Growth

1. **Lower Business, Finance, and Administrative Jobs (14.5% vs. 17.8%)** - Fewer financial and admin jobs (fewer headquarters); strengthen through entrepreneurship, business incubators) could help diversify the economy. Encouraging remote work opportunities for finance and administrative professionals may help attract more high-paying jobs.
2. **Smaller Presence in Natural & Applied Sciences (7.0% vs. 8.6%)** - This suggests Nanaimo may have fewer tech-related jobs and innovation-driven industries. Investing in STEM education and attracting tech startups could help build a more modern, high-growth economy.
3. **Lower Manufacturing & Utilities Employment (2.2% vs. 3.2%)** - A smaller manufacturing sector limits industrial output and exports; strategic investment in niche manufacturing could support economic growth.
4. **Lower Management Occupations (0.9% vs. 1.3%)** - Fewer leadership positions; corporate investment could boost growth.

LABOUR FORCE RECOMMENDATIONS

Building a Stronger Economy

- **Strengthen High-Wage Sectors:** Focusing on business, finance, technology, and manufacturing can help diversify the economy beyond sales and service jobs.
- **Leverage Healthcare and Trades Strengths:** These sectors can drive sustainable growth with targeted investment.
- **Attract More Professional and STEM Workers:** Developing educational programs, startup ecosystems, and remote work options can help.
- **Support Entrepreneurship and Small Business Growth:** More managerial roles and financial services can develop if local businesses thrive.

Nanaimo's economy is currently strong in services, trades, healthcare, and education, but there is room for growth in high-wage sectors like finance, technology, and management.



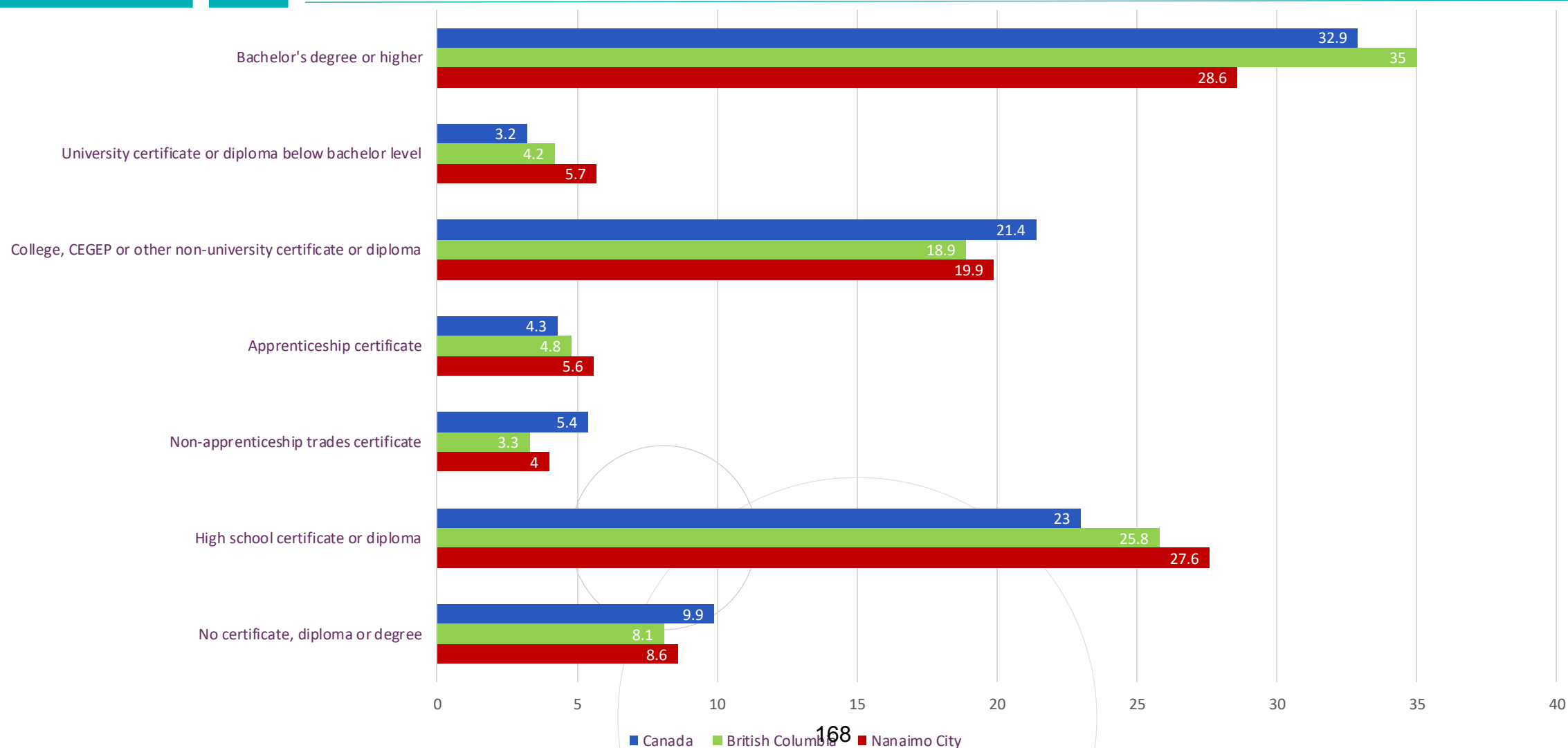
EDUCATION & ENROLLMENT





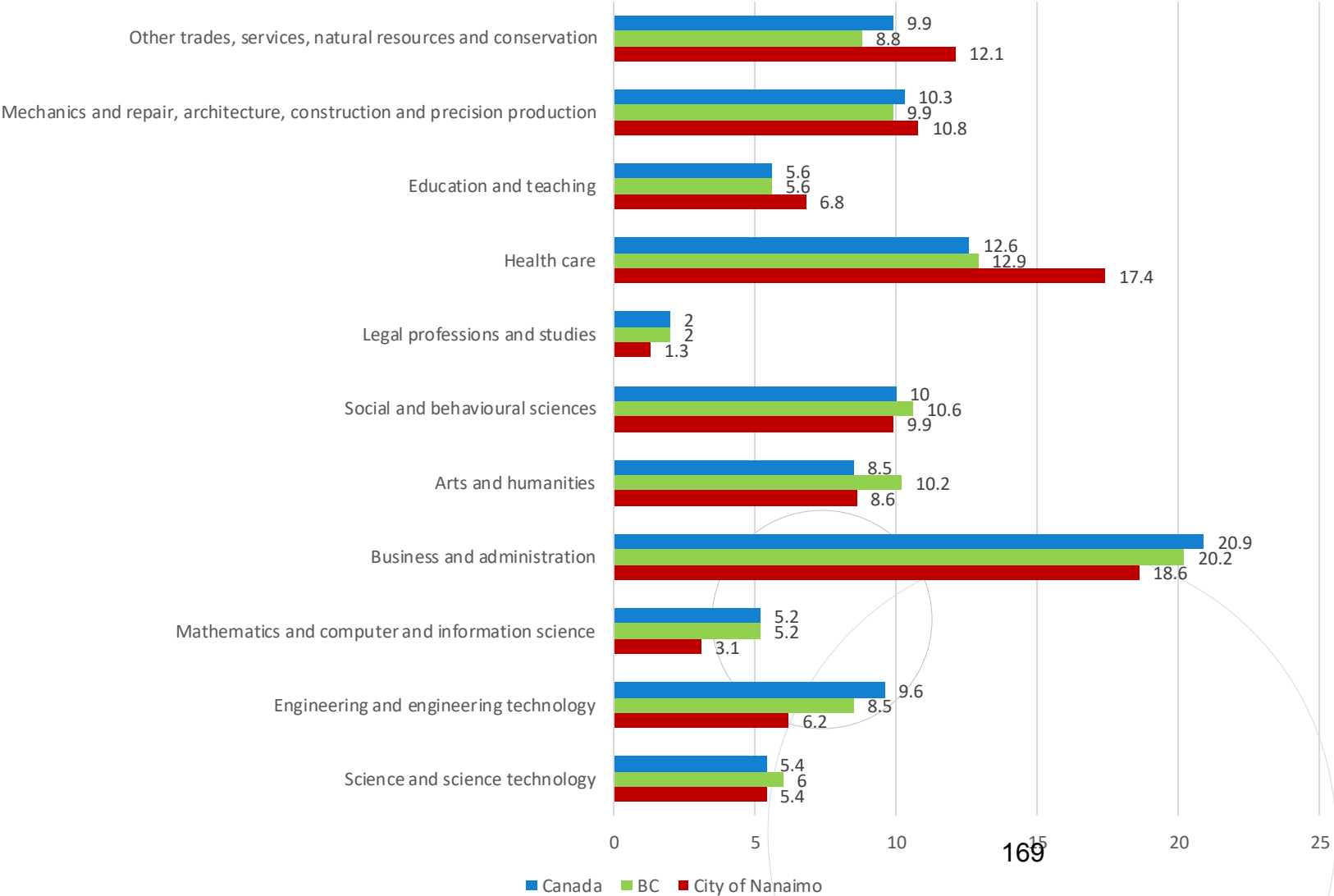
HIGHEST LEVEL OF EDUCATION (25-64)

Highest Level of Education (25-64) Census 2021



POPULATION BY FIELD OF STUDY

Population (25-64) with Postsecondary certificate, diploma or degree by field of Study



Nanaimo's educational profile and fields of study distribution reveal key trends that influence its labour market, economic opportunities, and future development potential.



NANAIMO'S WORKFORCE & EDUCATIONAL TRENDS

1. Lower University Attainment but Strong Technical and Trade Skills

- 28.6% of Nanaimo residents hold a bachelor's degree or higher, significantly lower than BC (35%) and Canada (32.9%).
- Higher representation in trades, technical certifications, and apprenticeships suggests a workforce oriented toward skilled trades, hands-on industries, and applied learning programs.

2. Workforce Strength in Health Care & Trades

- Health care is a major field of study in Nanaimo (17.4%), surpassing BC (12.9%) and Canada (12.6%), indicating a strong medical and caregiving workforce. This aligns with Nanaimo's aging population, which drives demand for healthcare services and professionals.
- Trades and applied technical fields are more prevalent, with 12.1% of post-secondary graduates in trades, services, and natural resources, compared to 8.8% in BC and 9.9% in Canada.
- Construction and mechanics-related fields (10.8%) also exceed BC (9.9%) and Canada (10.3%), reflecting a strong labour force for housing and infrastructure development.

3. Underrepresentation in STEM & Business Fields

- STEM education (Science, Technology, Engineering, and Math) is lower in Nanaimo than in BC and Canada:

- Science & technology (5.4%) matches the national average but lags behind BC (6%).
- Engineering (6.2%) is significantly lower than BC (8.5%) and Canada (9.6%), indicating fewer professionals in high-tech manufacturing, infrastructure, and innovation sectors.
- Computer and IT fields (3.1%) are well below BC (5.2%) and Canada (5.2%), suggesting a gap in the digital economy and tech industry workforce.

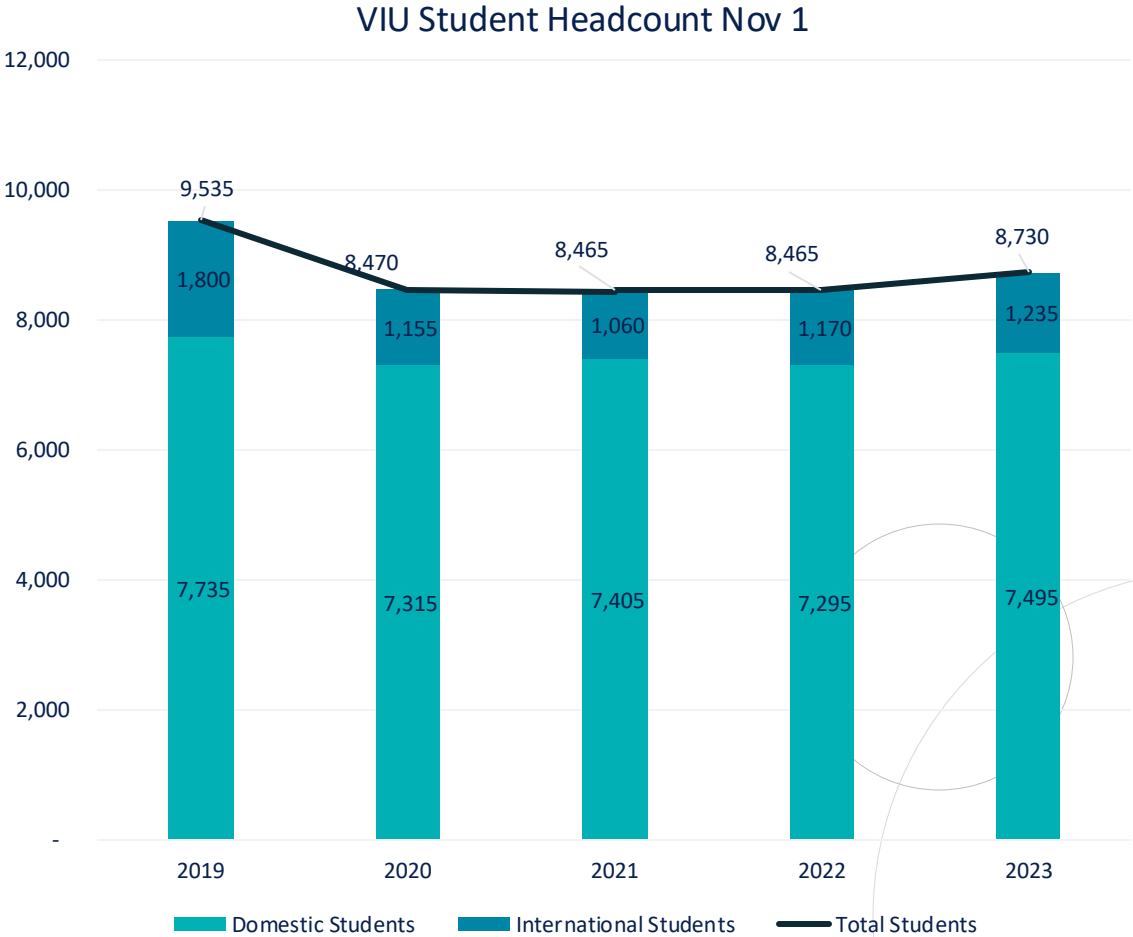
- Business & administration (18.6%) is lower than both BC (20.2%) and Canada (20.9%), which may indicate fewer professionals in corporate management, finance, and entrepreneurship.

4. Implications for Nanaimo's Economic Development

- Healthcare & skilled trades are core strengths, meaning continued investment in hospitals, senior care, and construction projects will drive local economic growth.
- The lower share of STEM graduates could limit Nanaimo's ability to attract high-tech industries and innovation-driven businesses. Encouraging STEM education and IT workforce development could boost diversification and tech-based job creation.
- With a strong trades and applied sciences workforce, Nanaimo is well-positioned for growth in housing, construction, and resource-based industries but may need to enhance digital and high-tech industry development to remain competitive.



VANCOUVER ISLAND UNIVERSITY STUDENT ENROLLMENT



Significant Growth in 2023 After Stability (2020-2022)

- Total enrollment remained stable from 2020 to 2022 (~8,465 students) before rising to 8,730 in 2023 (+3.1%).
- This growth in 2023 marks the first significant increase post-pandemic.

Domestic Enrollment Recovery

- Domestic student numbers fluctuated slightly between 2020-2022 but grew from 7,295 in 2022 to 7,495 in 2023 (+2.7%).
- This signals stronger local student retention and recruitment efforts.

International Enrollment on the Rise

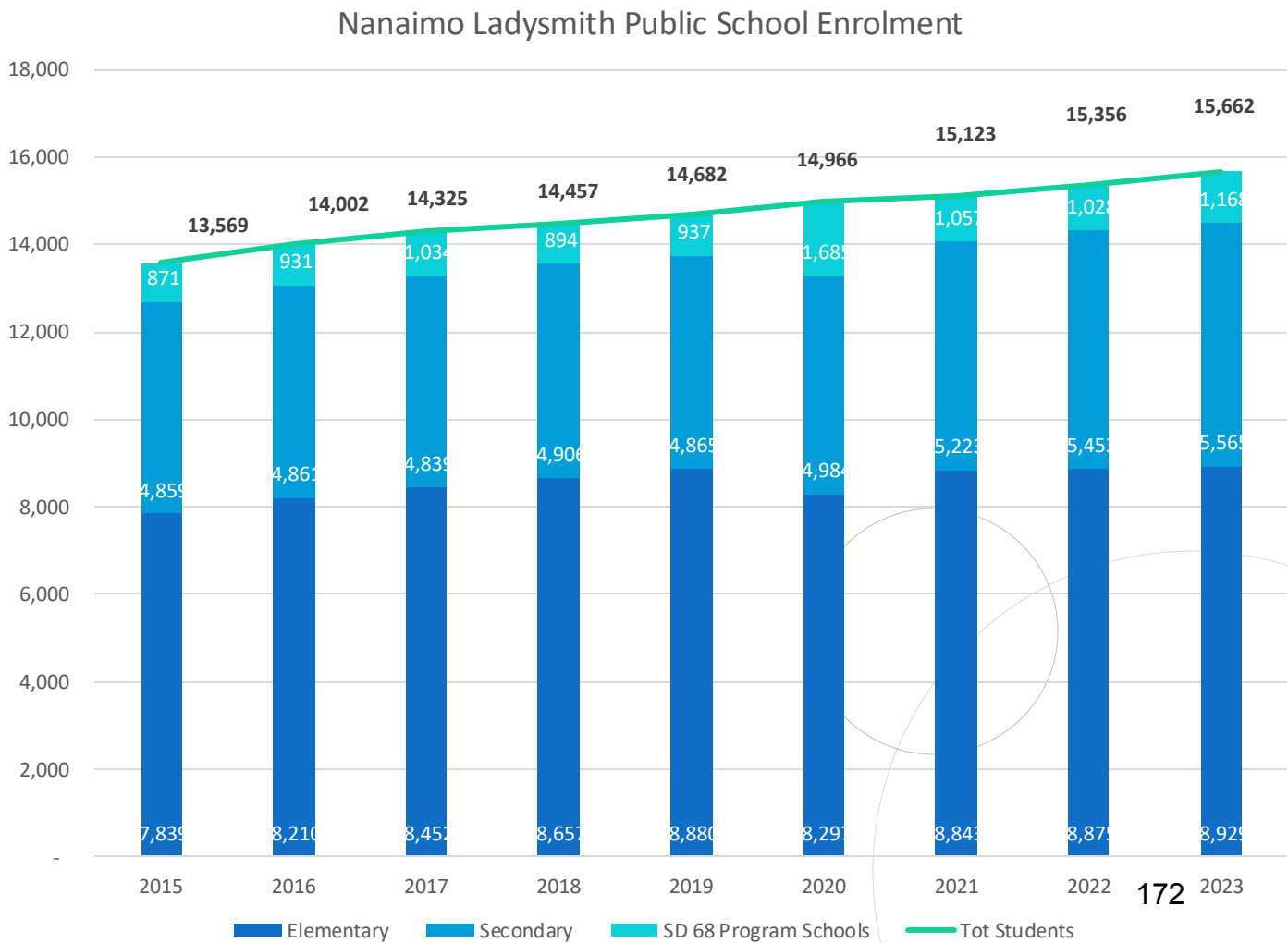
- International student numbers rebounded from 1,170 in 2022 to 1,235 in 2023 (+5.6%), after stagnating around 1,060-1,170 from 2020-2022.
- This growth highlighted a recovery in global student mobility post pandemic, however new tighter legislation pertaining to international students will likely thwart future growth.

Economic & Cultural Boost

- VIU Students support local businesses through increased spending and create jobs in housing, education, and services.
- Cultural & Innovation Growth – More students bring diversity (esp. International), global connections, and entrepreneurship to the community.
- Skilled Workforce & Retention – Graduates fill job gaps, strengthen the workforce, and drive long-term economic growth.



SD 68 ENROLLMENT



Steady Overall Growth in Total Enrollment

- Total student enrollment increased from 13,569 in 2015 to 15,897 in 2024 (+17.2%), showing consistent growth over the decade.
- The most significant growth occurred after 2020, with total enrollment rising from 14,966 to 15,897 (+6.2%) over four years.

Elementary Enrollment Fluctuations

- Elementary enrollment peaked in 2019 but has stabilized around 8,900 students.

Strong Growth in Secondary Enrollment

- Secondary student numbers have increased significantly, from 4,859 in 2015 to 5,782 in 2024 (+19%).
- This steady rise suggests a growing youth population moving through the school system, aligning with overall population growth.

Expansion of SD 68 Program Schools (Island Connected, Learning Alt, Career Technical Centre)

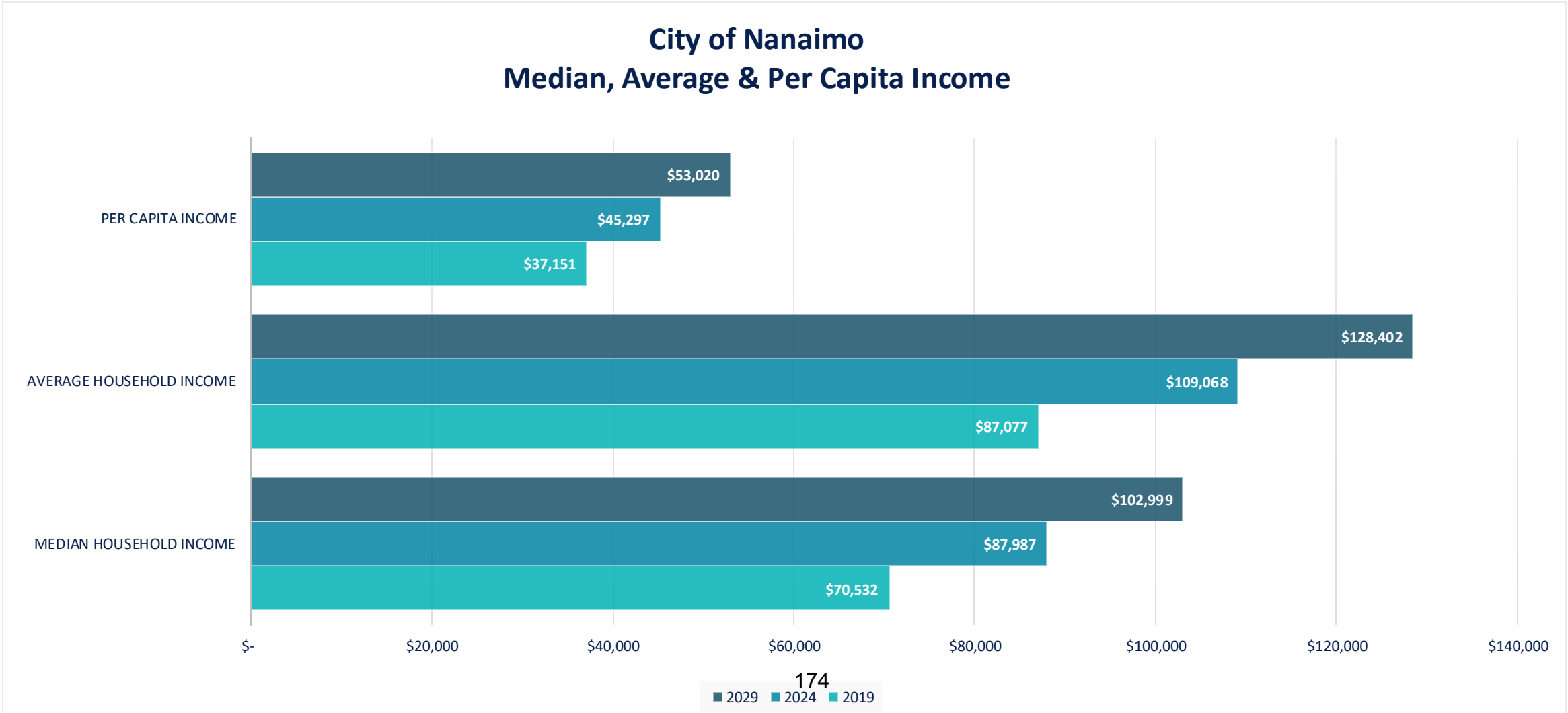
- Enrollment in SD 68 program schools grew from 871 in 2015 to 1,202 in 2024 (+38%).

INCOME & SPENDING





INCOME 2019-2029





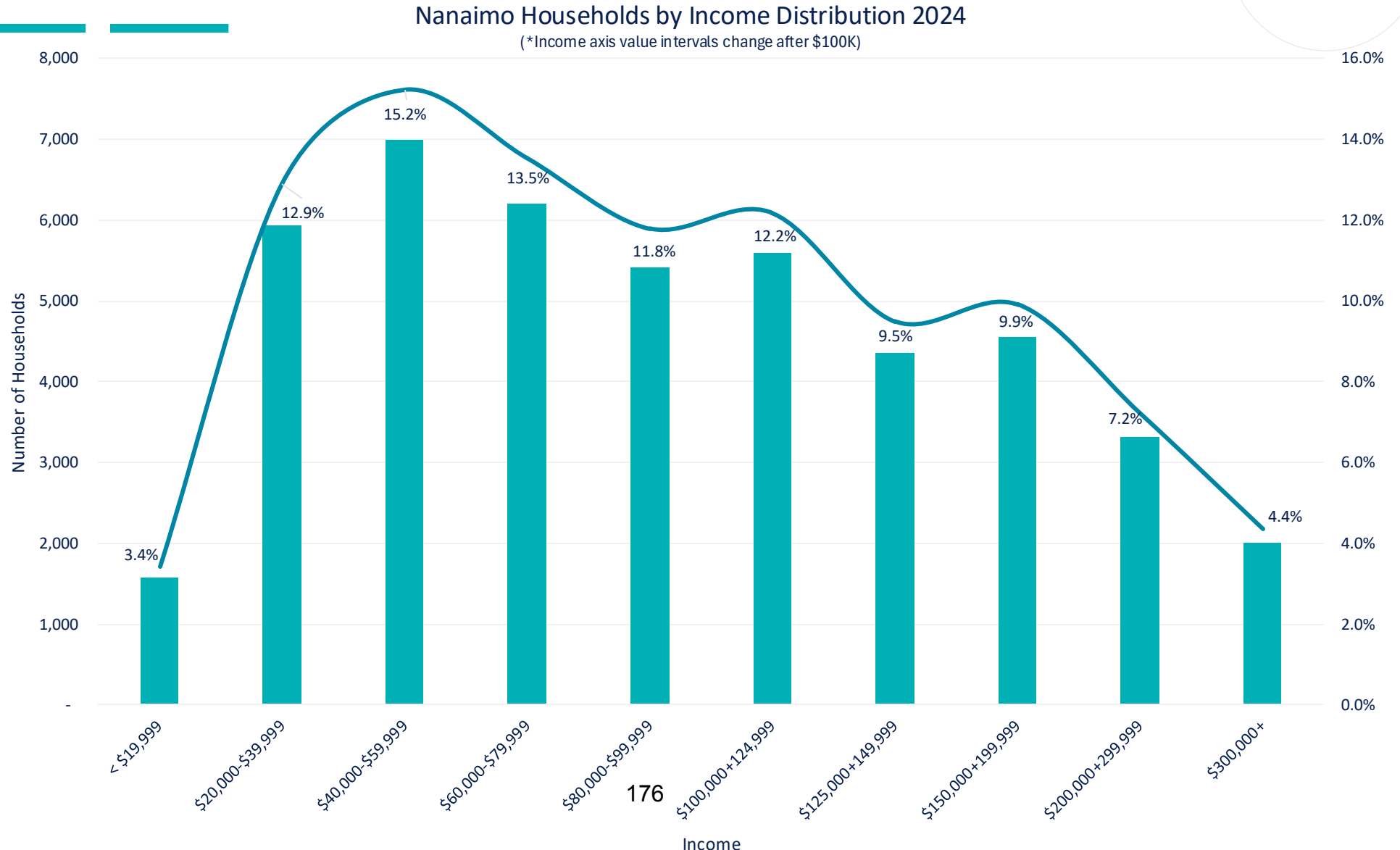
MEDIAN, AVERAGE AND PER CAPITA INCOME

- In 2024, the estimated median household income in the City of Nanaimo is \$87,987, marking a significant 24.7 per cent increase over the past five years. By 2029, Nanaimo's median household income is projected to reach \$102,999, reflecting a growth of 17.1 per cent. In comparison, BC's median household income was \$97,134 in 2024 and is anticipated to grow by 17.9 per cent over the next five years.
- Similarly, the average household income in Nanaimo reached \$109,068 in 2024, indicating a 25.3 per cent increase over the past five years. Projections suggest that the average household income will climb to \$128,402 by 2029, representing a growth of 17.7 per cent. Meanwhile, BC's average income for 2024 stood at \$127,034 and is forecasted to grow by 18.3 per cent to \$150,235 by 2029.
- Nanaimo's per capita income in 2024 was \$45,297, showing a 21.9 per cent increase over the past five years. Projections indicate that per capita income will rise to \$53,020 by 2029, reflecting a growth of 17.0 per cent. BC's per capita income was \$48,814 in 2024 and is expected to increase by another 17.9 per cent to reach \$57,566 by 2029.
- Nanaimo lags behind BC in all three income categories, as well, Nanaimo's projected annual rate of growth in median (3.4 per cent), average (3.5 per cent), and per capita household income (3.4 per cent) over the next five years is lower than BC.

Definitions:

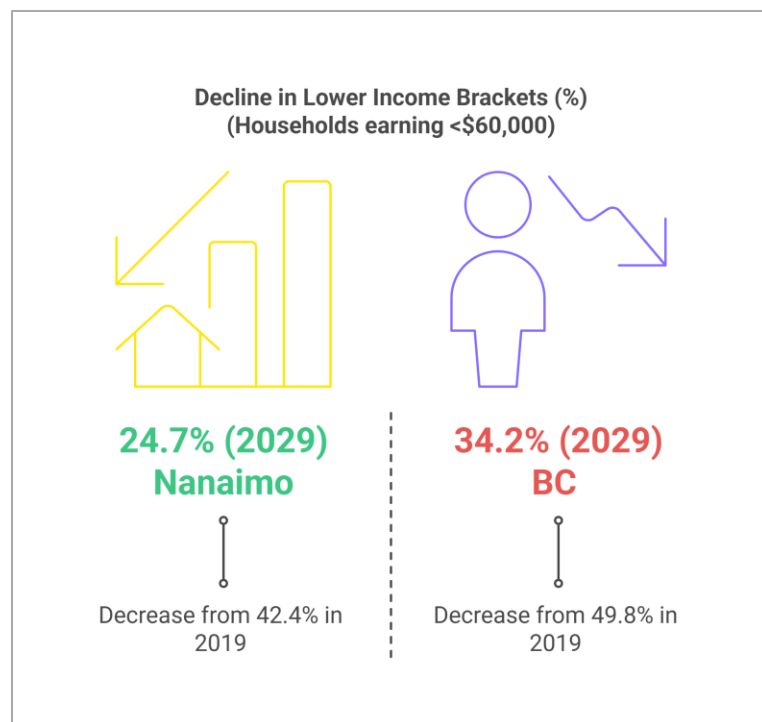
- Median Household Income is the middle value of all household incomes in a given area. This means half of the households earn more than this amount, and half earn less.
- Average Household Income is the total income of all households divided by the number of households.
- Per Capita Income is the total income of an area divided by the total population (including adults and children).

HOUSEHOLD INCOME DISTRIBUTION



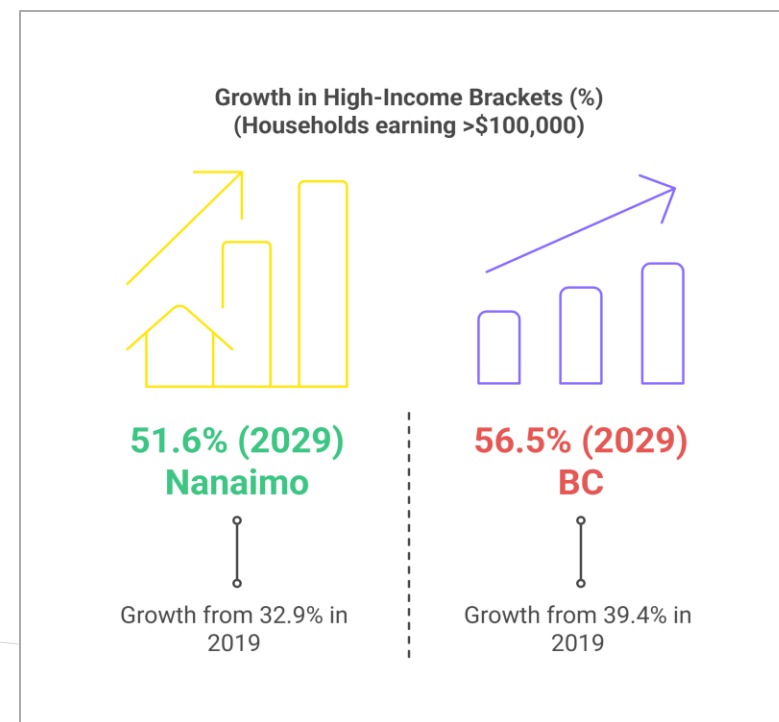


10-YR INCOME DISTRIBUTION TRENDS & INSIGHTS



Decline in Lower Income Brackets (2019-2029)

- ❖ Nanaimo households earning <\$60,000 shrinks from **42.4%** to **24.7%**
- ❖ BC households earning <\$60,000 drop from **49.8%** to **34.2%**



Significant Growth in High-Income Brackets (2019-2029):

- ❖ Nanaimo households earning >\$100,000 increases from **32.9%** to **51.6%**
- ❖ BC households earning >\$100,000 increase from **39.4%** to **56.5%**
- ❖ Nanaimo households earning > \$200,000 grows from **6.1%** to **16.7%**



10-YR INCOME DISTRIBUTION TRENDS & INSIGHTS

Nanaimo is becoming wealthier over time, a trend consistent across the province. BC has maintained a slightly higher proportion of high-income households throughout this period. It's also important to note that considerable income supports provided during the COVID-19 pandemic are reflected in the past five years of income trends.

- **Housing Demand:** Rising incomes and household growth will increase demand for a mix of housing types, particularly for mid- to high-income households. Smaller household sizes may also drive demand for condos, townhouses, and rental units to accommodate young professionals and retirees.
- **Lifestyle and Amenities:** The growth in high-income households could influence demand for enhanced recreational and cultural amenities, further boosting Nanaimo's appeal as a lifestyle destination.
- **Affordability Pressures:** Despite overall income growth, the decline in lower-income households highlights potential affordability challenges for the working class and those on fixed incomes.
- **Inequality Concerns:** The shrinking low-income bracket suggests that rising housing and living costs may be pushing out lower-income households. This could impact community diversity and service-sector employment, reinforcing the need for affordable housing initiatives and social equity policies.
- **Low Income Measure (LIM):** There are three main measures of poverty in Canada but the most common measure is the Low Income Measure (LIM). LIM is a fixed percentage (50%) of median adjusted household income, where "adjusted" refers to the household size or the number of members in a household. In Nanaimo households making <\$45,000 would be considered in the low-income measure (unadjusted for household size).
- **Living Wage** is a better measure of poverty as it takes into consideration regional differences in basic expenses such as food, clothing, rental housing, transportation etc.



SOURCES OF INCOME COMPARISONS

Percentage of Income Sources 2022

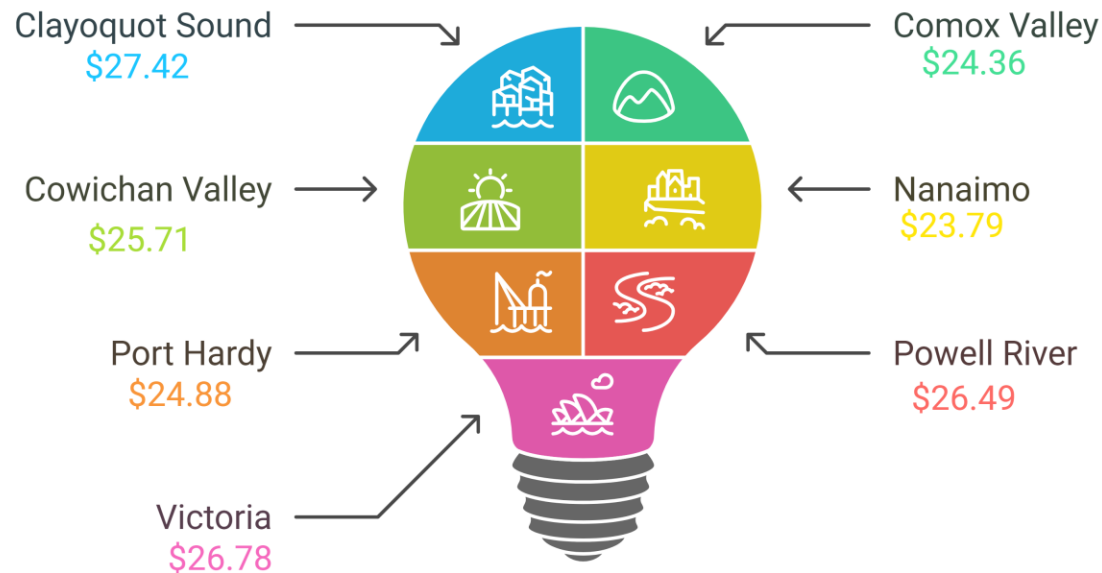
Income Source	Nanaimo % of Total	BC % of Total	Economic Implications
Employment Income	63.50%	69.40%	Key driver of economic activity, needs continued workforce support
Dividend & Interest Income	6.90%	8.30%	Growing importance of investments, reflects rising wealth for some
Government Transfers (EI, GST, CPP, QPP, OAS)	16.10%	11.90%	Higher reliance on Government Transfers in Nanaimo due to aging population
Private Pensions (Excludes OAS, CPP, QPP)	10.60%	7.30%	More significant in Nanaimo, indicating a more retiree-heavy demographic
RRSP Income (only 65+ included)	0.40%	0.30%	Minor source of income, but important for financial planning
Other Income (Rental income, Support payments, Scholarships, Retirement allow)	2.50%	2.70%	Reflecting diverse sources, such as rental and alternative income streams

- Analyzing income sources within a community can provide valuable insights into its overall financial well-being, including its reliance on government transfers.
- Nanaimo's share of employment income (63.5%) remains lower than the provincial average (69.4%), reflecting its older population and greater reliance on pensions. However, Nanaimo has seen a positive shift, with employment income rising from 62.8% in 2018 to 63.5% in 2022, driven by an influx of younger workers over the past five years.
- Job creation and labor market stability are key to sustaining employment income growth.
- Nanaimo has a higher percentage of income from government transfers and private pensions in comparison to BC, reflecting its slightly older demographic.



LIVING WAGE

Living Wage 2024



- A living wage is the hourly pay a worker needs to cover basic expenses, such as housing, food, transportation, and childcare, after accounting for taxes, credits, deductions, and subsidies. Unlike the minimum wage, which is legally mandated, the living wage reflects **actual local costs** and does not include debt repayment or savings for future goals. The living wage calculation is currently based on a two-parent family with two children, the most common family unit in BC, and each parent working full-time.
- In a diverse province like British Columbia, the cost of living varies widely. Some communities benefit from lower housing or childcare costs, while others lack transit options, making car ownership a necessity. Regardless of location, everyone should be able to afford a decent quality of life, as all communities rely on workers to fill essential jobs.
- Living Wage BC and Canada calculate the living wage locally so that communities can better understand the economic challenges their residents face and advocate for policies that address poverty and affordability issues in their region.



LIVING WAGE - VANCOUVER ISLAND AND COAST

High-Range: Clayoquot Sound (\$27.42) and Victoria (\$26.78)

- High housing costs—Victoria has one of the most expensive rental markets on Vancouver Island.
- Tourism-driven economies—both areas attract seasonal visitors, affecting affordability and wages.
- Limited housing supply—Clayoquot Sound (including Tofino) has a small rental market with high demand, driving up living costs.
- **Powell River (Sunshine Coast) (\$26.49)** - Powell River's high living wage is likely due to limited access to affordable goods and services and higher transportation costs.

Mid-Range: Cowichan Valley (\$25.71) Port Hardy (\$24.88)

- Housing is more affordable than in Victoria, but still rising due to population growth.
- Transportation and food costs in rural areas can be high (Port Hardy).
- Smaller job markets—fewer high-paying industries lead to increased cost burdens on low-income workers.
- **Comox Valley (\$24.36)** A mix of urban and rural characteristics helps keep costs lower. A strong agriculture and tourism sector provides job opportunities, but wages may not be high enough to offset inflation.

Lowest-Range: Nanaimo (\$23.79)

- More rental and housing availability compared to Victoria or Tofino.
- Greater economic diversity vs. Tofino, which helps stabilize wages (healthcare, education, retail).
- Better transportation connectivity, reducing overall living costs compared to more remote areas.

- ❖ Tourist-heavy and remote areas (Clayoquot Sound, Victoria) have higher living wages due to expensive housing and seasonal demand. Nanaimo, Comox Valley tend to have lower living wages due to affordability (housing) and economic diversity. Rural and resource-based economies (Port Hardy, Powell River) face higher costs due to transportation and limited job markets.



2024 NANAIMO CONSUMER EXPENDITURES

	Average Household Spend	Total spend	Spending Potential Index		Average Household Spend	Total spend	Spending Potential Index
Food	\$ 15,920.55	\$ 731,230,889	106	Reading materials and other printed materials	\$ 205.36	\$ 9,432,240	106
Shelter	\$ 22,535.15	\$ 1,035,039,556	107	Education	\$ 1,735.76	\$ 79,723,401	93
Household Operation	\$ 5,553.08	\$ 255,053,062	92	Tobacco, alcohol	\$ 3,650.71	\$ 167,676,937	95
Household Furnishings and Equipment	\$ 4,334.81	\$ 199,097,939	105	Games of chance	\$ 1,390.84	\$ 63,881,359	99
Clothing	\$ 3,593.38	\$ 165,044,000	94	Misc Expenses	\$ 1,814.82	\$ 83,354,727	100
Transportation	\$ 12,534.46	\$ 575,707,637	85	Personal Taxes	\$ 15,610.66	\$ 716,997,631	68
Healthcare	\$ 5,959.91	\$ 273,738,548	100	Personal Insurance payments & pension	\$ 5,376.06	\$ 246,922,343	86
Personal Care	\$ 2,316.23	\$ 106,384,575	94	Gifts of money & contributions	\$ 2,798.98	\$ 128,557,031	106
Recreation	\$ 4,982.00	\$ 228,823,406	104	182	Total	\$ 110,312.76	\$ 5,066,665,281



2024 NANAIMO CONSUMER EXPENDITURES

- Average household and total spending by category are detailed in this table. 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 % more than the national average on that good or service.
- Shelter is the largest category of household spending and Nanaimo's spending exceeded the national benchmark by 7% in 2024. This points towards the importance of affordable housing and housing supply to ensure residents can keep up with the rising cost of shelter. 5% higher spending on discretionary category such as Household Furnishings and equipment indicates a strong local retail and home improvement market, driven by new residents and increased home renovations. Spending on gifts and contributions of 6% above the benchmark reflects strong community values and charitable giving.
- Nanaimo households paid 32% less in personal taxes, significantly below the benchmark. Income taxes are progressive, communities with lower median incomes will fall into lower tax brackets. Factors contributing to Nanaimo's lower tax burden relative to income levels

likely include: A higher proportion of retirees; Non-taxable income sources, such as government transfers; A higher percentage of self-employed individuals using business deductions to reduce taxable income; A strong service and tourism industry, where many workers earn below the taxable threshold or work seasonally and students & part-time workers with lower taxable incomes.

- Nanaimo residents also paid 15 % less in transportation costs, this appears counterintuitive at first as we have a higher reliance on personal vehicles (80% drive to work). However, we have a compact geography with short commutes to jobs, schools, and services. This leads to reduced fuel consumption, vehicle maintenance costs, insurance premiums, none to low parking fees and so on.
- ❖ In Nanaimo the balance of discretionary and non-discretionary spending reflects a relatively stable economic profile. High shelter costs can be a concern, but discretionary spending above or near benchmarks in other areas suggests residents have some flexibility.



TOURISM

Tourism Statistics				
December Year- to- Date	2024	2023	Variance	
Hotels/Motels				
Average Occupancy	62.8%	62.1%	0.7%	
Average Daily Room Rate	\$171.00	\$174.70	-2.1%	
Revenue Per Available Room (RevPAR)	\$110.00	\$111.40	-1.3%	
AIRDNA (Short Term Rentals)				
Average Occupancy	58.3%	56.8%	2.6%	
Average Daily Room Rate	\$183.54	\$171.63	6.9%	
Revenue Per Available Room (RevPAR)	\$106.93	\$97.50	9.7%	
BC Ferries (Duke Pt/Tsaw & Dept Bay/Hors Bay)				
Passengers	4,253,213	4,252,304	0.0%	
Vehicles	1,754,994	1,699,695	3.3%	
Nanaimo Airport				
Passengers (YTD)	359,525	377,454	-4.7%	
Vancouver Island Conference Centre				
Delegate Days	184	28,764	24,921	15.4%



TOURISM

In 2024, BC's tourism sector experienced both growth and setbacks. Severe wildfires in regions like the Okanagan and Cariboo led to evacuations, road closures, and a sharp drop in bookings, significantly disrupting the summer travel season. However, Indigenous tourism thrived, with communities like Haida Gwaii offering authentic cultural experiences that contributed to economic and cultural revitalization. Despite regional disparities, overall tourism revenue in BC saw notable growth compared to 2023. Nanaimo Tourism indicators below:

Hotels & Motels

- The average hotel/motel occupancy rate in Nanaimo was 62.8% in 2024, up 0.7% from 2023. Average daily room rates fell by 2.1%, leading to a 1.3% drop in revenue per available room (RevPAR).

Short-Term Rental Market

- AIRDNA short-term rentals in Nanaimo performed strongly, with occupancy (+2.6%), average daily rates (+6.9%), and RevPAR (+9.7%) all increasing.

Transportation:

- BC Ferries saw vehicle traffic increase by 3.3%, while passenger volumes rose only marginally (+909 passengers).
- The high-speed Hullo passenger ferry between downtown Nanaimo and downtown Vancouver had served over 400,000 passengers on its one-year anniversary by mid August 2024.
- Nanaimo Airport passenger traffic declined by 4.7% compared to 2023.

Conference & Events:

- The Vancouver Island Conference Centre (VICC) reported a 15.4% year-over-year increase in delegate days, signaling strong event demand.

General Hotel Industry Trends

The hotel industry is undergoing major restructuring, affecting corporate operations, individual properties, and franchise owners.

Cost Reductions & Workforce Downsizing:

- Hotels are cutting costs (15-20%) and downsizing sales teams (20-30%) by adopting tech-driven efficiencies.

Technology & Automation Driving Efficiency:

- AI and cloud-based solutions are lowering costs (15-20%) and increasing RevPAR by 5-7% within 18 months.

Boutique Hotels Adapting to Challenges:

- Rising online travel agent (OTA) fees, labor shortages, and evolving guest expectations are pushing boutique hotels to embrace digital solutions and shared services.

Brand Affiliation & Strategic Alliances:

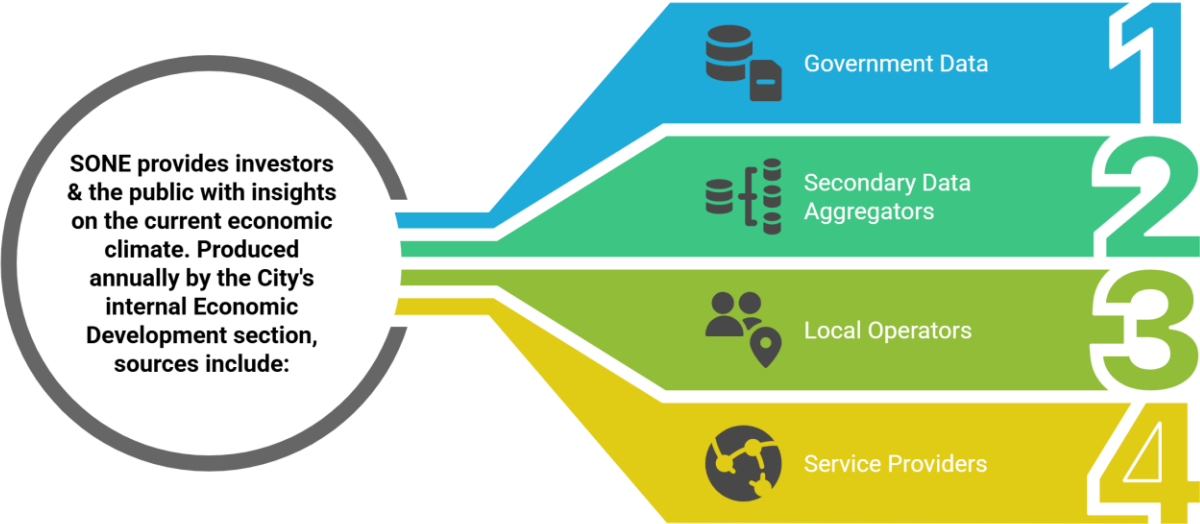
- More boutique hotels (+35%) are affiliating with major brands or joining consortiums to enhance efficiency, visibility, and guest experience.

The **hospitality industry is rapidly evolving**, with a strong shift toward **cost-saving technologies, restructuring, and brand partnerships** to navigate changing market conditions.



ABOUT & SOURCES

State of the Nanaimo Economy (SONE)



- BC Stats
- Statistics Canada
- ESRI Canada
- City of Nanaimo
- School District 68
- Vancouver Island University
- Vancouver Island Conference Centre
- BC Ferries
- Nanaimo Hospitality Association
- Nanaimo Airport
- Vancouver Island Real Estate (VIREB)
- Victoria Real Estate Board (VREB)
- Canada Mortgage Housing Corporation (CMHC)
- Real Estate Board Greater Vancouver (REBGV)
- Ministry of Advanced Education & Training
- Financial Times
- Province of BC
- CBRE Group Inc.
- Destination BC
- TD Economics



PREPARED BY AMRIT MANHAS



Economic Development Officer

City of Nanaimo

250-755-4465 | [Economic Development \(nanaimo.ca\)](mailto:Economic.Development@nanaimo.ca)



2025 STATE OF THE ECONOMY REPORT

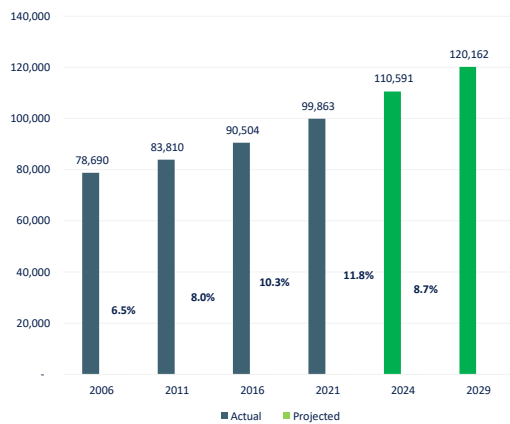


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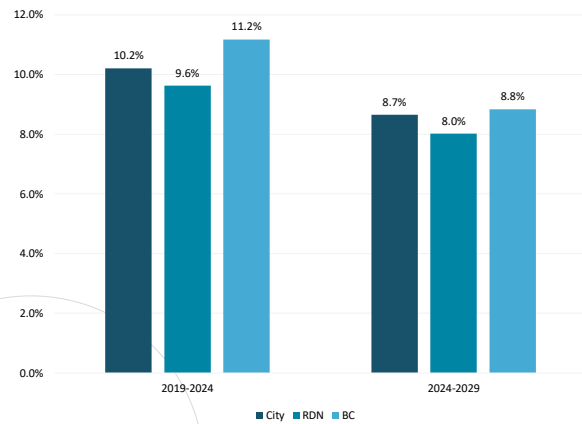


POPULATION GROWTH

Population Growth



Population Growth Rates 2019-2029



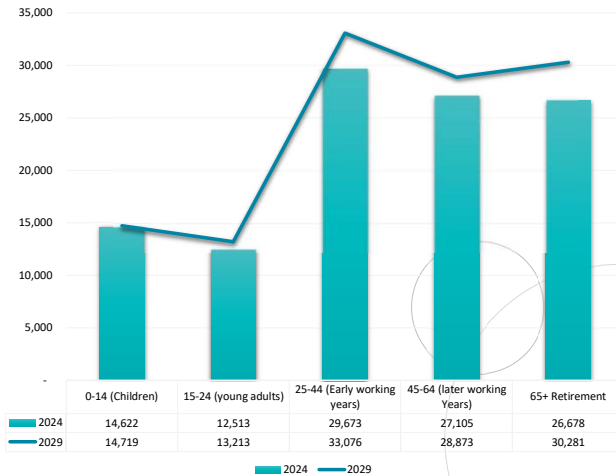
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AGE DISTRIBUTION 2024-2029

Population by Age Breakdown
City of Nanaimo



Implications by Age Group:

0-14 Age Group (Children) Change: +97 13% to 12%

- Stable demand for childcare, education, and youth programs.
- Schooling infrastructure can remain steady without significant expansion.

15-24 Age Group (Young Adults) Change: +700 11% to 11%

- Increased demand for education, training, and entry-level jobs.
- Opportunities to expand youth employment and skills programs.

25-44 Age Group (Early Working Years) Change: +3,403 27% to 28%

- Inflow of young professionals boosts economic productivity and spending.
- Drives demand for housing, childcare, and career opportunities.
- Need for affordable housing and professional infrastructure.

45-64 Age Group (Later Working Years) Change: +1,768 25% to 24%

- Experienced professionals nearing retirement increase demand for healthcare and financial planning.
- Opportunities for mentoring programs and knowledge transfer initiatives.

65+ Age Group (Retirement) Change: +3,603 24% to 25%

- Rising senior population drives demand for healthcare, senior housing, and age-friendly infrastructure.
- Workforce shortages necessitate succession planning and automation.

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POPULATION GENDER BALANCE 2024



45.7
Median Female



42.0
Median Male

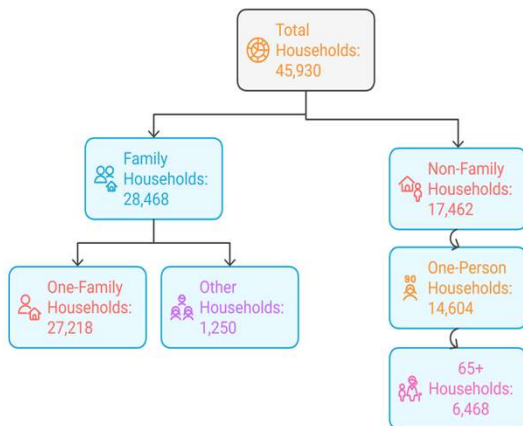
- The population pyramid shows a **relatively balanced gender distribution in younger and working-age groups**, with a shift toward female dominance in senior years.
- The **largest segments of the population fall within the early and later working years (25-64)**. Male and female percentages are fairly balanced across most working-age groups, with a slight female majority in the 60+ age range. **These groups play a key role in driving economic productivity, consumer spending, and demand for housing and essential services such as childcare, transportation, and healthcare.**
- In the 65+ age group, the female population is larger and continues to grow more prominently than their male counterparts, reflecting longer female life expectancy.
- The median age for females is 3.7 years higher than males.

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HOUSEHOLDS BY HOUSEHOLD TYPE 2024-2029

Households by Family Type



Family Households Predominate

- One-family households will remain the dominant household type, accounting for 59.29% of all households by 2029. Multigenerational and multi-family living arrangements are expected to remain rare. However, by 2029, there will be a slight increase in the share of one-family households with additional occupants, emphasizing a growing need for housing that supports shared living arrangements.

Non-Family Households

- Non-family households will comprise 38.04% of all households by 2029, reflecting a significant number of single-person households. Among these, seniors aged 65+ living alone represent 14.26% of households, underscoring the importance of targeted support for older residents.

Single-Person Households

- Single-person households are projected to account for 31.8% of all households in 2024, rising slightly to 32.07% by 2029. This trend reinforces the need for accessible and affordable housing options for individuals.

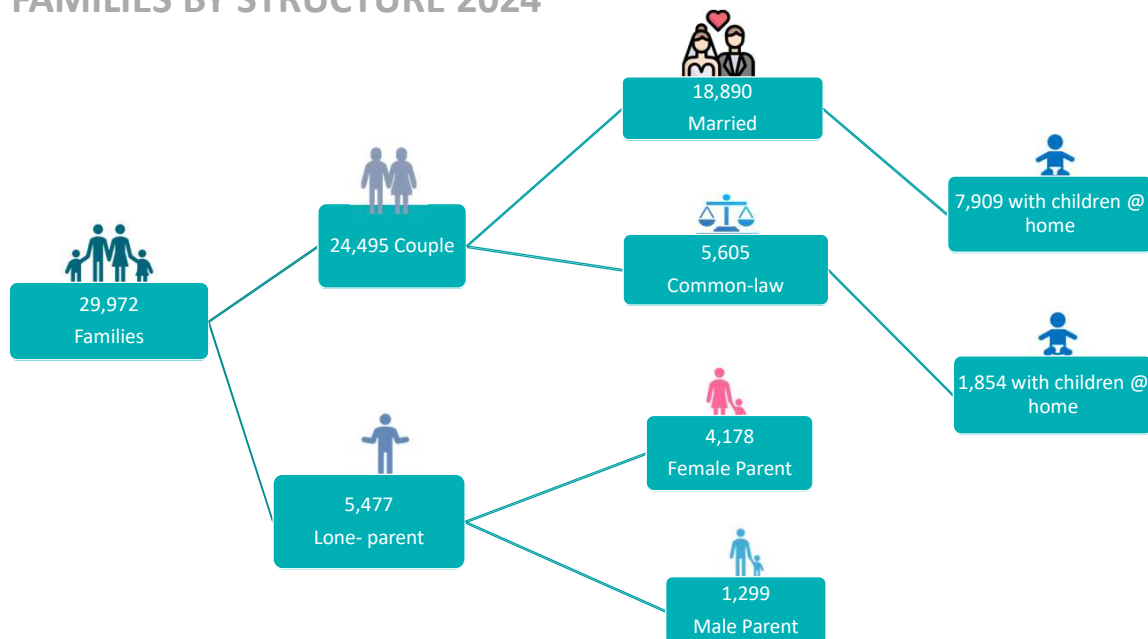
Aging Households

- The proportion of seniors aged 65+ living alone is expected to grow from 12.73% of households in 2019 to 14.26% in 2029. This trend highlights the increasing demand for senior-friendly housing, healthcare, and community services to support aging residents.

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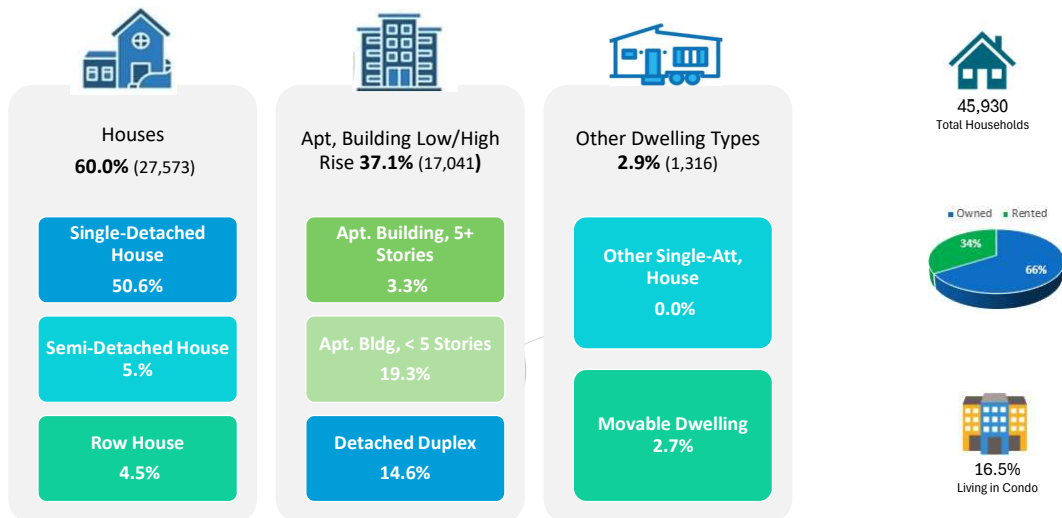
FAMILIES BY STRUCTURE 2024



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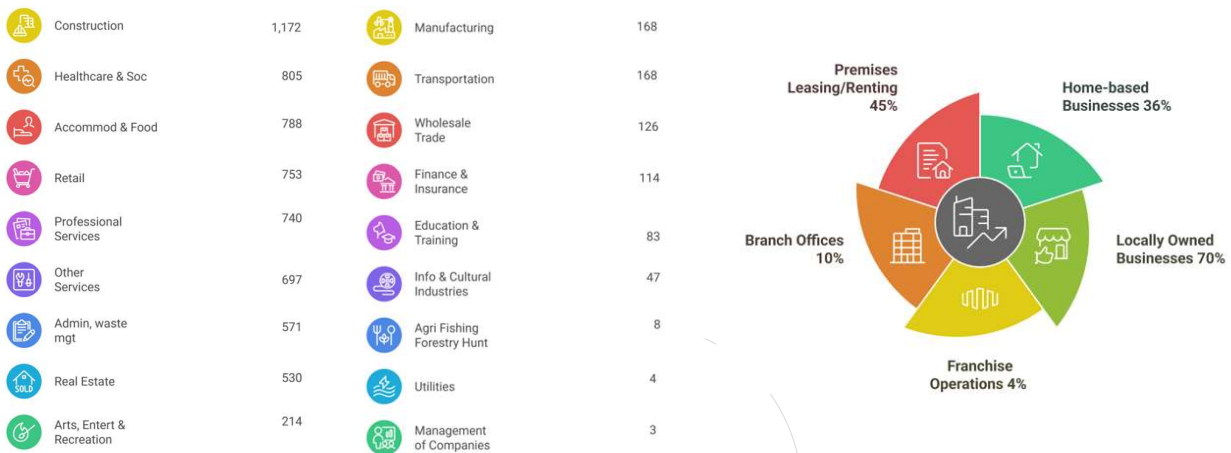
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HOUSING STOCK 2024

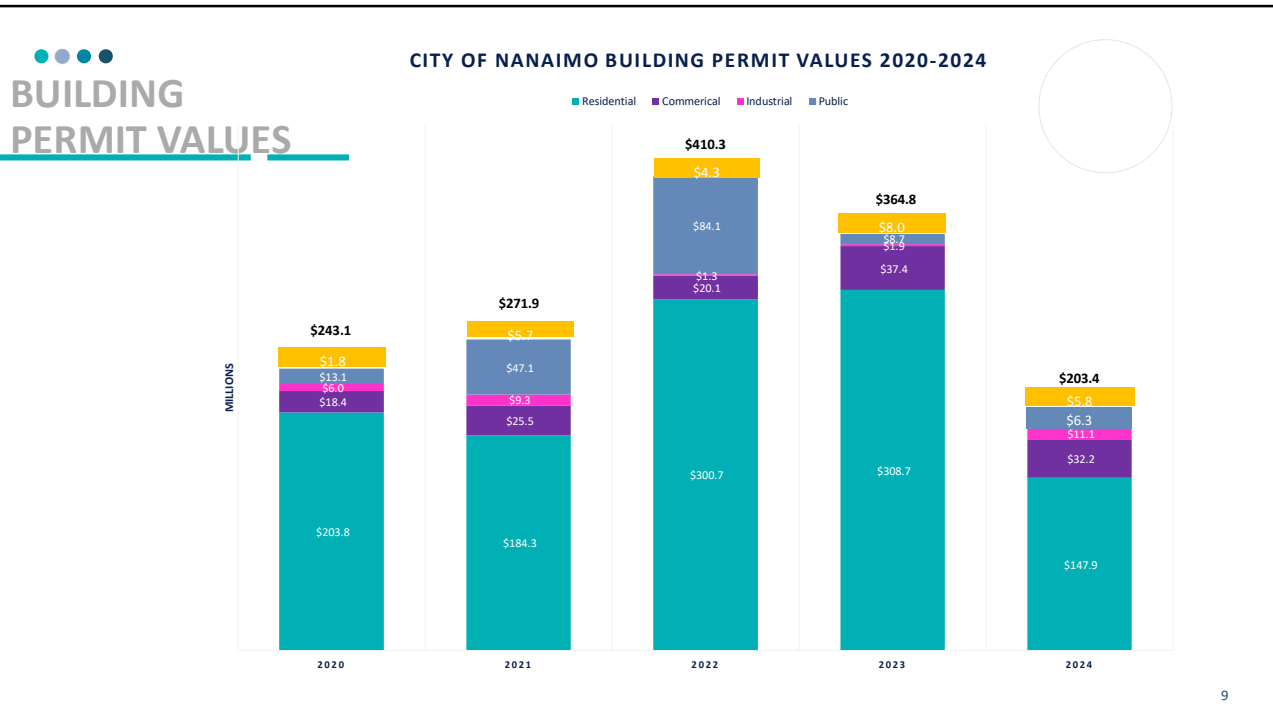


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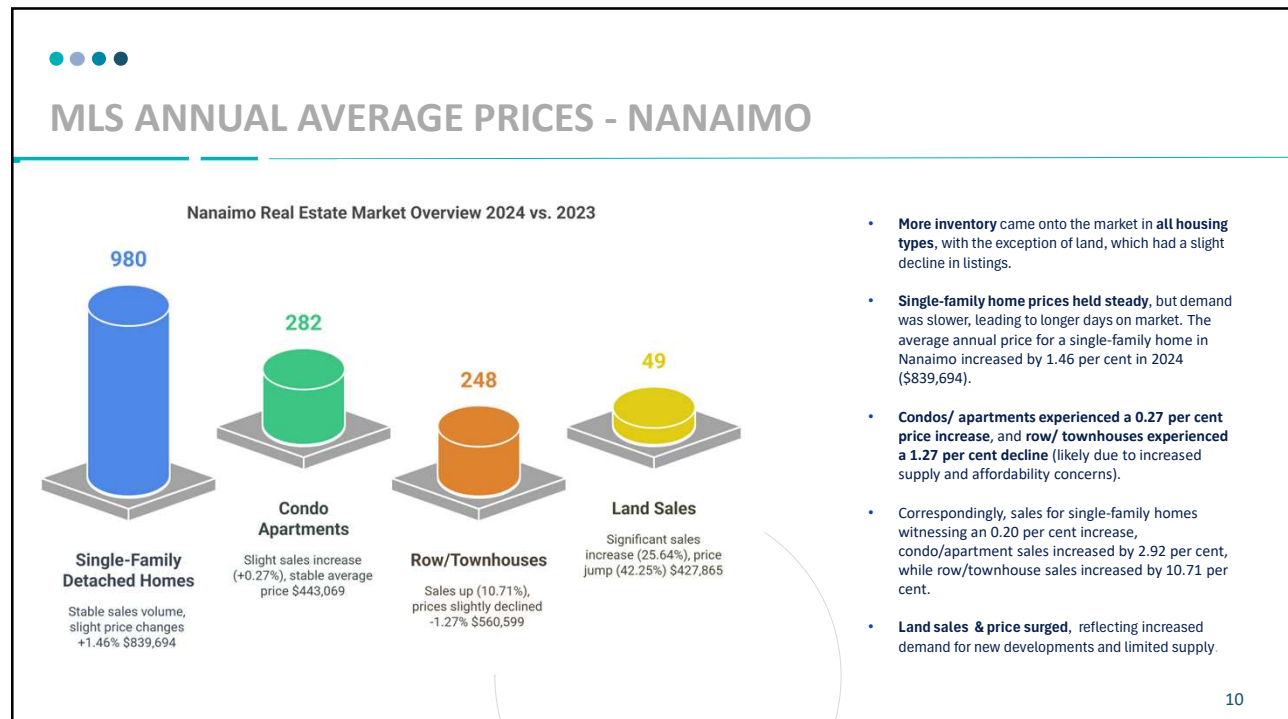
BUSINESS LICENSES BY INDUSTRY SECTOR 2024



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10



RENTAL MARKET: RENTS, VACANCY, UNITS

Nanaimo Average Rents, Vacancy & Units						
October 2024						
Private	Rent		Vac Rate		Units	
Apartments	2024	2023	2024	2023	2024	2023
Bachelor	\$1,246	\$1,134	2.4%	2.4%	443	391
1 Bedroom	\$1,408	\$1,319	3.1%	2.9%	2,597	2,363
2 Bedroom	\$1,787	\$1,681	3.0%	2.6%	2,205	2,018
3+ Bedroom	\$1,858	\$1,737	0.9%	0.0%	192	185
Total	\$1,558	\$1,466	2.9%	2.7%	5,437	4,957

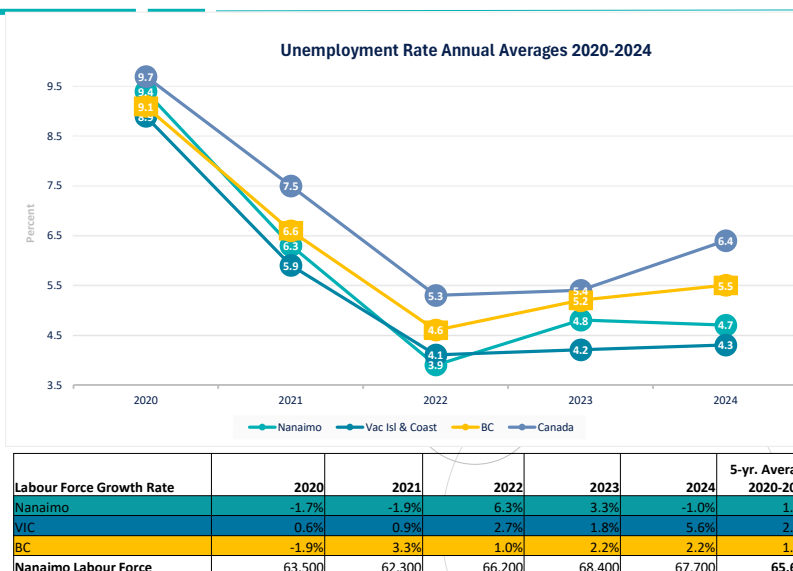
2 Bedroom Average monthly Rent			
	Nanaimo	Victoria	Vancouver
2023	\$ 1,681	\$ 1,839	\$ 2,181
2024	\$ 1,787	\$ 1,993	\$ 2,314
% Change	6.3%	8.4%	6.1%

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LABOUR FORCE & UNEMPLOYMENT



- The unemployment rate is the number of unemployed persons expressed as a percentage of the labour force.
- Nanaimo's unemployment rate 4.7% declined slightly in 2024, while VIC, BC and Canada saw increases, reflecting broader economic challenges such as a slowing economy and job creation.
- Nanaimo's unemployment rate declined while the participation rate also declined indicating fewer people were actively seeking work in the labor force. Reasons can include early retirement, discouraged workers, shift towards educational pursuits, or caregiving. The total number employed also declined between 2023 and 2024 (Stats Canada Labour Force Survey).
- In Canada, a healthy unemployment rate typically falls between 4% to 5.5%, ensuring a balance between job availability and business sustainability.

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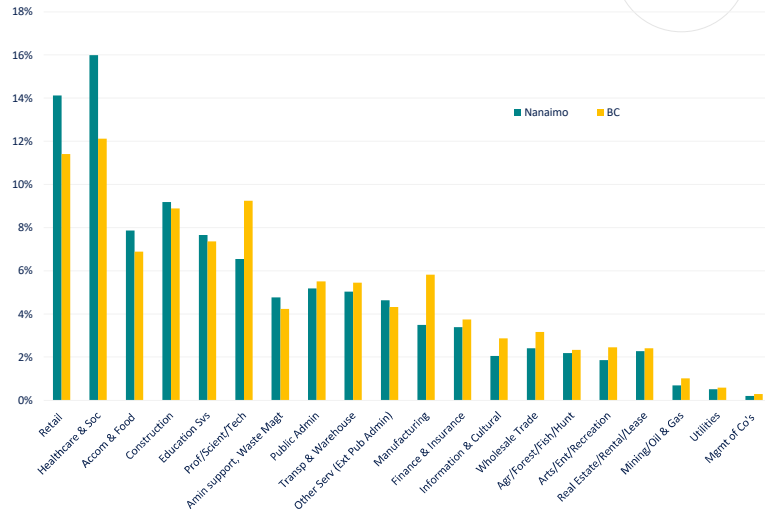
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EMPLOYMENT BY INDUSTRY, NANAIMO VS. BC

- Nanaimo's employment distribution shows both alignment and key differences in comparison to British Columbia's overall job market. This provides key insights into the level of economic diversity.
- Nanaimo and BC share similar employment levels in construction, education, and public administration.
- Nanaimo relies more on healthcare and retail, while BC has stronger knowledge-based sectors like tech and finance.
- Economic diversification in Nanaimo could focus on growing STEM jobs, high-tech industries, and advanced manufacturing.

Labour Force by Industry Sector 2024

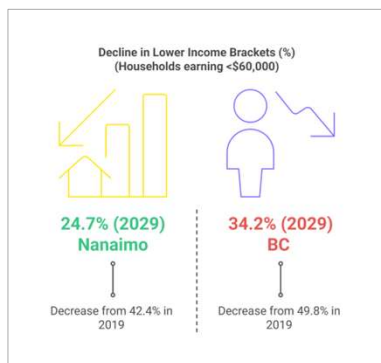


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10-YR INCOME DISTRIBUTION TRENDS & INSIGHTS



Decline in Lower Income Brackets (2019-2029)

- ❖ Nanaimo households earning <\$60,000 shrinks from 42.4% to 24.7%
- ❖ BC households earning <\$60,000 drop from 49.8% to 34.2%



Significant Growth in High-Income Brackets (2019-2029):

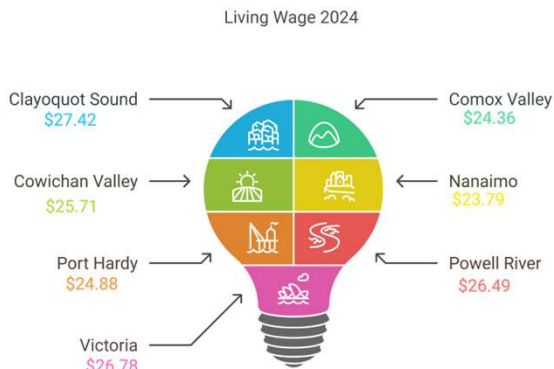
- ❖ Nanaimo households earning >\$100,000 increases from 32.9% to 51.6%
- ❖ BC households earning >\$100,000 increase from 39.4% to 56.5%
- ❖ Nanaimo households earning > \$200,000 grows from 6.1% to 16.7%

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LIVING WAGE



- A living wage is the hourly pay a worker needs to cover basic expenses, such as housing, food, transportation, and childcare, after accounting for taxes, credits, deductions, and subsidies. Unlike the minimum wage, which is legally mandated, the living wage reflects **actual local costs** and does not include debt repayment or savings for future goals. The living wage calculation is currently based on a two-parent family with two children, the most common family unit in BC, and each parent working full-time.
- In a diverse province like British Columbia, the cost of living varies widely. Some communities benefit from lower housing or childcare costs, while others lack transit options, making car ownership a necessity. Regardless of location, everyone should be able to afford a decent quality of life, as all communities rely on workers to fill essential jobs.
- Living Wage BC and Canada calculate the living wage locally so that communities can better understand the economic challenges their residents face and advocate for policies that address poverty and affordability issues in their region.

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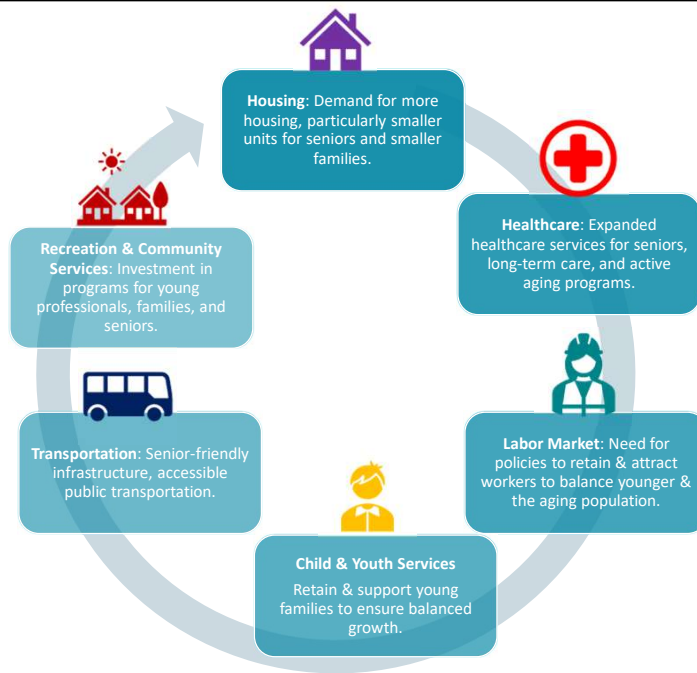
2024 NANAIMO CONSUMER EXPENDITURES

	Average Household Spend	Total spend	Spending Potential Index		Average Household Spend	Total spend	Spending Potential Index
Food	\$ 15,920.55	\$ 731,230,889	106	Reading materials and other printed materials	\$ 205.36	\$ 9,432,240	106
Shelter	\$ 22,535.15	\$ 1,035,039,556	107	Education	\$ 1,735.76	\$ 79,723,401	93
Household Operation	\$ 5,553.08	\$ 255,053,062	92	Tobacco, alcohol	\$ 3,650.71	\$ 167,676,937	95
Household Furnishings and Equipment	\$ 4,334.81	\$ 199,097,939	105	Games of chance	\$ 1,390.84	\$ 63,881,359	99
Clothing	\$ 3,593.38	\$ 165,044,000	94	Misc Expenses	\$ 1,814.82	\$ 83,354,727	100
Transportation	\$ 12,534.46	\$ 575,707,637	85	Personal Taxes	\$ 15,610.66	\$ 716,997,631	68
Healthcare	\$ 5,959.91	\$ 273,738,548	100	Personal Insurance payments & pension	\$ 5,376.06	\$ 246,922,343	86
Personal Care	\$ 2,316.23	\$ 106,384,575	94	Gifts of money & contributions	\$ 2,798.98	\$ 128,557,031	106
Recreation	\$ 4,982.00	\$ 228,823,406	104	Total	\$ 110,312.76	\$ 5,066,665,281	

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POLICY, PLANNING & ECONOMIC IMPLICATIONS OF CHANGING DEMOGRAPHICS



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THANK YOU!



Amrit Manhas, Economic Development Officer

City of Nanaimo

250-755-4465 | [Economic Development \(nanaimo.ca\)](http://EconomicDevelopment(nanaimo.ca))

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DATE OF MEETING MAY 5, 2025

AUTHORED BY WENDY FULLA, DIRECTOR, FINANCE

SUBJECT 2025 – 2029 FINANCIAL PLAN AMENDMENT BYLAW

OVERVIEW

Purpose of Report

To introduce “Financial Plan Amendment Bylaw 2025 No. 7389.01” for first, second and third readings.

Recommendation

That:

1. “Financial Plan Amendment Bylaw 2025 No. 7389.01” (To amend the 2025 – 2029 Financial Plan) pass first reading;
2. “Financial Plan Amendment Bylaw 2025 No. 7389.01” pass second reading; and
3. “Financial Plan Amendment Bylaw 2025 No. 7389.01” pass third reading.

BACKGROUND

Council at the 2025-JAN-20 Council Meeting adopted the Provisional 2025 – 2029 Financial Plan Bylaw “Financial Plan Bylaw 2024 No. 7389”. The Financial Plan reflected decisions made by Council during the budget review process in 2024. A Final 2025 – 2029 Financial Plan Bylaw and a 2025 Property Tax Rates Bylaw must be adopted by 2025-MAY-15 to enable the calculation and collection of 2025 property taxes.

At the 2025-APR-16, Finance and Audit Committee meeting Council received an update on the proposed Final 2025 – 2029 Financial Plan and staff sought direction from Council for any additional changes to the budget. The update highlighted changes since the provisional budget was adopted including updates to estimates and directives from Council.

Council engaged in deliberations, which resulted in the following change:

- Increased resources for public space cleanliness – Superintendent, Sanitation, Recycling and Cemeteries effective September 1, 2025 and additional funding for contracted services in 2025 and 2026.

At the same meeting the Finance and Audit Committee, based on staff reports, recommended Council increase the 2025 and 2026 project budgets for the Japanese Canadian Memorial Garden and the Beban Park Outdoor Performance Space and added funding for the 2026 Pacific Contact Showcase & Festival. |

DISCUSSION

|The Final 2025 – 2029 Financial Plan (Financial Plan) invests in services and infrastructure to support a community that is now over 100,000 strong with more than \$4.8 billion (2021) worth of assets.

The Financial Plan incorporate actions from the Integrated Action Plan as the City continues to make progress towards achieving the five city goals identified in *City Plan: Nanaimo ReImagined*.

Support of the five goal areas includes:

A Green Nanaimo – Resilient and Regenerative Ecosystems

- Climate action projects including Building Benchmarking, Cool It! Program, Community Environmental Sustainability Project Grant Program, EV Charging Infrastructure Rebate Programs, Home Energy Assessment Rebates and Home Retrofit Support Program.

A Connected Nanaimo – Equitable Access & Mobility

- Investment in infrastructure to support a robust, multi-modal network including new transit shelters, secure bike parking, and pedestrian improvements such as pedestrian flashers, audible signals and new sidewalks.

A Healthy Nanaimo – Community Wellbeing & Livability

- 20 new firefighters in support of the Fire Master Plan Implementation.
- 12 new RCMP members over three years.
- Expansion of the Community Safety Officer program with 10 new team members over two years.
- Support for affordable housing including funding for supportive housing units at the former Travellers Lodge and annual contributions to the Housing Legacy Reserve Fund.
- Continued investment in the renewal and construction of new recreational amenities including new washroom facilities at Maffeo Sutton Park, Loudon Park Improvements, a new Beban Outdoor Learning Centre and continued investment in the Stadium District.

An Empowered Nanaimo – Reconciliation, Representation & Inclusion

- Investment in arts and culture including operating grants to support cultural venues such as the Port Theatre, the Nanaimo Museum, and the Nanaimo Art Gallery. Funding for culture operating grants, culture project grants and downtown event revitalization funding.
- Continued funding for events to recognize National Indigenous People Day and Truth and Reconciliation Day.

A Prosperous Nanaimo – Thriving & Resilient Economy

- Funding for the Nanaimo Prosperity Corporation as they work to promote Nanaimo's dynamic economy and investment prospects.
- Funding to support Tourism Nanaimo, the designated Destination Marketing Organization for the City as it shapes the City's tourism landscape.

FINANCIAL CONSIDERATIONS

The projected property taxes increases in the Financial Plan are:

	2025	2026	2027	2028	2029
General Asset Management Reserve	1.0%	1.0%	1.0%	1.0%	0.0%
General Property Tax Increase	6.8%	6.7%	2.5%	2.0%	2.6%
Total Municipal Taxes	7.8%	7.7%	3.5%	3.0%	2.6%

The projected impact to the typical home is \$222 for municipal taxes or approximately \$18.50/month (\$267 including user fee increases or approximately \$22.25/month).

	2024	2025	\$ Change	% Change
Assessment - Average Home	\$788,058	\$787,743	(\$315)	0.0%
Property Taxes	\$2,859	\$3,081	\$222	7.8%
Municipal User Fees				
Water Fees*	508	533	25	5.0%
Sewer Fees	165	172	7	4.0%
Sanitation Fees	228	241	13	5.7%
Total Municipal Taxes & User Fees	\$3,760	\$4,027	\$267	

Rounded to nearest dollar

Assumes a single family home with average Class 1 assessment change

*Based on average seasonal usage

OPTIONS

1. That "Financial Plan Amendment Bylaw 2025 No. 7389.01" (To amend the 2025 – 2029 Financial Plan) pass first reading;
That "Financial Plan Amendment Bylaw 2025 No. 7389.01" pass second reading; and
That "Financial Plan Amendment Bylaw 2025 No. 7389.01" pass third reading.
 - The advantages of this option: Adopting the 2025 – 2029 Financial Plan Amendment Bylaw authorizes the expenditures in the 2025 budget and calculation of the 2025 property taxes.
 - Financial Implications: Enables the calculation and collection of 2025 property taxes. Annual property taxes help fund City services and the project plan.
2. That Council table the report and request more information from Staff.

- The disadvantages of this option: Additional meeting(s) will be required to complete adoption of bylaws by 2025-MAY-15.
- Financial Implications: The Property Tax Bylaw for the calculation and collection of 2025 Property Taxes cannot be adopted until the 2025 – 2029 Financial Plan Amendment Bylaw is adopted.

SUMMARY POINTS

- The 2025 property tax increase will be 7.8%.
- The “Financial Plan Amendment Bylaw 2025 No. 7389.01” must be adopted by 2025-MAY-15.
- This bylaw will allow Staff to calculate and collect 2025 property taxes. Annual property taxes help fund City services and the project plan.

ATTACHMENTS:

“Financial Plan Amendment Bylaw 2025 No. 7389.01” |

Submitted by:

Wendy Fulla
Director, Finance |

Concurrence by:

Laura Mercer
General Manager, Corporate Services

CITY OF NANAIMO

BYLAW NO. 7389.01

A BYLAW TO AMEND THE 2025 - 2029 FINANCIAL PLAN

The Municipal Council of the City of Nanaimo in open meeting assembled, ENACTS AS FOLLOWS:

1. Title

This Bylaw may be cited as “Financial Plan Amendment Bylaw 2025 No. 7389.01”.

2. Amendments

FINANCIAL PLAN BYLAW 2024 No 7389 is hereby amended as follows:

- (1) Delete Schedule “A” in its entirety and replace with the attached Schedule “A”.
- (2) Delete Schedule “B” in its entirety and replace with the attached Schedule “B”.

PASSED FIRST READING: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

ADOPTED: _____

MAYOR

CORPORATE OFFICER

Schedule A
City of Nanaimo
2025 - 2029 Financial Plan

	2025	2026	2027	2028	2029
Revenues:					
Revenue from Property Value Taxes	168,182,969	182,207,686	189,757,964	196,768,945	203,251,183
Revenue from Parcel Taxes	212,840	58,095	2,904	2,904	2,904
Revenue from Fees & Charges	62,122,457	65,395,438	68,356,503	69,878,380	71,164,861
Revenue from Other Sources	46,796,025	40,687,700	35,627,212	34,994,130	34,336,243
	277,314,291	288,348,919	293,744,583	301,644,359	308,755,191
Expenses:					
General Operating Expenditures	207,340,162	201,891,073	205,427,295	213,497,298	216,865,080
Sanitary Sewer Operating Expenditure:	5,830,131	5,454,451	5,478,884	5,532,102	5,624,801
Waterworks Operating Expenditures	14,773,149	13,874,242	14,269,210	13,954,843	14,299,926
Interest Payment on Municipal Debt	2,359,493	2,301,449	1,739,918	1,522,429	1,634,094
Amortization	34,573,119	34,594,617	35,140,633	35,740,285	38,652,267
Annual Surplus/Deficit	12,438,237	30,233,087	31,688,643	31,397,402	31,679,023
Add back:					
Amortization	34,573,119	34,594,617	35,140,633	35,740,285	38,652,267
Capital Expenditures					
General Capital Expenditures	76,658,678	53,539,880	32,735,440	28,346,150	40,331,300
Sanitary Sewer Capital Expenditures	7,583,018	8,465,000	5,544,700	9,381,330	5,848,100
Waterworks Capital Expenditures	21,763,897	14,193,000	15,706,950	12,900,900	14,264,200
Proceeds from Municipal Borrowing	-	-	(1,617,000)	(1,000,000)	(10,000,000)
Principal Payment on Municipal Debt	4,474,070	4,547,174	3,596,071	2,316,173	2,228,747
Transfers between Funds:					
Reserve Funds	-	-	-	-	-
DCC Funds	-	-	-	-	-
Transfers to/(from) Accumulated Surplus	(63,468,307)	(15,917,350)	10,863,115	15,193,134	17,658,943
Financial Plan Balance	-	-	-	-	-

Schedule B
City of Nanaimo
Statement of Revenue Objectives & Policies

1. Proportion of Revenue by Source

The City receives revenues from a variety of sources including property taxes and user fees. This funding pays for such services as police and fire protection, solid waste collection, management of roads, drainage, sanitary sewer, waterworks and parks infrastructure, along with the delivery of leisure and cultural services. Property taxes are the largest source of revenue as detailed in Table 1.

Table 1: Sources of Revenue

Revenue Source	\$ Total Revenue	% Total Revenue
Property Value Taxes	168,182,969	60.6%
Parcel Taxes	212,840	0.1%
Fees & Charges	62,122,457	22.4%
Other Sources	46,796,025	16.9%
Total	277,314,291	100.0%

Policies and Objectives:

Property Taxes

- The City will attempt to keep the proportional share of revenue from property taxes at a level similar to the average of comparable municipalities.
- Where new sources of revenue are made available to the City from senior governments, wherever possible these revenues will be used to reduce dependency on property taxation revenue.

Parcel Taxes

- Parcel taxes will be used whenever Council determines that they are more appropriate than property taxes.

Fees & Charges

- Wherever possible, fees & charges will be used to assign costs to those who benefit from the service provided. The proportion of the costs recovered by fees and charges will vary with the nature of the service provided.

Proceeds of Borrowing

- Borrowing will be considered when determining the funding sources of large capital projects that provide benefits to taxpayers over a long period of time (20 years or more).
- Borrowing will be consistent with the City's Debt Management Policy.

Other Sources of Revenue

- The City will continue to seek other sources of revenue in order to reduce reliance on property taxes.
- The City will consider hydroelectric power generation where practical and environmentally supportable.

2. Distribution of Property Taxes Among the Classes

Table 2 outlines the projected distribution of property taxes amongst the property classes. Projected revenue from residential provides the largest proportion of property tax revenue. This class represents the largest portion of the tax base and utilizes the majority of City services. Between 2009 and 2013, the light and major industrial tax rates were reduced to the same level as the commercial tax rate.

Table 2: Projected Distribution of Property Tax Rates and Tax Class Ratios

Property Class	\$ Property Taxes	% of Total Property Taxation	Tax Class Ratios
Residential (1)	115,406,356	68.6%	1.000
Utilities (2)	821,742	0.5%	8.768
Supportive Housing (3)	-	0.0%	-
Major Industry (4)	2,279,711	1.4%	3.166
Light Industry (5)	3,003,486	1.8%	3.166
Business and Other (6)	46,261,798	27.5%	3.166
Managed Forest Land (7)	4,130	0.0%	5.645
Recreational/Non-Profit (8)	405,582	0.2%	2.537
Farm (9)	164	0.0%	0.123
Total	168,182,969	100.0%	

Policies and Objectives:

- The City will attempt to keep the percentage of property taxes received from residential taxpayers at a level comparable to the average of similar municipalities.
- The City will attempt, over time, to reduce the commercial tax rate to the average of all BC municipalities.

3. Permissive Tax Exemptions

The City believes that permissive tax exemptions are an appropriate way to recognize the value of the services provided to the community by non-profit organizations. Each year, a list of these exemptions is included in the City's Annual Report.

Policies and Objectives:

- Permissive tax exemptions are governed by the City's Permissive Tax Exemption Policy, which outlines the criteria for which property tax exemptions may be granted.
- Permissive tax exemption requests will be reviewed by the Finance and Audit Committee and the Committee will make recommendations to Council.
- Permissive tax exemptions will be reviewed at least every three years to ensure that

the organization and property still meets the criteria established by Council.

4. Revitalization Tax Exemptions

The City believes that revitalization tax exemptions are an appropriate tool to assist the City in realizing its strategic objectives.

Policies and Objectives:

- The City can exempt municipal taxes for up to five years for projects undertaken by landowners, where the project meets defined objectives of a City strategy.
- Recipients of exemptions must enter into a Revitalization Tax Exemption Agreement with the City.
- Every revitalization tax exemption must be approved by the General Manager, Corporate Services.

DATE OF MEETING MAY 5, 2025

AUTHORED BY ANA FRANCISCO, ASSISTANT MANAGER, REVENUE SERVICES

SUBJECT 2025 PROPERTY TAX RATES BYLAW

OVERVIEW

Purpose of Report

To introduce “Property Tax Rates Bylaw 2025, No. 7397” for first, second, and third readings.

Recommendation

That:

- 1) “Property Tax Rates Bylaw 2025, No. 7397” (a bylaw to set the 2025 property tax rates) pass first reading;
- 2) “Property Tax Rates Bylaw 2025, No. 7397” pass second reading; and
- 3) “Property Tax Rates Bylaw 2025, No.7397” pass third reading.

BACKGROUND

Pursuant to Section 197 of the *Community Charter*, each year, after the adoption of the Financial Plan, a Council must, by bylaw, impose property value taxes for the municipal revenue proposed to be raised from property taxes and for the amounts to be collected by the municipality on behalf of other local governments or public bodies.

The tax rates (also referred to as mill rates) are applied to every \$1,000 of assessed value as determined by the BC Assessment Authority, based on a valuation date of July 1st of the previous year.

DISCUSSION

The 2025 Financial Plan provides for a 7.8% municipal budget increase over the amount requisitioned in 2024. Property tax rates are set each year to enable the City of Nanaimo (the City) to collect the amount required to support the municipal programs and services as approved by Council in the Financial Plan.

The average assessed value for a single-family residential property in Nanaimo (when adjusted for growth to exclude new construction) decreased by 0.04% in 2025 as compared to a decrease of 2.8% in 2024.

Although the amount of property tax levied on each property is directly related to its Class and assessed value (both determined by BC Assessment Authority), a significant change in the assessed value will not necessarily result in a proportionate significant change in property taxes.

The most important factor when determining how property taxes will be impacted is how a property's assessed value has changed relative to the average change in that property Class.

Impact to a Single-Family Home

The table below illustrates the estimated municipal taxes for a typical single-family residential property that had its assessed value decrease by the average of 0.04%:

Year	Average Single-Family Home Value	Municipal Tax Rate*	Estimated Gross Municipal Taxes Paid
2025	\$787,743	3.91081	\$3,080.71
2024	\$788,059	3.62746	\$2,858.65

*General Municipal & Debt residential tax rate (excludes Library)

If a residential property's assessed value decreases by more than the average percentage change of 0.04% the tax rate increase will likely be less than 7.8%. Alternatively, if a residential's property's assessed value percentage change is more than the average decrease of 0.04%, the tax increase will likely be more than 7.8%.

Schedule A of Bylaw 7397 also includes tax rates applicable to amounts requisitioned by the following entities:

- Regional District Hospital
- Regional District of Nanaimo
- Vancouver Island Regional Library

The City also collects taxes for School, BC Assessment Authority, and the Municipal Finance Authority. As the tax rates are directly set by these entities and not calculated by the City they are not included in the bylaw. As governed by legislation, the City remits these requisitioned amounts to these organizations.

The application of the 10% penalty on unpaid current year taxes is legislated under the *Municipal Tax Regulation*. City Council has approved the imposition of a 2% penalty on amounts outstanding after the tax due date of 2025-JUL-02 and a second penalty of 8% on the amounts outstanding after 2025-AUG-29 (last business day of August).

OPTIONS

1. That:

- 1) "Property Tax Rates Bylaw 2025, No. 7397" (a bylaw to set the 2025 property tax rates) pass first reading;
- 2) "Property Tax Rates Bylaw 2025, No. 7397" pass second reading; and
- 3) "Property Tax Rates Bylaw 2025, No.7397" pass third reading.

Advantages: The City will meet the 2025-MAY-15 legislated deadline to set the applicable property tax rates that will allow property taxes to be collected for the City and other local government and public bodies.

Financial Implications: The City will collect property tax amounts required to fund 2025 operations for the City and other local government and public bodies.

2. That Council defer consideration of the report and request more information from Staff.

Disadvantages: Delaying readings of the bylaw would require additional Council meets to complete the adoption of the bylaw by the legislated deadline of 2025-MAY-15.

Financial Implications: Until the property tax rates bylaw is adopted, the City will not be able to collect the property tax amounts required to fund 2025 operations.

SUMMARY POINTS

- Pursuant to Section 197 of the *Community Charter*, the Property Tax Rates bylaw must be adopted before May 15th each year.
- The property tax increase is directed by the 2025 – 2029 Financial plan. The 2025 budget increase is 7.8%.
- The annual property taxes fund City services, programs, and capital projects, as approved in the Financial Plan.
- The City collects property taxes on behalf of other local government and public bodies, as requisitioned by such.

ATTACHMENTS:

ATTACHMENT A: Property Tax Rates Bylaw 2025, No. 7397 |

Submitted by:

Ana Francisco
Assistant Manager, Revenue Services

Concurrence by:

Wendy Fulla
Director, Finance

Laura Mercer
General Manager, Corporate Services

CITY OF NANAIMO

BYLAW NO. 7397

A BYLAW TO FIX THE TAX RATES UPON REAL PROPERTY IN THE CITY OF NANAIMO
AND TO PROVIDE FOR THE PAYMENT OF TAXES FOR THE YEAR 2025

WHEREAS the Council shall, pursuant to Section 197 of the *Community Charter*, in each year, adopt a bylaw to impose rates on all taxable land and improvements according to their assessed value to provide the money required for purposes specified in the *Charter*;

WHEREAS the Council may, pursuant to Section 235 of the *Community Charter*, establish an Alternative Municipal Tax Collection Scheme, including penalties to be applied in relation to payments made after a tax due date established by such bylaw;

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

1. Title

This Bylaw may be cited as the "Property Tax Rates Bylaw 2025 No. 7397".

2. Definition

"COLLECTOR" means the person duly appointed as such from time to time by Council, and includes all persons appointed or designated by the Collector to act on her behalf.

"ALTERNATIVE MUNICIPAL TAX SCHEME" means the Scheme for the payment of taxes established under sections 10, 12, and 13.2 of this bylaw.

3. Tax Rates for General Municipal Purposes

Tax rates for all lawful general purposes, as shown in column 'A' of Schedule 'A' attached hereto and forming a part of this Bylaw, are hereby imposed and levied on taxable land and improvements according to their assessed value as shown upon the Real Property Tax Roll for general municipal purposes for the City of Nanaimo for 2025.

4. Tax Rates for General Debt

Tax rates for the payment of interest and principal on debts incurred by the City for municipal purposes as shown in column 'B' of Schedule 'A' attached hereto and forming a part of this Bylaw, are hereby imposed and levied on all taxable land and improvements according to their assessed value as shown upon the Real Property Tax Roll for general municipal purposes for the City of Nanaimo for 2025.

5. Tax Rates for Library

Tax rates for the payment of the Vancouver Island Regional Library requisition for the Library function as shown in column 'C' of Schedule 'A' attached hereto and forming a part of this Bylaw, are hereby imposed and levied on taxable land and improvements according to their assessed value as shown upon the Real Property Tax Roll for general municipal purposes for the City of Nanaimo for 2025.

6. Specified Area Tax Rates

- (1) Tax rates for sewer/wastewater utility purposes including all debts incurred for such function, as shown in column 'D' of Schedule 'A' attached hereto and forming part of this Bylaw, are hereby imposed and levied on taxable land and improvements liable to be specially charged by virtue of being located within the specified area as defined by the Regional District of Nanaimo pursuant to Bylaw No. 1216 and amendments thereto, according to their assessed value as shown upon the Real Property Tax Roll for general municipal purposes for the City of Nanaimo for 2025.
- (2) Tax rates for the purposes outlined in Regional District of Nanaimo bylaw, known as "Duke Point Sewer Local Service Area Establishment Bylaw No. 1004, 1996" and amendments thereto, are hereby imposed and levied on taxable land and improvements liable to be specially charged pursuant to that bylaw as shown in column 'H' of Schedule 'A' attached hereto and forming a part of this Bylaw, according to their assessed value on the basis provided under Section 26 of the *Hospital District Act* and as shown upon the Real Property Tax Roll for the City of Nanaimo for 2025.

7. Tax Rates for Regional Parks Function

Tax rates for the payment of the Regional District of Nanaimo requisition for the Regional Parks Function as shown in column 'E' of Schedule 'A' attached hereto and forming a part of this Bylaw are hereby imposed and levied on taxable land and improvements according to their assessed value as shown upon the Real Property Tax Roll for general municipal purposes for the City of Nanaimo for 2025.

8. Tax Rates for Regional District of Nanaimo

Tax rates for the payment of the Regional District of Nanaimo requisition, excluding tax rates for the Regional Parks Function under Section 7, as shown in column 'F' of Schedule 'A' attached hereto and forming part of this Bylaw, are hereby imposed and levied on taxable land and improvements according to their assessed value on the basis provided under Section 26 of the *Hospital District Act* and as shown upon the Real Property Tax Roll for the City of Nanaimo for 2025.

9. Tax Rates for Nanaimo Regional Hospital District

Tax rates for the payment of the Nanaimo Regional Hospital District requisition, as shown in column 'G' of Schedule 'A' attached hereto and forming part of this Bylaw are hereby imposed and levied on taxable land and improvements according to their assessed value on the basis provided by Section 26 of the *Hospital District Act* and as shown upon the Real Property Tax Roll for the City of Nanaimo for 2025.

10. Alternative Municipal Tax Scheme

- (1) Unless section 10.3 applies, the rates and taxes named under this Bylaw are due and shall be paid in accordance with sections 10, 11, and 12 of this Bylaw on or before July 2, 2025.
- (2) An owner may elect to pay the rates and taxes named under this Bylaw in accordance with the Alternative Municipal Tax Collections Scheme by providing written notice of that election to the Collector at her office at the Service and Resource Centre, Nanaimo BC, on or before June 13, 2025.
- (3) An owner may elect to pay the rates and taxes named under this Bylaw in accordance with the General Municipal Tax Collection Scheme established under Division 10 of Part 7 of the *Community Charter* by giving written notice of that election to the Collector at her office at the Service and Resource Centre, Nanaimo BC, on or before June 13, 2025.
- (4) If an Owner does not make an election under Section 10.2 or 10.3, the Alternative Municipal Collection Scheme applies to the rates and taxes payable to that owner.

11. Rates and Taxes Payable to Collector

The rates and taxes named under this Bylaw shall be levied, raised and collected for the purposes stated, and shall be payable in Canadian funds to the Collector at the Service and Resource Centre, Nanaimo, BC.

12. Penalties

- (1) Upon the 3rd day of July, 2025, or as soon thereafter as is practicable, the Collector shall add to the unpaid balance of the current year's taxes, in respect of each parcel of land and the improvements as shown upon the Real Property Tax Roll of the City for 2025, two (2) percent of the amount unpaid as of the end of the 2nd day of July, 2025.
- (2) Upon the 30th day of August, 2025, or as soon thereafter as is practicable, the Collector shall add to the then unpaid balance of the current year's taxes, in respect of each parcel of land and the improvements as shown upon the Real Property Tax Roll of the City for 2025, an additional eight (8) percent of the amount unpaid as of the end of the 29th day of August, 2025.

13. Supplementary Tax Rolls

- (1) Upon receipt of a Supplementary Tax Roll from B.C. Assessment, the Collector shall levy taxes in accordance with the rates specified in Schedule 'A' of this Bylaw according to the taxable values as shown on the Supplementary Tax Rolls.
- (2) For each Supplementary Tax Roll, the Collector shall add penalties to the unpaid amounts as follows:
 - (a) where Supplementary Tax Notices are sent before the 1st day of June, 2025, penalties shall be added as set out in Section 12 of this Bylaw.
 - (b) where Supplementary Tax Notices are sent after the 1st day of June, 2024 and before the 2nd day of July, 2025; two (2) percent shall be added on any amount unpaid after thirty (30) days. An additional eight (8) percent shall be added on the amount unpaid as of the 29th day of August, 2025.
 - (c) where Supplementary Tax Notices are sent on or after the 3rd day of July, 2025, ten (10) percent shall be added on any amount unpaid after sixty (60) days.

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

MAYOR

CORPORATE OFFICER

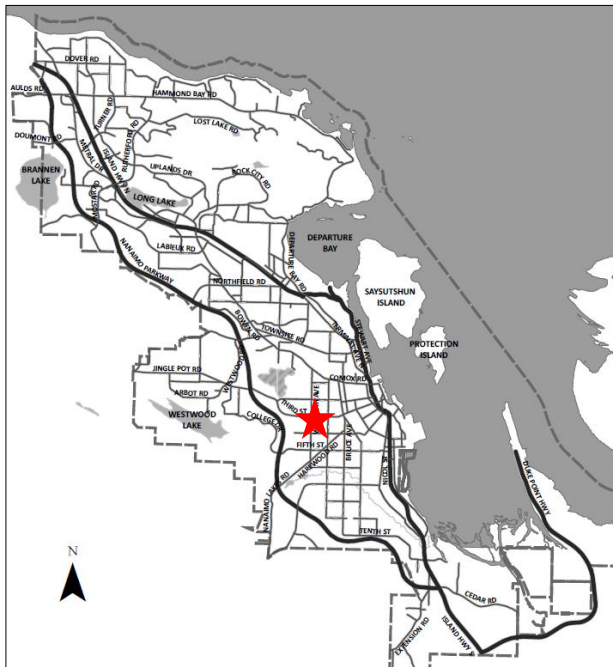
SCHEDULE 'A'
2025 TAX RATES

<u>CLASS</u>	<u>GENERAL MUNICIPAL</u>	<u>GENERAL MUNICIPAL DEBT</u>	<u>MUNICIPAL LIBRARY</u>	<u>REGIONAL SEWER (B AREA)</u>	<u>REGIONAL DISTRICT PARKS</u>	<u>REGIONAL DISTRICT</u>	<u>REGIONAL DISTRICT HOSPITAL</u>	<u>DUKE POINT SEWER L.S.A</u>
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
1 Residential	3.85867	0.05214	0.16474	0.33539	0.07518	0.51064	0.53975	0.72121
2 Utilities	33.83458	0.45720	1.44452	2.94071	0.65917	1.78726	1.88912	2.52423
3 Supportive Housing	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
4 Major Industry	12.21527	0.16506	0.52151	1.06185	0.23798	1.73619	1.83515	2.45211
5 Light Industry	12.21527	0.16506	0.52151	1.06185	0.23798	1.73619	1.83515	2.45211
6 Business/Other	12.21527	0.16506	0.52151	1.06185	0.23798	1.25108	1.32239	1.76696
7 Managed Forest Land	21.78396	0.29436	0.93004	1.89328	0.42438	1.53193	1.61925	2.16363
8 Recreation/Non-Profit	9.79102	0.13230	0.41801	0.85089	0.19075	0.51064	0.53975	0.72121
9 Farm	0.47339	0.00640	0.02021	0.04125	0.00923	0.51064	0.53975	0.72121

DATE OF MEETING | May 5, 2025 |

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING |

SUBJECT **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP475 –
355 WAKESIAH AVENUE**



Proposal:

Variance to side yard setback for proposed stadium bleachers

Zoning:

CS1 – Community Service One

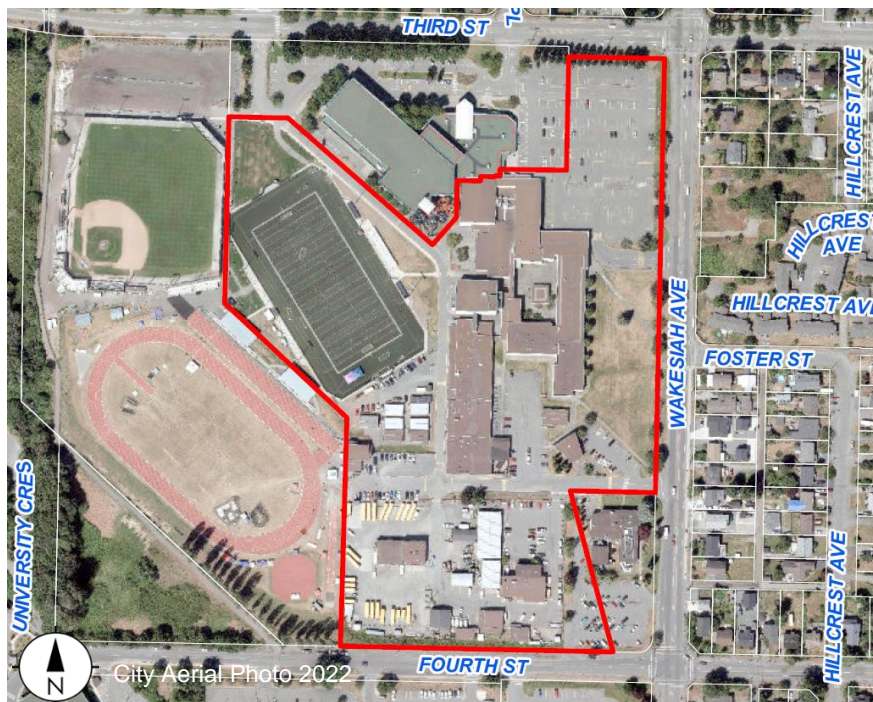
City Plan Land Use Designation:

Secondary Urban Centre

Lot Area:

8.1 ha

DVP



OVERVIEW

Purpose of Report

To present for Council's consideration a development variance permit application to reduce the minimum side yard setback requirement for proposed stadium bleachers at 355 Wakesiah Avenue (Nanaimo District Secondary School).

Recommendation

That Council issue Development Variance Permit No. DVP475 for the construction of new stadium bleachers at 355 Wakesiah Avenue with a setback variance as outlined in the "Proposed Variance" section of the Staff Report dated 2025-MAY-05.

BACKGROUND

A development variance permit application, DVP475 was received from Herold Engineering Ltd., on behalf of the Board of Education School District No. 68 (Nanaimo-Ladysmith), to vary the provisions of the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") to reduce the minimum side yard setback from 4.0m to 0.0m to facilitate the construction of stadium bleachers at Nanaimo District Secondary School (NDSS) located at 355 Wakesiah Avenue.

Subject Property and Site Context

The subject property is located within the Harewood neighbourhood, located at the intersection of Third Street and Wakesiah Avenue, adjacent to Vancouver Island University. The NDSS campus consists of a number of institutional and administrative buildings, as well as a school bus storage yard, and the Q'unq'inuqwstuxw stadium. The surrounding area, otherwise known as the Stadium District, has many recreation facilities, including the Serauxmen Stadium, the Rotary Bowl, the Nanaimo Ice Centre, and the Nanaimo Aquatic Centre. Across Wakesiah Avenue is an existing single family dwelling and multi-family residential neighbourhood, with some local-serving commercial uses.

Statutory notification has taken place prior to Council's consideration of the variance.

DISCUSSION

Proposed Development

The applicant is proposing to construct bleachers along the west portion of the property, adjacent to the Rotary Bowl and overlooking the Q'unq'inuqwstuxw stadium field. The development area is currently landscaped with grass and the temporary bleachers that are to be removed. The proposed stadium bleachers will have a capacity of 1,311 spectators, complete with a press box and accessible seating, and will be secured at-grade. The proposed height of the bleachers is approximately 7.6m. A continuation of existing pole lighting is proposed to highlight the pedestrian circulation routes adjacent to the proposed bleachers. Additional work is anticipated within the Stadium District through various City projects to ensure an improved pedestrian area with

landscaping and connections between the various recreation facilities, parking lot improvements, lighting, and other amenities.

Proposed Variance

Side Yard Setback

The minimum required side yard setback in the CS1 zone is 4.0m. The proposed side yard setback is 0.0m, a requested variance of 4.0m.

The applicant has requested the variance to allow a wider bleacher design to accommodate an increased number of spectators. The developable area is constrained by the existing bleachers facing the Rotary Bowl and the Q'unq'inuqwtuxw stadium field.

Staff support the proposed variance as the Stadium District acts as a single comprehensive development and the installation of the proposed bleachers will not negatively impact the function of the site. The variance is also supported by *City Plan* policy C4.8.7, to continue to support development of and improvements to the Sport Zone / Stadium District to host a variety of sporting events, tournaments, and other community events. No negative impacts are anticipated.

SUMMARY POINTS

- Development Variance Permit Application No. DVP475 propose a variance to reduce the minimum side yard setback from 4.0m to 0.0m for the construction of stadium bleachers at 355 Wakesiah Avenue (Nanaimo District Secondary School).
- The applicant has requested the variance to accommodate a wider bleacher design.
- Staff support the proposed setback variance.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Proposed Site Plan
ATTACHMENT D: Proposed Elevations

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development

ATTACHMENT A

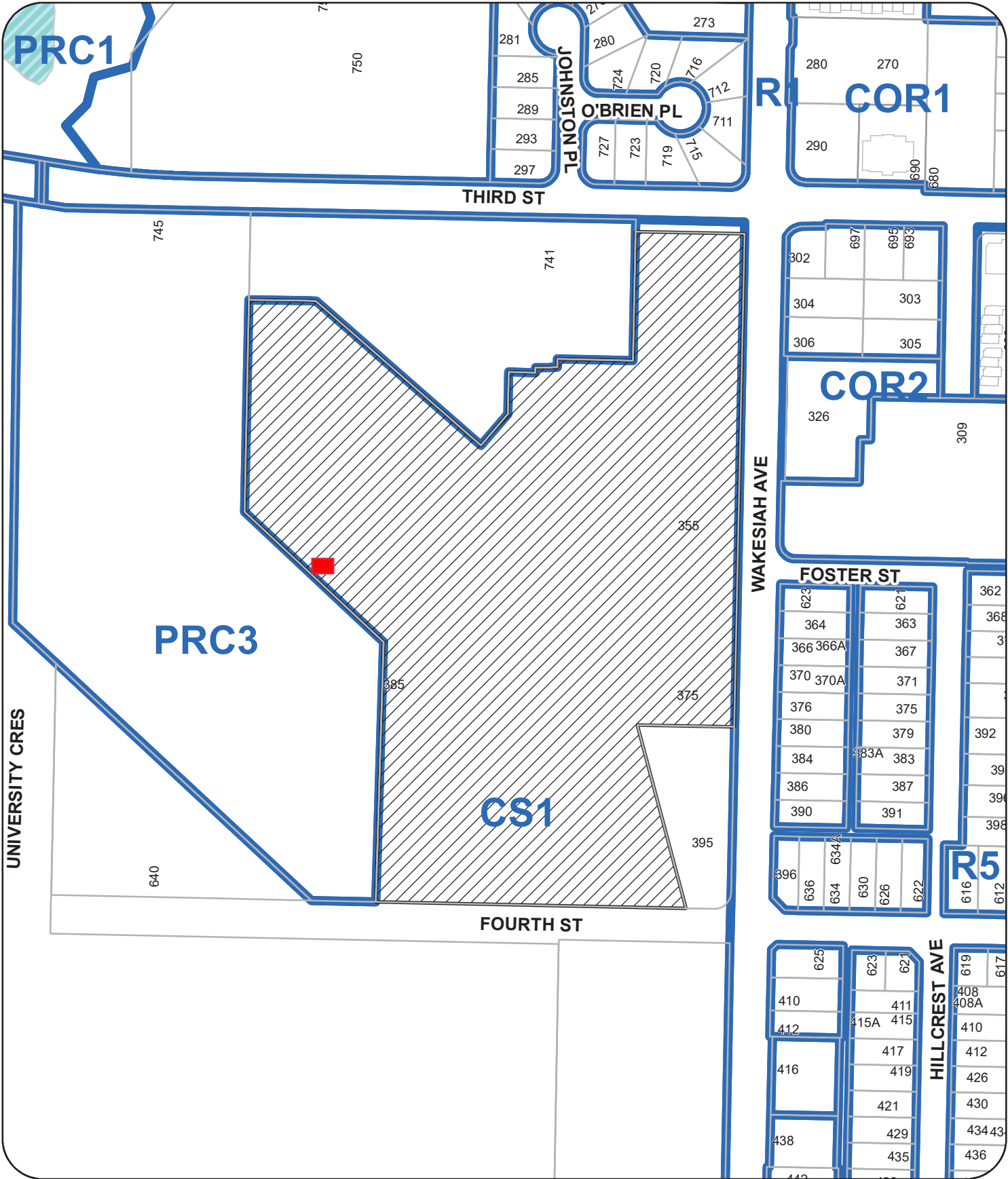
PERMIT TERMS AND CONDITIONS



TERMS OF PERMIT

The “City of Nanaimo Bylaw Zoning 2011 No. 4500” is varied as follows:

1. *Section 4.5.1 Siting of Buildings* – to reduce the minimum required side yard setback from 4.0m to 0.0m, for the proposed development.

ATTACHMENT B
SUBJECT PROPERTY MAP



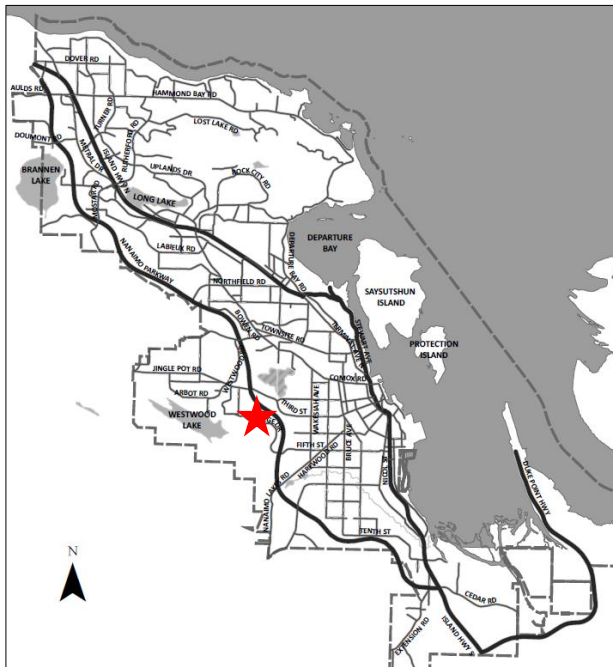
 Approximate location of proposed bleachers
 355 WAKESIAH AVENUE

[illegible]

DATE OF MEETING | May 5, 2025 |

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING |

SUBJECT **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP472 –
1234 OKANAGAN PLACE**



Proposal:

Variance to height for combined fence and retaining walls

Zoning:

R5 – Three and Four Unit Residential

City Plan Land Use Designation:

Suburban Neighbourhood

Lot Area:

1,389m²

DVP



OVERVIEW

Purpose of Report

To present for Council's consideration a development variance permit application to increase the maximum allowable height for combined fence and retaining walls at 1234 Okanagan Place.

Recommendation

That Council issue Development Variance Permit No. DVP472, with the conditions outlined in Attachment A, to increase the maximum allowable height for combined fence and retaining walls at 1234 Okanagan Place with variances as outlined in the "Proposed Variance" section of the Staff Report dated 2025-MAY-05.

BACKGROUND

A development variance permit application was received from Dover Bay Construction, on behalf of Michael Seldenrich, to vary the provisions of the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") to increase the maximum allowable height for combined fence and retaining walls to facilitate the construction of an outdoor sports court in the rear yard of a residential property.

Subject Property and Site Context

The subject property is located within the Westwood neighbourhood, west of the Nanaimo Parkway. The property is a through-lot that abuts Okanagan Place to the south and Tralee Road, an unconstructed road used for a public pedestrian trail, to the north. The lot sits approximately 93m above the Nanaimo Parkway. The surrounding neighbourhood includes primarily single family residential development, with Tralee Park located to the east and Westwood Lake Park located to the west of the property.

Statutory notification has taken place prior to Council's consideration of the variances.

DISCUSSION

Proposed Development

The applicant is proposing to construct a fenced outdoor sports court in the rear yard of the subject property behind an existing dwelling. The sports court will be enclosed with a 3.0m high chain-link fence. The surface is proposed to be permeable and four 3.0m tall LED downlit pole lights are proposed around the perimeter of the court.

To facilitate this development, the applicant proposes to remove the existing cedar hedges located along the property lines as well as four maple trees. It is anticipated that approximately 280yd³ of fill will be imported onto the site in order to level the existing slope and achieve a flat grade. Poured in-place concrete retaining walls and a 2.0m high cedar fence on top are proposed along each of the property lines outside of the fenced sports court.

Proposed Variances

Fence/Retaining Wall Height

In the Zoning Bylaw, retaining walls are considered fences for the purposes of determining height. The total height is measured from the finished grade on the low side of the retaining wall to the top of the fence.

The maximum permitted height for a combined fence and retaining wall in the front yard in the R5 zone is 1.2m. The proposed height for a fence/retaining wall in the front yard facing Tralee Road is 4.43m, a requested variance of 3.23m.

The maximum permitted height for a combined fence and retaining wall in the side yard in the R5 zone is 2.4m. The proposed height for a combined fence and retaining wall in the side yard (east) is 4.34m, a requested variance of 1.94m. The proposed height for a fence/retaining wall in the side yard (west) is 3.10m, a requested variance of 0.70m.

The applicant has requested the variance to construct retaining walls to retain proposed fill which is required to facilitate the leveling of the yard area to construct a fenced outdoor sports court.

Letters of support for the project were received from the neighbouring property owners at 1236 and 1232 Okanagan Place.

Staff have identified concerns regarding the proposed drainage, the impact of anticipated light pollution, as well as the noise and aesthetic impacts of the overheight retaining walls on the surrounding neighbourhood. It was identified by the City's Development Engineering Section and Parks Operations Section that the proposed retaining wall design with weep holes would allow for water to drain from the subject property on to neighbouring lands, including the pedestrian trail on Tralee Road. Staff have requested a stormwater management plan and revised retaining wall elevations that demonstrate how drainage will occur on-site and not direct water flow onto neighbouring properties. Additional assessment by an arborist is also required to determine the impact of the proposed project on the surrounding trees on adjacent properties.

The applicant has requested the application be brought for Council consideration in advance of submitting further items for technical analysis. While the variances are limited to addressing the height of the combined fence and retaining walls, the proposed sports court could result in nuisances and off-site impacts. Should Council support the application, Staff recommend approval with the conditions outlined in Attachment A. |

SUMMARY POINTS

- Development Variance Permit Application No. DVP472 is to increase the maximum allowable height for the combined fence and retaining walls at 1234 Okanagan Place.
- The applicant has provided letters of support from immediate neighbours.
- Should Council support the application, Staff recommend approval with the conditions outlined in Attachment A. |

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Proposed Site Plan
ATTACHMENT D: Retaining Wall Sections
ATTACHMENT E: Proposed Sports Court Rendering |

Submitted by:

Lainya Rowett
Manager, Current Planning|

Concurrence by:

Jeremy Holm
Director, Planning & Development|

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

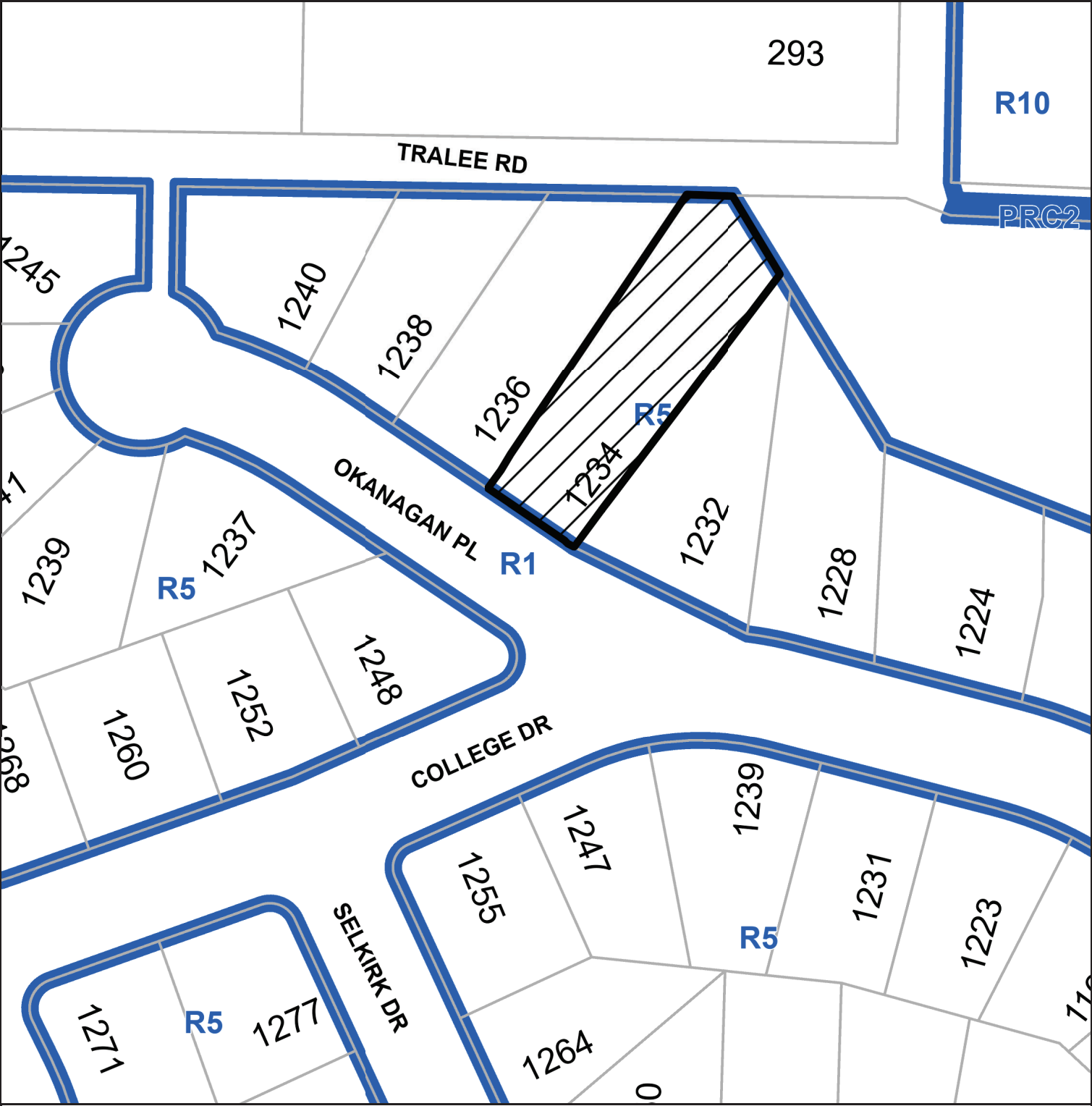
The “City of Nanaimo Bylaw Zoning 2011 No. 4500” is varied as follows:

1. *Section 6.10.2 Fence Height* – to increase the maximum height for fence and retaining wall on the front yard from 1.2m to 4.43m, as proposed.
2. *Section 6.10.2 Fence Height* – to increase the maximum height for fence and retaining wall on the side yard (west) from 2.4m to 3.10m, as proposed.
3. *Section 6.10.2 Fence Height* – to increase the maximum height for fence and retaining wall on the side yard (east) from 2.4m to 4.34m, as proposed.

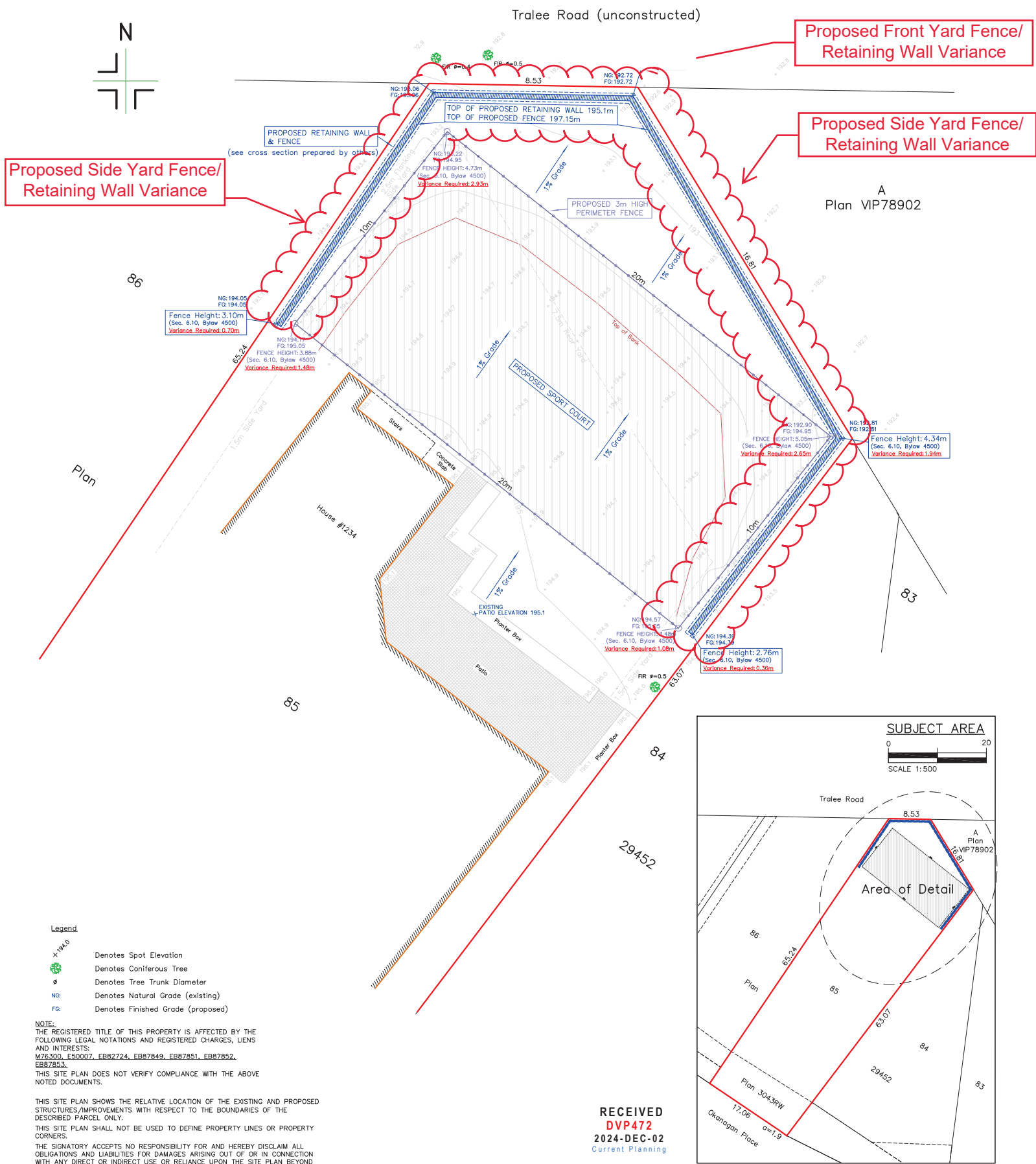
CONDITIONS OF PERMIT

1. The submission of an Arborist Assessment at the time of Building Permit application, to the satisfaction of the City, to demonstrate no negative impacts on off-site trees adjacent to the proposed development.
2. The submission of a Stormwater Management Plan at the time of Building Permit application, to the satisfaction of the City, to demonstrate no negative impacts resulting from drainage on to neighbouring properties.

ATTACHMENT B
SUBJECT PROPERTY MAP



ATTACHMENT C
PROPOSED SITE PLAN



Proposed Side Yard Fence/
Retaining Wall Variance

Proposed Front Yard Fence/
Retaining Wall Variance

Proposed Side Yard Fence/
Retaining Wall Variance

Plan A
VIP78902

- Legend
- +194.0 Denotes Spot Elevation
 - Denotes Coniferous Tree
 - Denotes Tree Trunk Diameter
 - NG: Denotes Natural Grade (existing)
 - FG: Denotes Finished Grade (proposed)

NOTE:
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
M76300, E50007, FB82724, FB87849, FB87851, FB87852, FB87853.
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

THIS SITE PLAN SHOWS THE RELATIVE LOCATION OF THE EXISTING AND PROPOSED STRUCTURES/IMPROVEMENTS WITH RESPECT TO THE BOUNDARIES OF THE DESCRIBED PARCEL ONLY.
THIS SITE PLAN SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.
THE SIGNATORY ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIMS ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE SITE PLAN BEYOND ITS INTENDED USE.

SITE PLAN SHOWING PROPOSED RETAINING WALL AND FENCE ON:
LOT 85, SECTION 9, RANGE 8,
MOUNTAIN DISTRICT, PLAN 29452.

CLIENT: MICHAEL SELTENRICH CIVIC ADDRESS: 1234 OKANAGAN PLACE, NANAIMO
FILE: 15-079-85 SCALE: 1:100 DRAWN BY: DRW PROPERTY ZONING: R5

0 5
SCALE 1:100
DISTANCES AND ELEVATIONS ARE IN METRES.
GEODETIC ELEVATIONS ARE DERIVED FROM
CONTROL MONUMENT 79H9272 (CGVD28BC DATUM).

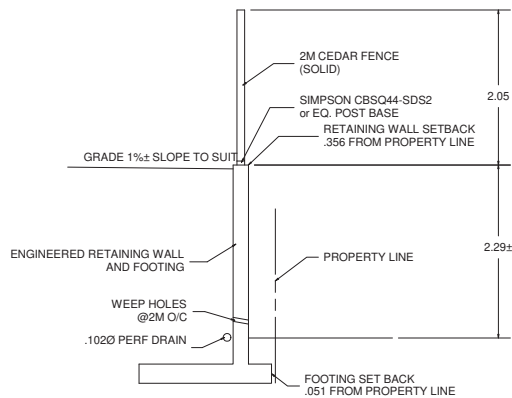
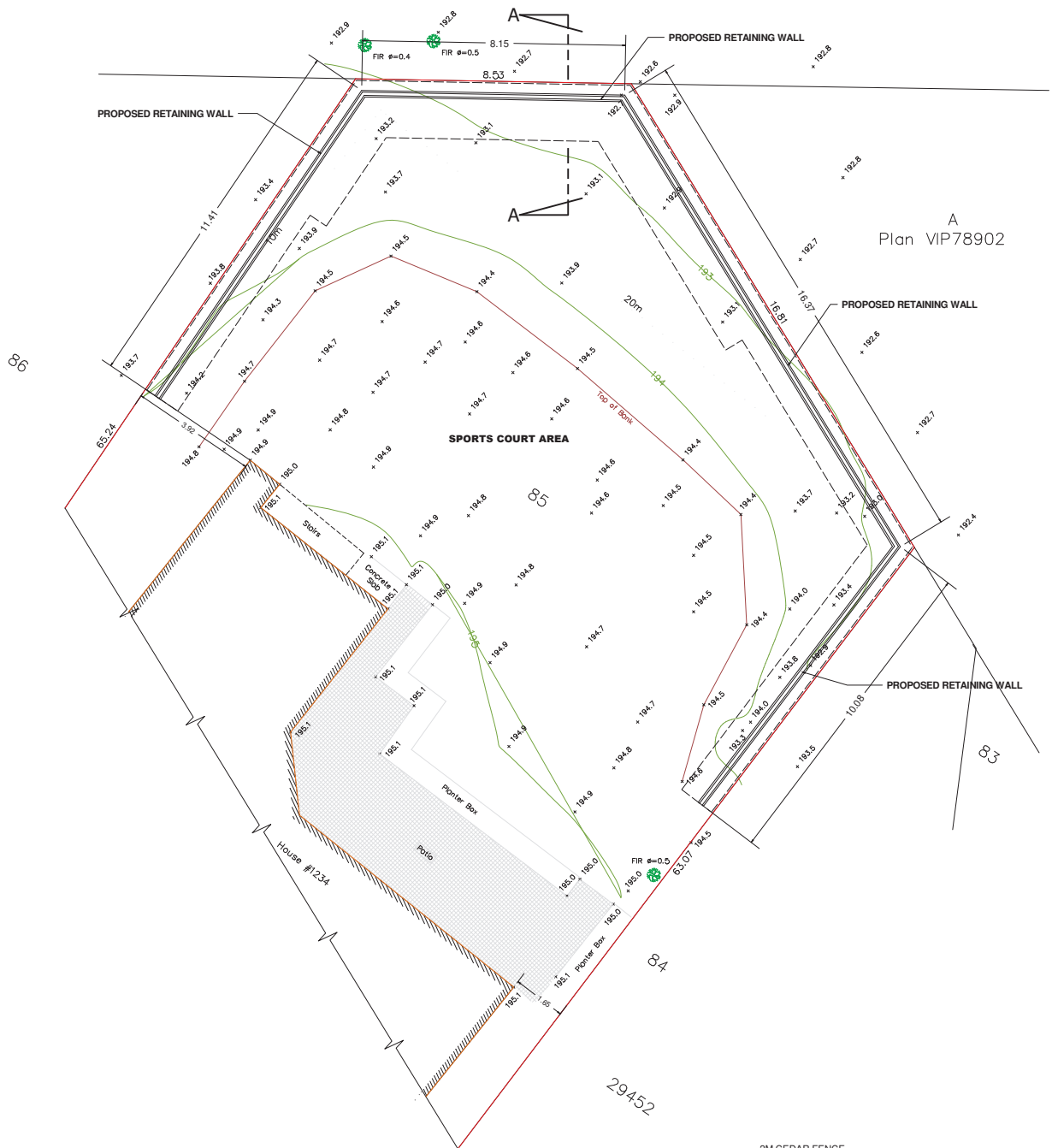
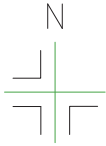
RECEIVED
DVP472
2024-DEC-02
Current Planning

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED
ON THE 27th DAY OF NOVEMBER, 2024
Ryan Turner
QV82X6
(THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.)

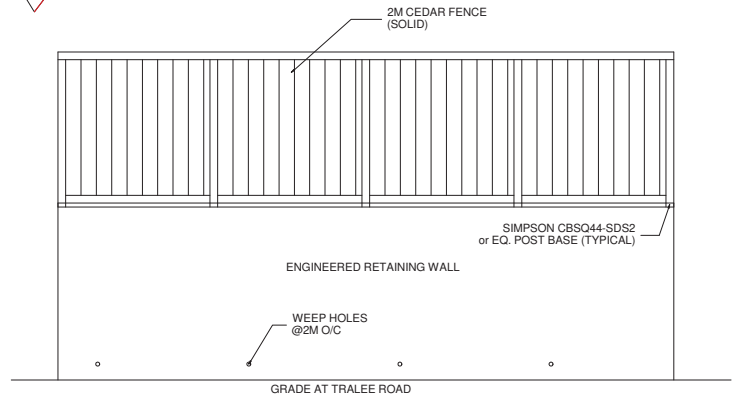
Turner & Associates
land surveying™
250.753.9778
435 TERMINAL AVENUE NORTH
NANAIMO, BC V9S 4J8
www.turnersurveys.ca

ATTACHMENT D RETAINING WALL SECTIONS

Tralee Road (unconstructed)



SECTION A-A
SCALE 1:50



**NORTH ELEVATION
FROM TRALEE ROAD**
SCALE 1:50

SITE PLAN SHOWING:
LOT 85, SECTION 9, RANGE 8,
MOUNTAIN DISTRICT, PLAN 29452.

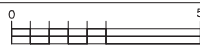
CLIENT: MICHAEL SELTENRICH

FILE: 15-079-85

SCALE: 1:100

CIVIC ADDRESS: 1234 OKANAGAN PLACE, NANAIMO

PROPERTY ZONING: R5



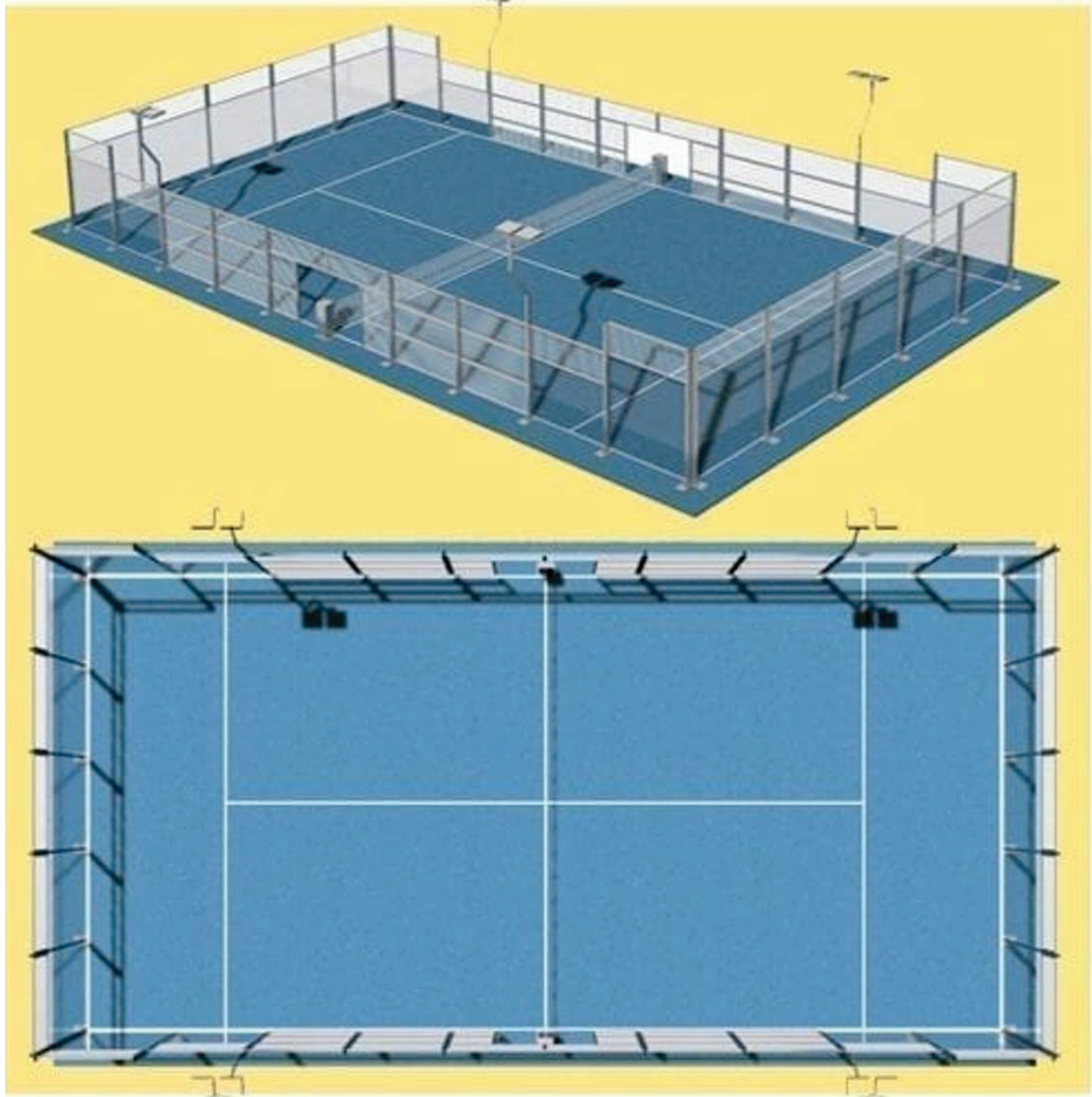
SCALE 1:100

DISTANCES AND ELEVATIONS ARE IN METRES.

GEODETIC ELEVATIONS ARE 2.29± FROM
CONTROL MONUMENT 79H9272 (88VD28BC DATUM).

RECEIVED
DVP472
2024-DEC-02
Current Planning

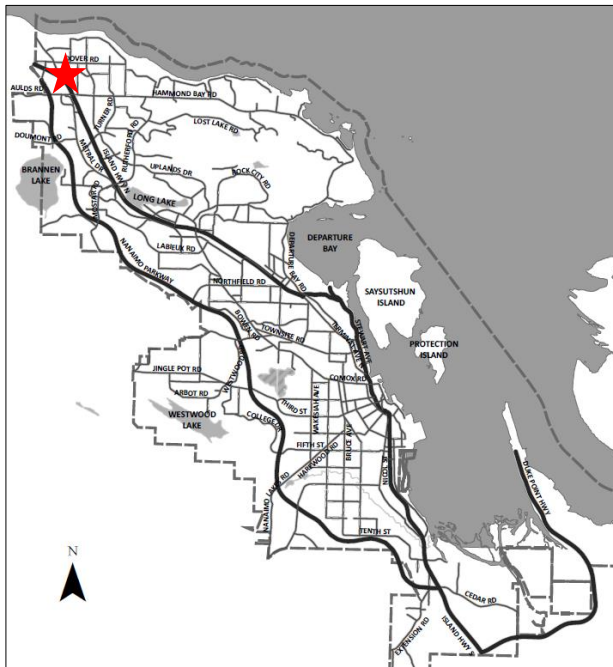
ATTACHMENT E
PROPOSED SPORTS COURT RENDERING



DATE OF MEETING | May 5, 2025 |

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP001368 – 6680**
DICKINSON ROAD



Proposal:

Variance to allow an existing non-conforming accessory building

Zoning:

CC4 – Woodgrove Urban Centre

City Plan Land Use Designation:

Secondary Urban Centre

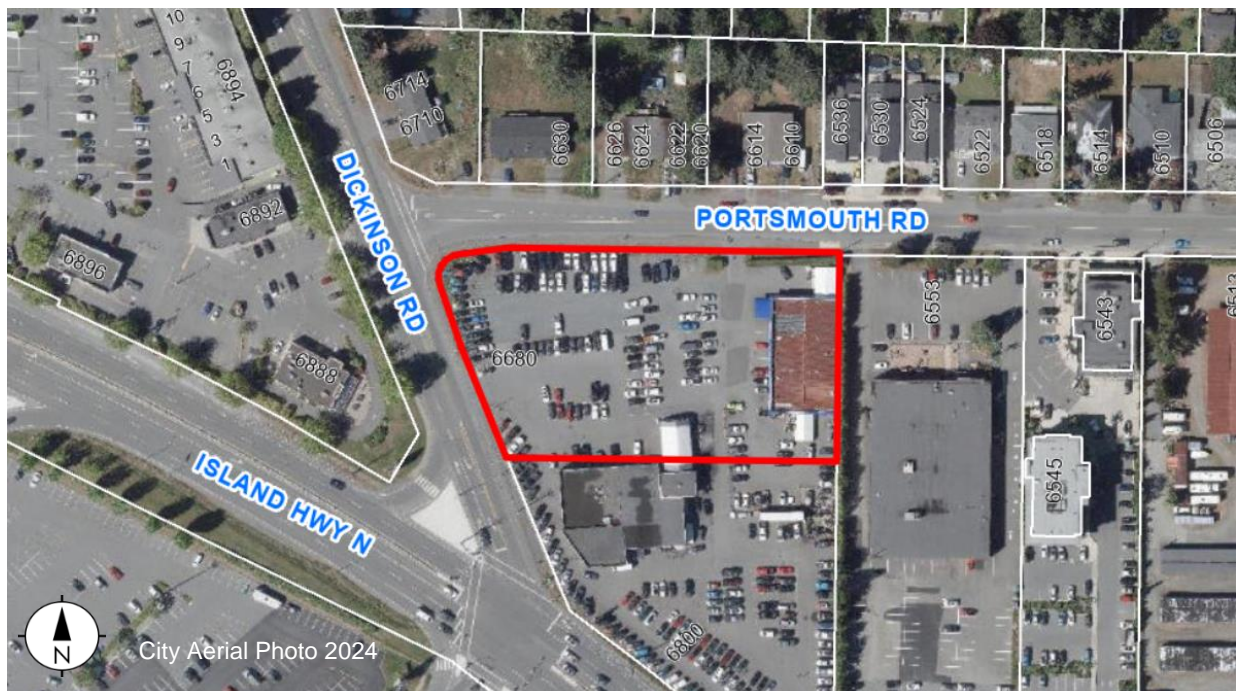
Development Permit Areas:

DPA8 – Form & Character

Lot Area:

7,582m²

DP



OVERVIEW**Purpose of Report**

To present for Council's consideration a development permit application with a variance to allow an existing non-conforming accessory commercial building at 6680 Dickinson Road.

Recommendation

That Council issue Development Permit No. DP1368 for an existing accessory commercial building at 6680 Dickinson Road with a variance as outlined in the "Proposed Variance" section of the Staff Report dated 2025-MAY-05.

BACKGROUND

A development permit application, DP1368, was received from Craftsman Collision Ltd., to allow an existing non-conforming accessory commercial building at 6680 Dickinson Road.

At their special meeting of 2024-NOV-21, Council authorized the registration of a bylaw contravention notice on title for construction of a pre-engineered metal accessory building without a building permit. In order to proceed with a building permit, a development permit is required to address the side yard setback variance.

Subject Property and Site Context

The subject property is a commercial lot located on the east side of Dickinson Road, south of Portsmouth Road in the Dover neighbourhood. The property is relatively flat and currently contains two buildings and surface parking encompassing an existing auto repair use.

Established commercial developments, including Woodgrove Centre, multiple-family dwellings, and single-residential dwellings predominantly characterize the surrounding area.

DISCUSSION**Proposed Development**

The applicant is proposing a development permit to allow the siting of an existing non-conforming commercial accessory building. The building is being used for additional storage space for the auto repair use. The Gross Floor Area of the accessory building is 60m² and the height of the building is 3.7m (below the maximum permitted accessory building height of 4.5m). The accessory building is located between the existing Craftsman Collision building and Portsmouth Road at the northeast corner of the lot and within a side yard setback. The building is predominantly concealed from the view of residential properties across the street by a 2.4m high cedar hedge. No landscape works or changes to the parking area are proposed.

In accordance with section 18.8.5 of the Zoning Bylaw, the improvements are not exempt from the form and character development permit requirement because the accessory building is located between the front face of the principal building and the street, and a variance is required.

Building Design

The pre-engineered metal building matches the form and character of the existing building, which is contemporary in design and one-storey in height. The exterior finish of the accessory building is comprised of metal siding to match the existing building and a low-slope metal roof.

The accessory building meets the intent of the General Development Permit Area Design Guidelines by maintaining the existing character through building detailing. Staff note that a building permit is required, and the applicant has been advised that modifications to the existing accessory building will be required to meet the BC Building Code.

Design Advisory Panel

This application was not forwarded to the Design Advisory Panel (DAP) for review as the form and character of the accessory building is consistent with the existing development on the lot and minor in nature.

Proposed Variance

Siting of Buildings

The minimum required side yard setback for accessory buildings in the CC4 zone is 3m. The existing (east) side yard setback for this accessory building is 0.3m, a requested variance of 2.7m. Staff support the reduced side yard setback as the building siting is consistent with the setback of the existing building on the lot and provides employees with easy access to the storage building from the main building. The building is screened in from view facing residential properties and does not negatively impact adjacent lands or onsite operations.

SUMMARY POINTS

- Development Permit Application No. DP1368 proposes to allow an existing non-conforming accessory commercial building at 6680 Dickinson Road.
- A variance is requested to reduce the minimum required side yard setback. Staff support the proposed variance.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site Survey
ATTACHMENT D: Building Elevations
ATTACHMENT E: Building Photos

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

PERMIT TERMS

The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 10.5.1 Siting of Buildings* – to reduce the minimum required (east) side yard setback for the existing accessory building from 3.0m to 0.3m as shown on Attachment C.

CONDITIONS OF PERMIT

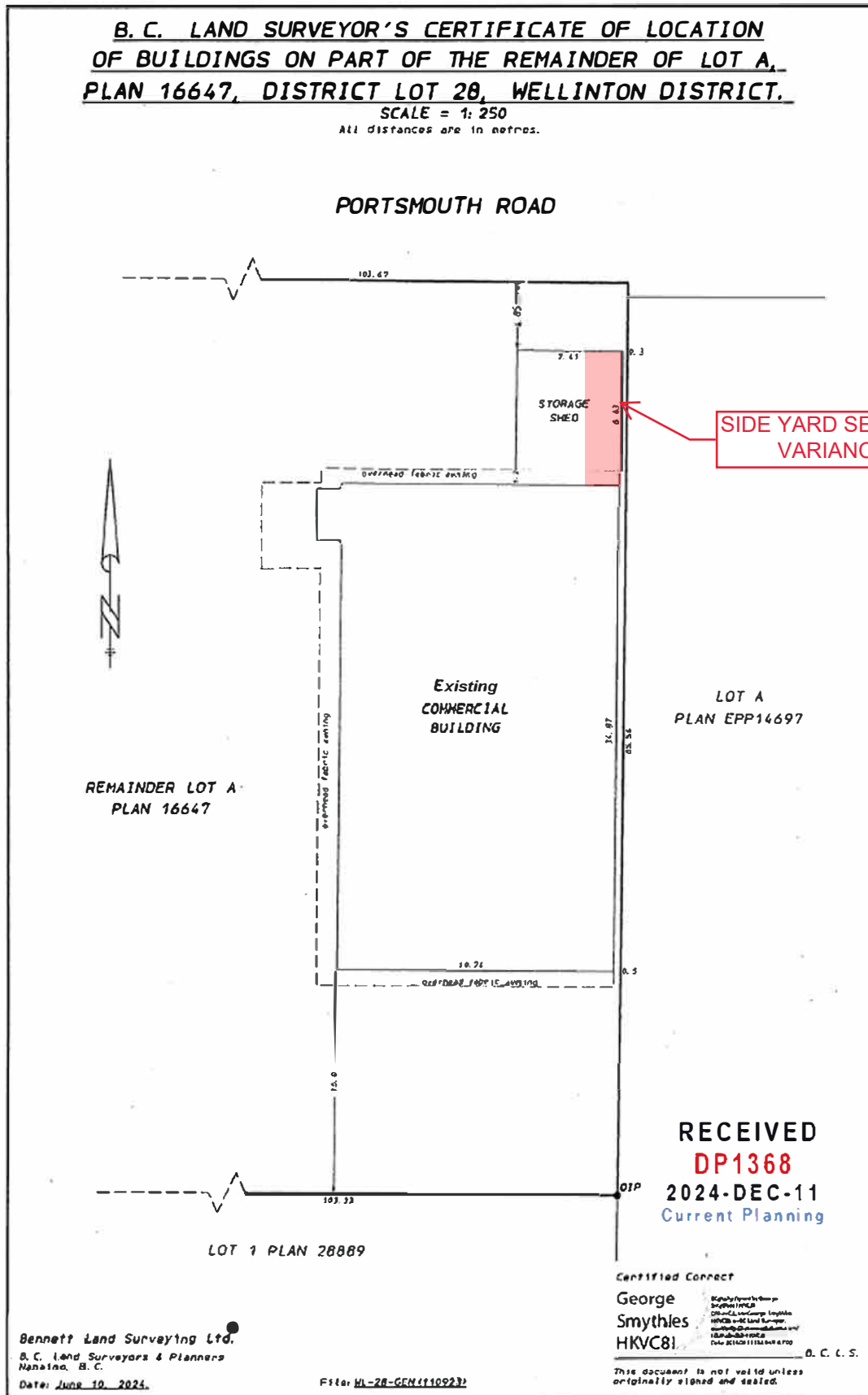
1. The proposed development shall be located in accordance with the Site Survey, prepared by Bennett Land Surveying Ltd., dated 2024-JUN-10, as shown on Attachment C.
2. The proposed development shall be in substantial compliance with the Building Elevations, prepared by Easy Build Structures, dated 2022-SEP-20, as shown on Attachment D.

The map displays a portion of the City of Portsmouth, New Hampshire, with the following details:

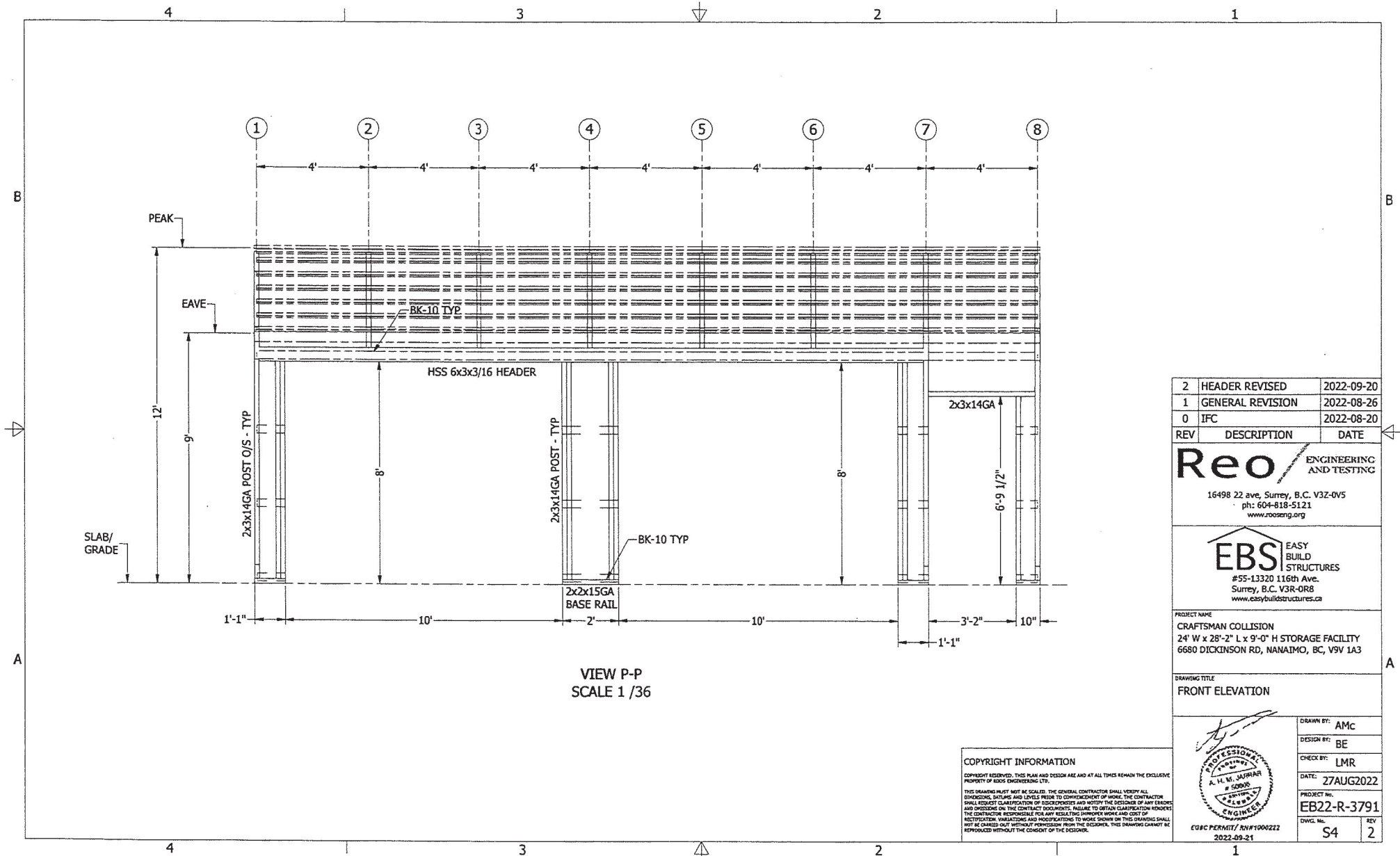
- Streets:** DOVER RD, SOUTHAMPTON RD, PORTSMOUTH RD, DICKINSON RD, and ISLAND HWY N.
- Lot Numbers:** Various lots are numbered, including 6672, 6662, 6650, 6638, 6626, 6612, 6606, 6546, 6544, 6540, 6530, 6524, 6500, 6711, 6902, 101, 102, 6892, 6896, 6900, 6888, 6894, 6714, 6710, 6630, 6626, 6624, 6622, 6620, 6614, 6610, 6536, 6530, 6524, 6522, 6518, 6514, 6510, 6506, 6500, 6436, 6430, 6428, 6680, 6553, 6543, 6545, 6513, 6481, 6461, 6457, 6800, 101, 103, 104, 105, 106, 107, 205, 204, 203, 202, 201, 6755, 102A, 102B.
- Zoning Districts:** Labeled in blue text, including R5, R8, PRC2, COR1, CS1, CD6, and CC4.
- Public Use Areas:** Labeled in blue text, including PRC1, PRC2, and PRC3.
- Highlighted Lot:** Lot 6680 is highlighted with a thick black border and diagonal hatching.

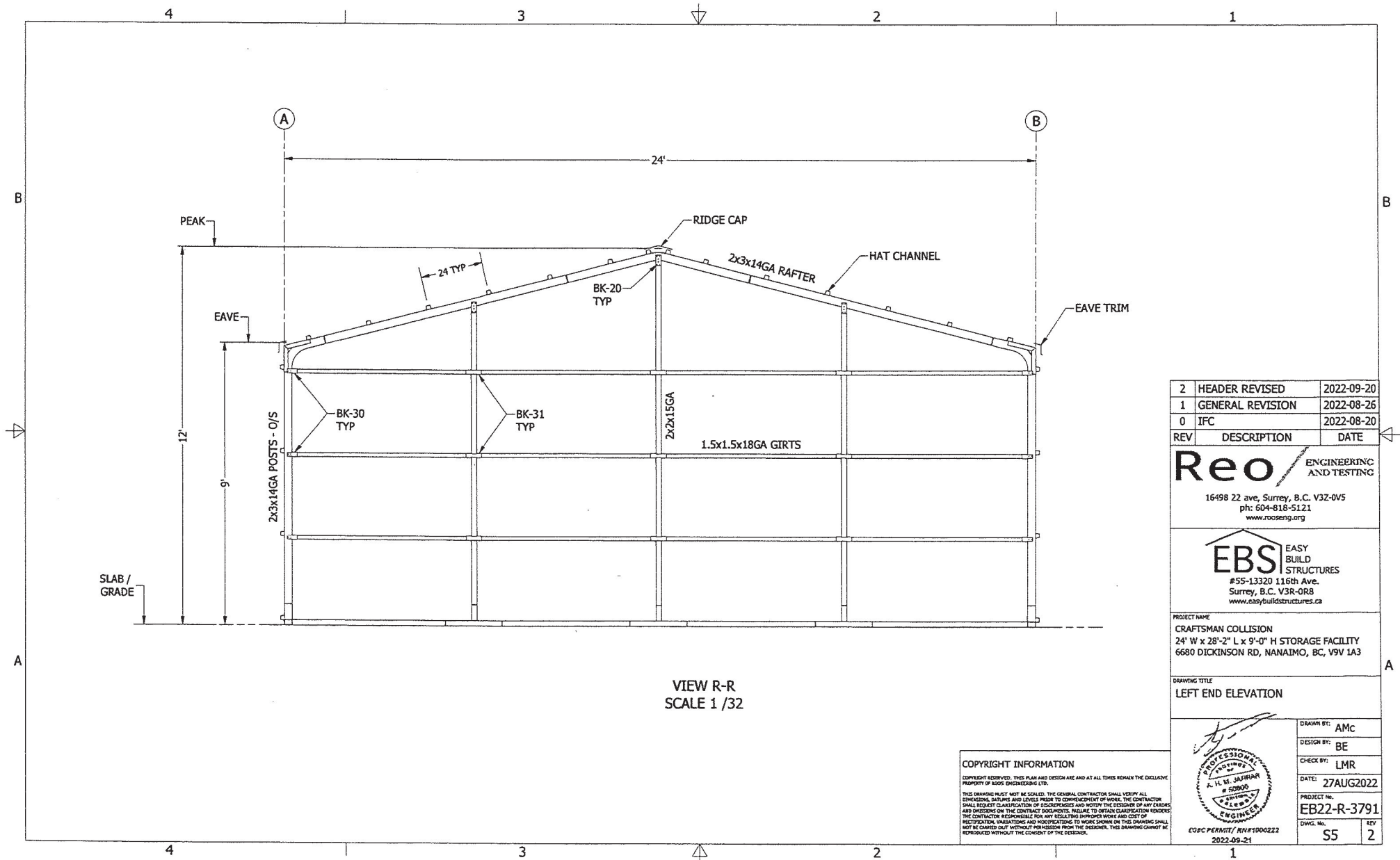


ATTACHMENT C SITE SURVEY



ATTACHMENT D BUILDING ELEVATIONS





ATTACHMENT E BUILDING PHOTOS



Photos of existing non-conforming building at 6680 Dickinson Road

CITY OF NANAIMO
BYLAW NO. 7352
MISCELLANEOUS BYLAWS REPEAL BYLAW

NOW THEREFORE the Council of the City of Nanaimo in open meeting assembled, enacts as follows:

1. TITLE

This Bylaw may be cited for all purposes as “MISCELLANEOUS BYLAWS REPEAL BYLAW 2025 NO. 7352.”

2. ADMINISTRATION:

This bylaw repeals the following bylaws and all amendments thereto:

Bylaw No.	Name of Bylaw
466	“The City Manager Bylaw, No. 466, 1929” (Bylaw is outdated and reflects the City Manager position back in 1929 – housekeeping in nature)
1751	“Mobile Home Parks Bylaw 1976 No. 1751” (wasn’t formally repealed when Mobile Home Parks Bylaw 1984 No. 2704 was implemented). Housekeeping in nature.
2350	“Lease Authorization Bylaw 1981 No. 2350” (repealed by resolution on 1984-SEP-10 Council motion)
2376	“Lease Authorization Bylaw 1981 No. 2376” (repealed by motion on 1985-DEC-15)
2412	“Service Station Closing Bylaw 1982 No. 2412” (repealed by resolution on 2000-APR-10)
2502	“Downtown Development Committee Bylaw 1982 No. 2502” (repealed by Council on 1987-FEB-02) and all amendments thereto
2508	“Lease Authorization Bylaw 1982 No. 2508” (repealed by Council on 1984-APR-02)
2514	“Lease Authorization Bylaw 1982 No. 2514” (repealed by Council on 1986-FEB-17)
2515	“Property Exemption Bylaw 1982 No. 2515” (repealed by motion on 1986-FEB-17)
2618	“Parking Commission Bylaw 1983 No. 2618” (repealed by motion on 1987-FEB-02 and all amendments thereto)
2959	“Expropriation Bylaw 1986 No. 2959” (repealed by Council on 1986-APR-07)
2960	“Expropriation Bylaw 1986 No. 2960” (repealed by Council on 1986-APR-07)
2974	“Lease Authorization Bylaw 1986 No. 2974” (repealed by motion on 1987-JUN-08)

PASSED FIRST READING: 2025-APR-07
PASSED SECOND READING: 2025-APR-07
PASSED THIRD READING: 2025-APR-07
ADOPTED: _____

MAYOR

CORPORATE OFFICER



REQUEST FOR SUPPORT APPLICATION FORM

Date of Request	April 24, 2025
Organization/Group making the request	2025 Nanaimo 55+ BC Games
Contact Person	Jenn Houtby-Ferguson, Director of Promotions
Address	1270 Strathmore Street (Woodlands School), Nanaimo BC
Telephone	[REDACTED]
Email Address:	[REDACTED] promotionsdirector@55plusgames.ca
Type of Support Requested (Select one)	<p><input checked="" type="radio"/> Letter of Support in Principle</p> <p><input type="radio"/> In-Kind Contribution</p> <p><input type="radio"/> Partnership</p> <p><i>Note: This policy is not applicable to requests for grant funding by the City, including Permissive Tax Exemption requests, or in-kind funding for facility rentals (see Grants Policy and Guidelines for further details)</i></p>

IF APPLICABLE:

Name of grant or program for which you are applying: Destination Events Program (Province of BC)

Amount of Funding Requested: ___\$50,000___ Grant Due Date: ___May 5, 2025 at 11:59pm___

Grant Organization: ___Province of BC___

Address: _____

City: _____ Postal Code: _____

Telephone: _____

Please provide an executive summary or short narrative that addresses each of the points outlined in the "Council Support policy". Include a draft letter, any supporting documents or materials and a detailed list of other funding partners (if applicable).

Please submit this form, with accompanying materials, to the attention of the Corporate Officer, Legislative Services, City of Nanaimo, 455 Wallace St. Nanaimo, BC V9R 5J6, or by email to: legislative.servicesoffice@nanaimo.ca.

Respecting Your Privacy

Freedom of Information and Protection of Privacy Act (FOIPPA) – Information collected on this form is done so under the general authority of the *Community Charter* and FOIPPA, and is protected in accordance with FOIPPA. Personal information will only be used by authorized staff to fulfill the purpose for which it was originally collected, or for a use consistent with that purpose. For more information, please visit the Legislative Services Department at 455 Wallace Street, call 250-755-4405, or email foi@nanaimo.ca.



RE: Request for Letter of Support RE: Destination Events Program

Organization: Nanaimo 2025 BC 55+ Games Society

Contact: Jenn Houtby-Ferguson

Cell Phone: [REDACTED]

Email: promotionsdirector@55plusgames.ca

Home Address: [REDACTED]

Games Office: Woodlands Secondary School, 1270 Strathmore Street, Nanaimo

Background Information

The 55+ BC Games are presented annually in different communities around the province. Hosting the Games represents approximately \$3 million in economic impact to the host community and surrounding area.

Quick facts:

- 24 sports over 4 days
- 20 venues, primarily City of Nanaimo venues including the Nanaimo Aquatic Centre, Serauxman Stadium, Rotary Bowl, Beban Park and Bowen Park locations.
- 2500+ participants (nearly 1,100 have already registered since April 1, 2025, well ahead of pace!)
- 1200+ volunteers (nearly 500 are already registered)

The 55+ BC Games are an important part of the BC sport system and the largest annual multi-sport event in the province. The Games offer the opportunity to celebrate sport and active living with other participants from across the province and experience the hospitality of the host community. Communities across BC are inspired by the healthy and active lifestyles of 55+ BC Games participants.

Each community, under its own registered volunteer board of directors, enlists hundreds of volunteers to help plan and stage the Games in partnership with the BC Seniors Games Society.

The request is NOT for funds, rather, for a letter of support for our request to the Provincial Government of BC under the Destination Events Program. We are seeking \$50,000 - \$60,000 in funding through this program. The application deadline is May 5 at 11:59pm. The turn around is very tight as applications only opened on April 7, 2025.

Total Games Budget: \$678,000

Funding Sources:

Revenues

BC Seniors Games Society	\$110,000 confirmed
City of Nanaimo	\$60,000 cash confirmed
City of Nanaimo	\$55,000 in kind confirmed
Participant Registration Fees	\$71,400 (may vary based on actual, deadline is June 15, 2025)
Participant Sport Fees	\$63,715 (may vary based on actual, deadline is June 15, 2025)

Grants

Canada Summer Jobs	\$19,844 confirmed (4 positions)
Destination Events Program	\$60,000 – REQUEST DUE MAY 5 th and this letter will support our application

Balance of funds will come through sponsorships and/or in-kind donations.

Event Dates: Nanaimo 2025 BC 55+ Games September 9 – 13, 2025

Collaboration:

The Nanaimo 2025 55+ BC Game are working in close collaboration with the City of Nanaimo, Regional District of Nanaimo, School District 68, and Tourism Nanaimo to stage these games. All of these groups have a seat as a liaison on the Host Society Board to ensure strong communications and operational efficiencies.

May 5, 2025

Province of British Columbia
RE: Destination Events Program

Dear Selection Committee:

On behalf of Council and the citizens of Nanaimo, it is with great pleasure that I support the request from the Nanaimo 2025 55+ BC Games grant application to the Destination Events Program.

We regard Nanaimo as one of the most beautiful harbourfronts on the West Coast of Canada and proudly acknowledge we are located on the traditional territory of the Snuneymuxw First Nation. Nanaimo has a proud and well-earned reputation of successfully hosting a variety of sporting and cultural events. In the past few years, this community rallied to make the 2014 BC Summer Games, Hometown Hockey (2017), Marine Festival with World Championship Bathtub races (2019), and various single-sport competitions a success.

In recent years, the City of Nanaimo has invested significantly in the Stadium District, which includes Rotary Bowl, the Nanaimo Aquatic Centre and Nanaimo Ice Centre where many events, including the opening ceremonies, will be located. These community spaces are an excellent example of facilities used by residents, visitors and spectators alike. Sport tourism drives economic opportunity, particularly in shoulder months in Nanaimo, while also supporting residents to be active for life. These initiatives are identified in the Nanaimo Re-Imagined Plan, aligning also with the goals of the Destination Events Program.

The dedicated Board of Directors and volunteers have made significant progress in the preparations for this event, and are generating a lot of excitement about hosting the 55+ Games in our community. Nanaimo is ready to welcome more than 2500 participants, in 24 sports at 20 venues over four days. Nearly 1100 participants have already registered for this event, well ahead of pace from previous events. This speaks to Nanaimo being a desirable destination to blend competition and leisure. We look forward to maximizing the Games opportunity and giving participants a reason to plan their return visit.

The information in the grant application will confirm for you that the City of Nanaimo is ready to welcome athletes from across the province and will host a first-class 55+ Games this fall.

Please accept this letter of support from the City of Nanaimo as part of your deliberations. Many thanks for your consideration.

Sincerely,

Leonard Krog
Mayor of Nanaimo



REQUEST FOR SUPPORT APPLICATION FORM

Date of Request	April 24, 2025
Organization/Group making the request	2025 Nanaimo 55+ BC Games
Contact Person	Jenn Houtby-Ferguson, Director of Promotions
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Telephone	[REDACTED]
Email Address:	[REDACTED] promotionsdirector@55plusgames.ca
Type of Support Requested (Select one)	<div><input checked="" type="radio"/> Letter of Support in Principle</div> <div><input type="radio"/> In-Kind Contribution</div> <div><input type="radio"/> Partnership</div> <p><i>Note: This policy is not applicable to requests for grant funding by the City, including Permissive Tax Exemption requests, or in-kind funding for facility rentals (see Grants Policy and Guidelines for further details)</i></p>

IF APPLICABLE:

Name of grant or program for which you are applying: Hosting BC Grant

Amount of Funding Requested: __\$35,000__ Grant Due Date: __May 31, 2025 at 11:59pm__

Grant Organization: __Administered by ViaSport__

Address: _____

City: _____ Postal Code: _____

Telephone: _____

Please provide an executive summary or short narrative that addresses each of the points outlined in the "Council Support policy". Include a draft letter, any supporting documents or materials and a detailed list of other funding partners (if applicable).

Please submit this form, with accompanying materials, to the attention of the Corporate Officer, Legislative Services, City of Nanaimo, 455 Wallace St. Nanaimo, BC V9R 5J6, or by email to: legislative.servicesoffice@nanaimo.ca.

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May 5, 2025

ViaSport
RE: Hosting BC Grant

Dear Selection Committee:

On behalf of Council and the citizens of Nanaimo, it is with great pleasure that I support the request from the Nanaimo 2025 55+ BC Games grant application to the Hosting BC Grant administered through ViaSport.

We regard Nanaimo as one of the most beautiful harbourfronts on the West Coast of Canada and proudly acknowledge we are located on the traditional territory of the Snuneymuxw First Nation. Nanaimo has a proud and well-earned reputation of successfully hosting a variety of sporting and cultural events. In the past few years, this community rallied to make the 2014 BC Summer Games, Hometown Hockey (2017), Marine Festival with World Championship Bathtub races (2019), and various single-sport competitions a success.

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Sincerely,

Leonard Krog
Mayor of Nanaimo